

# Heritage Impact Assessment of 78 Park Street East Mississauga, Ontario



78 Park St. East  
Credit: SBA, 2017

SBA Project No. 17057

February 23, 2018



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### APPENDICES:

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78 Park St. Heritage Inventory & Historical Images

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Curriculum Vitae for Julia Rady

## 1.0 RETAINER / BACKGROUND

In September 2017 Stevens Burgess Architects Ltd. (SBA) was retained by Edenshaw Developments Limited / 2597561 Ontario Inc. (Edenshaw) to prepare a Heritage Impact Assessment (HIA) for 78 Park Street East (the subject property). Edenshaw is currently in the process of assembling lands on the west side of Ann Street, between Park Street East and Queen Street, in order to undertake a residential development that follows the City's vision for the intensification of property close to the GO station.

Since the assembly has not been completed yet, there are no immediate plans to demolish 78 Park Street East and a redevelopment concept has not been provided in this application. The intent of this application is to obtain approval to demolish 78 Park Street East provided that it forms part of a larger assembly and increases densification as per the City's Secondary Plan

On Dec 18th 2017, an assessment of the interior and exterior of 78 Park Street East was completed. This HIA has been undertaken in accordance with the City of Mississauga Heritage Impact Assessment Terms of Reference.

The intention of the HIA is to evaluate the heritage value and assess the heritage impact of the proposed demolition.

The subject property is "Listed" on the City's Heritage Property Register but is not designated. The author enquired of the City of Mississauga's Culture Division if they had any additional information as to the reasons for listing and was given none but rather referred to Heritage Mississauga and other primary sources.

### ONTARIO HERITAGE ACT R.S.O 1990

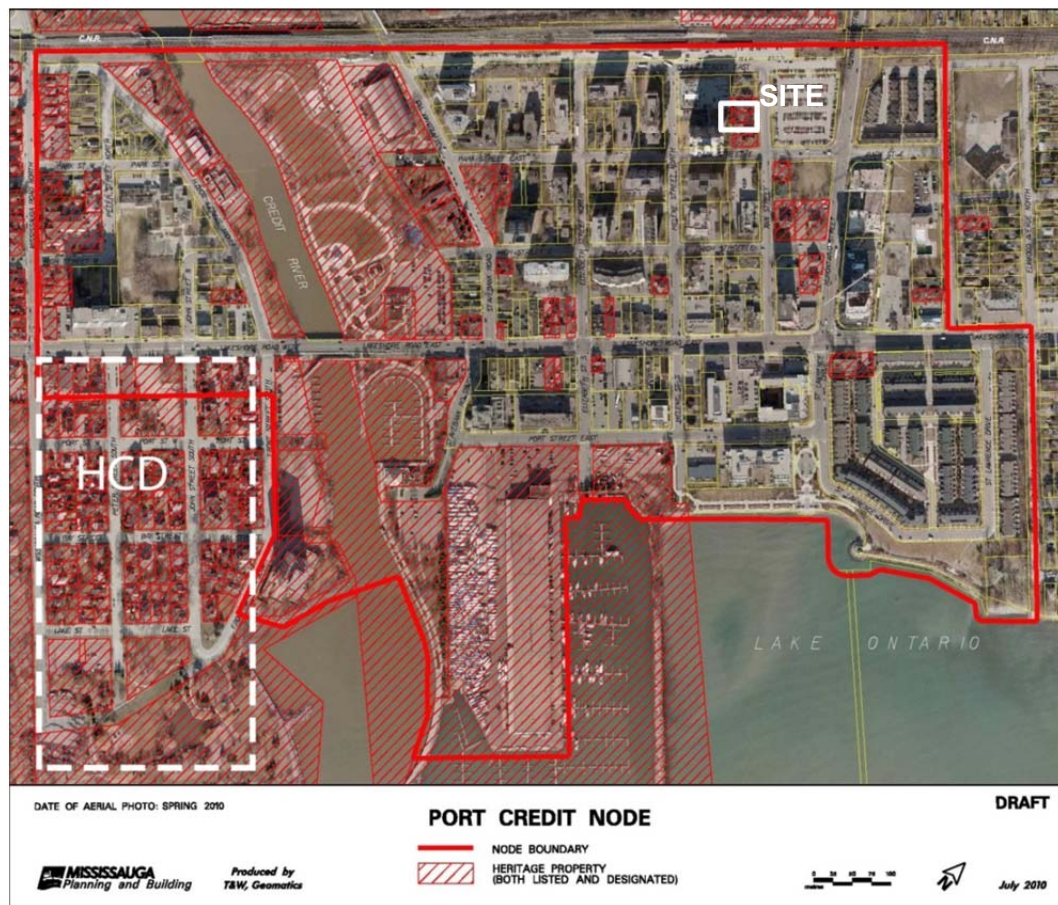
Section 29 of the *Ontario Heritage Act* provides the policy framework for designating a heritage property, noting that a property can only be designated by municipal by-law. If this has not occurred, then a property is not officially designated but a property which has been identified by a municipality as having cultural heritage value or interest, is permitted to be included within a heritage register, pursuant to Section 27(1.2) of the *Ontario Heritage Act*, and states that

*"in addition to the property listed in the register under subsection (1.1), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property."*

Section 27(3) states that

*"if a property included in the register under subsection 1.2 has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days' notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure."*

The *Ontario Heritage Act* also provides the framework for the designation of Heritage Conservation Districts through Part V of the *Act*. There is a designated 'Port Credit Heritage Conservation District' which is southwest of the site.



City of Mississauga, Port Credit Built Form Guide  
(Figure B133 *Cultural Heritage Resources*), annotated by SBA



## 2.0 HERITAGE IMPACT ASSESSMENT

### 2.1 SITE HISTORY INCLUDING LIST OF OWNERS

See also Appendix A "Property Title " for chain of title.

- 2.1.1 Chain of Property Title:** 78 Park St  
 Owner and Applicant : John Adley & Merri-Ellen Pelizzari-Adley  
**To be redacted in Final Report**

#### Site History including List of Owners

Year	Vendor	Purchaser	Land Parcel	Comments
1805	Mississauga Indians	British Crown	Etobicoke to Burlington	Lot located in newly created Toronto Township <sup>1</sup>
1834				Village of Port Credit 'initiated' <sup>2</sup>
1846				Plan of Extension of Port Credit : Lot #3 created
1857	Crown	Timothy Conner	Entirety: Lot 3, East of Credit River, Park to Queen Street	The grant included the entirety of Lot 3, PC 2, which Conner purchased for £15. Conner immigrated to Canada from Ireland at some point in the mid-19 <sup>th</sup> century. He worked as a labourer much of his adult life. By 1891 Conner had changed his profession and worked as a tinware peddler. <sup>2</sup> He was married to Catherine who had also immigrated from Ireland and with whom he had one child, a daughter named Ellen Mary who had been born in Ontario. <sup>3</sup>
At some time between 1881 and 1891, Timothy Conner changed his last name to O'Connor. It is unclear whether Conner was his original surname, which he altered, or whether O'Connor was his original surname to which he reverted.				
1905	Timothy O'Connor and Catherine and Ellen Mary O'Connor	Margaret M. Robinson	Entirety: Lot 3, East of Credit River, Park to Queen Street	Robinson purchased the entirety of the lot for \$450.00.
Missing records – there is no deed available for the transfer of the property from O Connor to Robinson.				
1954	Margaret M. Young (nee Robinson)	Micael Vukovic & Roza Vukovic as joint tenants	Part Comm on W side Ann Street. 255' S of Queen St., Thence S 53'3" x W 109'3" x N 53' x E 109' to pofc	The property sold for \$8,500.00
1985	Estate of Micael Vucovich	Joe Vukovich & Mandy Vukovich as	" "	Sale amount unknown

<sup>1</sup> Kathleen A. Hicks, *Port Credit: Past to Present* (Mississauga Library System, 2007).

<sup>2</sup> LAC, 1891 Census of Canada

<sup>3</sup> LAC, 1871 Census of Canada

		joint tenants		
1986	Joe Vukovich & Mandy Vukovich	John B. Boniwell & Diana H. Boniwell as joint tenants, ½ int. and Aurion Walker & Gertrude M. Walker as joint tenants, 50% int.	Pt. Comm E L Thence SW 110.03' x NW 52.96" x NE 110.03' x SE 53.25' to pofc	Sale amount unknown
1994	John B. Boniwell & Diana H. Boniwell as joint tenants, ½ int. and Aurion Walker & Gertrude M. Walker as joint tenants, 50% int.	Christopher Starkey & Cynthia Starkey	" "	Property sold for 168,000.00
1997	Christopher Starkey & Cynthia Starkey	John Adley & Merri-Ellen Pelizzari-Adley (to be redacted in final report)	" "	Property sold for \$192,000.00
???				Listed on Mississauga Heritage Inventory

## 2.1.2 HISTORICAL REMARKS

There are a number of missing historical details with respect to the property and occupants of 78 Park Street East. The following traces the historical inquiry made into the property, the methods used, and the theories explored.

### Lot #3 Conner (O'Connor)

- Conner, the original purchaser of the lot, can be traced through census data available after 1861. We can confirm the identity of Timothy Conner who owned Lot 3 by corroborating the details of his family (his wife Catherine and his daughter Ellen-Mary to whom he left his estate) through the census data. O'Connor is also listed in John Lynch's Directory of 1873-1874 as a peddler (which coincides with the job listed for O'Connor noted on the 1871 census).
- As noted above, Conner changed his name from Conner to O'Connor at some point in the latter 19<sup>th</sup> century. These changes were not uncommon, especially amongst immigrants who sought to integrate into the new culture and society.
- It is unclear where (or if) O'Connor and his family lived on the property. On the heritage registry there are two other listed properties on Lot 3: 24 and 26 Ann Street. Both

properties have buildings on them. 24 Ann is a two-storey house that the Mississauga Planning website lists as constructed circa 1870. The other property, 26 Ann Street, has a one-storey colonial revival structure built circa 1930.

#### Lot #3 Robinson

- There is no deed available for the sale and transfer of the property from the estate of Timothy O'Connor to Margaret M. Robinson. The sale occurred in 1905 and so it is not atypical for records to have been lost in the intervening years.
- There are no records for Margaret Robinson (later Margaret Young). Robinson was unmarried when she purchased the property. This was not typical for the time period. It is a fair assumption that Robinson came from either a wealthy family or received a significant bequest upon the deaths of her parents that she had enough money in her own name to make the purchase. The abstract index for properties for the township do list Robinson as the owner of other properties in the surrounding neighbourhood contemporaneous to her ownership of Lot 3. Of these properties, one was left to Robinson as a bequest. While the details are sparse, they do reinforce the theory that Robinson had money and likely did not live on Lot 3 at Park Street and Ann Street, but instead leased out parts of the property to tenants without establishing formal or legal agreements.
- Robinson does not appear in census records.

Censuses were collected by enumerators on foot and written by hand; while fairly accurate, they remain subjective historical documents affected by human error and inconsistent in their accuracy. We also consulted various historical atlases for the area as well as local histories to find out who she was. We made inquiries with the local Presbyterian church of which Robinson would likely have been a member to try to trace either baptismal or marriage records but without more specific dates about life events she remains unknown. Finally, we conducted searches of the local newspaper as well as the extensive Perkins Bull Fonds at the Archives in Brampton with no results.

#### Subdivision of Lot #3

- There are no records for the years between 1905 and 1948 when Robinson began to subdivide or sell parts of Lot 3. SBA consulted with Chris Aplin, a title searcher and paralegal, about the lots. Twice we confirmed with Aplin that no records existed about the purchase or sale of the lots prior to the late 1930s. Any subdivision or improvement to the Lot that occurred prior to the 1940s would have occurred informally and without official (or even unofficial) documentation.
- Fire records, another source used to date buildings, do not exist for this particular parcel of land prior to 1954, which SBA confirmed with the Region of Peel archives.
- According to local historian Kathleen Hicks, the Loyal Orange Lodge constructed a new building for Lodge #163 around 1914. Despite repeated enquiries to the Loyal Orange Lodge, there has been no response from them about the building or the Lodge's potential relationship with Robinson. The Lodge officially purchased land (26 Ann Street) from Robinson in 1948.

#### Thomson Family Connections

- The Thomson Lumberyard was located on the east side of Ann St. from 1895 to 1976 when it was expropriated by the Toronto Area Transportation Authority. We explored any potential connection between the Thomson Family and the property at 78 Park Street East but could find none. William and Alex Thomson took over the family business from their

father John in 1913. Alex enlisted in the army in 1914 to fight in the Great War. He was killed by a sniper in 1917. The local Legion is named after Alex Thompson, who was much beloved both in Port Credit and by his regiment. William took on sole ownership of the business after his death. William purchased the property at 24 Ann Street in 1954 from Robinson. This is the only land transaction on record between Thomson and any person connected with Lot #3.

- On the City of Mississauga Heritage Inventory, there are pictures both titled “John Thomson House, Port Credit” of 19 Ann Street<sup>4</sup> (see images below).



- In a discussion of the property with local historian Matthew Wilkinson of Heritage Mississauga, Wilkinson suggested that a house belonging to John Thomson might be located on Lot 3, or that the house belonging to Alex Thomson might have been 78 Park Street East and was moved from another location.
  - SBA thoroughly investigated any potential connection and could find nothing to verify the data
    - The house at 78 Park Street East was raised and put on a new foundation circa 1960. This change might be the source for any conjecture that the house was moved. There is no corroborating evidence in any of the archives or property records consulted to confirm the house on Lot 3 was moved from another location.
    - Similarly, there was no evidence found to support the theory that the house at 78 Park Street East belonged to Alex Thompson. It is unknown who the original occupants of the house were but given the plainness of design and finishes it is probable that they were not wealthy.
    - The house at 19 Ann Street (note figures 1 and 2 below) is similar in style to that of 78 Park Street East. There are some key differences: 78 Park Street East seems to have a slightly steeper gable slope, and the houses have different proportions.
    - In her local history of Port Credit, Kathleen Hicks writes that, “*The John Thomson house was given to Ed Patriquin in May 1964. He was to move it so Thomson’s could use the property for a parking lot. He dismantled it himself and transported it to Big Bay point [...]*”<sup>5</sup>. Lot 3 is not, nor has been, a parking lot. Whatever confusion might remain about the

<sup>4</sup> [http://www.mississauga.ca/portal/residents/portcreditgallery?isSearch=true&\\_requestid=823358](http://www.mississauga.ca/portal/residents/portcreditgallery?isSearch=true&_requestid=823358)

<sup>5</sup> Kathleen A. Hicks, *Port Credit: Past to Present* (Mississauga Library System, 2007), 103.



connection between the house(s) at 19 Ann Street and the Thomson family, the suggestion that 78 Park Street East once belonged to a member of the Thomson family is unsupported by the evidence.

- The Thomson lumberyard occupied the land on the east side of Ann Street and north of Park Street, which could have prompted the theory that any house on Lot 3 might have also had a Thomson family connection dating further back than the mid-20<sup>th</sup> century. The Abstract Index for the properties does not support this early connection. As noted above, William Thomson purchased the property at 24 Ann Street in 1954.

Figure 1:19 Ann St. - Park St. Elevation  
Credit: SBA, 2017



Figure 2:19 Ann St – Ann St. Elevation  
Credit: SBA, 2017



## 2.2 Written Description of Existing Conditions, Chronology of Interventions and Conclusions Regarding Significance

### 2.2.1 Description of Existing Conditions

#### SITE

The lot of 78 Park St. East is at the corner of Park and Ann Streets. Although the building has a Park St. address it faces Ann St. It is a neighbourhood in transition from single family lots to high rise development. The traffic on Ann St., especially bus traffic, is substantial due to the location of the GO station at the head of the street.

The landscaping is lawns with foundation plantings and a white picket fence at the property line. A modest concrete walkway goes up to the modest wooden front porch.

An asphalt driveway is located behind the house off Park St. A cedar hedge blocks the view of the cars from the house. There is another walkway leading from the driveway to the rear deck and sliding glass doors beyond. There are no outbuildings or garage other than a very modest board and batton lean-to shed against the rear property line.

A wooden deck has been added by the current owner to the rear.



Ann St. Frontage



Park St. Frontage

## OUTBUILDING: THE SHED



South Elevation



North Elevation



Partial West Elevation



East Elevation

There was no access to the interior of the shed.

The 1954 surveyor's sketch shows a shed, 'Wood? Shed', located in the middle of the back yard. The shed shown in the surveyor's sketch was considerably larger than this shed. There is no shed shown in the current location on the surveyor's sketch.

This modest shed has, appropriately, a shed roof with asphalt roofing and metal starter strips. The rough sawn wood siding was cut with a circular saw and affixed with galvanized flat headed nails. Power tools were used in the construction. The two-pane, single-glazed wood window on the east elevation was designed to be vertically and not horizontally placed; therefore, it must have been scavanged from someother place. The door is painted plywood.

The shed, although compatible with the site, has no heritage value.



## BUILDING EXTERIOR

### General

This vernacular Ontario house could best be described as Gothic Revival, 1840-1870s,<sup>6</sup> although the house is more plain and it lacks many of the features of this style. The Heritage Resources Centre at the University of Waterloo lists key attributes or features in the “style” of the Ontario farmhouse as: decorative bargeboard, arched peaked gables, bay windows, sidelights and transoms. The only decorative element is the modest machine made gingerbread and brackets of the front porch.

The Heritage Resource Centre tells us that this style was probably the most pervasive Ontario residential style prior to 1950 and was promoted in the Canadian Farmer in the 1860s as the storey and half height allowed for two levels of living space at a cheaper tax rate.

It is not known when the house was built but its design and materials are consistent with mid to late nineteenth century.

The building is a classic storey and a half ‘L’ shape, with a modest one storey tail and a one storey porch which fills in the ‘L’. The upper roof and tail have gable ends while the porch roof has a cottage end. The white siding with green trim is the classic colour scheme for this building type.

The house is structurally in good condition with the exception of the porch foundation wall and the concrete steps up to the Park St. door. The exterior finishes and downspouts and miscellaneous wood trim are in need of maintenance.



Front / East Elevation

Credit: Sutton Group Realty

<sup>6</sup> The City of Mississauga's Architectural Styles extends the period of Gothic Revival to 1840- 1900.





Side / South Elevation



Rear/West Elevation



Partial North Elevation from East



Partial North Elevation from West



S/W Elevation Showing Shed & Drive



**Foundations** (See also Basement)

The foundations are concrete block cement parged on the exterior.  
The concrete blocks have a large aggregate content not found in modern cement blocks.



Exterior Foundation Showing Heavy Parging at Side



Foundation Wall at Front Showing Failed Light Parging



Failed Block Foundation Wall Under Porch



Interior View of Foundation Block Wall.

## **Walls**

The walls are wood frame with horizontal lapped wood siding on the exterior and plaster and or gypsum drywall on the interior. If this house was built in the 1870's the current siding although old is not original as the nail heads are from the 1900's. There is a champhered water table board between the siding and the foundation.

The wood corner trim and soffit trim boards are painted green.



Horizontal Wood Main House Siding



Wood Siding Meeting Smaller Metal Siding of the Tail.



## Windows

The majority of the windows are single-hung, single-glazed wood with either wood or aluminum storms. The tail, north side of the basement are fiberglass with thermal glazing. The wood sills are original. There is a small wood fixed six glazed panel window in the gable of the tail.

The fixed wood shutters on the second floor were installed by the current owners.



Typical Second Floor Window



Window in the Gable End of Tail



Metal Clad Sliding Doors onto Deck



Fiberglass Window in Tail

## **Entry Doors**

The front entry door is solid wood (perhaps maple) with five chamfered panels below and a single glazing pane above. The glazing panel has decorative scroll work beneath and decorative trim around the glazing. The door likely dates from the late 1800's.

The door to the tail is a circa 1950s cedar door with three panels below an upper glass panel.



Front Entry Door



Entry Door to Tail

## **Roof and Roofing**

The roofing is green asphalt shingles in fair condition. The eavestroughs and downspouts are painted metal. The downspouts do not appear to be adequately sized and the connections to the eavestroughs are inadequate.

The fascia are very typical, made up of one piece of decorative crown wood molding above a flat wood board. The original soffits have been replaced by painted plywood. There is no venting.



Rear Gable Temporary Repaired Downspout



Peak of Rear Gable

### Chimney

There is only one chimney. It is made of a hollow half concrete block, painted green. The block chimney is sized for a metal flue.

There were no signs of any chimney foundations in the basement nor any indication of fireplaces in any of the interior rooms.



Block Chimney at North Wall



Gap Between Chimney and Siding

### Front Porch

The front porch is wood on concrete block foundation. The ceiling has been recently replaced with cedar. The wood railing was installed by the current owners. The chamfered posts, beam, corner brackets, and gingerbread are machine made, which would date the porch to the early twentieth century.

In spite of the failed foundation the wooden porch is showing no structural distress.



Front Porch



Post , Corner Bracket and Gingerbread Trim.

## BUILDING INTERIOR

The spacial configuration of the interior remains substantially as it probably was designed.

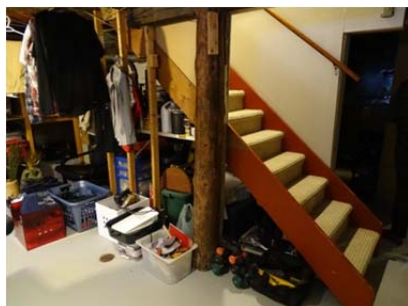
### Basement

The Basement floor is a concrete slab in excellent condition and is dry. There are a number of interior drains. The majority of the walls are covered in drywall but in three locations at the rear of the house the concrete blocks are visible.

There is one pole (peeled 12" log) column visible on the south side of the stair opening. This column sits on top of the concrete slab so it obviously is a reused remnant from an earlier foundation system. Along the north side of the stair opening there is a 10 x 8 solid timber smooth sawn beam supported by a concrete column. The beam is weathered and is installed with the short 8" dimension carrying the load. Beams in basements are not typically weathered. The underside of the subflooring above is reciprically rough sawn. Every other true 2 x 8 joists are sistered with modern 2 (1 ½) x 8 (7 ½). The basement ceiling is high, 7'-4"ft.

The wood basement windows on the south side are from the twentieth century as are the basement stairs.

According to the current owner the previous owner said that they raised the house in 1960. Assuming that the house dates to the 1800's the current block foundation walls and interior load bearing elements are of the 1900's and therefore not original.



Remnent Pole Column in Basement



Sistering of Alternate Floor Joists



Drywall Exterior Walls in Basement Front Room. (Typical)



Original ( 1900's ) Basement Windows



## **Ground Floor**

The ground floor has three principle rooms: kitchen, dining and living, and a small bathroom. The bathroom probably stems from a time when the house was a duplex. There are no doors on the interior of the lower level.

The kitchen was remodelled by the current owner in 2010. The only heritage features are the wood window trim and some residual simple tongue and groove wainscoting. The floor is ceramic tile.

The dining and living room have stippled plaster rendering over plaster ceilings in fair to poor condition.

The flooring of the dining and living room is 4 1/2 inch tongue and groove softwood. The flooring is old and would more typically be found as subflooring under a hardwood floor. The direction of the flooring is consistent with a subfloor. There are some small nailholes in the flooring but not enough to reflect that a hardwood floor had once been affixed to the subfloor. The 10" baseboard of the dining room is probably original while the 7" baseboard, although old, is likely a replacement. The window and door trims are simple and likely original.



Kitchen with Residual Wainscoting



Kitchen Window



Corner of Living Room



Window Trim and Baseboard (7") of Living Room



Dining Room with Erzat Wainscotting, Original 10" Baseboard and Door Trim



Flooring of Dining & Living Room

### Halls and Staircase

The lower hall is only 4' x 5' and has narrow oak hardwood flooring. The hardwood floor is flush with the softwood floor of the living room.

The staircase is one straight run covered with carpet from the stringers. It would appear that the staircase is original. At the upper lever there is a walnut (?) railing and newel post. This is one of the most decorative heritage feature in the house.



Staircase From Second Floor to Front Door



Return Air Register in Hardwood Floor at Entry



Second Floor Banister & Newel Post



Upper Hall

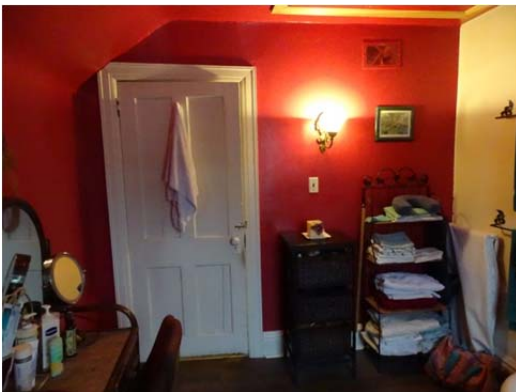


## Second Floor

There are three bedrooms, a linen closet, and a bathroom on the second floor. The bathroom would originally have been another bedroom. The rooms are fit into the gables resulting in kneewalls along the outside walls.

The ceilings are drywall and/or plaster. The floors are all carpets except in the linen closet where the original painted softwood floors are visible. The window and door trim are original and the same as the ground floor. The baseboard is 7", similar to the living room.

The doors are four panel with the exception of the linen closet which is a slat door. The doors and some of the hardware appears to be original.



Bathroom with Kneewall



Master Bedroom



Flooring of Linen Closet



Typical Second Floor Window.





Typical Panel Door



Tongue and Groove Slat Door

### The Tail

The current owner was told by the previous owner that they put the tail on in 1960 at the same time as they put the house on the new block foundation. The curious thing is that the window in the gable end of the tail seems much older.

There is just a single room which is used as living space. The ceiling is cathedral with wood clad ceiling collar ties. The walls are drywall and the floor carpeted. The wall adjacent to the house is thin stone veneer put on by the current owner.



Looking West

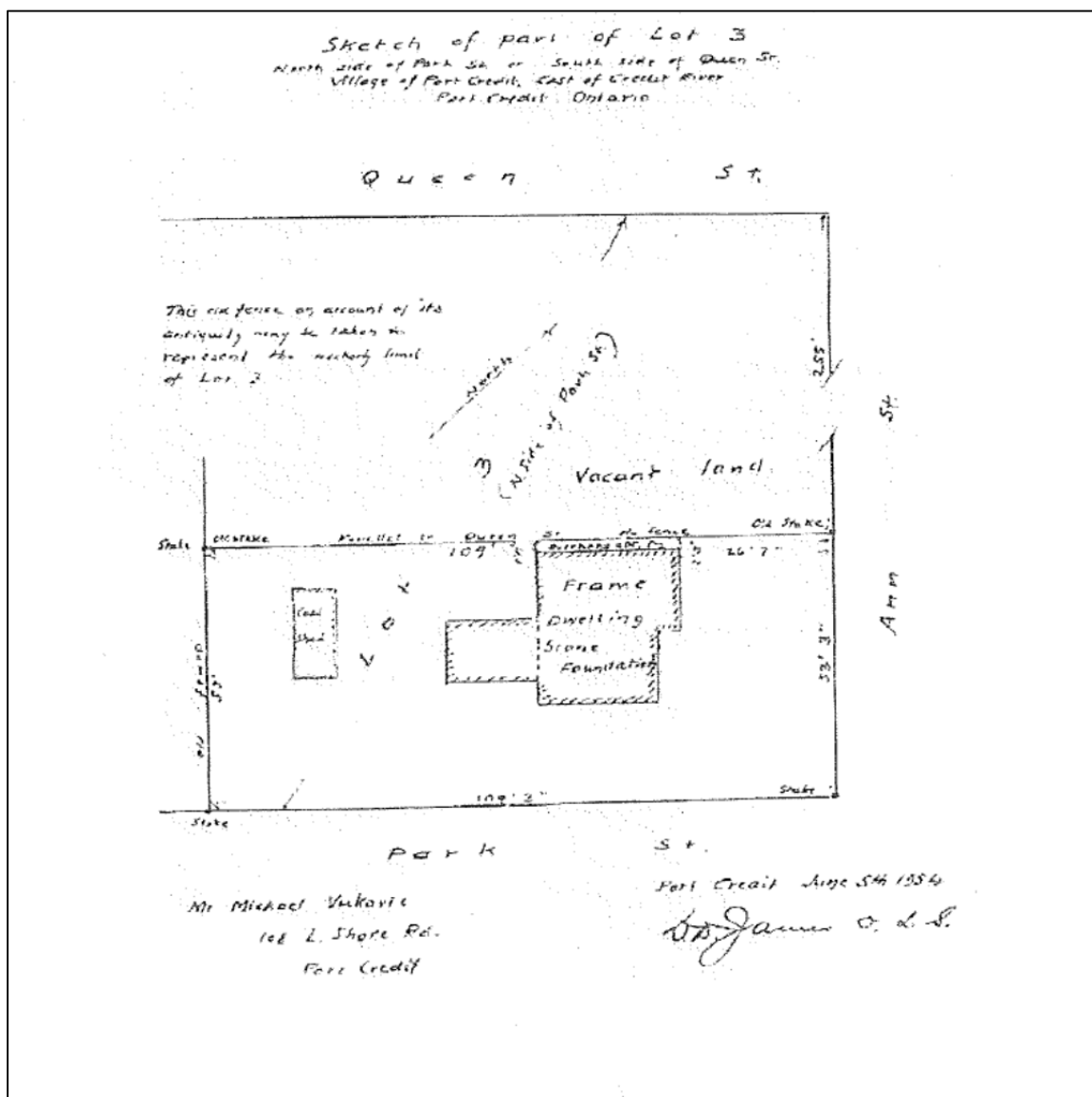


Looking East Towards the House.

## 2.2.2 Chronology of Interventions

This straightforward working house has few exterior visible interventions. All the windows and doors as viewed from the street are original.

There is no record of the original appearance of the house, but the front porch with its manufactured gingerbread could be an addition since the porch is not shown on the 1954 survey.



1954 Surveyors Sketch

It is interesting that the porch gingerbread, brackets, and posts seem to be identical to those on a photograph in the Port Credit Historic Images Gallery of the John Thomson House purported to have been located at 19 Ann Street.



HA0060: John Thomson House  
Credit: Historic Images Gallery

If oral history is to be believed, most substantial interventions at 78 Park Street East occurred in 1960. These interventions included a new concrete block foundation in lieu of the original fieldstone, a concrete block chimney replacing some earlier probably interior chimney or chimney breast, and the addition of the tail. The 1954 Survey indicates stone foundations and a tail in roughly the same location as exists today.

The second generation of changes came with the current owners. Shutters were tacked on the second storey, and an unpainted board fence was replaced with the ubiquitous white picket fence.

## 2.2.3 Conclusions Regarding Significance

This property's significance lies in its being a fine example of a very typical nineteenth century Ontario working class house in the plainest Gothic Revival style. Part of the significance of the house is the size of its lot, which would be typical of the time.

### Gothic Revival 1840s-1870s

*Gothic Revival looks "pointy" and picturesque with characteristic gingerbread  
First style not based on classical form*



Merrill House, 343 Main Street East,  
Picton, Ontario, 1878 (Kyles, 2002f)



Enoch Turner Schoolhouse, 106  
Trinity Street, Toronto, 1848  
(Ontario Heritage Trust, 2008)



Bryning Manse, 676 Mount Pleasant, Brant County,  
1840 (Canadian Register Nomination)

Form:	Usually symmetrical, tall with peaks
Storeys:	1 ½ +
Façade:	Stone, board and batten, brick
Roof:	Steeply pitched roof, front gable(s) usually with decorative bargeboard
Windows:	Arched under peaked gables, occasionally bay on first level, often have drip moulds
Entrance:	Centred, door often with sidelights and transom
Verandas:	Usually have bargeboard, often second storey balcony above entrance

"The Bryning Manse is a restrained one-and-a-half-storey structure in the Regency-Gothic style, which is appropriate for a Presbyterian manse in a rural pioneer community. Typical of this style, the house has classical proportions which are emphasized by the first storey 6-over-6 windows. Also present are two steeply-pitched gables with 4-over-4 gothic windows and a front porch covered by a bell-curved roof supported by flattened columns." (Canadian Register Nomination)

Credit: University Of Guelph- Heritage Resource Centre Architectural Styles





Credit: University Of Guelph- Heritage Resource Centre Architectural Styles

There are at least three other houses that are representative of this style in the immediate neighbourhood and many more examples in Port Credit itself.

19 Ann St.



19 Stavebank Rd



6 Helene St.



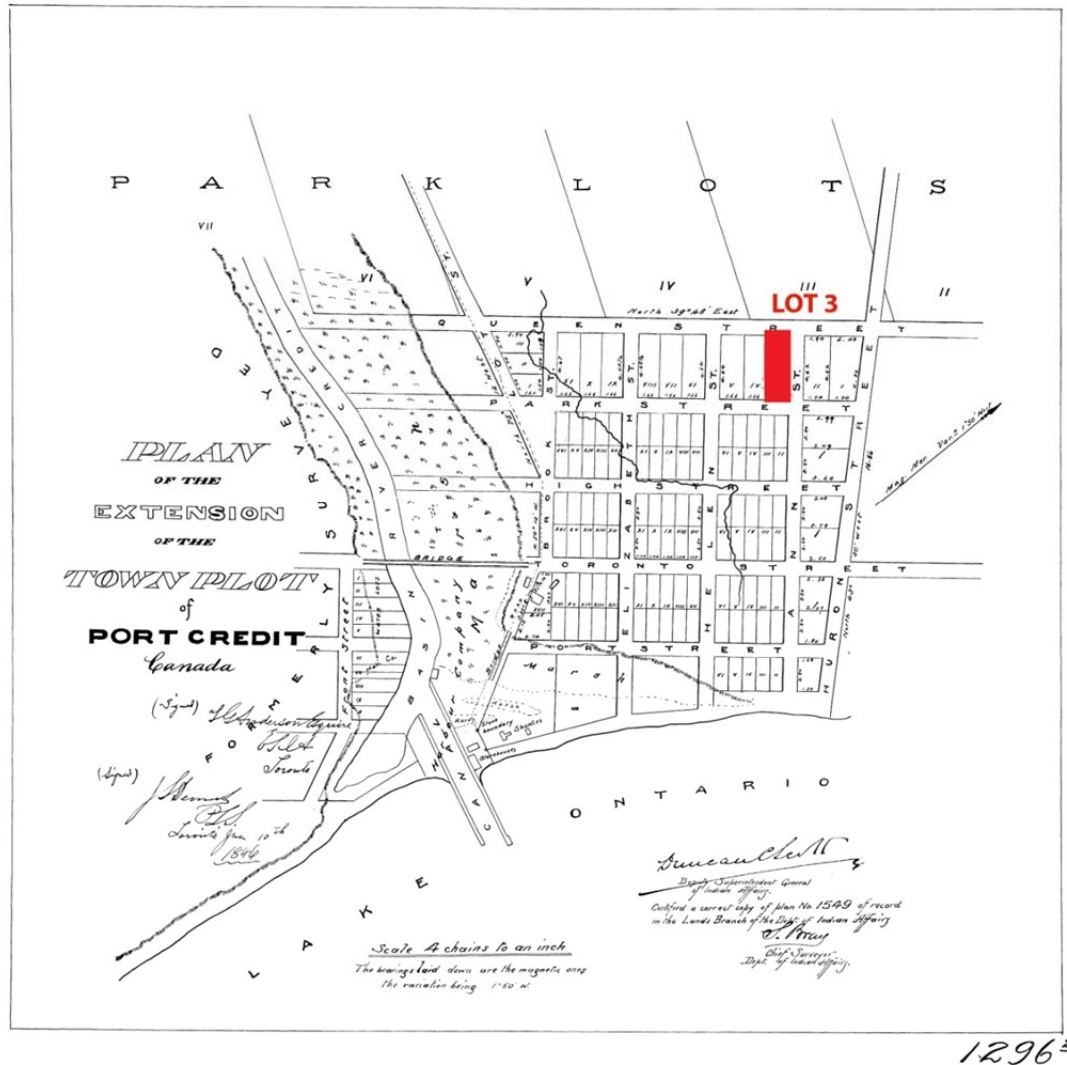
There are no unique features but the heritage attributes of the house reside in its lack of significant alterations.

There is no prominent person associated with the house. It is not known who lived in this house before 1954 but given the plainness of the finishes it was unlikely to be anyone wealthy or of associative significance.

## 2.3 DOCUMENTATION OF HERITAGE RESOURCES & RELEVANT MUNICIPAL REQUIREMENTS

### 2.3.1 Documentation of Historic Resources

#### Historical Maps



1846 Plan of Extension of Port Credit (Credit: Matthew Wilkinson, Heritage Mississauga)

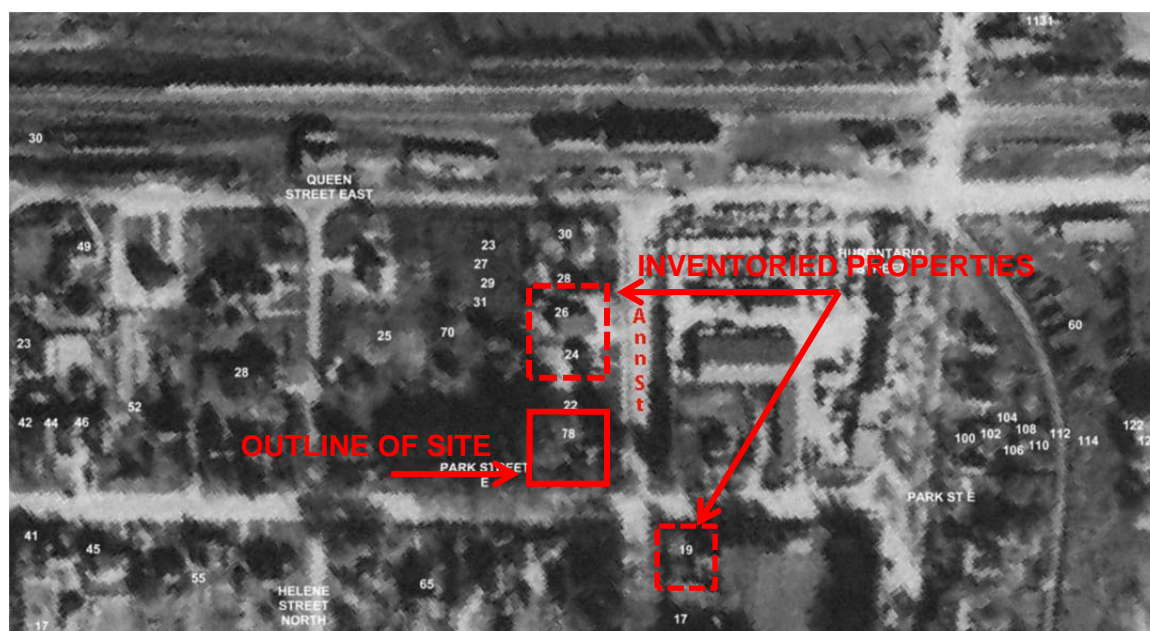




Portion of 1880 Township of Toronto Map



## Aerial Photographs<sup>7</sup>



1954

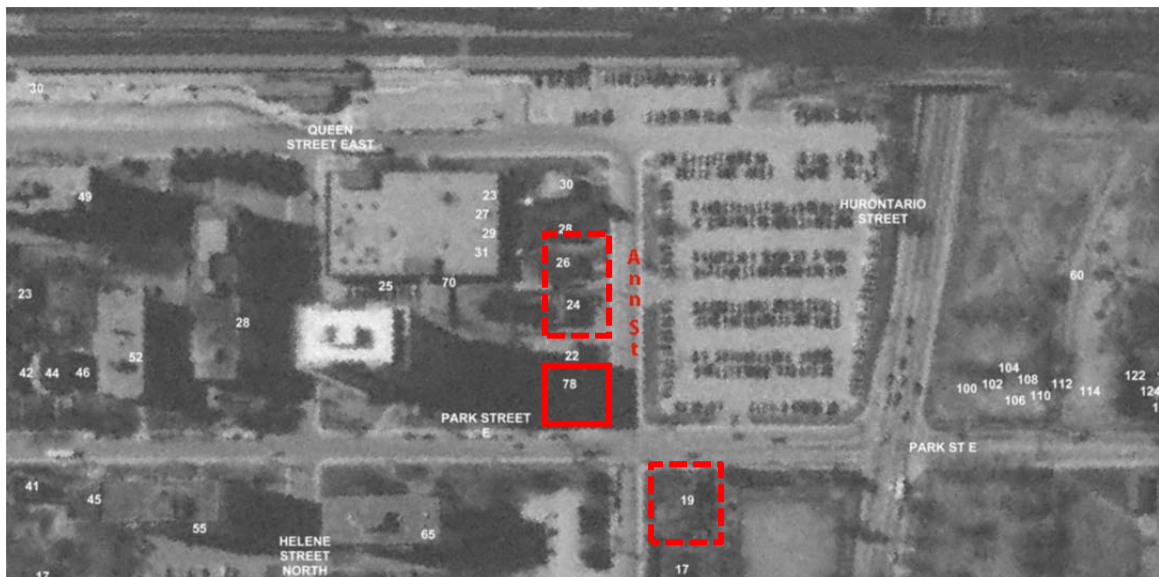


1966

<sup>7</sup> All maps taken from:  
<http://www6.mississauga.ca/olmaps/maps.aspx#map=19/8859447.03/5396809.3/0.9075712110370514>  
And annotated by SBA

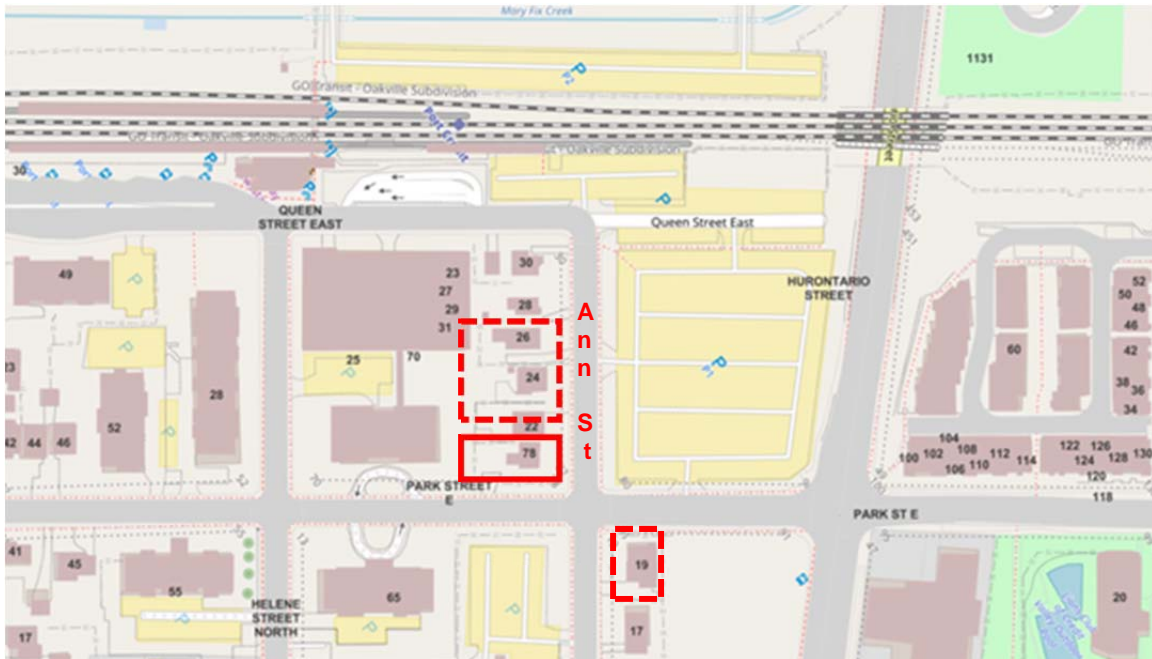


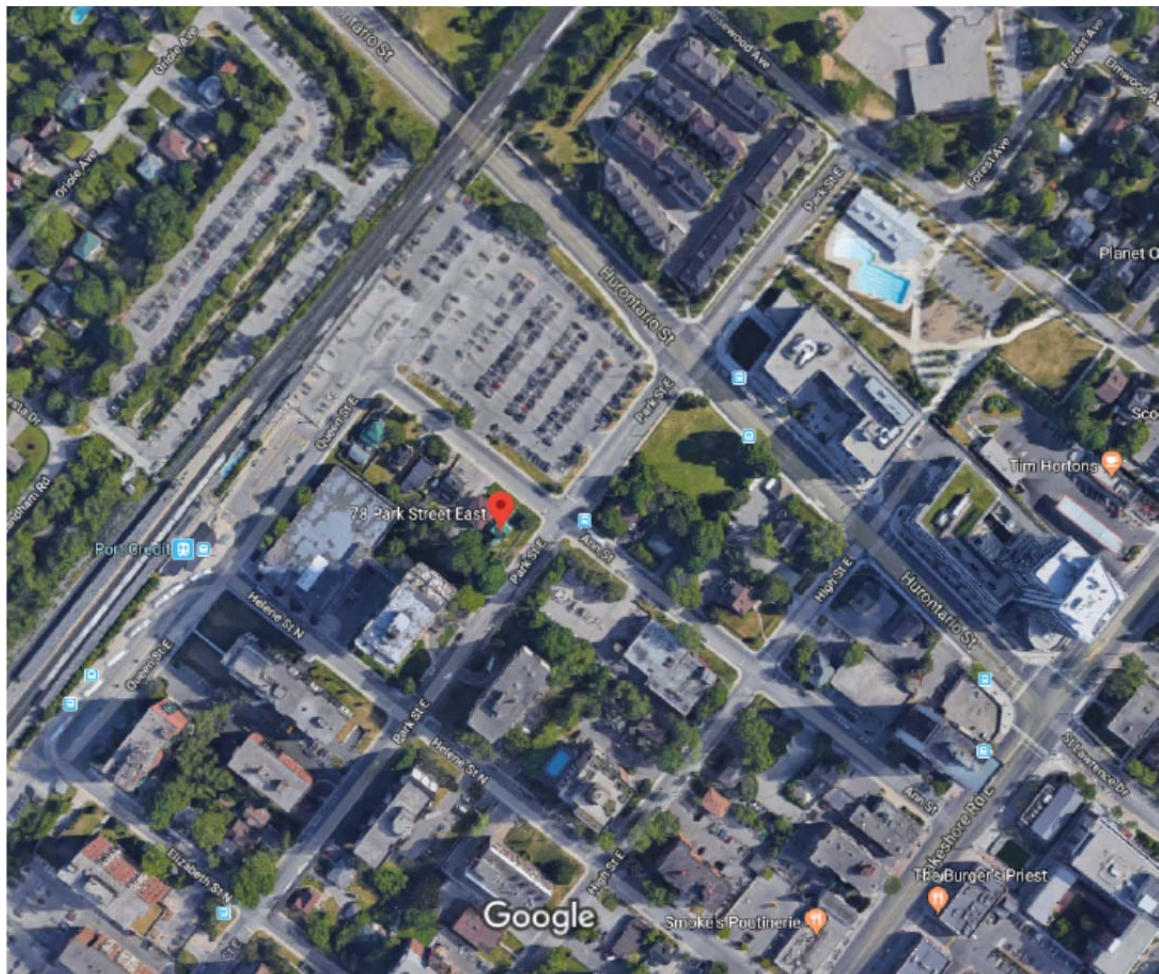
1975



1997







Imagery ©2017 Google, Map data ©2017 Google

The site was designated in 1984, bylaw 118-84.



### 2.3.2 Relevant Municipal Requirements

*The following was prepared with assistance from the planning staff at IBI and Edenshaw Developments Limited.*

#### Official Plans

Official Plan Schedule	Designation/ Characterization
Schedule 1 (Urban System)	Community Node, Intensification Corridor
Schedule 1b (Urban System- City Structure)	Community Node
Schedule 2 (Intensification Areas)	Community Node, Intensification Corridor, Major Transit Station Area
Schedule 9 (Character Areas)	Port Credit Community Node
Schedule 10 (Land Use Designations)	Mixed Use

The Mississauga Official Plan provides broad policy direction on the height, densities, and types of land uses to be achieved. The subject site is identified as a Community Node and Intensification Corridor in the Official Plan. The property is designated as mixed use.

#### Applicable Heritage Policies of the Official Plan

- 7.4.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.
- 7.4.1.3 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.
- 7.4.1.13 Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.
- 7.4.1.14 Cultural heritage resources will be integrated with development proposals.
- 7.4.1.16 Mississauga will acquire heritage easements, apply restrictive covenants, and enter into development agreements, as appropriate, for the preservation of cultural heritage resources.

The next section, 7.4.2, goes on to define what is meant by ‘cultural heritage properties’ and provide policies related to cultural heritage properties.

*“Cultural heritage properties are those properties or defined areas that are determined to be of cultural, historical, archaeological or natural significance and/or value. A heritage designation is applied to properties that have contextual, archaeological, historical/associative and/or physical/design value that is to be preserved. Properties of cultural heritage value are designated under the Ontario Heritage Act, on the*

*City’s Heritage Register, and include listed properties that have not been designated under the Act, but that City Council believes to be of cultural heritage value or interest.”*

7.4.2.2 Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This document may be in the form of a Heritage Impact Assessment.

All the above policies apply only to ‘cultural heritage properties’. Regulation 9/06 under the Ontario Heritage Act, sets out how to evaluate properties in order to determine if they have

sufficient 'heritage value or interest' to meet the criteria for designation. This has been undertaken in Section 4.0 of this HIA.

A Heritage Impact Assessment (HIA) is required for applications for development involving cultural heritage resources and any construction, development or property alteration that might adversely affect a listed or designated cultural heritage resource that is proposed adjacent to a cultural heritage resource pursuant to Sections 7.4.1.10 and 7.4.1.12 of the OP. The requirements of these sections are met by the performance of this assessment.

### **Port Credit Local Area Plan**

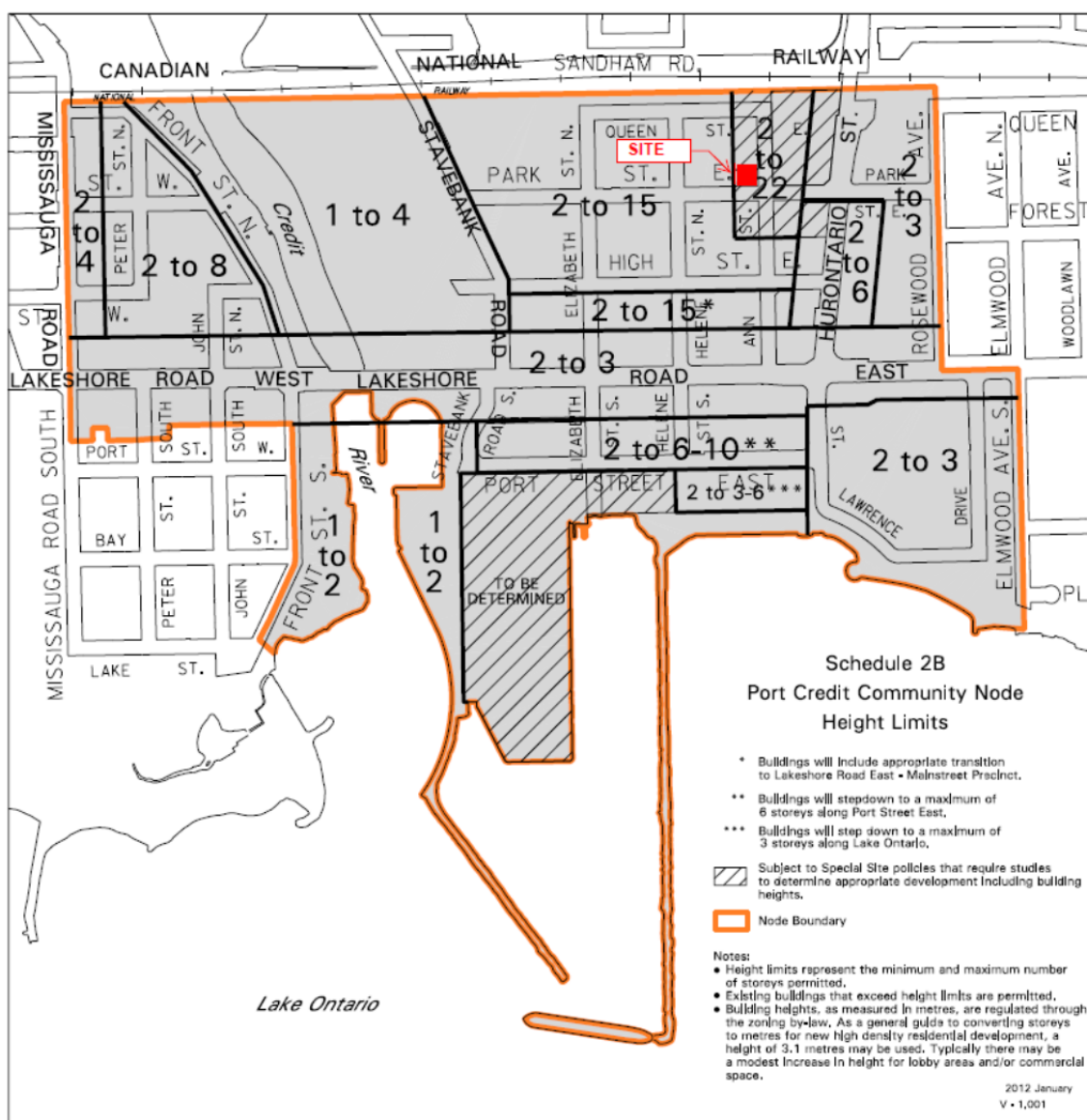
Port Credit Local Area Plan Schedule	Designation/ Characterization
Schedule 1 (Port Credit Character Areas and Precincts)	Community Node Character Area (Central Residential Precinct)
Schedule 2 B (Port Credit Community Node Height Limits)	2 to 22 Storeys

The site is located in the Central Residential Precinct within the Community Node Character Area. Within the Local Area Plan, Section 5.5.2 states that permitted building heights for new Development in the Port Credit Community Node will support the vision as an urban waterfront village and respect the existing character. Generally, the Plan recognizes that additional height and density may be appropriate within areas adjacent to major transportation projects (e.g. GO Transit, Light Rail Transit). Specifically, Section 10.2.2 establishes policies for the Central Residential Precinct. This section describes the area as containing a significant concentration of apartment buildings with potential for intensification, primarily in the immediate vicinity of the GO Station. This Precinct is identified as an area where the highest building heights in Port Credit will be located. The Port Credit Local Area Plan identifies twelve (12) properties (herein referred to as Site 12) south of the Port Credit GO Station and west of the future LRT that are appropriate locations for intensified development.



Site 12 as designated by Section 13.1.12 of the Mississauga Official – Local Area Plan

Schedule 2B of the Local Area Plan identifies the site as being within an area where a minimum height of two (2) and a maximum of twenty-two (22) storeys is permitted. Accordingly, any redevelopment on the subject site that includes increased height and density would be consistent with, and implement, the general vision of the Local Area Plan.



### Port Credit Built Form Guide

The Port Credit Built Form Guide demonstrates how the general urban form policies of the Mississauga Official Plan and Port Credit Local Area Plan can be achieved. Further direction on the appropriateness of the built form will be reviewed as part of rezoning and site plan approval processes once the assembly is completed. The Built Form Guide advises that any changes to listed properties require a Heritage Impact Assessment.

Section 3.5 Cultural Resources: *“Designated properties are to be retained. The retention and enhancement of heritage listed properties is strongly encouraged. Properties listed on the Heritage Register will be preserved in their existing location. Any development will incorporate these structures in the design of the proposal. Any changes to these structures or developments adjacent to these structures will require a Heritage Impact Statement and may have additional requirements. Additional requirements may include, but are not limited to, a review and approval from the Heritage Advisory Committee and Council”*



This HIA has been undertaken to research the property, evaluate the heritage value and interest and assess the impact.

### Port Credit GO Station Southeast Area Master Plan Study, October 2015

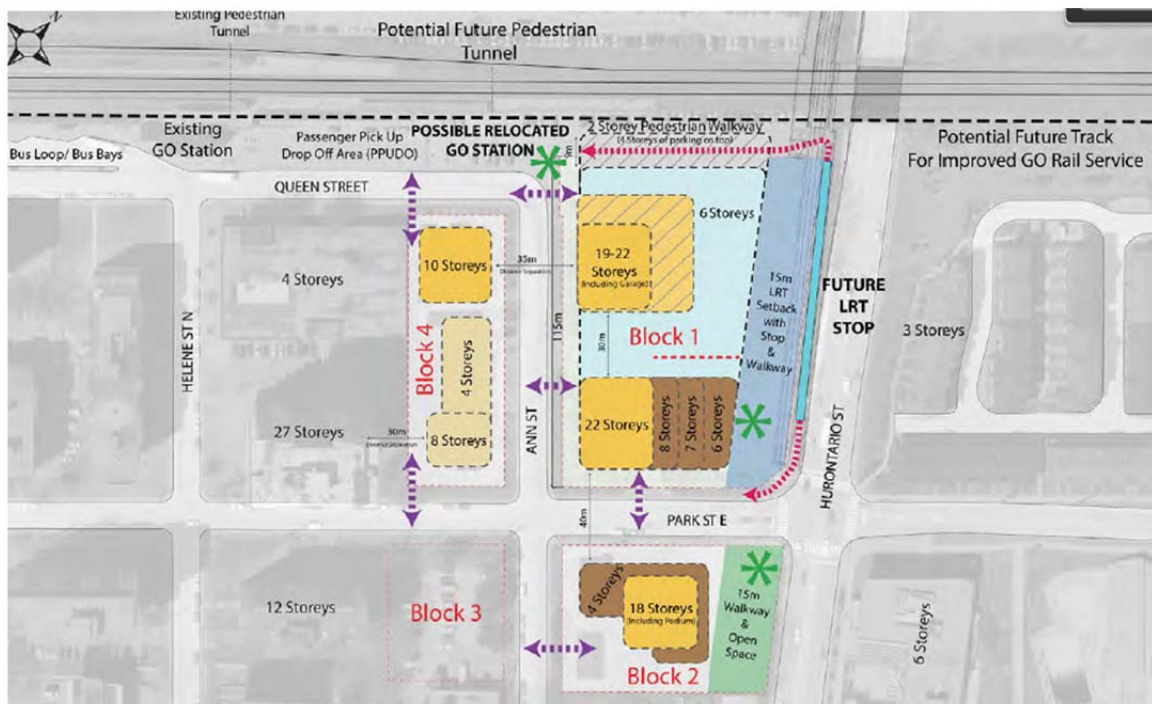
The Master Plan Study (Port Credit GO Station Southeast Area Master Plan Study, October 2015) was intended to help guide the preparation and review of development proposals for all lands designated within Special Site 12 of the Port Credit Local Area Plan.

The following is from Metrolinx's 2015 'Port Credit Go Station Southeast Area Master Plan Study:

Section 1.1 Prevailing Municipal Policy Framework: *The central portion of Port Credit is identified as a 'Community Node' by Schedule 2 of the Mississauga Official Plan. Community Nodes are to provide for a similar mix of uses as Major Nodes, but with lower densities and heights. Generally building heights of up to 25 storeys are allowed within Major Nodes and many properties have permissions for a floor space index (FSI) of over 5.0.*

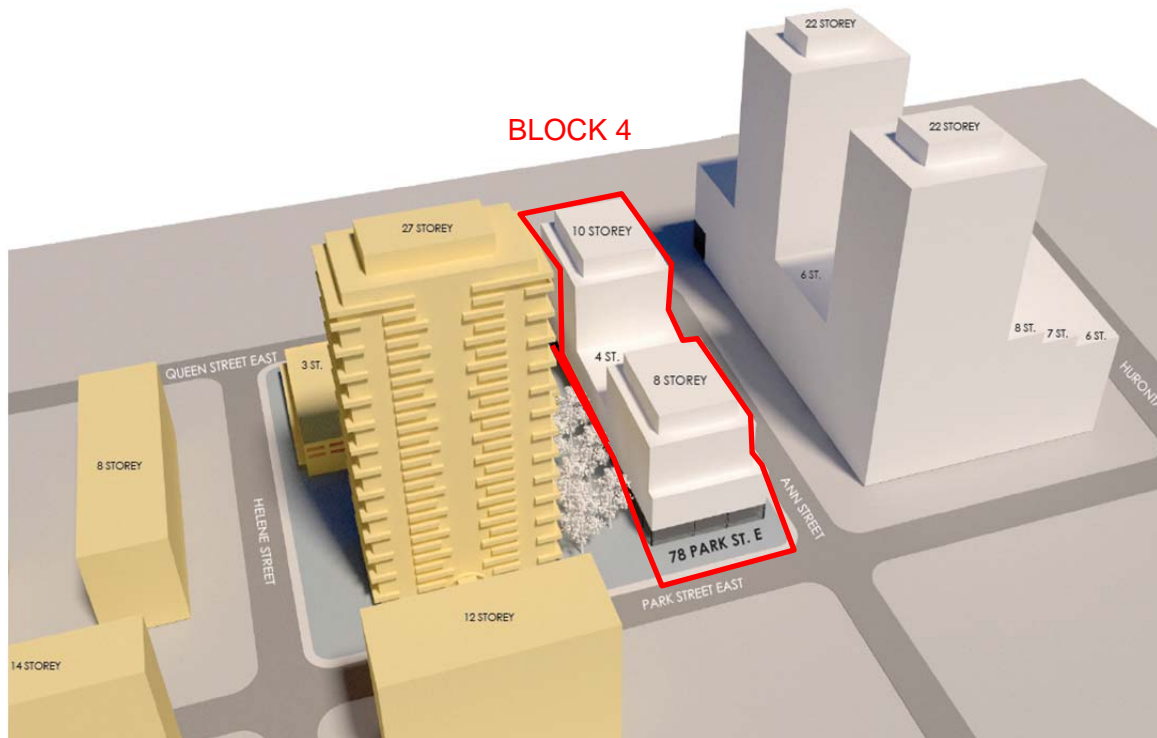
*Schedule 2 also identifies the Port Credit GO Station as a 'Major Transit Station Area' and Hurontario Street as an 'Intensification Corridor'. As per policies of the Port Credit Local Area Plan, the greatest heights and densities within Port Credit are to be within proximity of the GO Station and the future HMLRT stop.*

The development concept plan shown below assumes partial and full land assembly to facilitate block development in order to achieve the built form objectives for the Port Credit GO Station Southeast Area Master plan.





Shown below is a massing model, prepared by IBI Group, to illustrate the densities suggested in the Master Plan.



## 2.4 Outline of the Proposed Development Context and Impact on Heritage Attributes .

The proponents' current plans are limited to the assembly of the land on the west side of Ann St. The assembly of individual lots into larger blocks required for higher density redevelopment is in keeping with the context of the neighbourhood.



Northwest Corner of Park and Ann, Showing Highrise Development Behind

North East Corner of Park and Ann. Showing Go Parking Lot with Station at the Head of the Street



Park St. Looking East



Ann St. Looking South



Park St. Looking West

## 2.5 Proposed Development Architectural Drawings

At the present time there are no plans other than to assemble additional property on the block in order to be able to achieve the higher densities as laid out in the Official and Local Area plans.

## 2.6 Alternate Development Options and Mitigation Measures

The proposal is to demolish the building. The only mitigating measure being proposed is the documentation undertaken within the HIA and or commemoration.



## **2.7 Summary of Conservation Principles and How They will be Used**

The *Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines)* and the *Eight Guiding Principles in the Conservation of Historic Properties*, Ontario Ministry of Culture were developed to address the conservation, not the evaluation of heritage structures. The Standards and Guidelines do not reference demolition.

## **2.8 Proposed Demolition/Alterations Resulting in Loss of Cultural Heritage Value**

The demolition will result in the loss of a representative example of a southern Ontario Gothic revival house. Port Credit does have other inventoried and designated examples of this housing type so that the loss of this particular house would not result in a loss for Port Credit of this housing type. This housing type can be found elsewhere in the Port Credit Community Node including Port Credit Heritage Conservation District.

The house at 78 Park St. is the only building on the block that is visually and historically appealing. The Ann St streetscape is dominated by the GO Station parking lot that runs up the entire east side. The west side is an eclectic mix of 1 to 2 ½ storey houses having little architectural interest. The GO Station is at the head of the street. The “*sense of place*” for this section of Ann St. is a place in transition and the demolition of this house would only add to that sense of transition.

## **2.9 Alternatives for Salvage Mitigation**

Edenshaw has indicated they are willing to sell the house for a nominal amount to any party interested in its relocation and preservation.

### 3.0 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

**The significance and heritage attributes of the cultural heritage resource, including a reference to a listing on the Heritage Register, or designation by-law, if it is applicable.<sup>8</sup>**

The property is listed on Mississaugas Heritage Register (**refer to Appendix D**). There are no details other than it is a two storeyframed structure in a L-shape plan, with traditional wood siding. This listed property was not fully researched at the time of the listing but this Heritage Impact Assessment provides the necessary documentation for the site in order to better evaluate its heritage value and interest.

#### **Draft Statement of Heritage Value or Interest**

The site was part of Lots #3, First Indian Reserve. Its ownership slides out of Mississauga Indian control into the hands of the Crown who sells it to a working class Irish Immigrant family named Connor. There were many such Irish immigrants coming to the area in the mid 19<sup>th</sup> century. Connor sells it to an unmarried woman named Margaret Robinson of whom nothing is known other than that she owned other properties.

Robinson subdivides Lot #3 but there is no record of the land subdivision as there is no record of who actually lived in this house before 1954.

The heritage value lies in the house being a representative example of a working class Ontario Gothic Revival house.

#### **Significant Heritage Attributes that Reflect Cultural Heritage Value:**

- Lot size which appears to be large with simple predominantly lawn landscaping.
- 1 ½ storey with fairly steep pitched roof
- L-shaped structure with horizontal wood siding with accented corner, soffit and weathering board trim
- Wood frame and sash double hung windows

**The identification of any impact that the proposed development will have on cultural heritage resources.<sup>5</sup>**

The intent is to assemble adjacent Ann Street properties, Block 4, and redevelop this property in a manner consistent with the Port Credit Local Area Plan.

If Block 4 is partially or fully assembled, this will likely result in the demolition of three listed properties, two of which, 24 & 26 Ann St., have not had heritage assessments. Of the three inventoried properties 78 Park St. is arguably the one with the least number of visual interventions.

The demolition of the house at 78 Park Street will result in the loss of a representative example of a southern Ontario Gothic revival house.

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<sup>8</sup> Mississauga Heritage Impact Assessment Terms of Reference, October 2014

**An explanation of what conservation or mitigation measures, or alternative development, or site alteration approaches are recommended.<sup>5</sup>**

The loss of this representative Ontario Revival House is somewhat mitigated by the fact that there are several other inventoried and designated examples of this housing type within the immediate vicinity. 19 Stavebank Road and 6 Helene Street are two representative examples within the neighbourhood but outside the area of intensification, Site 12.

The Ontario Government's Heritage Impact Assessment for Provincial Heritage Properties Bulletin outlines the following approaches for the conservation or enhancement of heritage value and/or attributes:

- Retaining heritage resources in situ;
- Changes or Alterations that are consistent with accepted conservation principles;
- Adaptive re-use of property – alteration of a property to fit new uses or circumstances of the property in a manner that retains its cultural heritage value or interest;
- Public Interpretation or commemoration of the property

The following table discusses the challenges and benefits of applying the various conservation approaches to the heritage attributes:

Attribute	Discussion
Large appearing lot size with simple predominantly lawn landscaping.	<ul style="list-style-type: none"> <li>• The house is located at the north side of the property so assembling this lot into a larger redevelopment property would only be advantageous if densities were transferred to the other parcels and the house converted to an adaptive reuse and the large lawns used as public open green space.</li> <li>• Relocating the building farther south on the site would result in loss of historical integrity and negatively impact the setting.</li> <li>• If this property was to remain as a discreet lot with the present structure, then the vision for the vibrant retail commercial Ann St. streetscape would have a gap at a critical intersection. This gap might make some sense if 19 Ann St was also retained but a HIA has not been conducted yet on this extensively modified building.</li> </ul>
1 ½ storey L-shaped structure with fairly steep pitched roof, horizontal wood siding with accented corner, soffit and weathering board trim	<ul style="list-style-type: none"> <li>• Currently this single family residence is challenged by the parking lot across the street and highrise behind. Once the Go Station Hub Master Plan is built-out residential use would no longer be sustainable.</li> <li>• The building has 937 sq. ft on the ground floor and 729 sq ft including kneewall height on the second</li> </ul>

Wood frame and sash double hung windows	<p>floor. If the building envelope were to be preserved it would be extremely unlikely to find a use that could carry the escalating property value and taxes. A municipal museum house might be the only valid use but because there are no significant interior features this might not be the best use of public funds.</p> <ul style="list-style-type: none"> <li>Because of the limited window openings on the ground floor the building would not be a major contributor to the vibrant streetlife envisioned in the Master Plan.</li> </ul>
Commemoration of Property	<ul style="list-style-type: none"> <li>As part of the larger development, this street corner might be an appropriate location for a commemorative feature that told the story not just of 78 Park St but of Park Street &amp; High Street area and or the Indian Ranges.</li> </ul>

**Clarification as to why conservation or mitigation measures, or alternative development or site approaches are not appropriate.<sup>5</sup>**

The focus of the Port Credit Community Node in the Official Plan is intensification. Policies of the Port Credit Local Area Plan required that a Master Plan be prepared for Site 12 ('Port Credit GO Station Southeast Area') to provide further direction on appropriate redevelopment and land use and built form expectations. In coordination with the City of Mississauga, Metrolinx (an agency of the Ontario Government) initiated the Master Plan Study process.

Metrolinx's Study and the Secondary Plan that flowed from it are aligned with the PPS and the Growth Plan for the Greater Golden Horseshoe, 2017. The following is from Metrolinx's 2015 'Port Credit Go Station Southeast Area Master Plan Study.' Some sections have been truncated and references to Heritage and Block 4 have been highlighted for clarity in their importance to this HIA.

From 7.1 Objectives

*Built form objectives for the Port Credit GO Station Southeast Area include achieving:*

- Concentrated, transit-supportive development;
- Seamless, direct connections for transit users, pedestrians and cyclists;
- An engaging, attractive and comfortable public realm; and
- Design excellence.

*While greater intensities of development are desirable for the Major Transit Station Area, the planned urban hierarchy established by the Mississauga Official Plan is to be respected. The City's objectives for protecting and integrating heritage resources must also be respected.*

From 7.2 Testing of Development Scenarios

*Although currently Metrolinx is the only landowner actively pursuing redevelopment in the Master Plan Area, the built form analysis considered all properties with the exception of Block 3. The owner of Block 3 (Bell Canada) has not expressed interest in redesignating the lands in order to permit non-utility uses.*



*Ownership on Blocks 2 and 4 is currently fragmented. Development scenarios were explored which assumed partial and full land assembly to facilitate block redevelopment. New development, including above-grade parking structures, should be sensitive to the existing context, local heritage resources and planned character of the area.*

*Variations in building heights and typologies, vehicular access, pedestrian movement and opportunities for improved public realm and placemaking were investigated. With consideration to prevailing policies, a review of natural heritage conditions and infrastructure capacity, shadow impacts and stakeholder input, the following built form parameters were established:*

*The ability to achieve this level of intensification on Blocks 2 and 4 will depend on land assembly and the outcome of future Heritage Impact Assessments (previously referred to in municipal planning documents and forms as a Heritage Impact Statement). There are heritage resources in the area that could impact the amount, location and size of new development.*

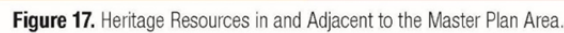
#### From 7.2.1 Heritage Resources

*Although intensification within the Master Plan Area will support the investment being made in transit infrastructure and provincial and municipal policy objectives for the Mobility Hub and Major Transit Station Area, the City's heritage resources must be respected.*

*As noted, there are four properties within the Master Plan Area which are listed on the City's Heritage Register and two designated heritage properties are adjacent to the Master Plan Area (see Figure 17). A listed property is one that the municipality has deemed to be of cultural heritage interest but has not been fully researched or documented. It is not protected under the Ontario Heritage Act. A designated property has been researched, identified and deemed to have cultural heritage significance and is protected under the Ontario Heritage Act.*

*The Mississauga Official Plan contains a number of heritage policies, including, but not limited to:*

*7.4.1.12: The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.*



*7.4.2.3: Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property. Following the review of a Heritage Impact Assessment, the City may permit alterations to a listed heritage building or demolition. Alternatively, it may seek to designate the property. Heritage Impact Assessments will play an important role in understanding and confirming appropriate built form. However, given the vision for the Port Credit GO Station Southeast Area and the proposed development parameters, future high-rise development should be able to co-exist with lower density heritage buildings if designed properly.*

*Six key principles were established to provide further direction on appropriate built form for new development within the Port Credit GO Station Southeast Area.*

### 1. Multi-Modal Connectivity with Pedestrian Priority

### 2. Public Realm

*The provision of an interesting and engaging public realm can encourage walking and cycling and make transit systems more attractive to potential users. Existing heritage resources contribute to the special character of the area. High quality public streetscapes with large sidewalks, pedestrian amenities, such as weather protection, public art and opportunities for placemaking will help contribute to the liveliness of the Port Credit GO Station Area.*

### 3. Animated Edges

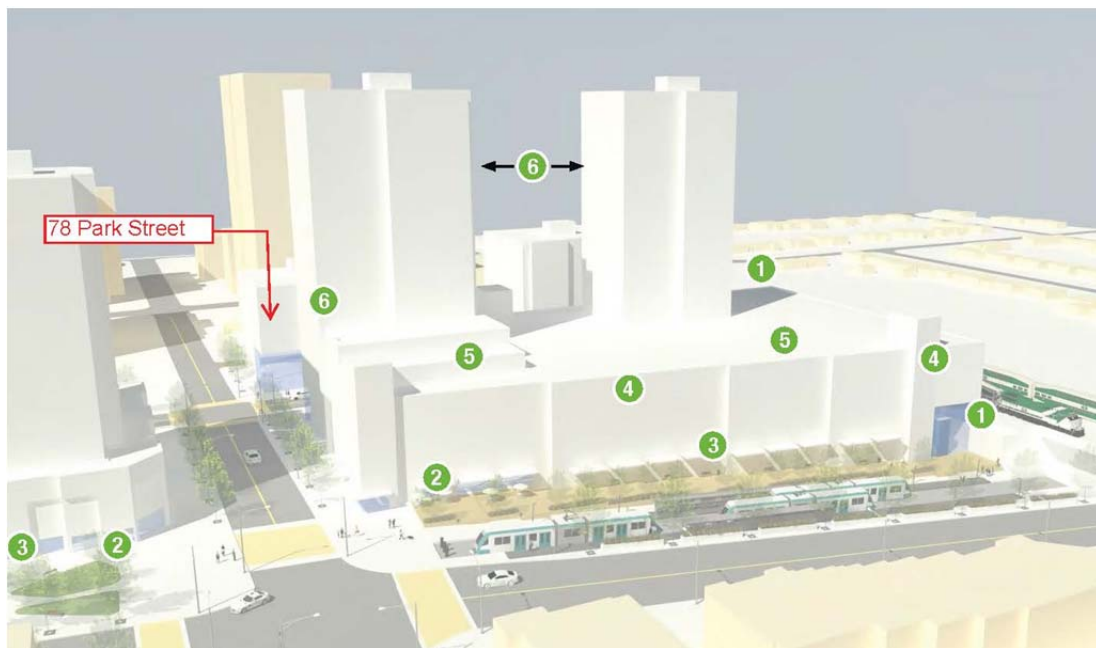
*Active street edges, with a mixture of ground-level uses, transparent or articulated façades, landscaping, public art and other building features should be provided along main streets, key intersections and transit infrastructure to ensure high-quality pedestrian environments and to encourage use of the public realm.*

### 4. Massing and Façade Articulation

*Building scale should be modulated and broken down through the generous use of stepping, projections, canopies, trellises, changes in scale, fenestration patterns, materials and finishes. This is especially critical for large buildings such as multi-level parking structures and new development within proximity to heritage resources. Special consideration should be given to façade treatment at key view points and gateway locations.*

### 5. Roof Treatments

### 6. Vertical Elements and Separation Distance Between Towers



Port Credit GO Station Southeast Area Master Plan Study, Metrolinx, 2015  
Built Form Principles Massing Model: Looking West Along Park Street East

Block 4 forms an integral part in the City's vision for the intensification of Port Credit's transportation hub. It would be impossible for anything remotely close to the desired densities to be attained if the three inventoried properties were retained. As per City policies the City requires an HIA to be undertaken before approving any interventions to these properties. In all likelihood the City will receive HIAs and demolition applications for the other two properties in the near future.

78 Park St. East, is the most intact of the three inventoried properties. If the City wished to preserve this structure and still reach the densities it envisions for Block 4, and if the entire block was able to be fully assembled, then it would be feasible to transfer density from this lot to the remainder of the block. The Master Plan envisions 8 storeys at this corner (as noted in the massing model above) with lower densities mid block to facilitate view and sun corridors mid block.

Eventually, however, this modest Gothic revival cottage structure would be totally surrounded by highrise structures, and which would have a detrimental impact on the setting of this house which is its main heritage attribute.



**4.0 MANDATORY RECOMMENDATION**

1. Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?

Evaluation as per Ontario Regulation 9/06 of the Ontario Heritage Act:

*Criteria for determining cultural heritage value or interest:*

*(Ontario Regulation 9/06 made under the Ontario Heritage Act)*

*A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest*

1. The property has design value or physical value because it,	
i. is rare, unique, representative or early example of a style, type, expression, material or construction method,	Yes <i>The property is a representative example of a vernacular Ontario house and could best be described as a Gothic Revival Cottage, 1840 - 1890s. The house has many of the features of this style and is representative of working class house from this period; however, the house is not a rare example of the Gothic style.</i>
ii. Displays a high degree of craftsmanship or artistic merit,	No
or iii. Demonstrates a high degree of technical or scientific achievement.	No
2. The property has historical value or associative value because it,	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	No None could be found
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No <i>In its time throughout southern Ontario the style would have been ubiquitous.</i>
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No No builder or architect is known to be associated with the house.

3. The property has contextual value because it,	
i. is important in defining, maintaining or supporting the character of an area,	No <i>The Port Credit Community Node Character Area has already made the transition to medium and high density</i>
ii. is physically, functionally, visually or historically linked to its surroundings	No <i>The house faces a parking lot across Ann Street and another across Park Street. It is towered over by a high rise at the rear of the property and sits next to a 1960s utilitarian red brick box triplex. The exception is the visual link to the kitty-corner inventoried property, 19 Ann Street. This property has not undergone an HIA as of yet but from the photograph of the original house, shown in 2.2.2 of this report, it has certainly undergone substantial interventions</i>
or iii. is a landmark	No

The property does meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act but it does so by meeting only one of nine possible criteria. The City of Mississauga is faced with having to weigh retention of this representative heritage resource against the full realization of its planned intensification of the Go Station Southeast Area.

It would be understandable if the reviewers of this HIA needed to see the entire envisioned development for the west side of Ann Street before determining that the best use requires this lot.

PPS 2014 2.6.1 States “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

## 5.0 QUALIFICATIONS OF AUTHOR & REFERENCES

### 5.1 Qualifications of Author

As a requirement of the above noted guidelines, the Heritage Impact Assessment was prepared by a member of the Canadian Association of Heritage Professionals (CAHP), namely, Jane Burgess OAA, MRAIC, CAHP, APT, a founding partner of Stevens Burgess Architects Ltd. (SBA) and partner-in charge of heritage projects. She has practiced within the heritage industry for over thirty years, contributing to heritage policy making, advocacy and education. Jane has served as President of CAHP (Canadian Association of Heritage Professionals), Vice Chair of the Toronto Preservation Board and Vice President of the OAA. She has received many awards for her work in conservation and lectures widely on the subject. (*Refer to Appendix F for Jane Burgess' résumé.*)

Stevens Burgess Architects Ltd. is an OAA licensed architectural practice specializing in heritage conservation. SBA has six licensed architects, three of whom are members of the Canadian Association of Heritage Professionals (CAHP), three LEED accredited professionals and a staff trained in the application of heritage standards and best practice.

In 1988, SBA was retained to assist the Trustees of The Old Stone Church in Beaverton, Ontario to assist in designation and conservation of the 1840's stone church which became a national historic site. Since that time SBA has worked on over forty recognized or designated heritage properties and many more listed or eligible to be listed buildings. SBA Follows internationally recognized preservation principles as inscribed in the charters, SBA's involvement with projects range from research and documentation to production of Heritage Significance Evaluations, Building Condition Assessments, Intervention Guidelines, Conservation Master Plans, Feasibility Studies, Heritage Impact Statements, Building Conservation, Retrofit and/or Reuse and Monitoring and Maintenance Plans.

## **5.2 References**

### **References**

Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines)

Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture  
Ontario Heritage Tool Kit

Ontario Heritage Act, Regulation 9/06

Provincial Policy Statement under Ontario Planning Act, (PPS) 2014

City Of Mississauga Official Plan

City of Mississauga Heritage Impact Assessment TOR 2014

City of Mississauga Web-sites:

[http://www.mississauga.ca/portal/residents/portcreditgallery?paf\\_gear\\_id=13400033&imageId=9600011n&index=1&returnUrl=%2Fportal%2Fresidents%2Fportcreditgallery](http://www.mississauga.ca/portal/residents/portcreditgallery?paf_gear_id=13400033&imageId=9600011n&index=1&returnUrl=%2Fportal%2Fresidents%2Fportcreditgallery)

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[http://www.metrolinx.com/en/regionalplanning/mobilityhubs/Port\\_Credit\\_GO\\_Station\\_Southeast\\_Area\\_Master\\_Plan\\_EN.pdf](http://www.metrolinx.com/en/regionalplanning/mobilityhubs/Port_Credit_GO_Station_Southeast_Area_Master_Plan_EN.pdf)

University of Waterloo, Ontario Architectural Style Guide:

[https://uwaterloo.ca/heritage-resources-centre/sites/ca.heritage-resources-centre/files/uploads/files/heritage\\_resources\\_centre\\_architectural\\_styles\\_guide\\_reduced.pdf](https://uwaterloo.ca/heritage-resources-centre/sites/ca.heritage-resources-centre/files/uploads/files/heritage_resources_centre_architectural_styles_guide_reduced.pdf)

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Region of Peel Archives      - William Perkins Bull Fonds  
   - Land Registry records

*A History of Peel County*. Toronto: Charters Publishing, 1947.



**People Contacted**

Chris Aplin, M.C.A. Paralegal Services, Brampton (Title Search)  
Kelly Martel, Planner, MHBC  
Matthew Wilkinson, Historian, Heritage Mississauga  
Samantha Thompson, Archivist, Region of Peel Archives  
Loyal Orange Order of Canada  
St. Andrew's Presbyterian Church, Port Credit

## **Appendix A: Property Title**

### **A.1 – Entirety Lot 3**

**A.1.1 – Abstract Index, Lot #3, East of Credit River, Part to Queen Street,  
PC-2**

**A.1.2 – Crown Grant to Timothy Conner**

### **A.2 - 78 Park Street East**

**A.2.1 – Chain of Title**

# A.1 Entirety Lot 3

## A.1.1 Registry Office Abstract Index, Lot #3, East of Credit River, PC-2

\* See #466834 on pg 3 Crown Grant to Timothy Conner

DATE PLAN REGISTERED	OWNER'S SUBDIVISION	PLAN	Lot	Abstract Index	Plan/Concession	Concession	Land Remarks
1837	8 & S	7 Mar 1905	1	Catherine O'Connor Ltd., Timothy O'Connor Ltd., The said Catherine O'Connor and Ellen Mary O'Connor	Plan to Queen Street	\$450.00	All
386 PC	Grant	3 Dec 1938	Margaret M. (Robinson) Young	Lena R. Anderson		200.00	North 100 feet X
2750	Grant	7 May 1948	Lena R. Anderson	William J. O'Dell		450.00	thly 50' X
2911	Grant	1 Sept 1948	Margaret M. Young (formerly Margaret M. Robinson)	Loyal Orange Lodge No. 163		\$650.00	Part Com in E limit 100' S of R.L. Thence S 60' X W 110' X N 60' X E 110' to perfb.
3936	O.C.	11 July 1950	Loyal Orange Lodge No. 163	Margaret M. Young		\$1.00	Part as in no. 2911 given to correct error in desc.
3939	Grant	11 July 1955	Margaret M. Young (formerly Robinson)	Loyal Orange Lodge No. 163		\$1.00 & c	Part Com in W limit of Area St. 100' S of Queen St. Thence S 60' X W 110' X N 60' X E 110' to perfb
4177	Grant	29 Nov 1950	Margaret M. Young	William H. Thomson		\$1425.00	Part Com in W limit of Area St. 100' S of Queen St. Thence S 65' X W 110' X N 55' X E 110' to perfb
4507	Grant	13 June 1951	Loyal Orange Lodge No. 163	William H. Thomson		\$75.00	Part Com in W limit of Area St. 100' S of Queen St. Thence W 110' X N 55' X E 110' X S 55' to perfb
5156	Grant	21 Aug 1952	Loyal Orange Lodge No. 163	Anne Street Hall Corporation		\$1.00 & c	Part Com in W limit of Area St. 100' S of Queen St. Thence S 55' X W 110' X N 55' X E 110' to perfb

\* See pg 3 of 4

Abstract Index Répertoire par lot		Lot	Plan/Concession	PC2	Page
day mth year		East of Credit River	Park to Queen Street		
Registration Number	Instrument Type type d'acte	Parties from Parties	Parties to Parties	Consideration Contenance	Land/Remarks Bemerkungen
6415	Grant	17 June 1954 Margaret M. Young	Micuel Vukovic & Rosa Vukovic as joint tenants	\$8,500.00	Part Comm on W side Ann St., 255' S of Queen St. Thence S 53° 3' X W 109' 3" X N 53' X E 109' to po/c
GR11330	Cert.	3 Dec 1956 Treasurers Consent	William H. Thomson		re: #4177 & 4507
9989	Grant	3 Dec 1956 Hazel I. Thomson et al sur Exrs. William H. Thomson	Arturo D'Ovidio & Anna D'Ovidio as joint tenants	\$1.00 & c	Part Comm in W limit of Ann St. 155' S of Queen St. Thence S 50' X W 110' X N 50' X E 110' to po/c.
10714	Grant	18 Mar 1960 Arturo D'Ovidio Anna D'Ovidio	Lucy Guidone	\$2.00 & c	Part as in no. 9989
10843	Grant	30 May 1960 Hazel I. Thomson et al Exrs of William H. Thomson Est.	Silvio Visconti	2.00 & c	Part Comm 205' S of Queen St. Thence S 50' X W 110' X N 50' X E 110' to po/c
11134	Grant	14 Nov 1960 Silvio Visconti	Joseph Stefanik & Josephine Stefanik as joint tenants	\$2.00	Part as in no. 10943
1145768	Cert.	31 Jan 1962 Treasurers Consent	Wmste B. Goodison-Eccato		na 105106 na No. 5294 & 611 - ADUR UR
12747	Grant	2 Oct 1963 Joseph Stefanik & Josephine Stefanik	Charles Kosowicz Delma Kosowicz as joint tenants	2.00 & c	Part as in no. 11134
11591 vs	Grant	9 June 1966 Lucy Guidone	Cesare Di Bernardo and Geltrude Di Bernardo as joint tenants	2.00 & c	Part Comm 155' Thence S 50' X W 110' X N 50' X E 110' to po/c



Abstract Index  
Répertoire par lot

Page 3

PC 2

Plan/Concession  
Park to Queen Street

Lot  
East of Credit River

Instrument Type Type d'instrument	day month year	Parties Item Parties	Parties to Parties	Consideration Contenance	Land/Remarks Propriété/Remarques
21493 vs	27 Sep 1966	Treasurers Consent	Arthur C. Page Ltd.		Re: No. 12195 & 011-12195/16
218321 vs	30 June 1972	Charles Kosowicz & Delma Kosowicz	Jean Komba	2.00 & c	Pt as in no. 10843 except pofc is 205' S from N L
270089 vs	13 July 1972	Re: No. 11134			
466634	Crown Grant 9 Mar 1976	Victoria (Queen)	Timothy Comer	E15	All
466960	Grant 10 Mar 1978	Cesare Di Bernardo & Geltrude Di Bernardo	Fausto Palumbo & Margaret Palumbo as joint tenants, 1/2 int. Antonio Sbrocchi & Filomena Sbrocchi as joint tenants, 1/2 int.	\$2.00 & c	Part as in No. 11591 vs except pofc is Comm Nty L
535474	Grant 21 Nov 1979	Antonio Sbrocchi & Filomena Sbrocchi	Fausto Palumbo & Margaret Palumbo as joint tenants	\$2.00 & c	Part as in No. 466960
634022	Grant 28 02 83	FILUMBO, Fausto PALUMBO, Margaret	JAROCKIS, Heidi, In Trust	\$2.00 & c	Part as in 11591 vs & pofc is also Comm at Nty L
670444	Grant 24 01 84	Anne Street Hall Corp.	KROESER, Ron GIESCHER, Leonard Trustees Divine Peace Evangelical Lutheran Church		Comm 100' from Intersection of Wly limit Ann St. & Sly limit of Queen St. Thence Sly 55' X Nty 110' X Nty 55' X Ely 110' to pofc
705824	Grant 14 02 85	THE ESTATE OF VUKOVICH, Michael a. described a. VUKOVICH, Micael	VUKOVICH, Joe VUKOVICH, Mandy as JT		Part as in No. 6415

FORM 1

10/11/84

Continued on page 4

Abstract Index  
Répertoire par lot

Page 4

PC2

Plan/Concession  
Park to Queen Street

Lot

East of Credit River

day month year

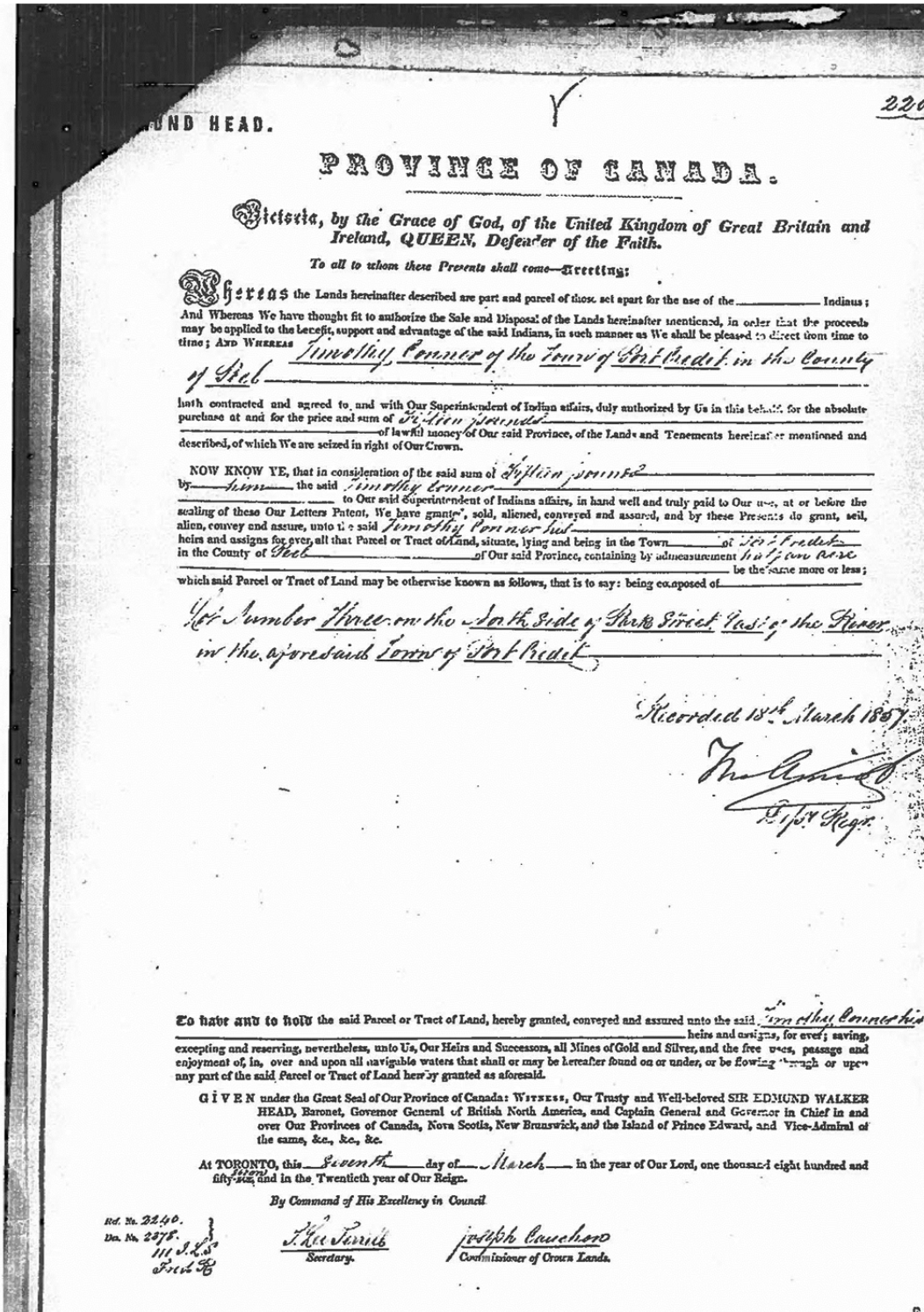
Instrument Type Type d'acte	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land Remarks Remarques
Deposit	See Deposit no. 750313	<i>plc - death cert - Raza Vukovich</i>		
750839 Grant	01 05 86 VUKOVICH, Joe VUKOVICH, Mandy	BONNELL, John B. BONNELL, Diana H. as JT 50% int. WALKER, Aurion J. WALKER, Gertrude M. 50% int. as JT		pt as in no. 705824 pt Comm E L Thence SW 110.03' X NW 52.96' X NE 110 03' X SE 53.25' to pofc.
750846 Mort	01 05 86 DISCHARGED BY RD 1071229 ASST DEP LAND REG. UR 9410910	BONNELL, John B. BONNELL, Diana H. WALKER, Aurion J. WALKER, Gertrude M.		
759471 Grant	07 07 86 KORBA, Jean	BELERIQUE, Antonio BELERIQUE, Hironidia		Pt as in 218321 vs Comm 205' S'y from N L Thence S'y 50' X W'y 110' X N'y 50' X E'y 110' to pofc.
766172 Grant	26 08 86 DIVINE Peace Evangelical Lutheran Church	DE SAMTE, Elisa In Trust		Pt as in 670444 Comm 100' S'E'y from N'y L Thence S'y 55' X W'y 110' X N'y 55' X E'y 110' to pofc
785428 Mort	26 01 87 BELERIQUE, Antonio BELERIQUE, Hironidia	CIBC Mortgage Co.	115,000.00	Pt as in 759472 Assigned by R0989164
793718 Grant	02 04 87 BELERIQUE, Antonio BELERIQUE, Hironidia	ESPERANCE, Manuel ESPERANCE, Grace cob as M & S Holdings		Pt as in 759471

Continued on page 5





A.1.2 Crown Grant to Timothy Conner





## A.2 78 Park Street East

### A.2.1 Chain of Title

**ServiceOntario**

LAND REGISTRY OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2  
PREPARED FOR CA  
ON 2017/10/10 AT 13:26:01

PROPERTY IDENTIFIER: 13463-0012 (LTD)

PROPERTY DESCRIPTION: PT LT 3, PL PC2 ECR, PARK TO QUEEN ST AS IN R01157351; MISSISSAUGA

PROPERTY REMARKS:  
ESTATE/QUALIFIER:  
RE-ENTRY FROM 13463-0104  
CAPACITY SHARE  
UTEN  
UTEN

OWNERS' NAMES  
ADLEY, JOHN  
PELIZZARI-ADLEY, MERRI-ELLEN

RECENTLY:  
RE-ENTRY FROM 13463-0104  
CAPACITY SHARE  
UTEN  
UTEN

PIN CREATION DATE:  
1998/02/23

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CIND
**EFFECTIVE 2000/07/29 THE NOTATION OF THE BLOCK IMPLEMENTATION DATE* OF 1997/03/18 ON THIS PIN**						
**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/02/23**						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/02/23 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO						
SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1998/02/24 **						
R01157351	1997/10/31	TRANSFER	\$192,000	STARKEY, CHRISTOPHER STARKEY, CYNTHIA	ADLEY, JOHN PELIZZARI-ADLEY, MERRI-ELLEN	C
R01157352	1997/10/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ADLEY, JOHN PELIZZARI-ADLEY, MERRI-ELLEN	ROYAL BANK OF CANADA	
P8831287	2005/04/11	CHARGE		*** COMPLETELY DELETED *** ADLEY, JOHN PELIZZARI-ADLEY, MERRI-ELLEN	THE BANK OF NOVA SCOTIA	
P8830844	2005/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
REMARKS: RE: R01157352						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



LAND  
REGISTRY  
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 2  
PREPARED FOR CA  
ON 2017/10/10 AT 13:26:01

13463-0012 (L7)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRG
PR2240062	2012/07/31	CHARGE	\$560,000	ADLEY, JOHN PELIZZARI-ADLEY, MERRI-ELLEN	THE BANK OF NOVA SCOTIA	C
PR2240991	2012/08/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		

REMARKS: PR831287.

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1  
PREPARED FOR CA  
ON 2017/10/10 AT 13:28:00

13463-0164 (8)

LAND  
REGISTRY  
OFFICE #43

PT LT 3, PL PC-2, E OF CREDIT RIVER, PARK TO QUEEN ST AS IN R01072028, ( N SIDE OF PARK ST) ; MISSISSAUGA

PROPERTY DESCRIPTION:  
THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) R01072028, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.  
RECENTLY:  
PARCELIZED

PIN CREATION DATE:  
1997/03/18

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
<b>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN**</b>						
<b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/03/18**</b>						
<b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/03/14 **</b>						
<b>THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1997/03/18</b>						
<b>FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK</b>						
<b>NOTE: THIS PIN WAS ONCE REG PIN 13463-0012. THIS PROPERTY WAS CONVERTED TO LT ON 1998/02/23 REUSING PIN 13463-0012.</b>						
R01072028	1994/08/02	TRANSFER	\$168,000	STARKEY, CHRISTOPHER STARKEY, CYNTHIA	STARKEY, CHRISTOPHER STARKEY, CYNTHIA	C
R01157351	1997/10/31	TRANSFER	\$192,000	STARKEY, CHRISTOPHER STARKEY, CYNTHIA	ADLEY, JOHN PELLIZZARI-ADLEY, MERRI-ELLEN	C
R01157352	1997/10/31	CHARGE	\$177,120	ADLEY, JOHN PELLIZZARI-ADLEY, MERRI-ELLEN	ROYAL BANK OF CANADA	C
R01164847	1998/02/11	DISCH OF CHARGE	*** COMPLETELY DELETED ***	CIBC MORTGAGES INC.		

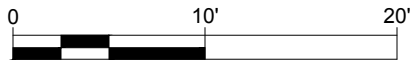
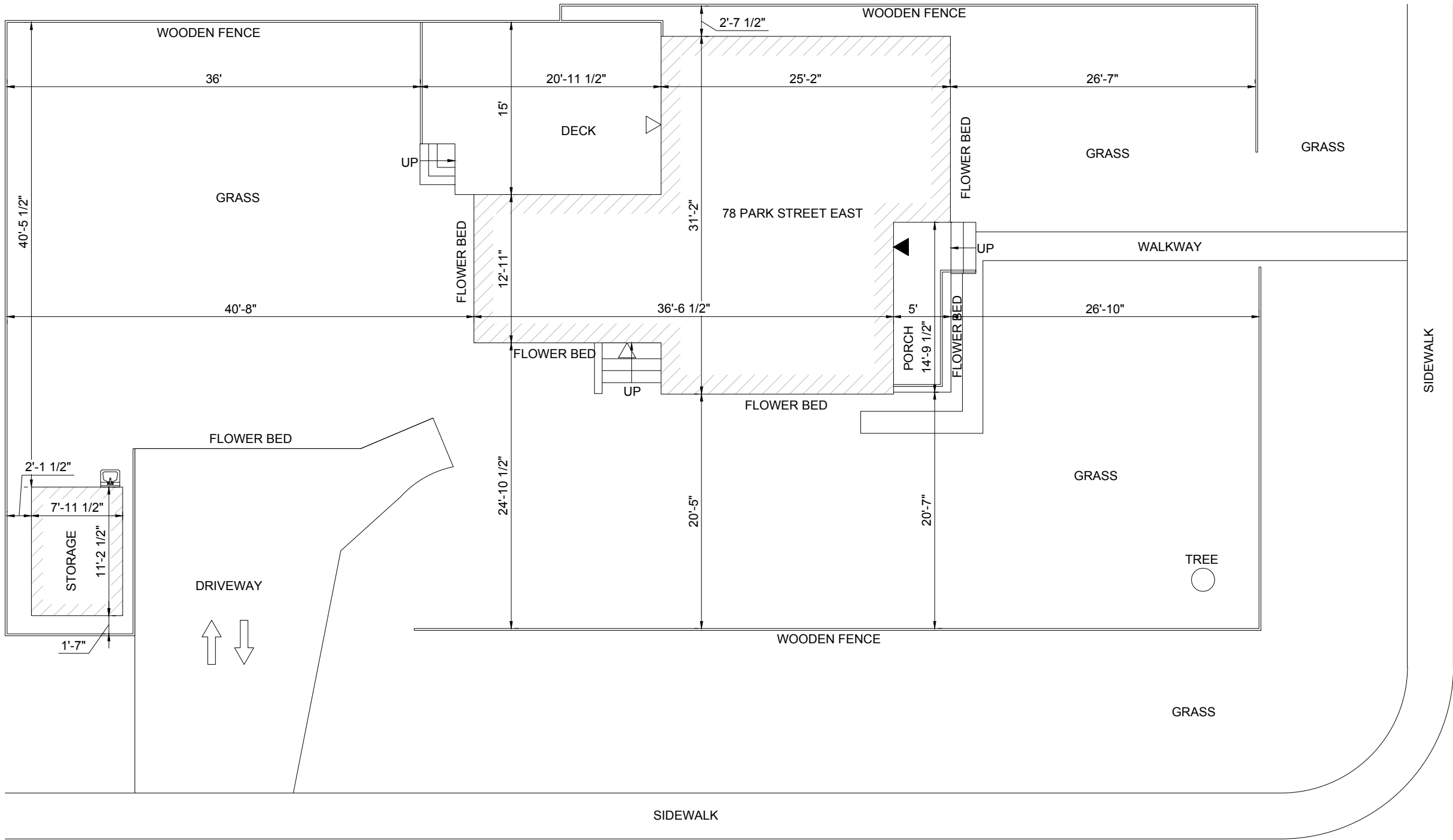
REMARKS: RE: R01072029


NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

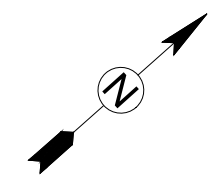
## **Appendix B: As-Found Drawings**

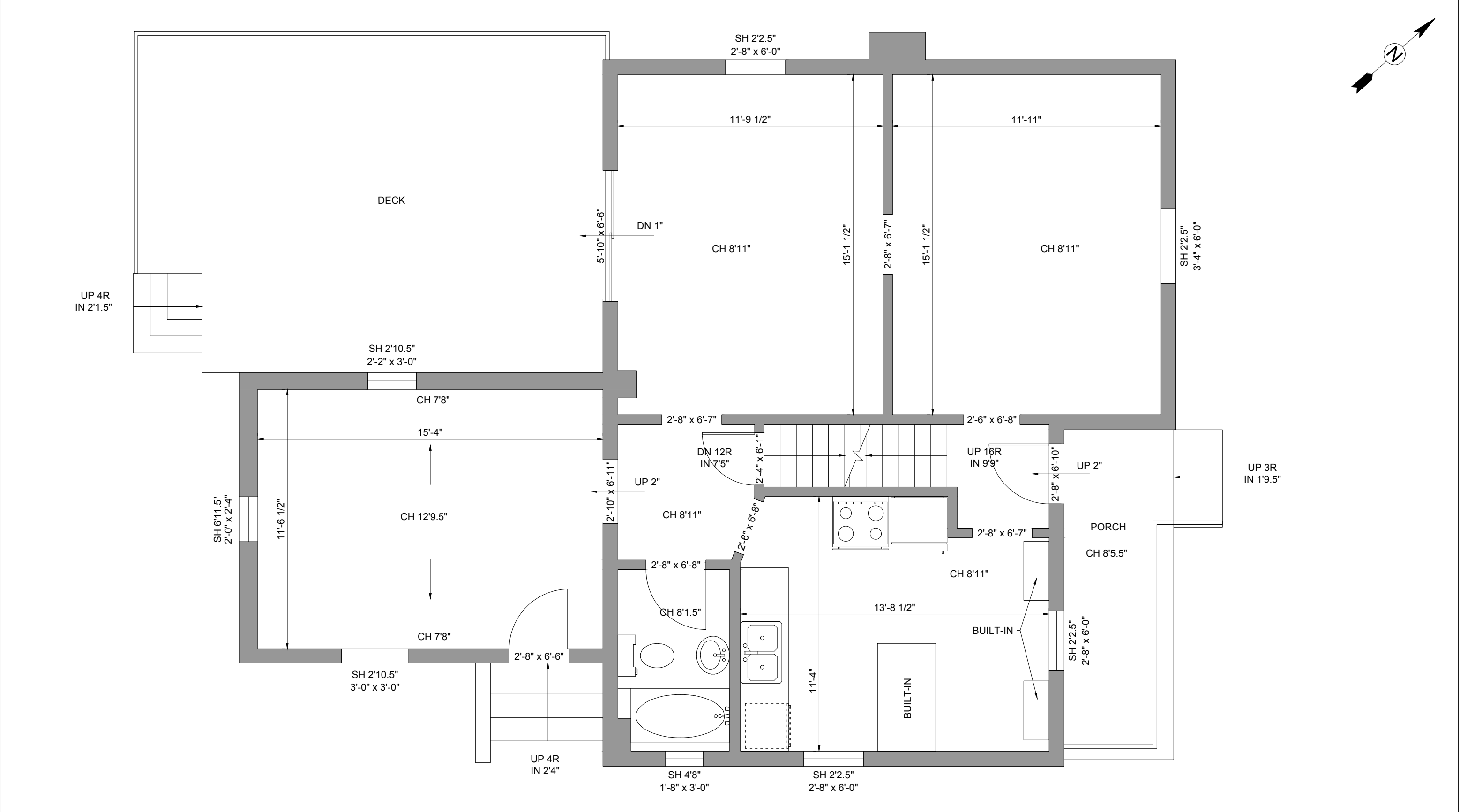
### **PLANiT Measuring - 2017**







<div><div><div><div></div><div>Professional Engineers Ontario</div></div><div>AUTHORISED BY THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO TO OFFER PROFESSIONAL ENGINEERING SERVICES</div></div></div> <div>PREPARED FOR:  Edenshaw Management Limited 260 Brunel Road Mississauga, ON, L4Z 1T5</div>	ADDRESS:  78 PARK STREET EAST MISSISSAUGA, ON	DRAWING DATE: November 21, 2017	DATE MEASURED: November 15, 2017	SCALE:  1" = 10'-0"	<div><div><div><div></div><div>PLANIT</div><div>MEASURING</div></div></div></div>
	DRAWING TITLE:  SITE PLAN	DISCLAIMER:  Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Dimensions must be site verified prior to using for any other purpose. No warranty is made or implied as to the accuracy of dimensions. Measurements and slopes for inaccessible areas are obtained using best estimates. This drawing is subject to additional terms and conditions as outlined in the contract.	DRAWN BY: PM	CHKD BY: IF	
			PREPARED BY:  PLANIT MEASURING® 1-800-933-5136 info@planitmeasuring.com		

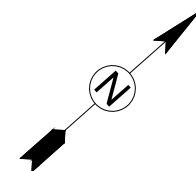
ANSI B - 17 X 11



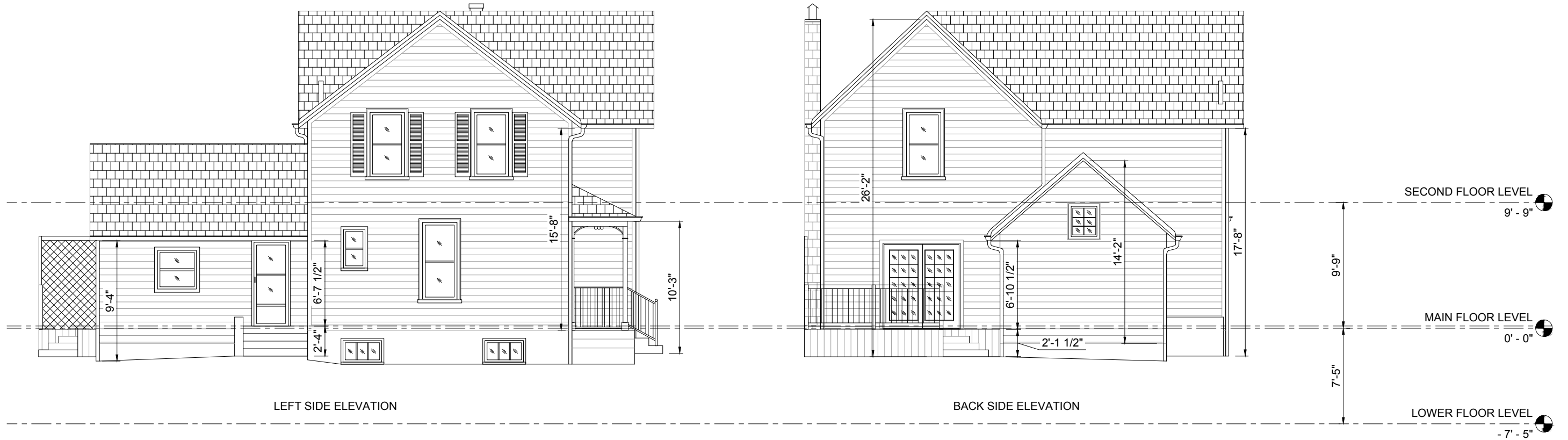
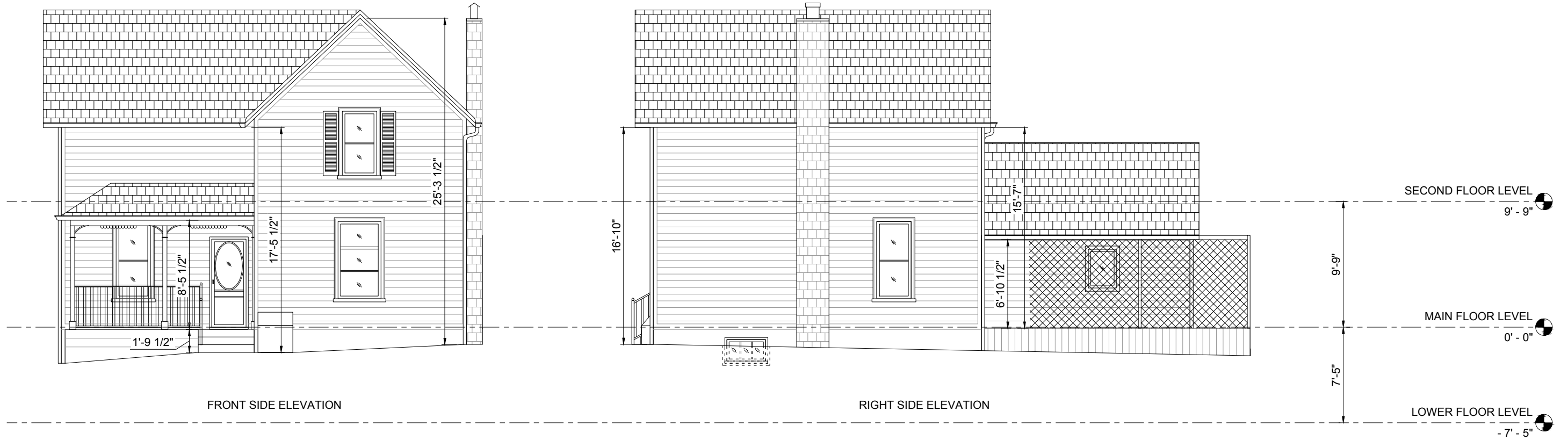
LEGEND	
CH	Ceiling Height
SH	Sill Height
U/S	Height to Underside of...





 AUTHORISED BY THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO TO OFFER PROFESSIONAL ENGINEERING SERVICES	ADDRESS:  78 PARK STREET EAST MISSISSAUGA, ON	DRAWING DATE: November 21, 2017	DATE MEASURED: November 15, 2017	SCALE:  1/4" = 1'-0"	 PREPARED BY:  <b>PLANIT MEASURING®</b> 1-800-933-5136 info@planitmeasuring.com
	PREPARED FOR:  Edenshaw Management Limited 260 Brunel Road Mississauga, ON, L4Z 1T5	DRAWING TITLE:  MAIN FLOOR PLAN 1,352 SQ. FT. (including 415 sq. ft. exterior area)	DISCLAIMER:  Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Dimensions must be site verified prior to using for any other purpose. No warranty is made or implied as to the accuracy of dimensions. Measurements and slopes for inaccessible areas are obtained using best estimates. This drawing is subject to additional terms and conditions as outlined in the contract.		

ANSI B - 17 X 11





 <div><b>Professional Engineers Ontario</b></div> <div>AUTHORISED BY THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO TO OFFER PROFESSIONAL ENGINEERING SERVICES.</div>	<b>ADDRESS:</b>  78 PARK STREET EAST MISSISSAUGA, ON	<b>DRAWING DATE:</b> November 21, 2017	<b>DATE MEASURED:</b> November 15, 2017	<b>SCALE:</b>  1/8" = 1'-0"
	<b>PREPARED FOR:</b>  Edenshaw Management Limited 260 Brunel Road Mississauga, ON, L4Z 1T5	<b>DRAWING TITLE:</b>  FRONT, BACK AND SIDE ELEVATIONS	<b>DISCLAIMER:</b>  Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Dimensions must be site verified prior to using for any other purpose. No warranty is made or implied as to the accuracy of dimensions. Measurements and slopes for inaccessible areas are obtained using best estimates. This drawing is subject to additional terms and conditions as outlined in the contract.	<b>DRAWN BY:</b> CHKD BY: PM IF
				<b>PREPARED BY:</b>  <b>PLANIT MEASURING®</b> 1-800-933-5136 info@planitmeasuring.com



**PLANIT**  
-MEASURING-

## **Appendix D: Heritage Status**

### **78 Park Street East Heritage Inventory & Historical Image**

## 78 Park Street East Heritage Inventory & Historical Image

8/18/2017

Mississauga: Printer Friendly

### Property Information

All recognized heritage properties are listed on the City's Heritage Register. Some of these properties are designated under the Ontario Heritage Act. For more information visit [Heritage Planning](#).

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
------------------	--------------------	------------------	--------------------------	-------------------------	----------	--------

### PROPERTY HERITAGE DETAIL

[View Another Property](#)

#### Property Heritage Detail

Address: 78 PARK ST  
Type: RESIDENTIAL  
Style: VERNACULAR - FARM HOUSE

Area: PORT CREDIT  
Reason: ARCHITECTURAL

 [Print Friendly Page](#)

#### Images



#### History

This is a two storey framed structure following an L-shaped plan, covered in traditional wood siding. There is a gable roof with asphalt shingles. The eaves, soffits and fascia are all plain, with the only decoration on the building being on the fascia of the narrow front porch. There is a three bay facade, with the windows being double hung one over one. There are no chimneys and it appears to have a full basement. A small one storey addition is found at the rear.

## Appendix E : Curriculum





## **Jane Burgess OAA, CAHP, MRAIC, APT**

Jane is a founding partner of Stevens Burgess Architects Ltd (SBA), an architectural practice which specializes in heritage conservation. She has practiced within the heritage industry for over thirty years contributing to heritage policy making, advocacy and education. She has served as President of CAHP (Canadian Association of Heritage Professionals), Vice Chair of the Toronto Preservation Board and Vice President of the OAA. She has received many awards for her work in conservation and lectures widely on the subject. Jane is the senior partner-in-charge of heritage projects and has either provided oversight to or has been the conservation architect for all the projects listed below.

<b>EDUCATION</b>	Bachelor of Architecture, 1974, University of Toronto
<b>TEACHING</b>	University of Waterloo, School of Architecture, 5 <sup>th</sup> yr Program, 1979 University of Waterloo, School of Architecture, Visiting Critic, 1978-79 Ryerson Polytechnic Institute, Studio Instructor, 1988, 1989
<b>PROFESSIONAL EXPERIENCE</b>	1984 to date Stevens Burgess Architects Ltd., Toronto 1976 to 1984 Jane Burgess Architect, Toronto
<b>PROFESSIONAL ASSOCIATIONS</b>	Royal Architectural Institute of Canada, MRAIC Ontario Association of Architects, OAA Canadian Assoc. of Heritage Professionals, CAHP Association of Preservation Technologists, APT

### **SELECTED HERITAGE PROJECTS: (+ indicates award winning)**

#### **Isaac Gould House, 62 Mill Street, Uxbridge, ON**

- HIA Peer Review and Assessment of Designated Property conforming with Reg. 9/06 of Heritage Act
- OMB Expert Witness

#### **Swift River Energy, Moon River Falls Burgess Island and Portage Landing Heritage Site, Bala ON**

- Heritage Consultant – OMB-Witness Statement Heritage Conservation District Amendment
- Portage Landing – Park Rehabilitation Plan in Compliance with Township HIA.

#### **Wesley Mimico United Church, Toronto, ON**

- Heritage Condition Assessment and Conservation Plan and Adaptive Reuse as Life Lease Seniors Residence

#### **Redemptorists of Toronto and Edmonton - 131 McCaul St Monastery, Toronto (Designated)**

- Study to determine feasibility of conversion to self-contained residential suites.
- Conservation of the building envelope, interior retrofit and accessibility improvements.

#### **Infrastructure Ontario – Huronia & Barrie Jail (Provincial Heritage Properties of Provincial Significance)**

- ABIR Pilot Project: Cultural heritage evaluation, condition assessment, and 20 year capital costing plan

#### **SNC Lavalin – Strathmore House, 390 King St., Cobourg (Designated)**

- Building envelope conservation including of removal of Kenitex non-breathable coating

#### **Infrastructure Ontario – North Bay Normal School / Government Office Building, North Bay (Designated)**

- Statement of heritage value, assessment, conservation, recommendations and implementation plan.

#### **City of Hamilton: #18 –28 King St E., Hamilton (Listed: Draft Designation)**

- Confirmation of heritage evaluation, Peer Review Condition Assessment, OMB expert witness statement.

#### **City of Toronto – Fort York, Toronto (Museum, National Historic Site, Designated)**

- Master Plan, Building Condition Assessment and Capital site and eight buildings.
- Conservation of exterior and interior plus exhibit enhancement of Officers' Mess and Brick Magazine

**Town of Oakville – 3269 Dundas St. West, Oakville** (*Inventoried Cultural Heritage Landscape*)

- Peer review of developer funded Heritage Evaluation cum Heritage Impact Assessment

**Infrastructure Ontario - Sir James Whitney School, Belleville** (*Ontario Government Heritage Inventory*)

- Heritage Conservation Plan and Capital Plan for this 96 acre site and five designated buildings.

**Infrastructure Ontario - Century Manor, Hamilton Psychiatric Hospital, Hamilton** (*Designated*)

- Adaptive Reuse Study to convert building use to office, museum, and half-way house.

**Ontario Realty Corporation - Ontario Fire College (Scott Hall), Gravenhurst** (*Ont. Gov. Heritage Inventory*)

- Master Plan for the phased conservation of building envelope and interiors and code compliance.

- + ▪ Scott Hall building envelope conservation and interior heritage structure and plaster assessment.

**City of Mississauga – 1993 Mississauga Rd, (Heritage Inventory)**

- Heritage Evaluation, Draft Designation, and preparation for CRB hearing.

**University of Guelph - Macdonald Institute, Guelph** (*Heritage Inventory*)

- Master Plan for the phased conservation of building envelope and heritage interiors spaces.

- + ▪ Reconstruction of building brick and clay tile parapets and entry portico and limestone terrace.

**Town of Oakville – 3445 Dundas St. W. (Property included in Secondary Plan Built Heritage Resource Study)**

- Heritage Significance Evaluation recommending designation under IV for architectural reasons.

**Town of Oakville – 3269-3271 Dundas St. W. (Included in Secondary Plan Cultural Landscape Heritage Study)**

- Heritage Significance Evaluations recommending partial designation as cultural landscape

**Town of Oakville – 4233 Trafalgar Rd, Oakville (Included in Secondary Plan Cultural Landscape Heritage Study)**

- Heritage Significance Evaluations not recommending partial designation as cultural landscape

**City of Hamilton – Lister Block, King William St., Hamilton** (*Designated*)

- Architectural Heritage Impact Assessment for redevelopment of this 1916 terra cotta and brick building.

**Harber Industries - Ravine Vineyard Estate Winery, St. David's**

- + ▪ Winery Master Plan and Official Plan Amendment

- + ▪ Reconstruction of heritage Woodruff House

- Adaptive reuse of vernacular packing shed to restaurant

**Ontario Realty Corporation - Whitney Block and Tower, Toronto** (*Ontario Government Heritage Inventory*)

- Heritage Significance Study and Feasibility Study for the conservation of the exterior envelope.

- + ▪ Conservation of the building envelope of the Whitney Tower and the northern section of the building.

- + ▪ Heritage Conservation Plan; a maintenance and capital plan for all interior and exterior heritage features.

**Huronian Provincial Parks - Sainte Marie Among the Hurons, Midland** (*Museum, Ont. Gov. Heritage Inventory*)

- Post Disaster Study to determine feasibility of reconstruction of burned three buildings.

- + ▪ Conservation of the chapel and reconstruction of blacksmith shop, carpentry shop and palisade.

**Aventis Pasteur – Connaught Campus Heritage Centre, 1755 Steeles Ave. W. Toronto**

- + ▪ Barton Ave. Stables reconstruction of Dr. FitzGerald's metal clad stable-laboratory and reuse as museum.

- Conservation and adaptive reuse gatekeeper's cottage to welcome centre and site security office.

**Ontario Realty Corporation - Welland County Courthouse, Welland** (*Designated*)

- Heritage Impact Assessment of a proposed major addition to this 1855 Kivas Tully stone courthouse.

**Friends of Riverdale Hospital - Toronto**

- Expert witness testimony OMB to prevent demolition.

**Ontario Realty Corporation - Old Whitby Psychiatric Site, Whitby** (*Ontario Government Heritage Inventory*)

- Heritage Significant Study and Intervention Guidelines for this 64 acre site containing 48 buildings

- Realty Master Plan to evaluate constraints and opportunities for site redevelopment

**Ontario Realty Corporation - Old Don Jail, Toronto** (*Ontario Government Heritage Inventory*)

- Heritage Significance Study & Intervention Guidelines

**Beaverton Presbyterian Church – Old Stone Church, Beaverton** (*National Historic Site, Designated*)

- Heritage Significance Study and application for designation provincially and recognition federally.

- Conservation Feasibility Study, easement agreement and funding application to Ontario Heritage Trust.



**Julia Rady, PhD**

<b>EDUCATION</b>	PhD, History, 2017, University of Toronto Masters of Arts, 2007, University of Toronto Bachelors of Arts (Honours), 2002, Western University
<b>PROFESSIONAL EXPERIENCE</b>	2017 to date: Stevens Burgess Architects Ltd., Toronto
<b>PROFESSIONAL ASSOCIATIONS</b>	Canadian Historical Association Canadian Society of Church History Multicultural History Society of Ontario

Julia has an academic background in Canadian history and has a special interest in heritage conservation and historical preservation, and the interpretation of Canadian sites of heritage significance. Her doctoral work at the University of Toronto honed strong archival research skills and her ability to produce historical appraisals that are academically rigorous but written in an accessible manner. Since starting with SBA, Julia has provided assistance, research, and historical interpretations for Havergal College, the Guelph Correctional Centre, the St. Thomas Psychiatric Hospital Site, and the City of Cambridge Farmer's Market. She has experience with qualitative and quantitative analysis of history, specialized research skills, and the ability to communicate historical ideas and facts in an accessible way to a variety of audiences.

#### **SELECTED PROJECTS:**

- **Burgess Island Commemoration. Bala Falls.** Commemoration Action Plan.
- **Pollination Garden. Queen's Park Circle, Toronto.** Heritage Impact Assessment
- **Fort Frances Judicial Complex. Fort Frances,** (*Provincial Heritage Property of Provincial Significance*), Strategic Conservation Plan
- **Guelph Correctional Centre. Guelph,** (*Provincial Heritage Property of Provincial Significance*), Strategic Conservation Plan
- **St. Thomas Psychiatric Hospital,** (*Provincial Heritage Property of Provincial Significance*), Strategic Conservation Plan
- **Chatham Judicial Complex, Chatham,** (*Provincial Heritage Property of Provincial Significance*), Strategic Conservation Plan
- **Havergal College,** Masonry Conservation Master Plan
- **City of Cambridge Farmer's Market** (*Designated*), Strategic Conservation Plan

#### **SELECTED HISTORICAL PROJECTS**

- **Historical Commentator** – CBC's *The Goods*.
- **"Worshipping,"** an introduction for the SSHRC-funded website, [www.wartimecanada.ca](http://www.wartimecanada.ca)
- **Various conference presentations** – to the Canadian Society of Church History, the Canadian Historical Association, and the Political History Group.
- **Dissertation** – *Ministering to an Unsettled World: The Protestant Churches in Early Cold War Ontario, 1945-1956.*
- **Finalist** - Three-Minute Thesis Competition, University of Toronto, 2017.