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## Heritage Advisory Committee

### Date

2016/06/14

### Time

9:30 AM

### Location

Civic Centre, Council Chamber,  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

### Members

Councillor George Carlson, Ward 11 (Chair)

Rick Mateljan, Citizen Member (Vice-Chair)

Councillor Carolyn Parrish, Ward 5

Michael Battaglia, Citizen Member

Elizabeth Bjarnason, Citizen Member

Robert Cutmore, Citizen Member

David Dodaro, Citizen Member

Lindsay Graves, Citizen Member

James Holmes, Citizen Member

Cameron McCuaig, Citizen Member

Paul McGuigan, Citizen Member

Matthew N. Wilkinson, Citizen Member

### Contact

Mumtaz Alikhan, Legislative Coordinator, Legislative Services

905-615-3200 ext. 5425

[mumtaz.alikhan@mississauga.ca](mailto:mumtaz.alikhan@mississauga.ca)

**NOTE:** To support corporate waste reduction efforts the large appendices in this agenda can be viewed at:

<http://www.mississauga.ca/portal/cityhall/heritageadvisory.ca>

### Find it Online

<http://www.mississauga.ca/portal/cityhall/heritageadvisory>

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. DECLARATION OF CONFLICT OF INTEREST
4. MINUTES OF PREVIOUS MEETING
  - 4.1. Approval of Minutes of May 10, 2016 Meeting
5. DEPUTATIONS
6. MATTERS TO BE CONSIDERED
  - 6.1. Request to Alter a Heritage Designated Property, Crozier Farmhouse, 4265 Perivale Road (Ward 6)

**RECOMMENDATION**

That the request to alter the property at 4265 Perivale Road, as described in the report from the Commissioner of Community Services, dated May 19, 2016, be approved.

- 6.2. Request to Demolish a Heritage Listed Property: 891 Longfellow Avenue (Ward 2)

**RECOMMENDATION**

That the property at 891 Longfellow Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

- 6.3. Request to Demolish a Structure within a Heritage Listed Property: 3359 Mississauga Road (Ward 8)

**RECOMMENDATION**

That the North Building on the property at 3359 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

- 6.4. Request to Demolish Heritage Listed Properties, 6, 10 and 12 Queen Street South (Ward 11)

**RECOMMENDATION**

That the properties at 6, 10 and 12 Queen Street South, which are listed on the City's Heritage Register, are not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.



- 6.5. Adaptive Re-Use of Designated Property: 271 Queen Street South Preliminary Proposal  
Memorandum from Cecilia Nin Hernandez, Heritage Coordinator, dated May 20, 2016  
for information.
- 6.7. Heritage Impact Assessment for property adjacent to designated Property: 701 and 805  
Winston Churchill Boulevard  
Memorandum from Cecilia Nin Hernandez, Heritage Coordinator, dated May 20, 2016  
for information.
7. SUBCOMMITTEE UPDATES
- 7.1. Heritage Designation Subcommittee
- 7.2. Public Awareness Subcommittee
8. INFORMATION ITEMS
- 8.1. Facility Naming and Dedications Policy  
Memorandum from Paula Wubbenhorst, Senior Heritage Coordinator, dated May 20,  
2016
- 8.2. Significant Tree Nomination - Miles Lane Tree 1 by Ursula Bennett, Mississauga Watch  
for information
9. OTHER BUSINESS
10. DATE OF NEXT MEETING – July 12, 2016, Council Chamber, Civic Centre
11. ADJOURNMENT

City of Mississauga  
**Minutes**



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## Heritage Advisory Committee

**Date**

2016/05/10

**Time**

9:30 AM

**Location**

Civic Centre, Council Chamber,  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

**Members Present**

Councillor George Carlson, Ward 11 **(Chair)**

Rick Mateljan, Citizen Member **(Vice-Chair)**

Councillor Carolyn Parrish, Ward 5

Elizabeth Bjarnason, Citizen Member

Robert Cutmore, Citizen Member

Lindsay Graves, Citizen Member

James Holmes, Citizen Member

Cameron McCuaig, Citizen Member

Matthew N. Wilkinson, Citizen Member

**Members Absent**

Michael Battaglia, Citizen Member

David Dodaro, Citizen Member

Paul McGuigan, Citizen Member

**Staff Present**

Mark Warrack, Manager, Culture and Heritage Planning

Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division

Cecilia Nin Hernandez, Heritage Coordinator, Culture Division

Mumtaz Alikhan, Legislative Coordinator

**Find it online**

<http://www.mississauga.ca/portal/cityhall/heritageadvisory>

1. CALL TO ORDER – 9:31 a.m.

2. APPROVAL OF AGENDA

Councillor Carlson noted an addition to the agenda, Item 8.3 - Committee of Adjustment Applications

**APPROVED** (J. Homes)

3. DECLARATION OF CONFLICT OF INTEREST - Nil

4. MINUTES OF PREVIOUS MEETING

4.1. Approval of Minutes of April 12, 2016 Meeting  
**APPROVED** (R. Mateljan)

5. DEPUTATIONS

5.1. Inspiration Port Credit – 1 Port Street East – Update For Information by Ruth Marland, Strategic Leader, Strategic Community Initiatives, Planning and Building

Ruth Marland, Strategic Leader, Strategic Community Initiatives, updated the Committee with respect to the 1 Port Street East Master Plan.

The Committee commented as follows:

- Built form should not compromise the view;
- Concerns with the traffic impact given the proposed density;
- Impact on parking as it is currently a problem now;
- Proposed density ratio is excessive to the amount of land available;
- Too much development is being proposed and consideration be given to housing the same number of people in fewer but taller buildings;
- Skimpy on the greenspace.

Ms. Marland responded that the reduced standard for parking is because it is in a mobility hub with the LRT being 800 metres from the site and the Lakeshore Road Transportation Master Plan will evaluate what is needed around transit to alleviate traffic. She also stated that additional work will be done to ensure aspects of the Local Area Plan are retained.

**HAC-0019-2016**

That the Memorandum dated May 2, 2016 and the PowerPoint Presentation entitled “*Inspiration Port Credit – 1 Port Street East – Update for Information*” from Ruth Marland, Strategic Leader, Strategic Community Initiatives, to the Heritage Advisory Committee on May 10, 2016, be received for information.

**RECEIVED** (R. Cutmore)

## 6. MATTERS TO BE CONSIDERED

6.1. 2016 Designated Heritage Property Grants

In response to Councillor Parrish's question regarding an increase in the grant amounts, Andrew Douglas, Grants Officer, Culture Division, advised that the amount has not been increased in a while as the demand has not been there. Councillor Parrish requested a report on the viability of increasing the amounts to keep pace with inflation.

**HAC-0020-2016**

That the Heritage Property Grant Program requests be approved as outlined in the report from the Commissioner of Community Services, dated April 15, 2016.

That staff bring back a report with respect to increasing the grant amounts.

6.2. Request to Demolish a Heritage Listed Property: 1293 Woodland Avenue (Ward 1)

Corporate Report dated April 12, 2016 from the Commissioner of Community Services.

**HAC-0021-2016**

That the property at 1293 Woodland Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

**APPROVED** (R. Cutmore)

6.3. Heritage Permit By-law Revision

Corporate Report dated April 14, 2016 from the Commissioner of Community Services.

**HAC-0022-2016**

1. That a revised heritage permit by-law be adopted, as outlined in this Corporate Report from the Commissioner of Community Services (dated April 14, 2016), in order to simplify the heritage permit application process and to delegate authority to staff to accept applications and provide consent on certain alterations of properties according to the *Ontario Heritage Act* (the "Act"), as amended.

2. That the existing heritage permit by-law 77-2014 be repealed.

**ADOPTED** (R. Cutmore)

## 7. SUBCOMMITTEE UPDATES

7.1. Heritage Designation Sub-Committee Draft Terms of Reference and Priorities

Mr. McCuaig spoke to the Terms of Reference for the Sub-committee proposed Priorities which were developed in 2015 with the objective that the Sub-Committee would support and provide guidance to staff with respect to potential designations prior to them coming before the Heritage Advisory Committee. He also noted that members of the Sub-Committee are available to support staff with respect to advancing initiatives,

as well as provide access to the expertise available on the Panel to residents of Mississauga prior to decisions made by the Heritage Advisory Committee

Councillor Carlson stated that the Sub-Committee's input will be important in the heritage management process through the Thematic Heritage Outline of Mississauga (THOM) exercise outlined in the Museums and Heritage Planning Strategic Plan dated March 2016.

**HAC-0023-2016**

That the Heritage Designation Sub-Committee Draft Terms of Reference be approved as presented and that the Priorities for designations be received for information and referred to the Sub-Committee.

**APPROVED** (R. Mateljan)

7.2. Public Awareness Sub-Committee

M. Wilkinson advised that the Sub-Committee is meeting with staff and will be providing a report to the Committee shortly.

8. INFORMATION ITEMS

8.1. New Construction on Listed Property: 46 Queen Street South

In response to M. Wilkinson, Ms. Nin Hernandez advised that the wall is stepped to break it up and because the building is very close to the next property, the Owners have chosen not to articulate windows on the north side of the property.

**HAC-0024-2016**

That the Memorandum from Cecilia Nin Hernandez, Heritage Coordinator, dated April 14, 2016 entitled "*New Construction on Listed Property at 46 Queen Street South*" be received for information.

**RECEIVED** (Councillor C. Parrish)

8.2. Wartime Housing

Councillor Carlson noted that Kitchener's St. Mary's Heritage Conservation District (HCD) Plan is restrictive.

Councillor Parrish thanked staff for the information and noted that it is her hope to at least cap heights and setbacks in Malton.

Ms. Nin Hernandez spoke to the St. Mary's HCD Plan and added that they also have landscape conservation guidelines for private and public areas as well as protection of street trees.

R. Cutmore expressed concern that there is a huge number of wartime housing in

Lakeview which will start disappearing similar to that which Malton is experiencing.

Councillor Parrish requested that Chris Rouse, Manager, Development North, and Jordan Lee, Planner, Development and Design Division, be invited to a future HAC meeting, to provide information, similar to one they provided for Victory Village in Malton, with respect to what can be done to save heritage properties in Mississauga.

**HAC-0025-2016**

That the Memorandum from Cecilia Nin Hernandez, Heritage Coordinator, dated April 14, 2016 entitled "*Wartime Housing*" including a copy of Kitchener's St. Mary's Heritage Conservation District Plan, be received for information.

**RECEIVED** (Councillor C. Parrish)

8.3. Committee of Adjustment Applications within the Old Port Credit Village HCD, 42 Front Street South and 43 John Street South

Peter Nalay, Owner of 42 Front Street, spoke to the Application in which he was seeking a portion of the back yard from 43 John Street owned by a family member to be transferred to him.

Ms. Nin Hernandez reviewed the Committee of Adjustment Application. She stated that the severance will result in the lot size of 43 John Street property becoming smaller under the Zoning By-law. Ms. Nin Hernandez said that this matter was before this Committee for information.

**HAC-0026-2016**

That the Memorandum dated May 10, 2016 from Cecilia Nin Hernandez, Heritage Coordinator entitled "*Committee of Adjustment Applications within the Old Port Credit Village HCD, 42 Front Street South and 43 John Street South*" be received for information.

**RECEIVED** (R. Mateljan)

9. OTHER BUSINESS

There were no other items of business.

10. DATE OF NEXT MEETING – June 14, 2016

11. ADJOURNMENT – 10:48 am

City of Mississauga  
**Corporate Report**



Date: 2016/05/19

To: Chair and Members of Heritage Advisory Committee

From: Paul Mitcham, P. Eng, MBA, Commissioner of  
 Community Services

Originator's files:

Meeting date:  
 2016/06/14

## Subject

**Request to Alter a Heritage Designated Property**  
**Crozier Farmhouse**  
**4265 Perivale Road**  
**(Ward 6)**

## Recommendation

That the request to alter the property at 4265 Perivale Road, as described in the report from the Commissioner of Community Services, dated May 19, 2016, be approved.

## Background

The original (rear) portion of the farmhouse at the subject property was built c. 1845, the front in 1905. (A location map is attached as Appendix 1.) Additional changes have been made since that time, including the installation of an attached brick two bay garage, which was enclosed in 2015. The City designated the property under the *Ontario Heritage Act* (by-law 515-2001) in 2001.

The owner now proposes to add a detached two car garage with second storey storage space. A site plan and drawings are attached as Appendices 2 and 3 respectively.

## Comments

Section 33.1 of the *Ontario Heritage Act* states that “No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property’s heritage attributes [...] unless the owner applies to the Council of the municipality.”

The property is designated for its “historical, architectural and contextual significance.” The designation by-law concludes: “The site is a reminder of the once rural setting of this property which has now been developed into a residential community. The house is retained on a large lot that provides distraction and a proper setting for the heritage structure.”

The proposed garage is simple and shorter in height than the 1.5 storey farmhouse. It is set back from Beacon Lane, the road on which the property, despite its Perivale Road address, now fronts. The proposed garage would not detract from the visibility of the farmhouse from the lane. The addition of this proposed secondary built form would not undermine the large lot setting. As such, Heritage Planning staff recommend that the new garage be approved.

## Financial Impact

There is no financial impact.

## Conclusion

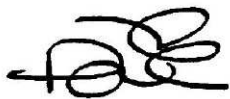
The property owner wishes to add a detached two car garage. As this additional built form will not negatively impact the property, the proposal should be approved.

## Attachments

Appendix 1: Location Map

Appendix 2: Site Plan

Appendix 3: Drawings



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Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator

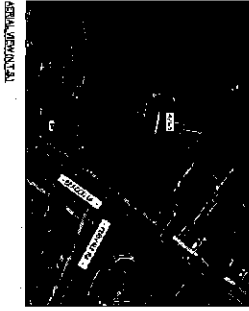


Appendix 1: Location Map

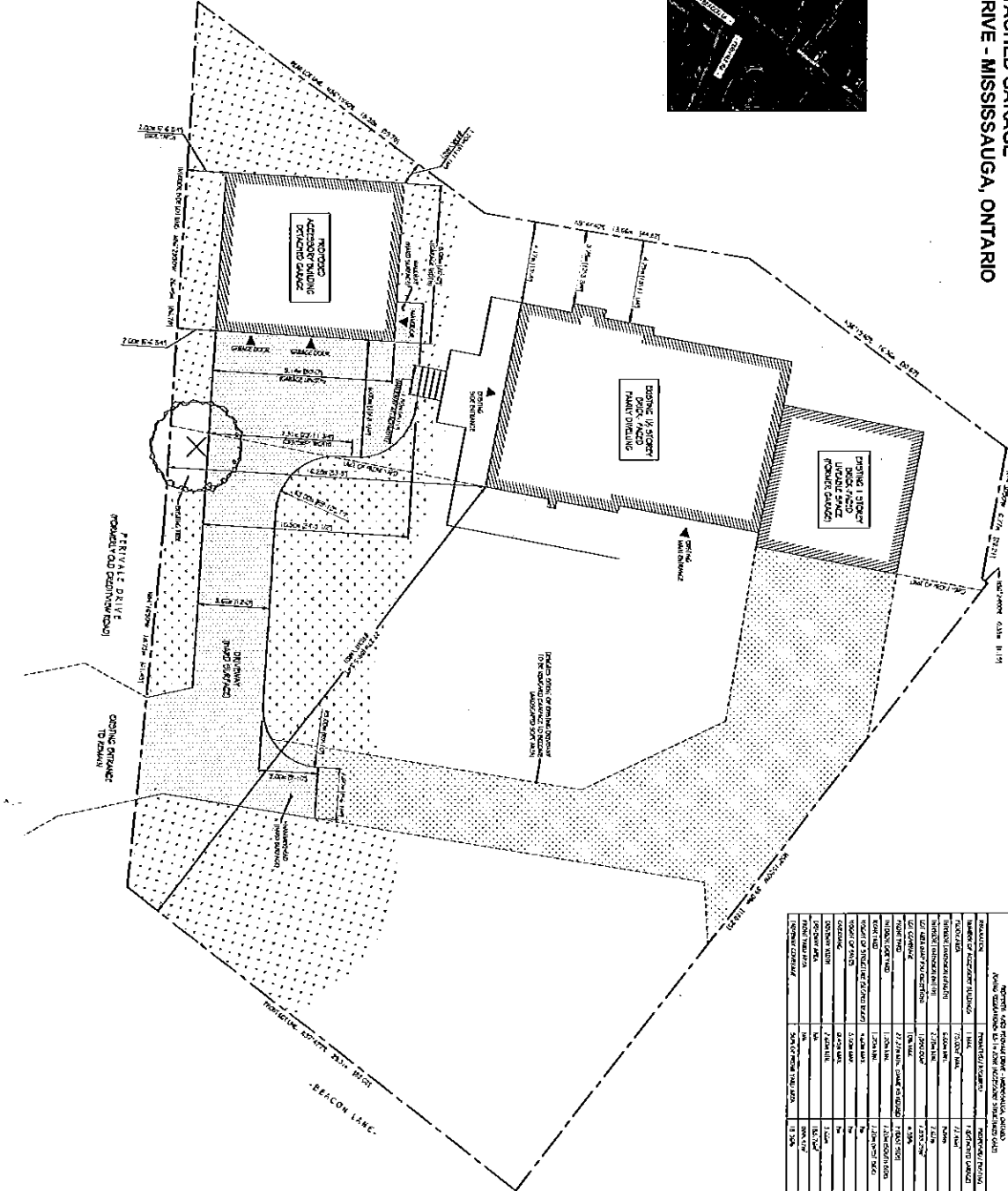


4265 Perivale Road

**SITE PLAN FOR ACCESSORY BUILDING:  
DETACHED GARAGE  
4265 PERVALE DRIVE - MISSISSAUGA, ONTARIO**



AERIAL PHOTOGRAPH



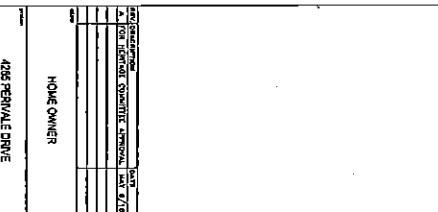
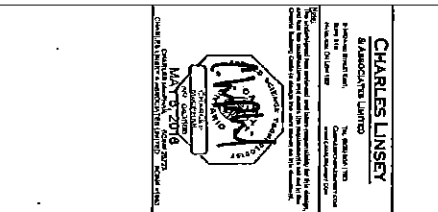
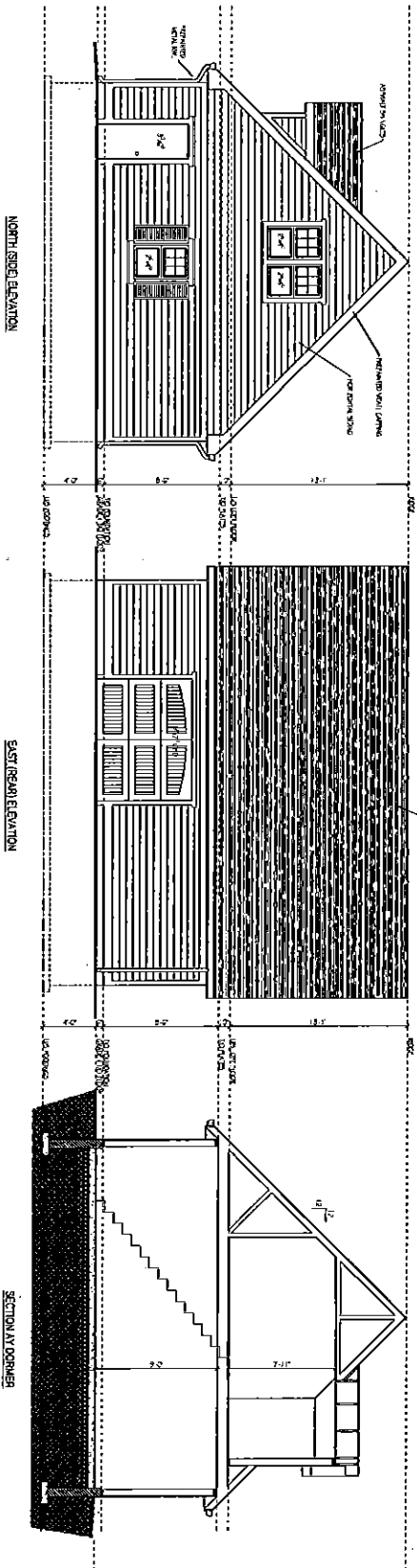
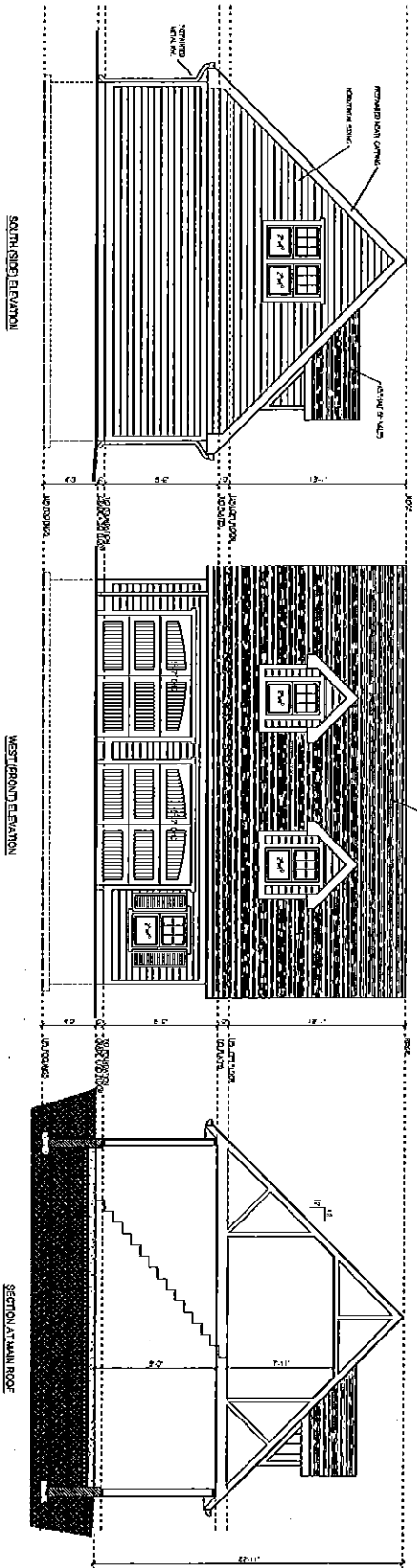
**CHARLES LINSEY**  
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 WWW.CLS-CA.COM

THIS DRAWING IS NOT TO BE USED AS PART OF AN APPLICATION  
 THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY

HOMEOWNER: JOHN PERVALE  
 4265 PERVALE DRIVE  
 MISSISSAUGA, ONTARIO

DATE: 12/20/2024  
 SCALE: 1:500  
 SHEET NO: 1  
 TOTAL SHEETS: 1

DRAWING SCALED FOR 24" X 36"



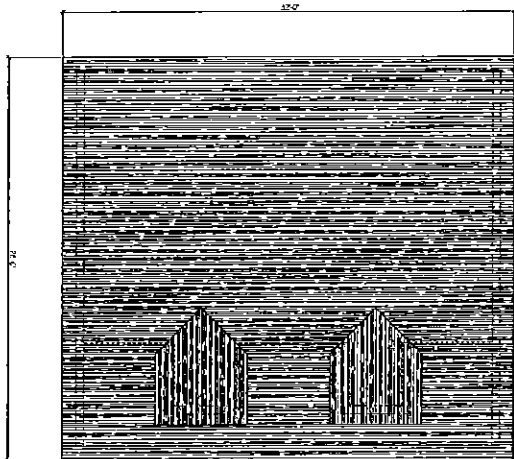
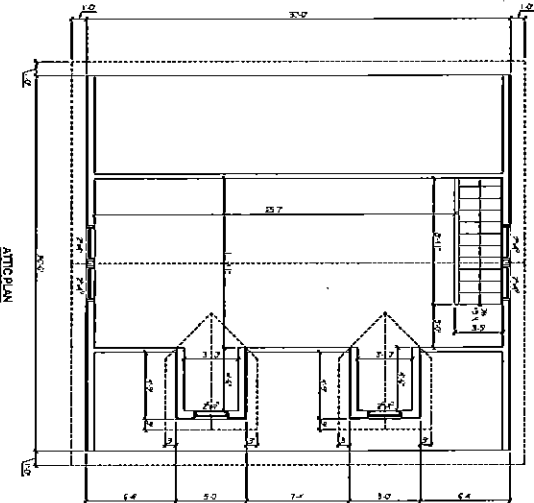
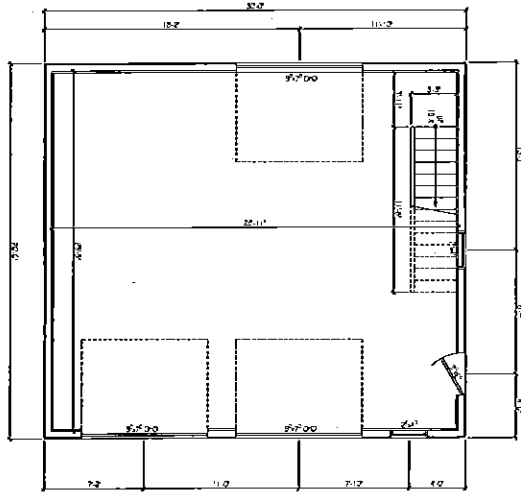
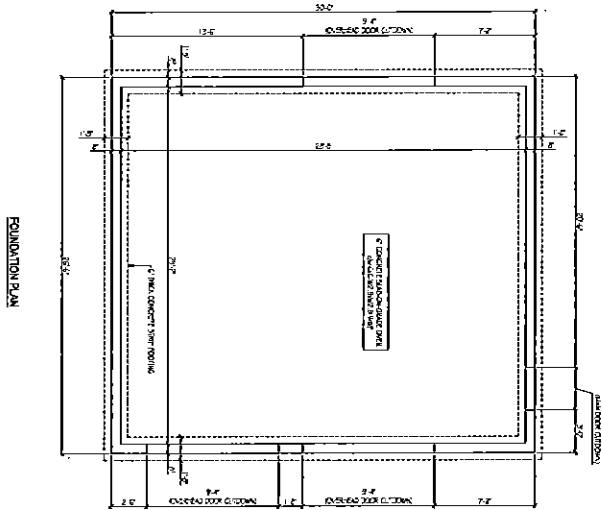
<p><b>PROPOSED ELEVATIONS &amp; CROSS SECTIONS</b></p>	
<p>4216 PERIVALE DRIVE MISSISSAUGA, ONTARIO</p>	<p>HOME OWNER</p>
<p>DATE: 1/1/2010</p>	<p>SCALE: AS SHOWN</p>
<p>PROJECT: 101-1010101</p>	<p>DATE: 1/1/2010</p>
<p>CLIENT: CAI</p>	<p>DATE: 1/1/2010</p>
<p>DATE: 1/1/2010</p>	<p>DATE: 1/1/2010</p>

**CHARLES LINSEY & ASSOCIATES LIMITED**  
 8700 SHEPPARD AVENUE EAST  
 SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T6  
 TEL: (416) 291-1111  
 FAX: (416) 291-1112  
 WWW.CHARLESLINSEY.COM

**REGISTERED PROFESSIONAL ARCHITECT**  
 REG. NO. 10101  
 ONTARIO

**REGISTERED PROFESSIONAL ENGINEER**  
 REG. NO. 10101  
 ONTARIO

**REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT**  
 REG. NO. 10101  
 ONTARIO



<p><b>CHARLES LINSEY</b>                  25 LABORVILLE LANE                  CHARLOTTE, NC 28203                  704.375.1100                  FAX 704.375.1101                  www.charleslinsey.com</p>		<p>Stamp: </p>	
<p>DATE: MAY 28, 2016                  DRAWN BY: [Name]                  CHECKED BY: [Name]</p>			
<p>PROJECT: 4265 PERMAL DRIVE, MISSION, ONTARIO</p>			
<p>PROPOSED LAYOUTS</p>			
<p>HOME OWNER</p>			
<p>FOR INFORMATION: 1. SEE ATTACHED PERMITS AND ORDINANCES.</p>			

City of Mississauga  
**Corporate Report**



<p>Date: 2016/05/19</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services</p>	<p>Meeting date: 2016/06/14</p>

## Subject

**Request to Demolish a Heritage Listed Property: 891 Longfellow Avenue (Ward 2)**

## Recommendation

That the property at 891 Longfellow Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

## Background

Section 27.3 of the Ontario Heritage Act states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property has submitted a heritage permit application to demolish and replace the existing detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the Lorne Park Estates cultural landscape. This cultural landscape is noted for being a unique shoreline community established in the late 19th century with a balance of low density residential and protected mature forest of significant ecological interest within the City of Mississauga.

The landscaping, urban design and conservation authority related issues will be reviewed as part of the Site Plan review process to ensure the project respects the character of the surrounding community.

## Comments

The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Heritage Impact Statement compiled by Hicks Design Studio Inc. It is attached as Appendix 1. The consultant has concluded that the house at 891 Longfellow Avenue is not worthy of designation. Staff concurs with this finding.

## Financial Impact

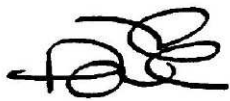
There is no financial impact.

## Conclusion

The owner of 891 Longfellow Avenue has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the Ontario Heritage Act.

## Attachments

Appendix: Heritage Impact Statement



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Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator

# HERITAGE IMPACT STATEMENT

**LYCHACZ RESIDENCE  
891 LONGFELLOW AVENUE**

**HICKS DESIGN STUDIO INC.  
March 21, 2016  
AMENDED APRIL 13, 2016**



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**SECTION 1 INTRODUCTION****LORNE PARK ESTATES NEIGHBOURHOOD / CULTURAL LANDSCAPE**

Lorne Park Estates was developed originally as a summer resort in the late 1880's. It has existed ever since as a privately held condominium corporation in essence with its own Board of Directors. The roads and ravines are owned privately and the Lorne Park Estates area has been self-regulated for the past 130 years.

It is a unique area with a wide variety of housing types. There are very few original cottages that remain in the Estates. There are some that have been renovated so many times that the original house has virtually disappeared.

The original Estates was designed as a series of shingle style cottages with some arts and craft cottages that were existing as well at one point in time. These have for the most part been demolished.

The streets and ravines are heavily treed and the area is in fact, designated in the Province as a Carolinian forest example. The Association maintains the forests and practices new planting and preservation within the area.

What has evolved today is a wonderful neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends the houses with their natural and manicured surroundings.

A gradual infilling has not increased the density over the years as there have been very few opportunities for land division, and the ravines remain protected from development by the park itself. Great care has been taken to ensure that redevelopment in the area does not ruin the very quality and character that makes this neighbourhood so appealing and attractive. Of the many neighbourhoods in Mississauga, the Lorne Park Estates neighbourhood stands out as one of the most visually interesting and memorable.

As is often the case, when new development is balanced with the protection of the natural environment, a truly livable and sustainable community evolves.

Lorne Park Estates was initially a Lorne Park pleasure resort when it was first developed in 1879. In 1886. It was developed as The Toronto and Lorne Park Summer Resort Company and it became an area used as a cottage community for many years. Since that period of time, the area has slowly developed with a series of new homes replacing old cottages. A hotel (Hotel Louise) originally opened in the resort in 1889. It was later in a fire and burnt and was demolished in 1920. Parts of that hotel were saved and are found in many of the older houses in the Park including the Author's original house on Burns Avenue. In fact, the original front door of the Hotel was found in the Author's basement on Burns Avenue.

Edmund Burke was one of the original owners of the Lorne Park Summer Resort Company. He was a well known Toronto Architect and he designed many of the cottages that were built in the late 1800's.

Many of the original cottages have been demolished and the last truly original Burke Cottage located across the street from the Author burnt down in 1999.

Lorne Park Estates is abundant with countless species of birds, coyotes, deer, raccoons, a bush wolf and many foxes which makes it a haven for wildlife.

## **HISTORICAL ASSOCIATIONS**

The following is a brief history of the Lorne Park Estates area. The area was initiated as a 75 acre parcel of land on the shores of Lake Ontario. The lots were severed into a series of lots that were typically 50' x 100 feet in depth except along the many ravines that cross through the site.

In 1805 when the settlement of 80,000 acres of land was made from the Mississaugas to the Crown, the first official survey of Lots 22 and 23, Concession 3-S.D.S. was created by Samuel Wilmot in 1806. The first applicant for the Crown Grant was Moses Polley, but his application was rejected in 1829, because it was believed that he was convicted of assault in 1822. The next applicant was Officer Lieutenant Arthur Jones, he came to Canada in 1824, married and left the army in 1830 and this was when he applied for the land grant.

Arthur Jones had already owned property lots 24 and 23 Concession 3 and requested to the Toronto House grant for Lots 22 and 21 so he could join his lots together and have enough space to build farm land. Arthur Jones sold the land 11 months later to Frederick Chase Capreol.

Frederick had formed the Peel General Manufacturing Company which would take over the Credit River and would build manufacturing plants. Fredrick Chase Capreol's idea of the Peel General Manufacturing Company was not successful and if it had been, Lorne Park Estates wouldn't be what it is today, Lorne Park Estates would have been more industrial.

Between 1839 and 1878 before Columbus H. Greene purchased parts of Lot 22 and 23 the land of 75 acres was bought and sold about 10 times and the cost of the land would range from \$75 to \$4,000. In 1878, Columbus H. Greene then sold the 75 acres to Neaven McConnell along with eight other men. These nine men applied to create a company under the Ontario Stock Companies letters Patent Act. They named their company "The Toronto Park Association". Within a period of six months, they were able to clear the land and began to build gazebos, a wharf, a picnic pavilion, an overall park for business and pleasure. The Park opened May 24, 1879.

Sometime between 1880 and 1886, Neaven McConnell and his partners became financially unable to pay their dues. They owed money to tradesmen and contractors and still had an outstanding balance to pay the land to Columbus H. Greene. Later McConnell was able to keep ownership of the land for an extra five years.

In the Summer of 1886, McConnell partners gave up their claims on the property but McConnell was able to sell the Park to new owners for \$7,000 that same summer.

Neven McConnell sold the land to John W. Stockwell and Directors named Stockwell, Venn, Henderson, McIntyre, Neville, Boustead, Earls, Hillman and Hewlett, they formed a company together called “The Toronto and Lorne Park Summer Resort Company”. After the property was registered under the new company name, plans were made to subdivide the building lots that were to be sold. Once the land was surveyed, new roads had to be named. Thus the Directors named the roads that run North and South after famous poets such as Longfellow and Sangster and the roads that ran East and West, were named after the Directors themselves such as, Stockwell and Henderson.

In 1891 for reasons that remain unknown, “The Toronto and Lorne Park Summer Resort Co.” transferred the property to Frederick Roper who was the President for the Company at that time. Frederick Roper in the same year transferred the company name to The Lorne Park Company Limited and it was at this same time that he named a road after himself which is “Roper Avenue” which intersects with Sangster Avenue.

Once Frederick Roper granted the transfer, many lots were being sold between 1886 and 1891. There were 27 cottages; most were built new from the ground up or were well renovated.

Edmund Burke a well known Toronto Architect who was the designer for the Robert Simpson Company building on Queen St., also designed most of the cottages in Lorne Park Estates.

A few of the cottages that Edmund Burke designed in Lorne Park Estates are: the Buenavista, the Roper residence, Linstock Villa, Boustead residence, Argyle, the Campbell residence. Myrtle, the Stockwell residence, Pioneer Villa, the Richey residence, The Massawippr, the Henderson residence and the Berwyn Cottage. In 1889 Edmund Burke also designed, “The Hotel Louise”.

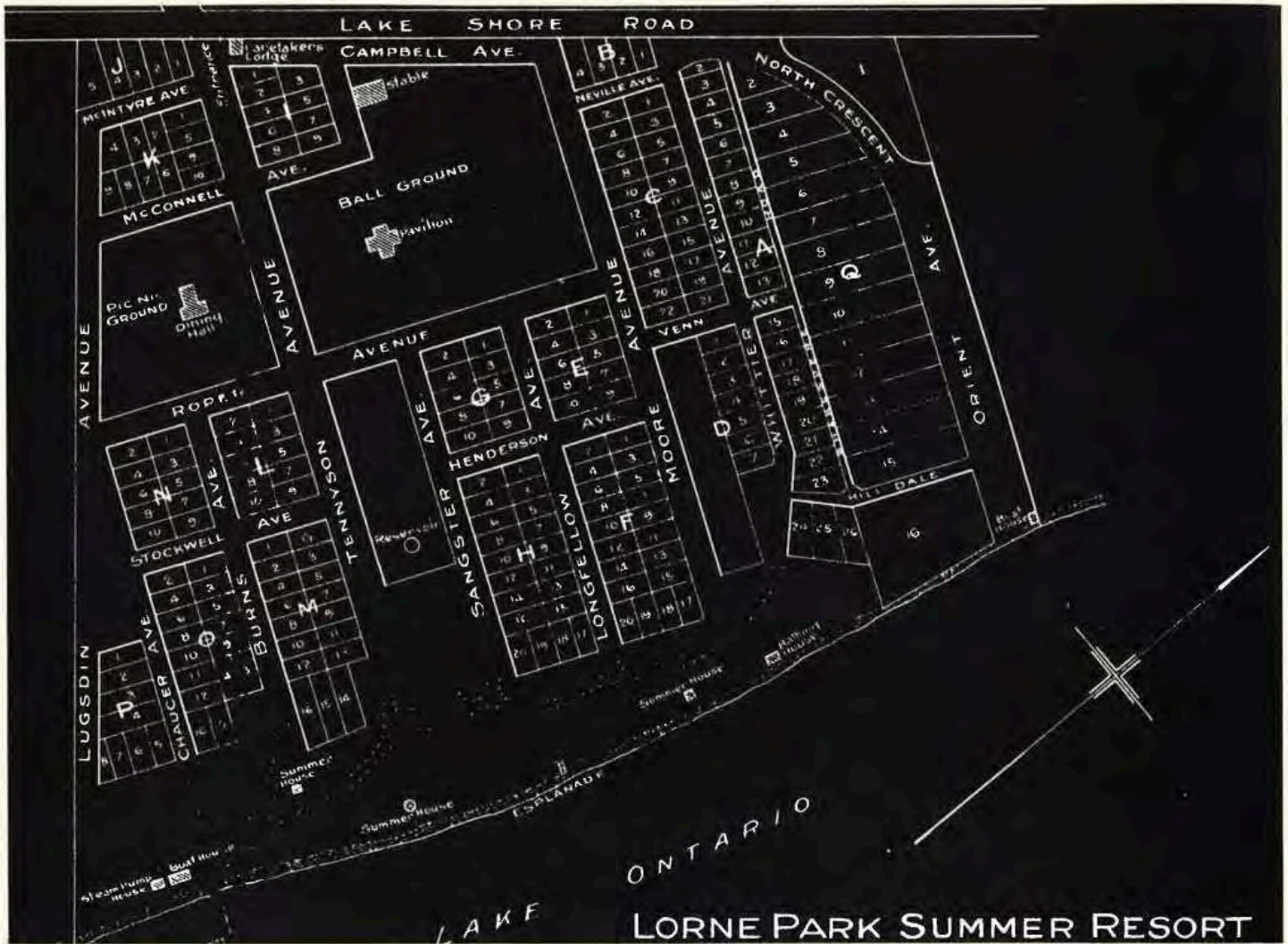
Sometime between 1905 and 1910 the Park no longer was open to the public and this is when Lorne Park Estates became a private summer resort. Lorne Park Estates is still a private neighbourhood today.

# Village Within a City

## The story of Lorne Park Estates



Bird, Marcia *"A Village within a City". The Story of Lorne Park Estates, 1980.*



Survey Map 1889

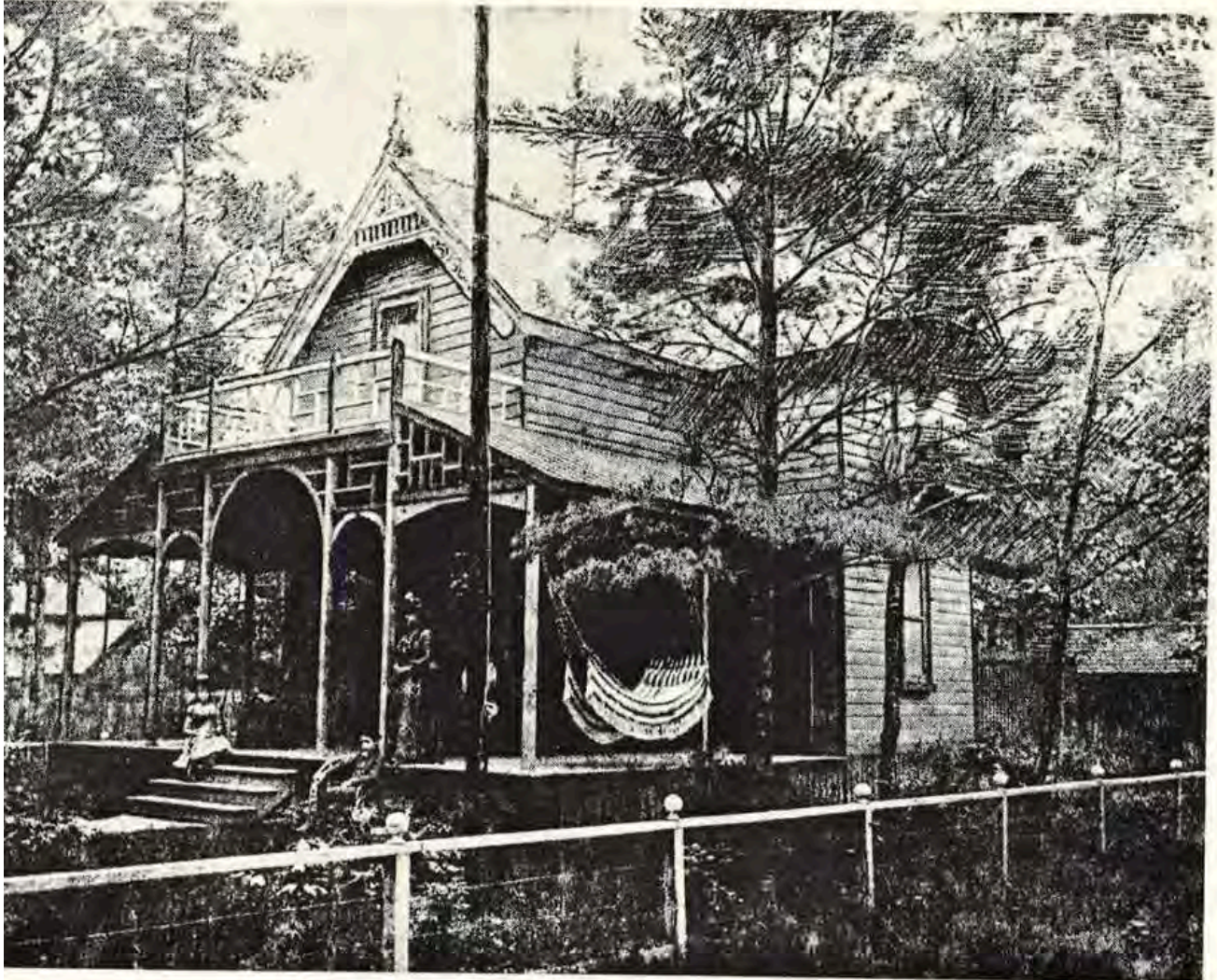
Bird, Marcia *"A Village within a City". The Story of Lorne Park Estates, 1980.*





Bird, Marcia "A Village within a City". The Story of Lorne Park Estates, 1980.





*Pioneer Villa — Richey residence*

Bird, Marcia *"A Village within a City". The Story of Lorne Park Estates, 1980.*





*Hotel Louise — after its last face-lift ca. 1915*

Bird, Marcia *"A Village within a City". The Story of Lorne Park Estates, 1980.*





*Boustead Terrace looking east*

66

Bird, Marcia "A Village within a City". The Story of Lorne Park Estates, 1980.

## **SECTION 2 THE PROPOSED DEVELOPMENT**

### **EXISTING CONSTRUCTION**

The house based on records reviewed and discussions with Mathew Wilkinson from Heritage Mississauga the original cottage structure which is found at the front portion of the building was constructed in or about 1927 by the Ray family. There is very little information on the Ray family other than he sat on the Board of Directors for the Lorne Park Estates Association.

On or about 1959, the house was purchased by Jack and Florence Gundill who the Author of this report knew very well for many years. It remained in their hands until it was finally sold in 2012

Jack Gundill was a carpenter/cement layer by trade; Florence, his wife, came from England and the couple had no children; Florence was a teacher at nearby Owenwood Public School “for ages”; Both Jack and Florence have passed away; Their house at 891 Longfellow was a gathering place for the community – they hosted “Trillium Tea” socials in their backyard on the ravine – carpeted by vast Trillium beds – there is a strong sense that these should be protected and preserved; everyone in the Park knew Florence, and she knew everyone – she was the Park’s “storyteller” and always made sure the history facts were “right”; the locals called the Gundill house “the house that Jack built” – but Jack added on to and renovated an earlier 1920s house that belonged to the Ray family. There is very little information on the Ray family, only that Franklin Ray was involved with the Board for the Park. It was sold in 1959 as found in the land registry records. There was an addition built in 1964 which expanded the house beyond the original cottage structure to the east.

Like many of the older houses built after the fire in the Hotel, much of the wood panelling was repurposed in many different houses including the Author of this report. The existing house has some of this same panelling in it. Unfortunately, this panelling in the house, has been seriously damaged by mold infestation as the house has remained empty for many years and has fallen into disrepair.

In the past, the Author offered to remove the panelling in this house before it was demolished but there was no desire to retain it by the Park, nor any place to use it.

The house we believe was built by Mr. Ray and its character closely resembles a simple craftsmen’s inspired bungalow. It is very simple in character and does not possess many of the characteristics usually noted in craftsmen’s style homes.

There was a front porch on the south side and this was infilled at some point in time by the Gundill’s and thus the house lost much of its charm when this porch was removed.

The additions on the back of the home were built by Jack himself and were done in approximately 1962.

There is a freestanding garage which was built in approximately 1930 and it is structurally failing at this time due to its location on the edge of the slope. In fact, there is no foundation on it. There is also a small garden shed that appears to have been built post 1930, but no records exist on the actual construction date as it was most likely built without permits by the original owner.

The original front part of the house is constructed of wood frame with siding. There is no basement under this portion of the house but there is a small crawl space which is not accessible it appears. The foundation was built of concrete as were many of the houses that used to exist in the Park.

The additions to the house are constructed on a concrete block foundation with a mix of wood frame exterior, walls clad with wood siding which was typical for this period of construction.

The Architect of the house was not identified and the drawings would have been simply done by a draftsman to construct a simple cottage on the property. The owners may have referred to some standard plan books that might have existed but that fact is not known. The cottage is a very simple style quite typical of cottages built from the early 1900's to 1930.

Windows are generally wood frame throughout and are in poor condition

The roof is finished with asphalt shingles which are in very poor condition as the house has been empty for 5 years and has fallen into a total state of disrepair.

There are no meaningful architectural elements within the existing house that are worthy of preservation. Baseboards are minimal as are window casings and trim detailing in general. When the current owners purchased the house substantial demolition had occurred within the house for salvage purposes by the previous owners. The house is full of mould and asbestos and is in very poor condition.

There are some areas of the front cottage portion of the house that are finished with what appears to be some of the original panelling from the Hotel Louise. This was common in a number of houses within the Park after the fire at the Hotel when much of the wood was salvaged. The Author had a previous house in the Park where this siding was also located and its removal was virtually impossible due to how dry the wood was. That being said, there is no use for these materials and the Association within Lorne Park Estates, is not interested in preserving this.

The other interior finishes are drywall, wood flooring in some areas, vinyl flooring in others.

There are no details of any particular character or interest within the house and it appears it has remained as built for at least 60 years with ongoing maintenance and upgrades as required over the years.

See Appendix A – Site Context Map for the lot location.

See Appendix B - Current lot survey

**EXISTING FLOOR PLANS (Appendix C)**

See attached floor plans which represent the current state of the house upon acquisition by Anna Winsor the previous owner prior to its recent sale.

*See Appendix C attached herewith for copies of these floor plans including Photo numbers referenced in Appendix E – Existing Interior Photos*

The home is built on one floor with a full basement. The area of the existing finished house is approximately 1,529 sq. ft.

**EXTERIOR PHOTOS (Appendix D)**

The exterior photos were taken on March 21, 2016 and they depict the current state of the existing house. It has remained vacant for some 5 years now and it is in a total state of disrepair.

*See Photos in the attached Appendix D.*

**INTERIOR PHOTOS (Appendix E)**

There are no remarkable characteristics of the home interior and certainly nothing worthy of preservation for any reason. The house is full of mold and asbestos and must be demolished

*Refer to Appendix E - Photos of the interior*

### **SECTION 3     CULTURAL LANDSCAPE AND FEATURE CRITERIA**

The Lorne Park Estates area has been designated within the city as an area having interest related to the landscape environment, and significant ecological interest as well an area with some degree of importance placed on the Built Environment.

The site specifically falls within the jurisdiction of the Credit valley Conservation Authority and the Peel Core Greenlands area. As such. The site plan and arborists reports have been circulated to these agencies. The Credit Valley Conservation Authority has approved in principle, the proposed site plan and its setbacks and tree preservation measures.

The neighbourhood of Lorne Park Estates (*Refer to Appendix G-Neighbourhood Existing Houses*); is known for a number of unique attributes including in summary the following:

#### **Landscape Environment**

The area is dominated with mature landscaping and large trees that create a canopy over the road in many areas thus adding to the unique charm of the area. A number of the properties have boundary landscaping planted many years ago that help to define the neighbourhood properties and thus add to the natural environment and character.

The area consists of over 45 acres of naturalized development with ravines and minor water courses crossing the area in a number of locations. The location on Lake Ontario and the natural beaches that exist add a unique and visual quality to the neighbourhood.

This particular lot is heavily treed and has retained its character for many years thus making it an important part of the scenic environment within Lorne Park estates.

#### **Built Environment**

The area has a wide variety of housing types ranging from Historic homes to bungalows', to large scale homes of every size. One of the things that make it unique is that this wide variety of housing types and configurations exist, thus adding to the character and diversity. All the homes coexist aesthetically in the neighbourhood in large part because of the retained landscaping versus the actual style of the house.

The area does not consist of engineered streets with curbs and gutters, but instead it is made up out of simple paved roads with ditches and a large number of mature trees within the road right of way unlike newer sub-divisions developed elsewhere within the City of Mississauga. There is a quaint charm to the streets.

There are no sewers and all properties are on private septic systems.

There are no storm sewers and all drainage is via surface run off towards the street.

**SECTION 4 PROPERTY INFORMATION**

Municipal Address	891 Longfellow Avenue
Legal Description	LOTS 72,73,74,77,78 AND 79 PLAN A-23
Municipal Ward	Ward 2
Zoning	R2-5
Lot Frontage	59.43 M
Lot Depth	60.96 M
Lot Area	3620.62 m2
Orientation	East side of Longfellow Avenue
Existing house type	One storey bungalow with partial walk out basement
Existing Vegetation	Substantial trees in front and back and south side yards which is a partial ravine

**HISTORY OF OWNERSHIP**

The following data has been gathered from the Ontario Land registry Office. Original Plan of subdivision for this lot appears to have been in July of 1886, when it was transferred to J. W. Stockwell one of the owners of the Lorne Park Summer Resort Company.

*Refer to Appendix I. Chain of Title*

## **SECTION 5 IMPACT OF DEVELOPMENT OR SITE ALTERATION**

### **AREA DESCRIPTION**

The Lorne Park Estates area in which this property is found has been designated as a cultural landscape area and as such, the requirement exists to submit a Heritage Impact Statement report to justify the removal of the existing house on the property which has been recently occupied as a single family home by one owner for 50 years.

The area is not designated as a Heritage District under the Act but the city reviews applications generally in accordance with the rules of The Ontario Heritage Act.

The specific area in which this property is located has undergone recent redevelopment in the past few years and is currently continuing to be redeveloped. *Refer to Appendix G - Photos of the Neighbouring houses;* which represent both new and existing homes on the same street and within the block in which this house is located. The new owners of the property intend to demolish and reconstruct a new two storey single family home as per the drawings that are attached.

The property was acquired by the current owners in 2015 after most recent ownership by the Winsor's for three years, although it was never occupied while they sought approval for a new house. Prior to that it had been lived in by one owner for the previous 50 years. The house was constructed in or around 1927, and is but one example of a traditional cottage style bungalow which was predominant in the area.

There have been a small number of additions and renovations to the existing building over the past 60 years including additions of small covered porches on the west side and the addition of a small covered basement shelter for an entry on the south side of the house, and a freestanding garage in front of the house as well as a garden shed.

The building does not have any specific architectural interest.

### **PROPOSED DEVELOPMENT DETAILS**

The owners' intent is to demolish the existing house and construct a new house generally in a similar location to the existing house. *Refer to Appendix F – Site Plan;* showing the proposed new house footprint on lot. There is an older house to the north of the property that will most likely be demolished in the next two years and redeveloped. The house to the south is approximately 200 feet south and it is a large frame heritage structure that sits well above this house in terms of its elevation and roof height. *Refer to Appendix A1 – Streetscape.*

The owner is maintaining most of the trees on the lot. There are a total of **10** trees being removed to facilitate construction and some light on the property. There are over 200 trees on the site and it is densely forested and this shall remain. Thus the removal of trees has any or very little impact on the landscape quality of the site. In fact, the site has been left to become overgrown for a number of years.

The ravine to the South and East of the house has a large number of trees some of which have blown over in recent storms. Most of this area will be naturalized and maintained as is.

There was an Arborist Report submitted as part of the redevelopment plan and it is attached herewith as *Appendix J*.

### **PROPOSED STREETSCAPE**

*Refer to Appendix H to show the plans and elevations of the new house from the street.*

It should be noted that there are very few houses on the street between this property and the lake with only one other house on the same side and three on the opposite side of the street.

### **IMPACT ON NEIGHBOURHOOD**

There are certain specific criteria laid out in the Official Plan for the area which note the reasons for the area being designated as a Cultural Heritage Area.

### **EVALUATION CRITERIA**

The Lorne Park Estates neighbourhood has been included in the Cultural Landscape Inventory within the City of Mississauga. It is included for its neighbourhood character versus being of any specific heritage interest. It is also an area of significant ecological interest.

The inventory describes the areas of specific interest within the neighbourhood which should be reviewed.

These include the following:

#### **Landscape Environment**

- Scenic and Visual Quality
- Natural Environment
- Landscape Design

#### **Historical Association**

- Styles, Trends and Patterns
- Social and Physical Development



**Built Environment**

- Aesthetic / Visual Quality
- Scale of Built Features

**LANDSCAPE ENVIRONMENT****SCENIC AND VISUAL QUALITY**

This unique shoreline community combines a low density residential development established in the 1880's with the protection and management of an amazing forested community which is representative of the pre settlement shoreline of Lake Ontario. A mature Carolinian forest made up of white pine, red oak and red pine gives this residential community a unique visual quality.

The proposed development maintains this relationship between the new home and the street which is consistent with the neighbourhood while having undergone substantial redevelopment in past years. It has maintained its character of place. In fact, the existing site has had a freestanding garage in front of the house for some 40 years and the new development reproduces this relationship.

The proponent intends to maintain most of the forest cover on the site and to naturalize the site. There is no intent to add a pool and/or large lawn areas.

Thus, in the opinion of the Author of this report, neither the removal of the existing house nor the proposed new development, will alter negatively the scenic and visual quality of the neighbourhood.

In fact, in our opinion, it will be enhanced as this property has been a serious state of disrepair for quite some time.

**NATURAL ENVIRONMENT**

The trees on site are for the most part being retained. The back of the lot and the south side of the lot in the ravine area is heavily forested on the edge and this will be retained. There will be no impact on the natural environment caused by removal of the house or the construction of the new home. The removal of the 10 trees will be offset by planting of new trees upon completion of the development that will add to the landscape quality of the street and neighbourhood.

The Credit Valley Conservation Authority is satisfied with the proposed plan and has not required any specific mitigation plans.

**LANDSCAPE DESIGN**

As noted, the proposed development includes a very rich landscape restoration plan that reinforces both the character of the lot and the neighbourhood, as a whole. The resulting new house and landscape will be an enhancement to the area and it will preserve the character of the Lorne Park Estates neighbourhood.

## **STYLE AND PATTERN**

The existing neighbourhood has a wide variety of lots, shapes and patterns but they are consistent in the way they address the road with a seamless landscape from asphalt to front door. The pattern of the existing immediate neighbourhood includes buildings of varying setbacks and depths of lots.

The proposed new house maintains this sense of style and pattern and it inserts, a new home that meets all of the design intent of the Urban Design Policies implemented, as part of the site plan process.

## **PHYSICAL DEVELOPMENT**

The removal of the existing home and the creation of the new house do not affect the strong history and or character of the area. Lorne Park Estates remains a wonderful example of a unique development in the City. In fact, the new house and its freestanding garage, maintain the character that has existed for many years.

## **AESTHETIC AND VISUAL QUALITY**

The existing modest house does not represent a rare or unique example of a particular style or type or construction methodology. There is no evidence of a high degree of craftsmanship or artistic merit in the existing structure. Its removal will not impact on the aesthetic or visual quality of the neighbourhood.

## **SCALE**

The existing street has a wide variety of house types on it but the predominant character of the area, might be described as one of 1.5 and 2 storey houses. The existing house is a bungalow which has been substantially modified. The proposed new home is a 2.0 storey house which fits in with the context of the site and streetscape. It has been designed so to be able to co-habitate with the existing dwellings in the area many of which are also two storeys in height.

It is the conclusion of the writer that the while this property is listed on the register under the Lorne Park Estates Cultural Landscape, the existing house has not been designated and does not merit conservation measures of any kind.

The impact of the proposed new home has taken into consideration the surrounding neighbourhood, and the preservation of streetscape character. The new home matches the existing front yard setback of the original house and thus is appropriate in terms of impact on the streetscape.

Thus, it is the conclusion that the proposed demolition and new construction, do not contravene the intentions of the Lorne Park Estates Cultural Landscape Listing.

**SECTION 6 MITIGATION MEASURES**

The owners considered if other options existed for the development of the site. Given the restrictions placed on the site by CVC, Peel Green Core Lands Study and the Zoning restrictions as well as Regional requirements for septic facilities, the house could literally be built in only one spot on the site which also happens to match to some extent, the existing location of the house and garages on the site.

Thus, as the project design was initiated after discussions with the City Planning Department and with CVC, there were no alternative development options possible for the site. In fact, the original design was much larger and intruded on the required setback from the top of bank more extensively, than the final solution and it was reduced substantially, thus leading to a supportable development option on the site.

The septic had to be moved to the front of the site thus requiring some tree removal as CVC will not permit close to the top of bank nor over the top of bank.

The house itself required the removal of some existing trees due to grading changes required and to accommodate the actual footprint of the house. The Conservation Authority after many months of discussions, is satisfied with the proposed house and its location as well as that of the garage as they feel, it has no impact on the valley features of stream to the south.

The house and garage required a number of variances to the Zoning Bylaw all of which were supported by planning and the local neighbourhood Board of Directors as well as the adjacent neighbours and the Committee of Adjustment approved all of the variances required for the site.

The local Ward Councillor also supported the proposed development based on the support being given by the local community.

All tree removal permits will form part of the site plan approval process and Planning is now satisfied that the plan is appropriate.

### SECTION 7 QUALIFICATIONS

Hicks Design Studio Inc. / formerly The Hicks Partnership Inc. is an architectural design firm that has been in practice since 1980 under different partnership forms. The firm's area of specialty is infill housing in very sensitive areas within Mississauga and Oakville area for the most part. In addition, the firm is renowned for its work with designing golf club clubhouses throughout North America.

William Hicks has been practicing as an architect for over 33 years and has designed over 1200 new infill homes across the general GTA area. The firm is known for its design excellence and it has won awards for over 15 different projects including a number of heritage sensitive projects.

The firm prides itself in its ability to design houses which fit the scale and character of the neighbourhood and the firm has designed more than 300 to 400 houses within Mississauga including others areas of cultural heritage interest such as Mineola, Lorne Park, Lorne Park Estates and Port Credit.

The firm has completed heritage impact studies for a number of homes and commercial properties within the Oakville area and we have worked with the Heritage Advisory Committee and the City of Mississauga on some projects in Historic Meadowvale Village and Port Credit. William Hicks was one of the original owners of the Wilcox Hotel on Front Street in Port Credit which was restored by a predecessor firm in the 80's.

Completed Heritage Impact Statements have been prepared and approved for the following projects within the City of Mississauga and other municipalities.

Mississauga		Other Municipalities	
Morra Residence	925 Longfellow Ave	Thornhill Golf Club	7994 Yonge St. Thornhill
Adventure Canada	14 Front St. South	Madon Residence	24 First St, Oakville
Ahmed Residence	4208 Mississauga Rd	Hughes Residence	73 Williams St. Oakville
Khosla Residence	216 Donnelly Dr.	Oakville Club	56 Water St. Oakville
Saplys Residence	1442 Stavebank Dr	Ross Residence	47 Allen St. Oakville
Stevens Residence	206 Briar Hill Dr		
McLaughlin Residence	2098 Mississauga Rd		

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PAMA – Jim Leonard, Kyle Neill, Samantha Thompson (9 Wellington St. Brampton, ON L6W 1Y1.

*‘Lorne Park, Dreams of Long Ago’ – Verna Mae Weeks, 1993*

PAMA – *Township of Toronto, “Abstract Index Villages”*



**SECTION 7A – CV**

WILLIAM R. HICKS, B.E.S., B. ARCH., MRAIC, OAA

**EDUCATION:** 1976 Bachelor Environmental Studies  
University of Waterloo  
1979 Bachelor of Architecture  
University of Waterloo

**MEMBERSHIPS:** Ontario Association of Architects  
Royal Architectural Institute of Canada  
NCARB - National Council of Architectural Registration Boards  
New York Association of Architects  
Arizona Association of Architects

**OFFICES:** Chairman of the Board  
Bradley Museum, Mississauga  
1986 - 1988

Peel Volunteer Foundation  
Mississauga  
1984 - 1986

Lorne Park – White Oaks Residents Association  
Mississauga  
1979 - 1980

President  
Lorne Park Estates Association  
1985 - 1987

Mississauga Hospital Board of Directors  
1987 - 1996

South West Hospital Planning Group  
Director  
1994 - 1995

**CURRENT FIRM:** 2015 - Partner, Hicks Design Studio  
2006 - Partner, Hicks Partnership Inc.  
2001 - 2015 Trinity Project Management Inc.  
1998 - 2006 Partner, Hicks-Pettes Architects Inc.  
1991 – 1998 Partner, Williams R. Hicks Architects Incorporated  
1996 - 2015 Director, North American Retail Architects Inc.

## **SECTION 8 RECOMMENDATIONS**

Under Ontario regulation 9/06 which is part of the Ontario Heritage Act, one must consider the criteria for determining if the specific property is of cultural value or interest. There are nine criteria for this evaluation including the following:

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

- i) Is it a rare example that is unique or representative of a style or expression or a unique construction method? Certainly this house does not represent a structure that is unique in terms of its construction method nor its style.

In the opinion of the Author, the original cottage does not represent a unique style or expression of architectural merit when evaluated within the context of Lorne Park Estates. The original houses built and designed by Edmund Burke did represent a unique style that was a dominant characteristic of the Estates in the late 1800's.

As new structures began to be built as summer cottages after the first world war. They tended to be very simple structures with some craftsmen influence, but limited even in those characteristics as they were built to be very simple utilitarian structures. They met the needs of the owners as summer cottages at first. and later as permanent homes. This has been illustrated in this case, as the house was more than doubled in size in the early 1960's.

While the area is listed within the Cultural landscape designation in Mississauga, this particular house was not designated.

- ii) The house does not represent or display a high degree of craftsmanship or artistic merit in the opinion of the Author. There is nothing unique about the architectural expression or detailing found in this home. The house is not known to represent any significance related to theme, events, beliefs, persons, activities, organizations or institutions in the community. It was simply one of many summer cottages built in the area between the first and second world wars.
- lii) The house certainly does not display nor is it representative of a high degree of technical or scientific achievement. It is built following traditional construction methodologies of that period with a brick and frame construction.

*2. If the subject property does not meet the criteria for heritage designation then it must be clearly stated why it does not do so.*

- i) The specific house through its history, has not been associated with any particular event, or owner or institution that is significant to the community.

The original owner, the Ray's were not significant land owners in the community and his only known role was to sit on the Board of Directors for the park, a position the Author has also held over the period of ownership in the Park.

- ii) The house does not hold any clues to a better understanding of the community or culture within which it is located. The early houses of Edmund Burke hold most of the clues and represent the earliest stages of development as a summer resort outside of Toronto, but this particular house does not offer any additional clues to that. The most important part of this property was that it served as a gathering place for some of the Park parties and for viewing the magnificent display of trilliums in the Spring, which still exist to this day and will not be affected by the proposed works.
- iii) The house is not known to be designed by an Architect and was a typical plan type built in that period that was representative of an early craftsmen influence. It is not attributed to an Architect, builder or designer that is significant to the community.

*3. Does the property warrant conservation as per the definition of the Provincial policy Statement.*

- i) The architecture of the original while being an important part of the past character of the park does not define the character of the area and I would suggest does not support the current character of the area which is in a state of transition.
- ii) The house is not physically, functionally or visually linked to its surroundings. The surroundings and the valley lands in the new proposal remain untouched
- iii) The house can certainly not be considered a landmark in the community.

Based on the 9 criteria noted above, the house is certainly not of cultural or heritage value or interest and is appropriate for demolition. The existing dwelling does not warrant conservation.

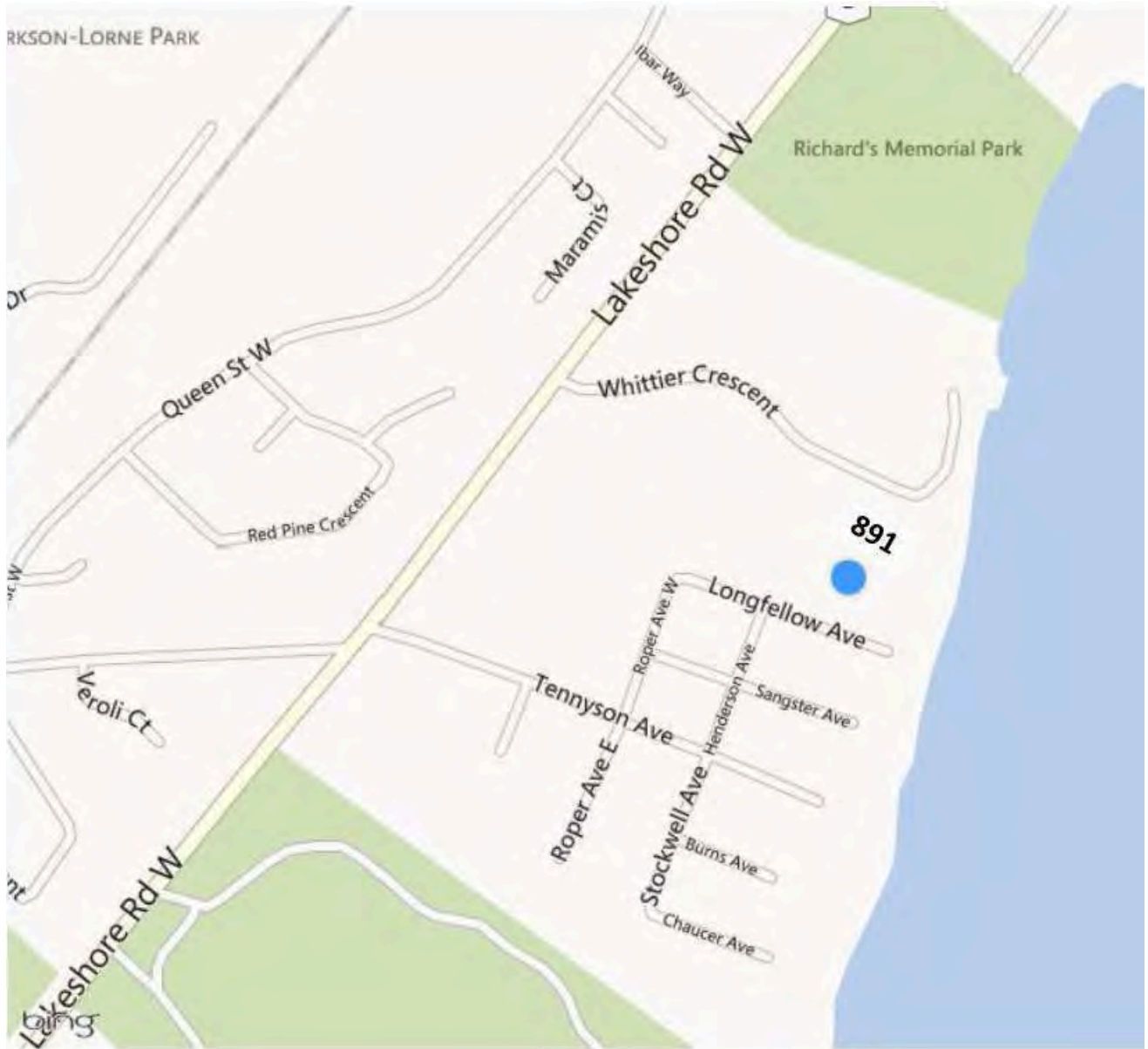
The proposed plan has met all of the criteria under the Site Plan approval process and has also meet the objectives and requirements of the Credit Valley Conservation Authority.

The development as a whole does not impact the cultural heritage designation of the site and the landscape will be preserved and enhanced through new plantings that will restore native species to the site.

Thus having met all of these criteria, the existing dwelling does not warrant conservation as per Ontario regulation 9/06 Ontario heritage Act or the Provincial policy statement.



**APPENDIX A – SITE CONTEXT MAP FOR THE LOT LOCATION**

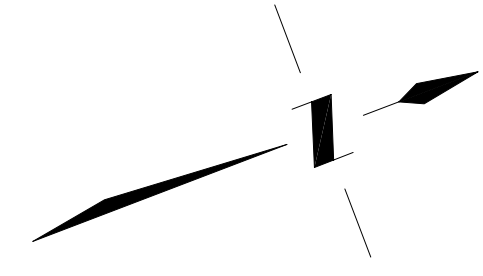
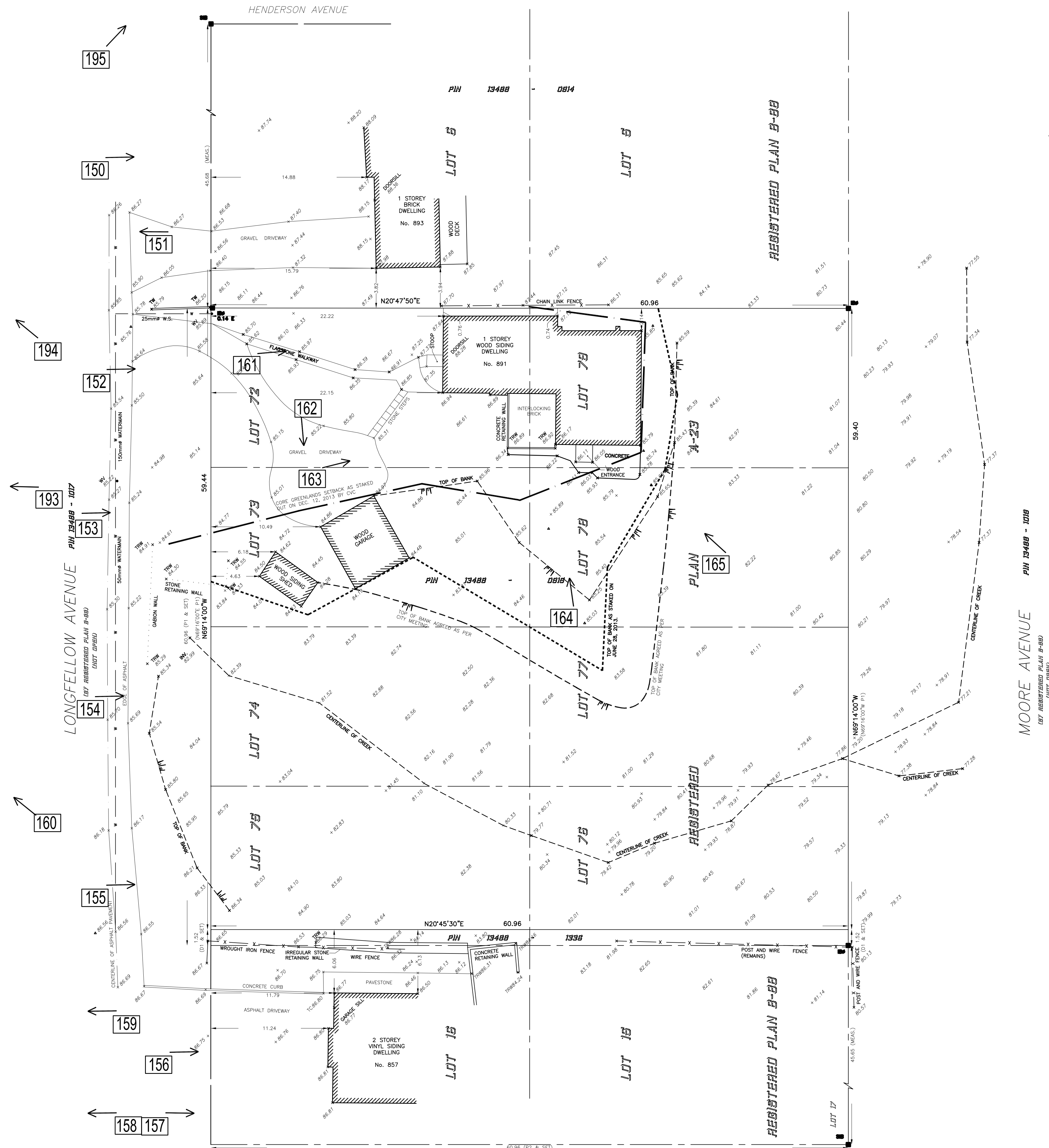


APPENDIX A1 – STREETScape





APPENDIX B SURVEY - LOT LOCATIONS



PLAN OF TOPOGRAPHY OF  
 LOTS 72, 73, 74, 77,  
 78 AND 79  
 AND PART OF LOTS 75  
 AND 76  
 REGISTERED PLAN A-23  
**CITY OF MISSISSAUGA**  
**REGIONAL MUNICIPALITY OF PEEL**

SCALE 1 : 200

**TARASICK McMILLAN KUBICKI LIMITED**  
 ONTARIO LAND SURVEYORS

© COPYRIGHT, 2012

**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**UNDERGROUND SERVICES**  
 THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY  
 APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS  
 INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE  
 AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION.  
 TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY  
 CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

**ELEVATION NOTE**  
 ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928,  
 AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 132,  
 HAVING A PUBLISHED ELEVATION OF 93.63 metres.

**BEARING NOTE**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY  
 LIMIT OF LONGFELLOW AVENUE AS SHOWN ON REGISTERED PLAN B-88,  
 HAVING A BEARING OF N69°14'00"W.

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
IS	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
○	DENOTES	ROUND
TC	DENOTES	TOP OF CURB
MH	DENOTES	MANHOLE
WV	DENOTES	WATER VALVE
P1	DENOTES	REGISTERED PLAN A-23
P2	DENOTES	REGISTERED PLAN B-88
D1	DENOTES	INSTRUMENT TT123370

○ 0.20mD DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER  
 ○ 0.20mC DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

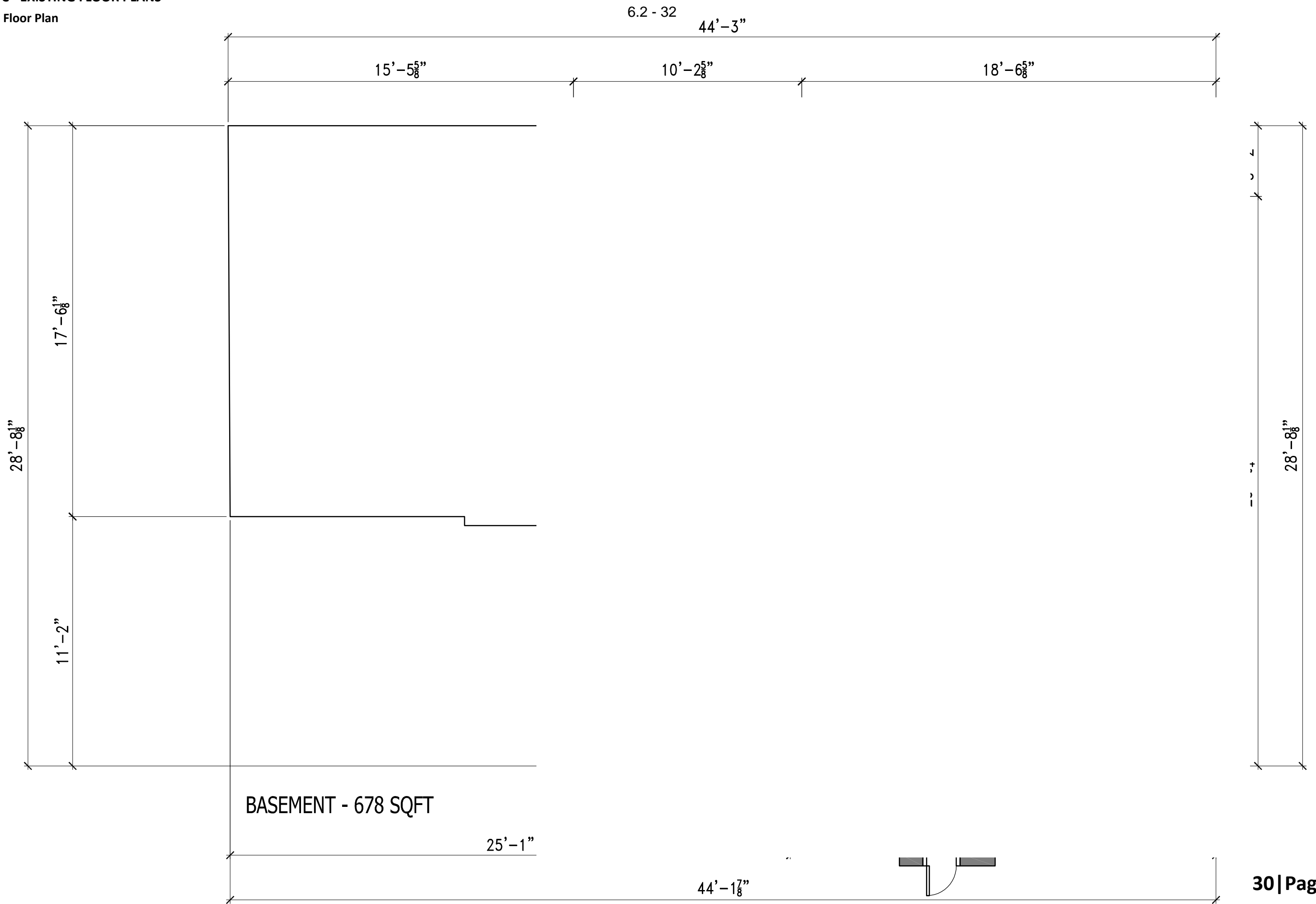
TREE CANOPIES ARE DRAWN TO SCALE.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT :  
 1. THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED  
 ON DECEMBER 7, 2012.

DECEMBER 17, 2012  
 DATE BORYS KUBICKI  
 ONTARIO LAND SURVEYOR

**TARASICK McMILLAN KUBICKI LIMITED**  
 ONTARIO LAND SURVEYORS  
 4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2  
 TEL: (905) 569-8849 FAX: (905) 569-3160  
 E-MAIL: office@tmksurveyors.com

DRAWN BY: O.S. FILE No. 6244-T



- Main Floor

6.2 - 33 44'-3"

25'-8 $\frac{1}{4}$ "

18'-6 $\frac{5}{8}$ "

28'-8 $\frac{1}{8}$ "

17'-6 $\frac{1}{8}$ "

11'-2"

3'-2"

25'-6 $\frac{1}{4}$ "

28'-8 $\frac{1}{8}$ "

MAIN FLOOR - 929 SQFT

PORCH CANOPY

4'-7 $\frac{7}{8}$ "

20'-5 $\frac{1}{8}$ "

19'-0 $\frac{7}{8}$ "

44'-1 $\frac{7}{8}$ "

**APPENDIX D – EXISTING EXTERIOR HOUSE PHOTOS**



151



152



**APPENDIX D – EXTERIOR HOUSE PHOTOS – Cont'd**



153



154



**APPENDIX D – EXTERIOR HOUSE PHOTOS – Cont’d**



161



162



**APPENDIX D – EXTERIOR HOUSE PHOTOS – Cont'd**



163



164



**APPENDIX D – EXTERIOR HOUSE PHOTOS – Cont’d**



165



166















**APPENDIX E – EXIS**













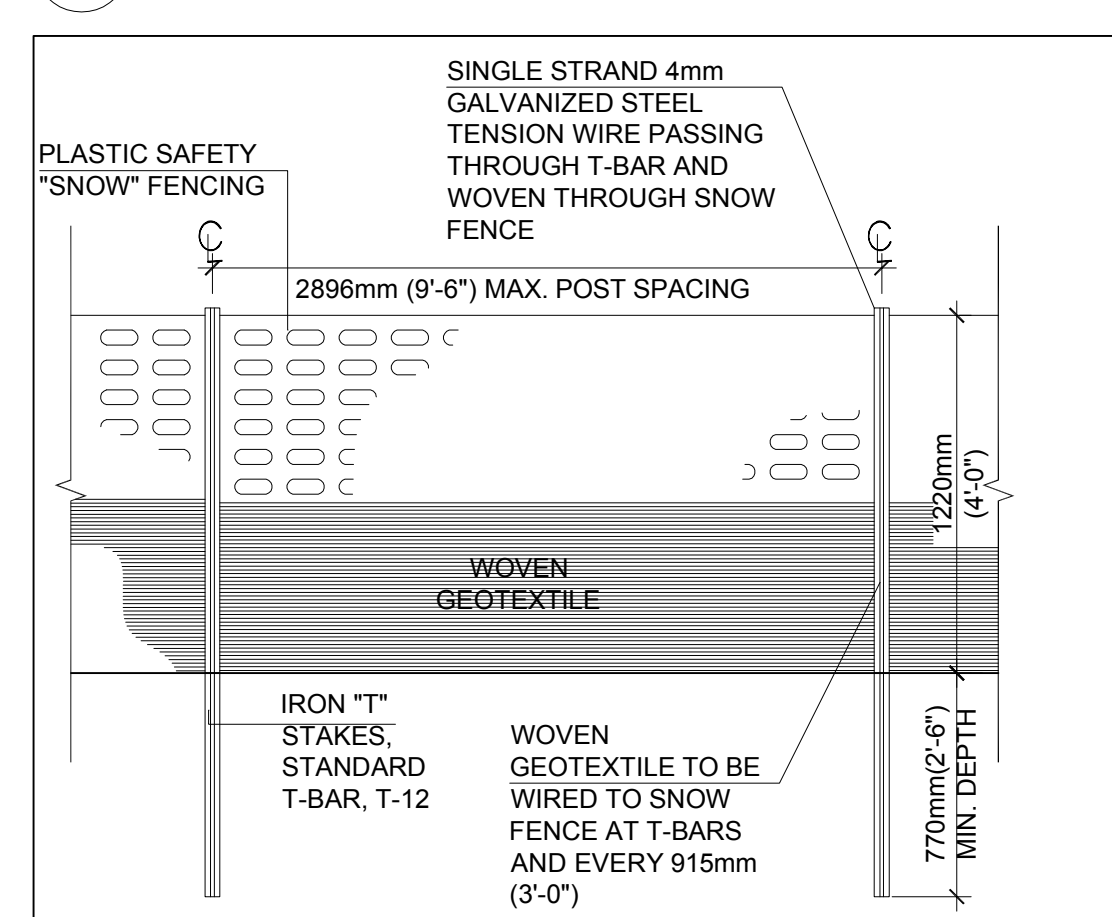


APPENDIX F SITE PLAN

SITE PLAN GENERAL NOTES:

- 1. ALL GRADES TO BE WITHIN 33% MAX. SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
2. THE CONTRACTOR (BUILDER) TO CHECK AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES (CONNECTIONS) PRIOR TO CONSTRUCTION.
3. ALL DISTURBED AREAS WITHIN EXISTING ROADS AND BOULEVARDS TO BE RECONSTRUCTED TO THE SATISFACTION OF THE CITY OF MISSISSAUGA WORKS DEPARTMENT.
4. ROOF DOWN SPOUTS TO SPILL ONTO GROUND VIA SPLASH PADS.
5. I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER SPI 13/186 W2
6. THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION PLANNING AND BUILDING DEPT. AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA.
7. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 800 mm. IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
8. THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE TREE PROTECTION HOARDINGS IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED, OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE LETTER OF CREDIT TO BE HELD FOR 2 (TWO) YEARS FOLLOWING COMPLETION OF SITE WORKS.
SIGNATURE OF HOMEOWNER:
9. SEDIMENT CONTROLS AS PER CITY STANDARD ARE TO BE IMPLEMENTED DURING CONSTRUCTION.
10. ALL DAMAGED LANDSCAPE AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
11. ANY EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE.
12. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
13. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
14. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
15. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL ROAD CURB.
16. NO CONSTRUCTION ACCESS WILL BE PERMITTED FROM THE ADJOINING PARK/GREENBELT.
17. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
18. IF A WELL IS DISCOVERED, IT WILL BE DECOMMISSIONED IN ACCORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (formerly 612/84) AND ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES.
19. THE HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE SITE.
20. ALL DISTURBED DRIVEWAY AREAS ARE TO BE RE-ASPHALTED PRIOR TO SECURITIES RELEASE.
21. PRIOR TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITIES AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
22. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY RELOCATIONS NECESSITATED BY THE SITE PLAN.
23. THE PROPOSED DEVELOPMENT OF THE SUBJECT SITE MAY NEGATIVELY IMPACT THE ROOT ZONE(S) OF NEARBY TREE(S) ON ADJACENT PROPERTY AND ULTIMATELY DAMAGE THE TREE(S). THE OWNER SHOULD TAKE ALL REASONABLE STEPS TO MINIMIZE DISTURBANCE TO THE ADJACENT TREES ROOT ZONE(S) THAT ARE WITHIN THE SUBJECT SITE. THE CITY OF MISSISSAUGA TAKES NO RESPONSIBILITY FOR THE PROTECTION OF TREES ON ADJACENT PROPERTY.
24. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
25. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE RIGHT OF WAY.
26. THE GEOTECHNICAL AND ENVIRONMENTAL SUITABILITY OF THE FILL WILL BE ASSESSED BY THE GEOTECHNICAL ENGINEER.
27. ALL DAMAGED OR DISTURBED AREAS WITHIN THE MUNICIPAL RIGHT OF WAY ARE TO BE REINSTATED AT THE APPLICANT'S EXPENSE. THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD IS TO BE PAVED BY THE APPLICANT.
28. EXTENT OF EXISTING SEPTIC SYSTEM & WELL IS UNKNOWN AND WILL BE ESTABLISHED DURING CONSTRUCTION. THE EXISTING SEPTIC SYSTEM & WELL IS DECOMMISSIONED AND REMOVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS BY LICENSED CONTRACTORS.

GENERAL NOTES

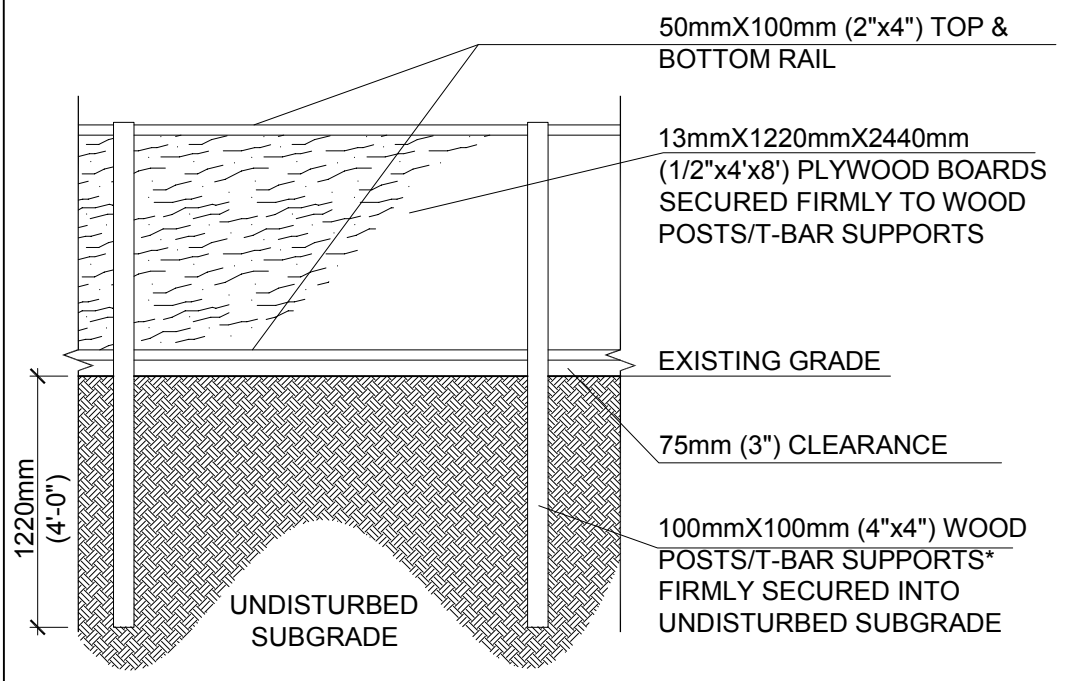


SEDIMENT CONTROL HOARDING

EROSION & SEDIMENT CONTROL NOTES:

- 1. ALL SNOW FENCING AND SEDIMENT CONTROL FENCING TO BE ERECTED PRIOR TO COMMENCEMENT OF ANY GRADING OPERATIONS (CITY STANDARD 240.01).
2. ALL CATCHBASINS WITHIN LANDSCAPED AREAS TO HAVE SEDIMENT BARRIER. (CITY STANDARD 2830.03) ERECTED IMMEDIATELY AFTER C&B INSTALLATION. SEDIMENT BARRIER TO BE MAINTAINED ON A REGULAR BASIS UNTIL NO LONGER REQUIRED.
3. ALL ROADSIDE CATCHBASINS TO HAVE SEDIMENT PROTECTION (CITY STANDARD 2830.04) INSTALLED IMMEDIATELY AFTER C&B INSTALLATION. SEDIMENT PROTECTION TO BE MAINTAINED ON A REGULAR BASIS OR TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
4. CONSTRUCTION SEQUENCE:
INITIAL SEDIMENT CONTROL INSTALLATION = SITE GRADING OPERATIONS
UNDERGROUND SERVING OPERATIONS = BUILDING CONSTRUCTION
FINAL GRADING/SODDING OPERATION =
THIS CONTROL PLAN IS PREPARED FOR SUBMISSION TO THE CITY OF MISSISSAUGA IN CONJUNCTION WITH AN APPLICATION FOR EROSION & SEDIMENT CONTROL PERMIT NO. UNDER THE EROSION AND SEDIMENT CONTROL BY-LAW NO. 512-91, AS AMENDED.
NOTES:
a. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS REQUIRED, TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
b. IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCEEDS 30 DAYS, THEN ALL DISTURBED AREAS SHALL BE STABILIZED BY VEGETATION.
c. EROSION AND SEDIMENT CONTROL METHODS ARE TO BE CONTINUOUSLY EVALUATED, AND UPGRADES ARE TO BE IMPLEMENTED, WHEN NECESSARY.
d. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONTROLLING SEDIMENT & EROSION WITHIN THE CONSTRUCTION SITE FOR THE TOTAL PERIOD OF THE CONSTRUCTION. THE SEDIMENT LADEN WATER WILL NOT BE ALLOWED TO DISCHARGE TO THE CREEK.
e. AN AFTER HOURS CONTACT NUMBER IS TO BE VISIBLY POSTED ON-SITE FOR EMERGENCIES

SEDIMENT CONTROL NOTES



SOLID WOOD HOARDING

HOARDING GENERAL NOTES:

- HOARDING IS TEMPORARY FENCING FOR THE DURATION OF CONSTRUCTION ACTIVITY TO BE CONSTRUCTED AROUND THE DRIP LINE OF SIGNIFICANT EXISTING TREES TO BE PRESERVED AND/OR WHERE SITE CONDITIONS ARE CONSTRAINED ADJACENT TREE PRESERVATION AREAS.
NOTES:
1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
2. HOARDING TO BE APPROVED BY DEVELOPMENT & DESIGN
3. HOARDING MUST BE SUPPLIED, INSTALLED & MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION UNTIL APPROVAL TO REMOVE HOARDING IS OBTAINED FROM DEVELOPMENT & DESIGN.
4. DO NOT ALLOW WATER TO COLLECT & POND BEHIND OR WITHIN HOARDING. \* T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH PRE-APPROVAL FROM DEVELOPMENT & DESIGN

SOLID WOOD HOARDING

SOLID WOOD HOARDING IS DEFINED AS: A SOLID WOOD STRUCTURE/FENCE, GENERALLY OF PLYWOOD, WITH A MINIMUM HEIGHT OF 1220mm (4'-0") SUPPORTED BY 100mmx100mm (4"x4") WOOD POST/IRON T STAKES AT 2010mm (6'-7") ON CENTER AND SUPPORTED WITH A WOODEN FRAME OF 2"x4" TOP & BOTTOM RAIL.

HOARDING DETAILS & NOTES

SCALE: DNS

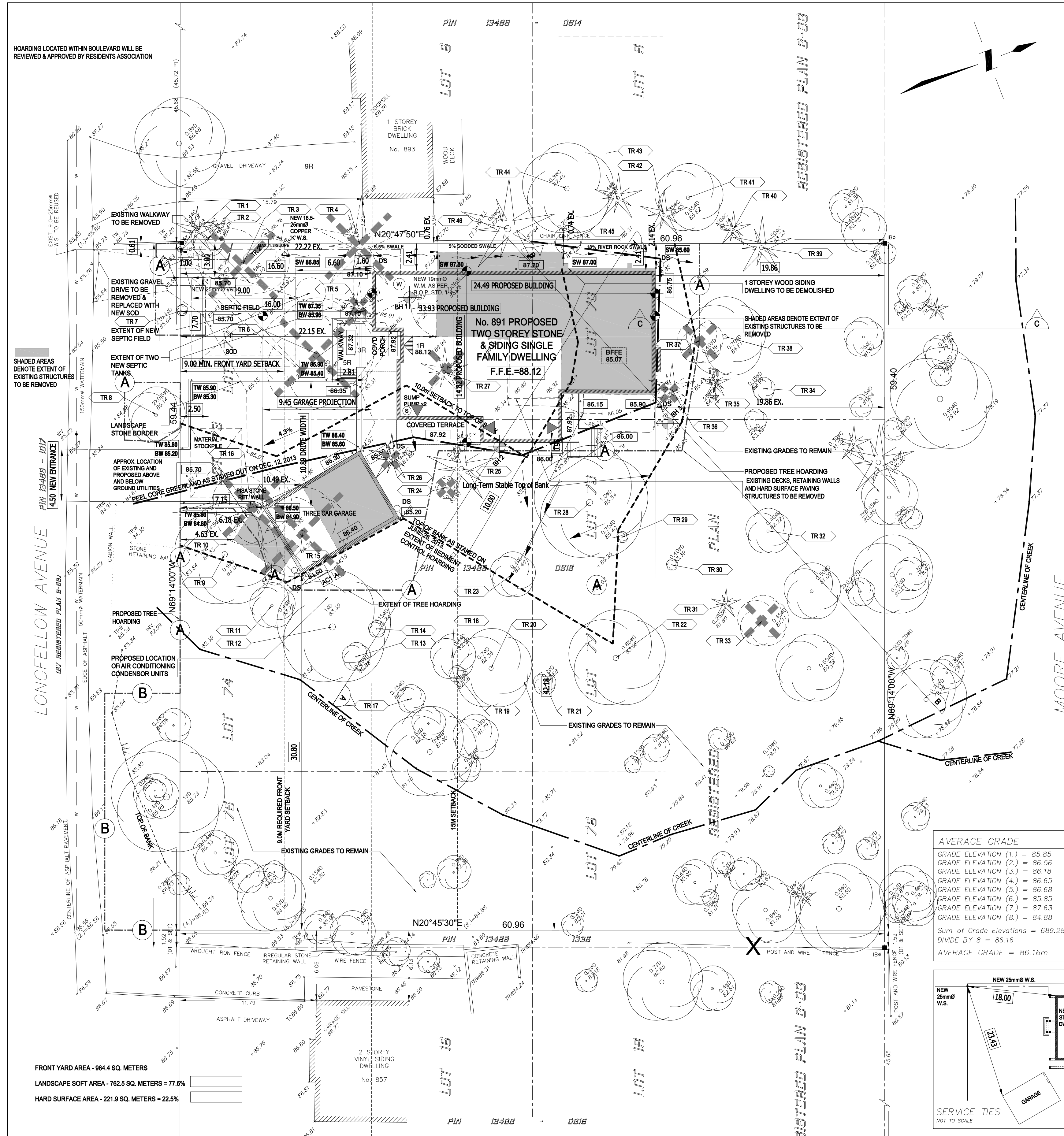
CLIENT: ANNA WINSOR
891 LONGFELLOW AVENUE
MISSISSAUGA, ONTARIO
L5H 2X9
ARCHITECT: THE HICKS PARTNERSHIP INC.
345 LAKESHORE ROAD EAST, SUITE 400
OAKVILLE, ONTARIO L6J 1J5
ATTENTION: WILLIAM R. HICKS
PH: 905-339-1212 EXT. 222

APPLICANT: THE HICKS PARTNERSHIP INC.
ATTENTION: CYNTHIA GIBSON
PH: 905-339-1212 EXT. 233
FX: 905-339-1214
ADDRESS: 891 LONGFELLOW AVENUE
MISSISSAUGA, ONTARIO
L5H 2X9
LOTS 72, 73, 74, 77, 78 AND 79 PLAN A-23

Table with columns for SITE STATISTICS, METRIC, IMPERIAL, and MAXIMUM HEIGHT TO RIDGE. Includes rows for LOT AREA, LOT FRONTAGE, GROSS FLOOR AREA, PROPOSED GARAGE, GROUND FLOOR, SECOND FLOOR, TOTAL, FINISHED AREA, UNFINISHED AREA, LANDSCAPE AREA CALCULATION, and FRONT YARD AREA.

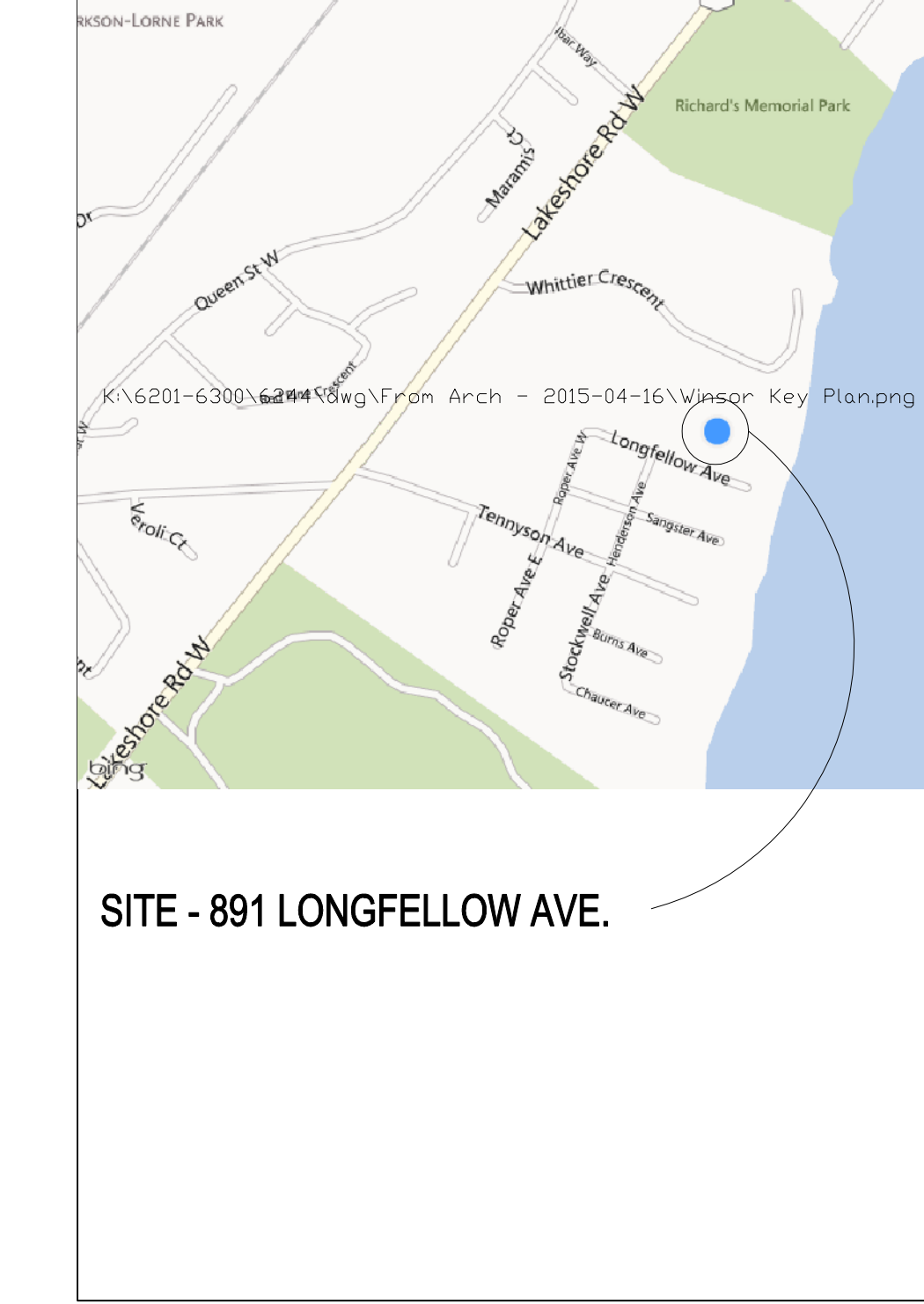
SITE STATISTICS

SCALE: DNS



SITE PLAN

SCALE: 1:200



KEY PLAN

SCALE: DNS

PLAN OF TOPOGRAPHY OF LOTS 72, 73, 74, 77, 78 AND 79 AND PART OF LOTS 75 AND 76 REGISTERED PLAN A-23 CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL



METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

UNDERGROUND SERVICES THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY.

ELEVATION NOTE ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK NO. 132 LOCATED ON THE SOUTH FACE AT THE EAST CORNER OF A BRICK HOUSE #1023, ON THE NORTH SIDE OF LORNE PARK ROAD, 69m WEST OF LAKESHORE ROAD WEST.

BEARING NOTE BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF LONGFELLOW AVENUE AS SHOWN ON REGISTERED PLAN B-88, HAVING A BEARING OF N05°14'00\"/>

- LEGEND DENOTES SURVEY MONUMENT FOUND
DENOTES IRON BAR
DENOTES STANDARD IRON BAR
DENOTES ROUND
DENOTES TOP OF CURB
DENOTES MANHOLE
DENOTES WATER VALVE
DENOTES REGISTERED PLAN A-23
DENOTES REGISTERED PLAN B-88
DENOTES INST. TT123370

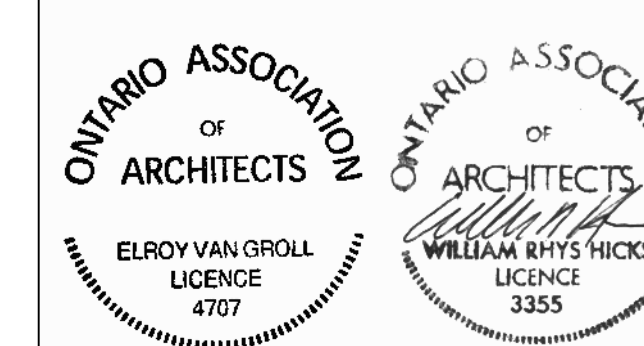
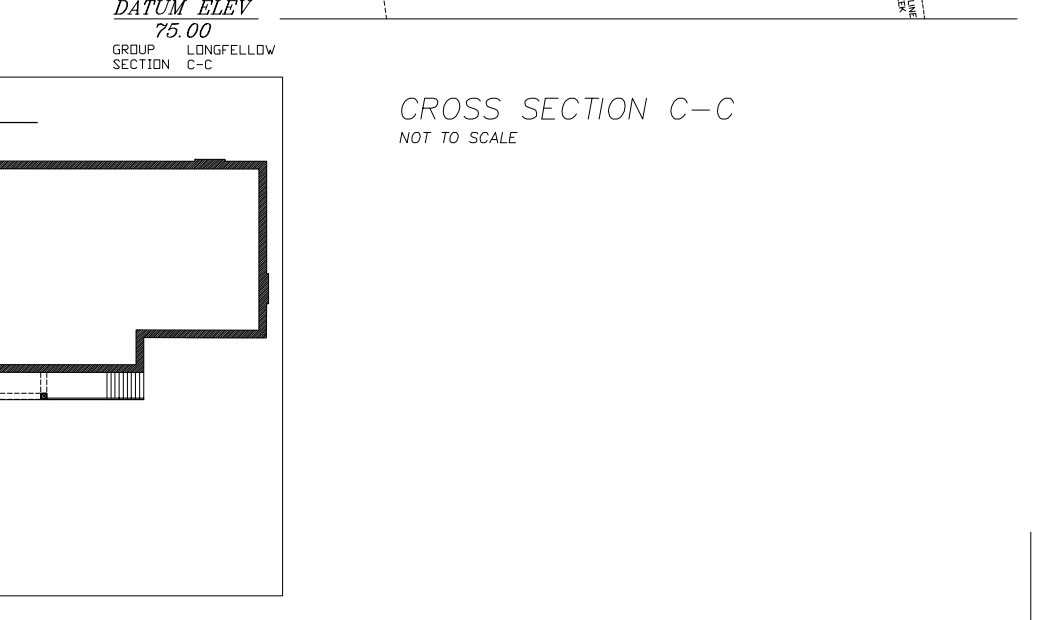
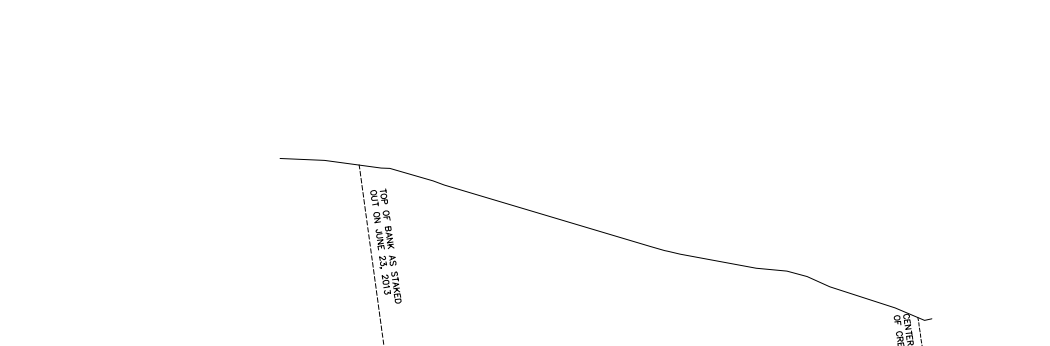
- 0.20x20 DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
0.20x30 DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

- 7 02.25.16 REVISED ROOF HEIGHTS
6 12.08.15 ISSUED FOR S.P.A RESUBMISSION
5 04.16.15 ISSUED FOR S.P.A RESUBMISSION
4 12.04.14 ISSUED FOR S.P.A RESUBMISSION
3 10.03.14 GRADING & SEPTIC DESIGN
2 09.04.13 ISSUED FOR S.P.A
1 06.03.13 ISSUED FOR PRECONSULT

CERTIFICATION FOR PROPOSED GRADING I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A HOUSE LOCATED AT 891 LONGFELLOW AVENUE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND NEIGHBORLY SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF NEIGHBORLY SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

FILE NO. 6244
TARASICK McMillan KUBICKI LIMITED
ONTARIO LAND SURVEYORS
4181 SLADEVIEW CRESCENT, UNIT 42 MISSISSAUGA, ON L5L 9R2
OFFICE: (905) 569-8848 FAX: (905) 569-3160



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE LEGEND:

- PROPERTY LINE
EXISTING GRADE
FINISHED GRADE
FINISHED FLOOR ELEVATION
FINISHED BASEMENT ELEVATION
FINISHED DECK ELEVATION
MAIN ENTRANCE
SECONDARY ENTRANCE
EXISTING STRUCTURES TO BE REMOVED
BORE HOLE LOCATION & No. PER SOILS REPORT
ROOF DOWNSPOUT LOCATION, DISCHARGE ON GEOTEXTILE CONC. PAVEMENT
PROPOSED DIMENSIONS TO NEW STRUCTURES
EXISTING DIMENSIONS TO EXISTING STRUCTURES
NEW SUMP WITH DISCHARGE DIRECTION
TREE HOARDING
TREE NUMBER PER ARBOURIST REPORT
EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST REPORT)
EXISTING TREE TO BE REMOVED
EXISTING TREE TO BE REMAIN.
CROSS SECTION FOR SLOPE STABILITY. REFER TO REPORTS PREPARED BY SOILS ENGINEERS LTD.

hicks partners

DISTINCTIVE ARCHITECTURE

CLIENT: CUSTOM S.F.D RESIDENCE

ADDRESS: 891 LONGFELLOW AVE. CITY: MISSISSAUGA

DRAWING TITLE: SITE PLAN STATISTICS & NOTES SPI 13/186 W2

DRAWN: J.W.H DATE: 06.03.13 SCALE: 1:200

JOB NUMBER: SHEET NUMBER: 1910-12 A1.1

50 | Page |



**APPENDIX G – NEIGHBOURING EXTERIOR HOUSE PHOTOS**



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**APPENDIX G – NEIGHBOURING EXTERIOR HOUSE PHOTOS – Cont'd**



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**APPENDIX G – NEIGHBOURING EXTERIOR HOUSE PHOTOS – Cont'd**



157



158



**APPENDIX G – NEIGHBOURING EXTERIOR HOUSE PHOTOS – Cont'd**



159



160



**APPENDIX G – NEIGHBOURING EXTERIOR HOUSE PHOTOS – Cont'd**



193

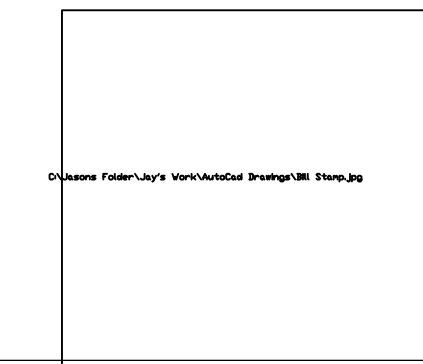


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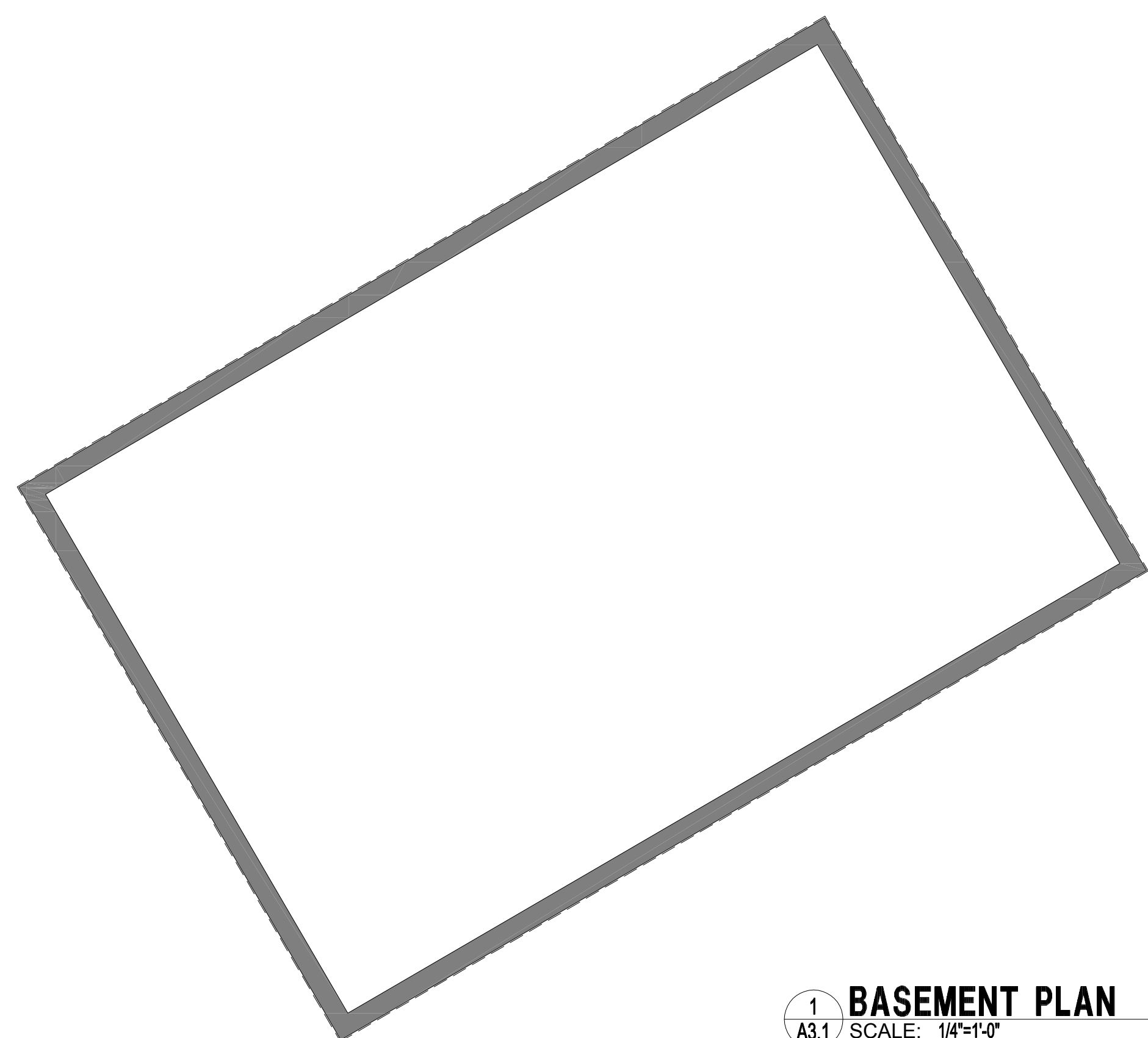
**APPENDIX G – NEIGHBOURING EXTERIOR HOUSE PHOTOS – Cont'd**



195



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



**1 BASEMENT PLAN**  
A3.1 SCALE: 1/4"=1'-0"

REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



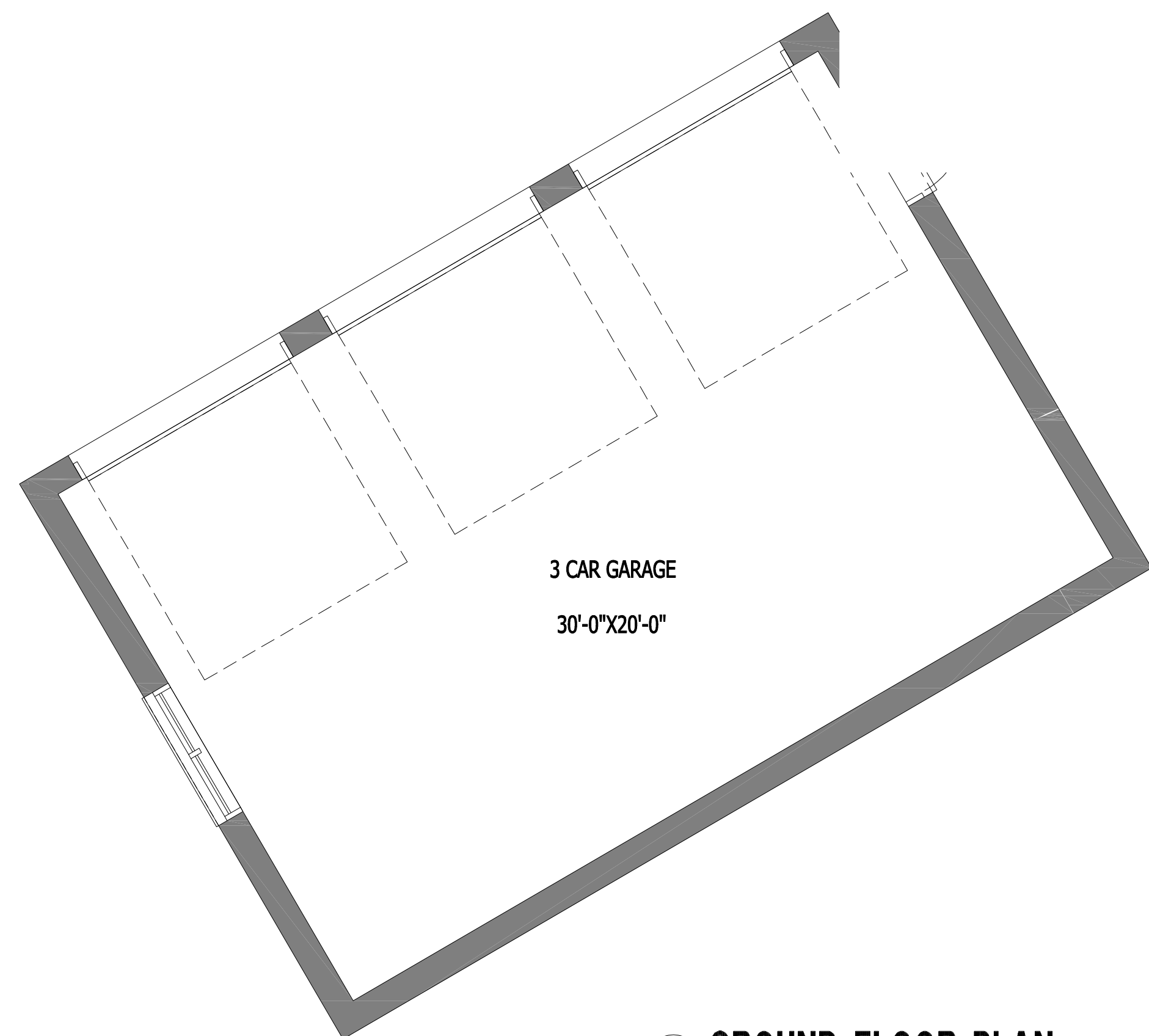
THE HICKS PARTNERSHIP INC.  
258 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7  
WWW.HICKSPARTNERS.CA T. 905.339.1212

CLIENT:  
**CUSTOM S.F.D  
RESIDENCE**

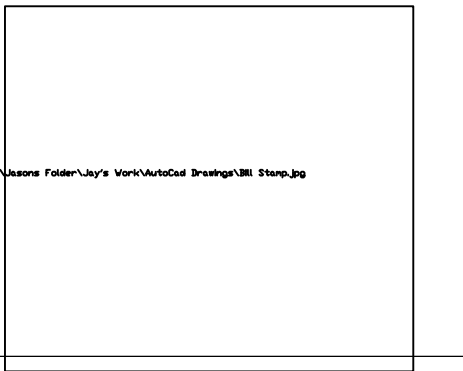
ADDRESS: LONGFELLOW DR  
CITY: MISSISSAUGA, ON

DRAWING TITLE:  
**BASEMENT FLOOR PLAN**

DRAWN: T.K.	DATE: 08.06.23	SCALE: 1/4"=1'-0"
JOB NUMBER: <b>2068-15</b>	SHEET NUMBER: <b>A3.1</b>	



**1**  
**A3.2** **GROUND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



THE HICKS PARTNERSHIP INC.  
 258 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7  
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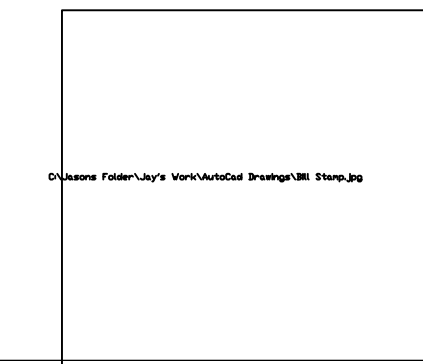
CLIENT:  
**CUSTOM S.F.D  
 RESIDENCE**

ADDRESS: LONGFELLOW DR  
 CITY: MISSISSAUGA, ON

DRAWING TITLE:  
**GROUND FLOOR PLAN**

DRAWN: T.K.	DATE: 08.06.23	SCALE: 1/4"=1'-0"
JOB NUMBER: <b>2068-15</b>	SHEET NUMBER: <b>A3.2</b>	





Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

REF. DATE DESCRIPTION:  
REVISIONS / ISSUANCE:



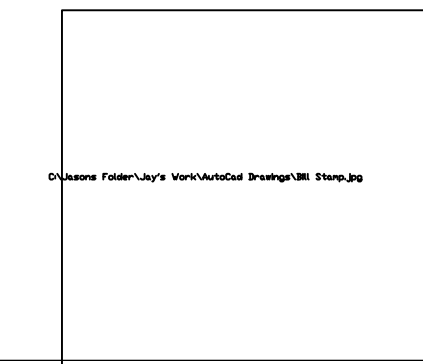
THE HICKS PARTNERSHIP INC.  
258 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7  
WWW.HICKSPARTNERS.CA T.905.339.1212

CLIENT:  
**CUSTOM S.F.D  
RESIDENCE**

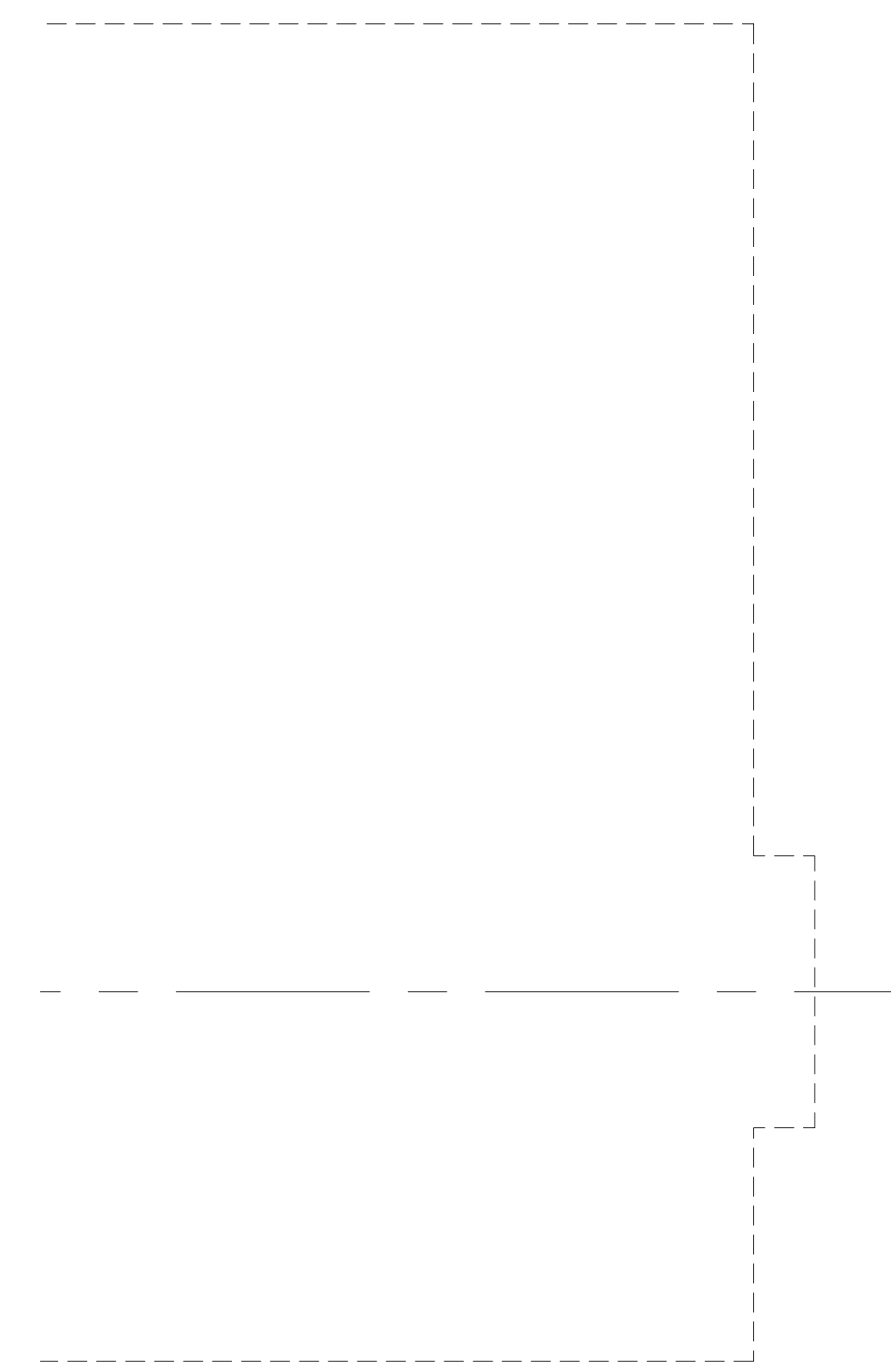
ADDRESS: LONGFELLOW DR  
CITY: MISSISSAUGA, ON

DRAWING TITLE:  
**SECOND FLOOR PLAN**

DRAWN: T.K.  
DATE: 08.06.23 SCALE: 1/4"=1'-0"  
JOB NUMBER: 2068-15 SHEET NUMBER: **A3.3**



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



REF.	DATE	DESCRIPTION
REVISIONS / ISSUANCE:		



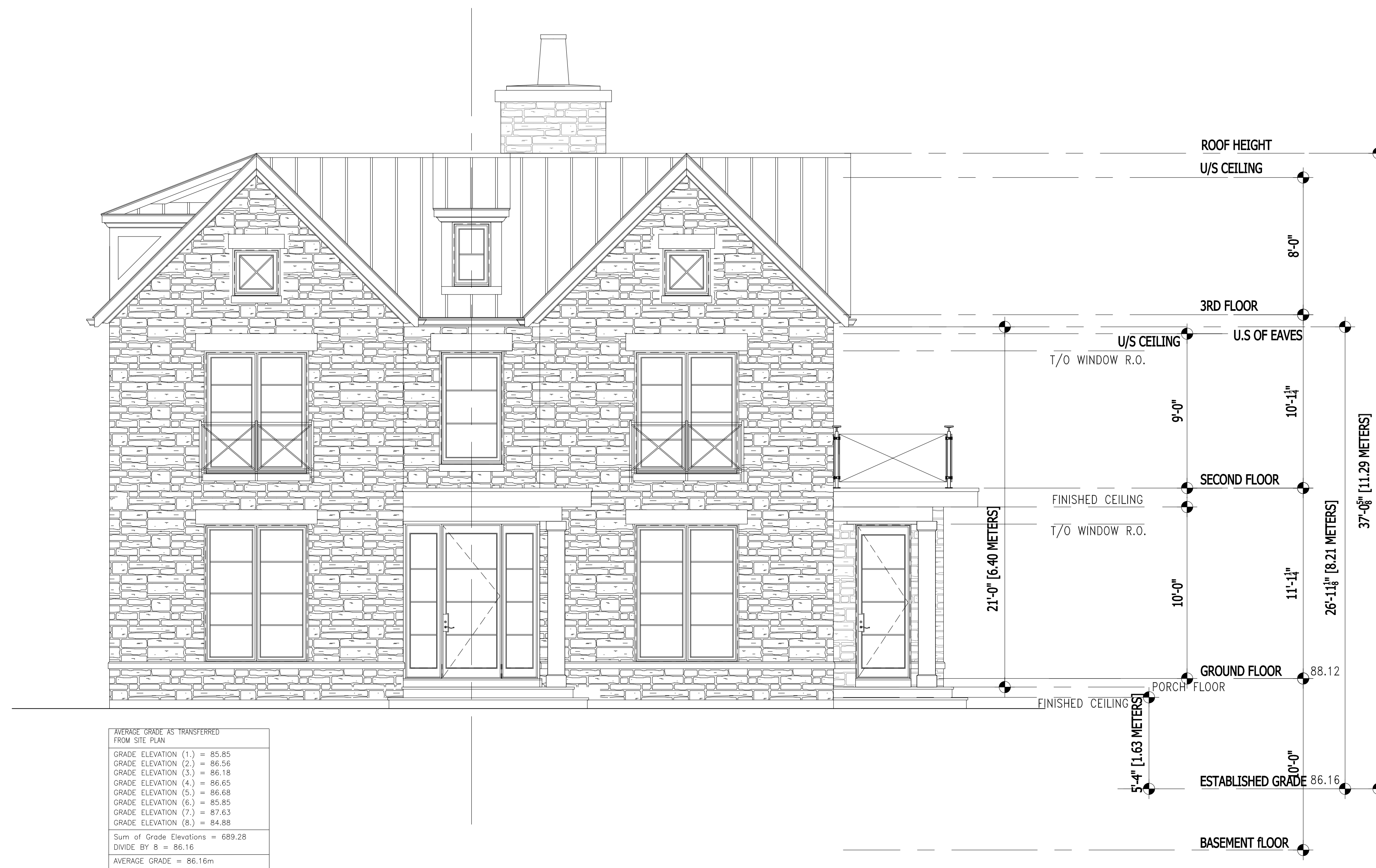
THE HICKS PARTNERSHIP INC.  
258 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7  
WWW.HICKSPARTNERS.CA T.905.339.1212

CLIENT:  
**CUSTOM S.F.D  
RESIDENCE**

ADDRESS: LONGFELLOW DR  
CITY: MISSISSAUGA, ON

DRAWING TITLE:  
**THIRD FLOOR  
PLAN**

DRAWN: T.K.	
DATE: 08.06.23	SCALE: 1/4"=1'-0"
JOB NUMBER: 2068-15	SHEET NUMBER: <b>A3.4</b>



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

REF.	DATE	DESCRIPTION
REVISIONS / ISSUANCE:		

**hicks partners**  
DISTINCTIVE ARCHITECTURE

THE HICKS PARTNERSHIP INC.  
258 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7  
WWW.HICKSPARTNERS.CA T.905.339.1212

CLIENT:  
**CUSTOM S.F.D RESIDENCE**

ADDRESS: LONGFELLOW DR  
CITY: MISSISSAUGA, ON  
DRAWING TITLE:  
**SOUTH ELEVATION**

DRAWN: J.W.H	DATE: 08.05.15	SCALE: 1/4"=1'-0"
JOB NUMBER: 2068-15	SHEET NUMBER: <b>A4.1</b>	



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

REF. DATE: DESCRIPTION:  
REVISIONS / ISSUANCE:

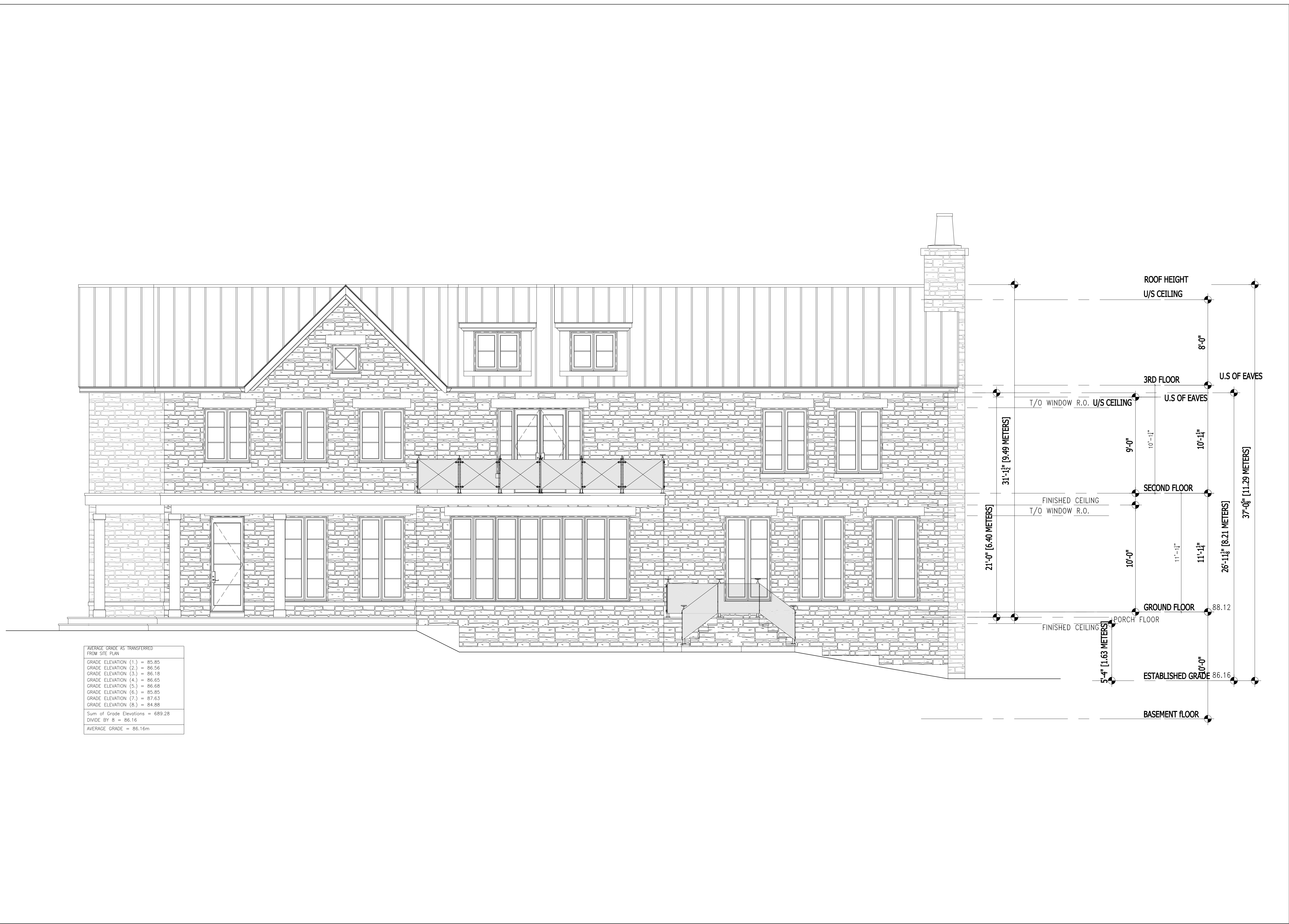


THE HICKS PARTNERSHIP INC.  
258 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7  
WWW.HICKSPARTNERS.CA T.905.339.1212

CLIENT:  
**CUSTOM S.F.D  
RESIDENCE**

ADDRESS: LONGFELLOW DR  
CITY: MISSISSAUGA, ON  
DRAWING TITLE:  
**NORTH ELEVATION**

DRAWN: J.W.H  
DATE: 08.05.15 SCALE: 1/4"=1'-0"  
JOB NUMBER: SHEET NUMBER:  
**2068-15 A4.2**



AVERAGE GRADE AS TRANSFERRED FROM SITE PLAN	
GRADE ELEVATION (1.)	= 85.85
GRADE ELEVATION (2.)	= 86.56
GRADE ELEVATION (3.)	= 86.18
GRADE ELEVATION (4.)	= 86.65
GRADE ELEVATION (5.)	= 86.68
GRADE ELEVATION (6.)	= 85.85
GRADE ELEVATION (7.)	= 87.63
GRADE ELEVATION (8.)	= 84.88
Sum of Grade Elevations	= 689.29
DIVIDE BY 8	= 86.16
AVERAGE GRADE	= 86.16m



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

REF. DATE: DESCRIPTION:  
REVISIONS / ISSUANCE:

**hicks partners**  
DISTINCTIVE ARCHITECTURE

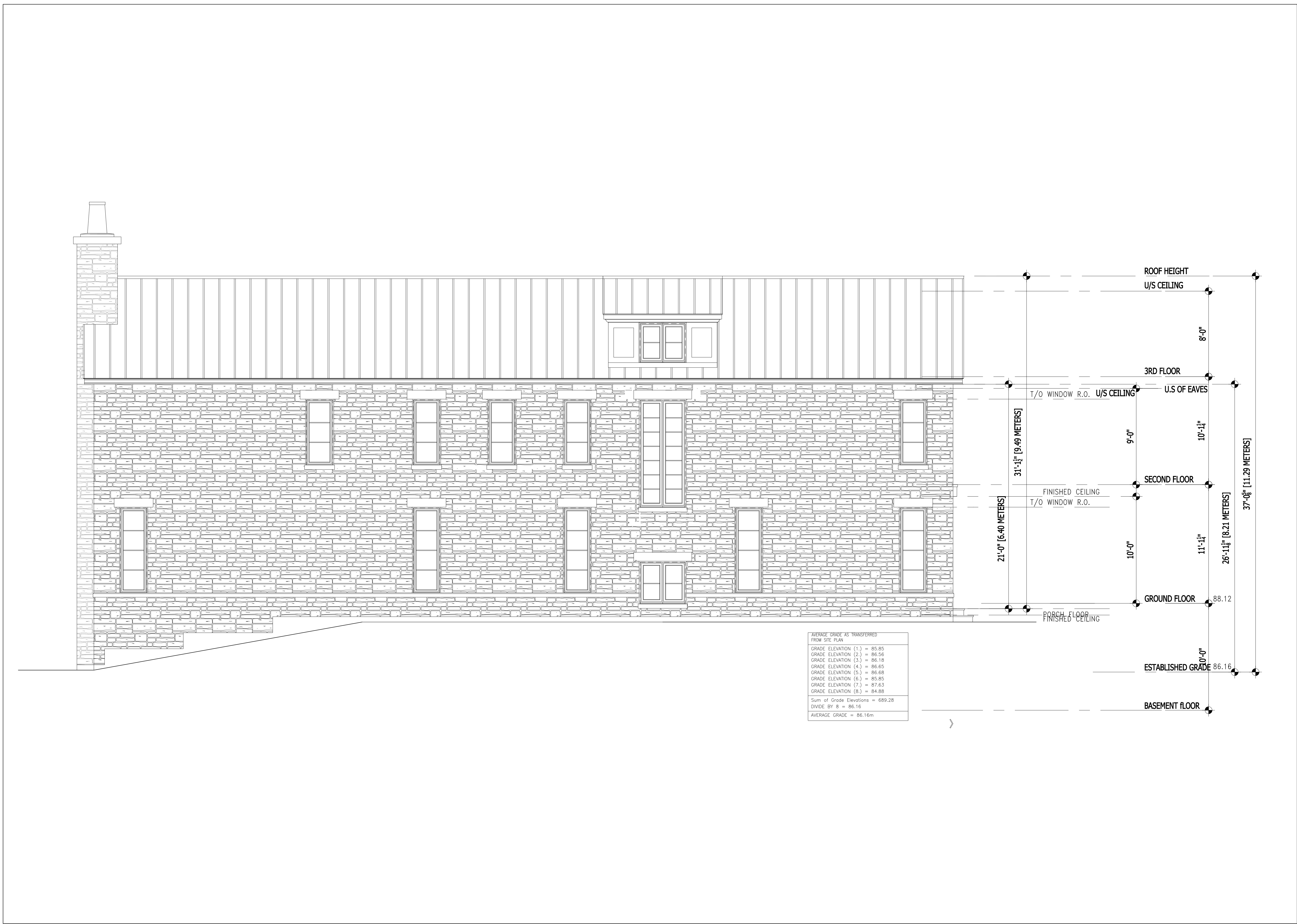
THE HICKS PARTNERSHIP INC.  
258 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7  
WWW.HICKSPARTNERS.CA T.905.339.1212

CLIENT:  
**CUSTOM S.F.D  
RESIDENCE**

ADDRESS: LONGFELLOW DR  
CITY: MISSISSAUGA, ON  
DRAWING TITLE:  
**EAST ELEVATION**

DRAWN: J.W.H  
DATE: 08.05.15 SCALE: 1/4"=1'-0"  
JOB NUMBER: SHEET NUMBER:  
**2068-15 A4.3**

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Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

REF. DATE: DESCRIPTION:  
REVISIONS / ISSUANCE:

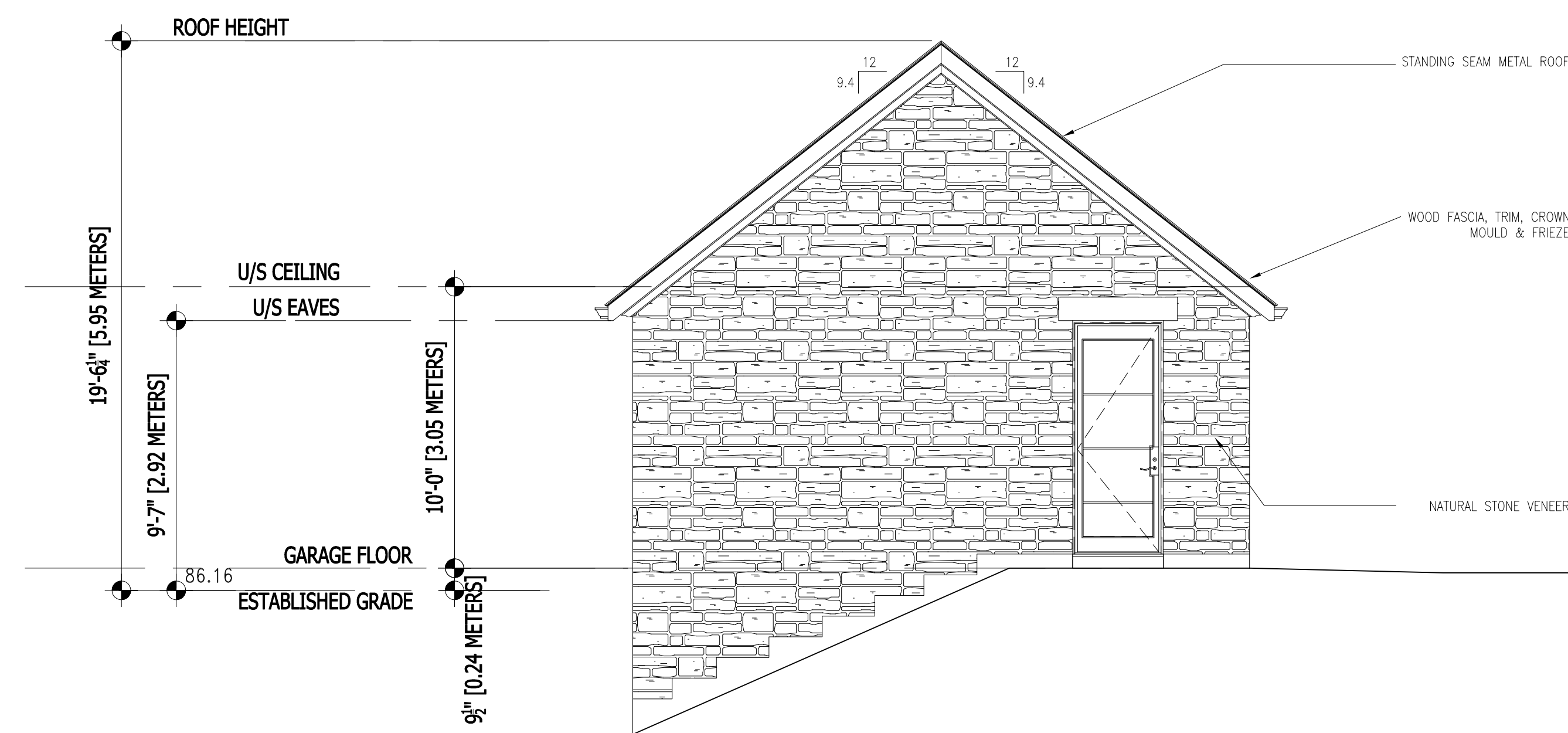
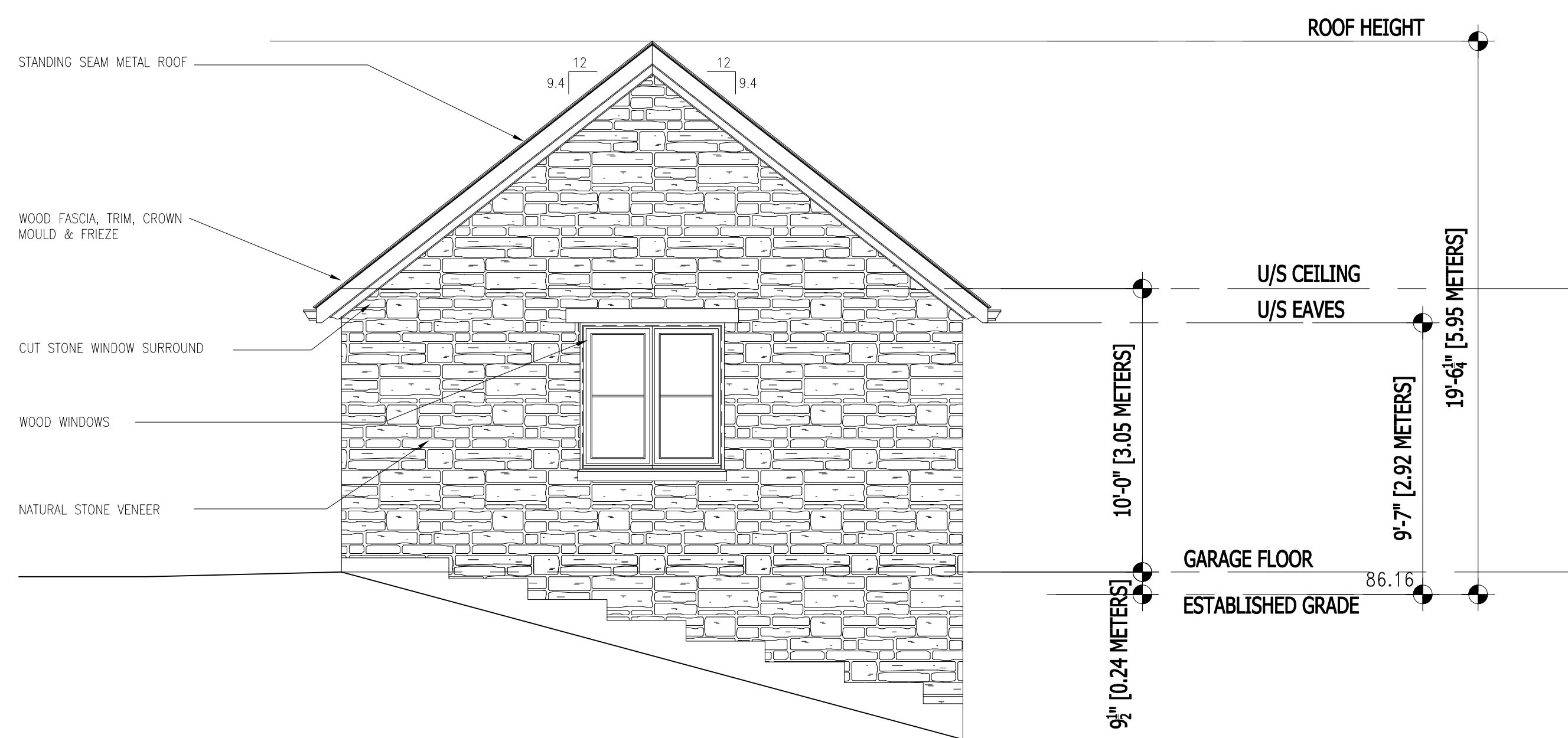
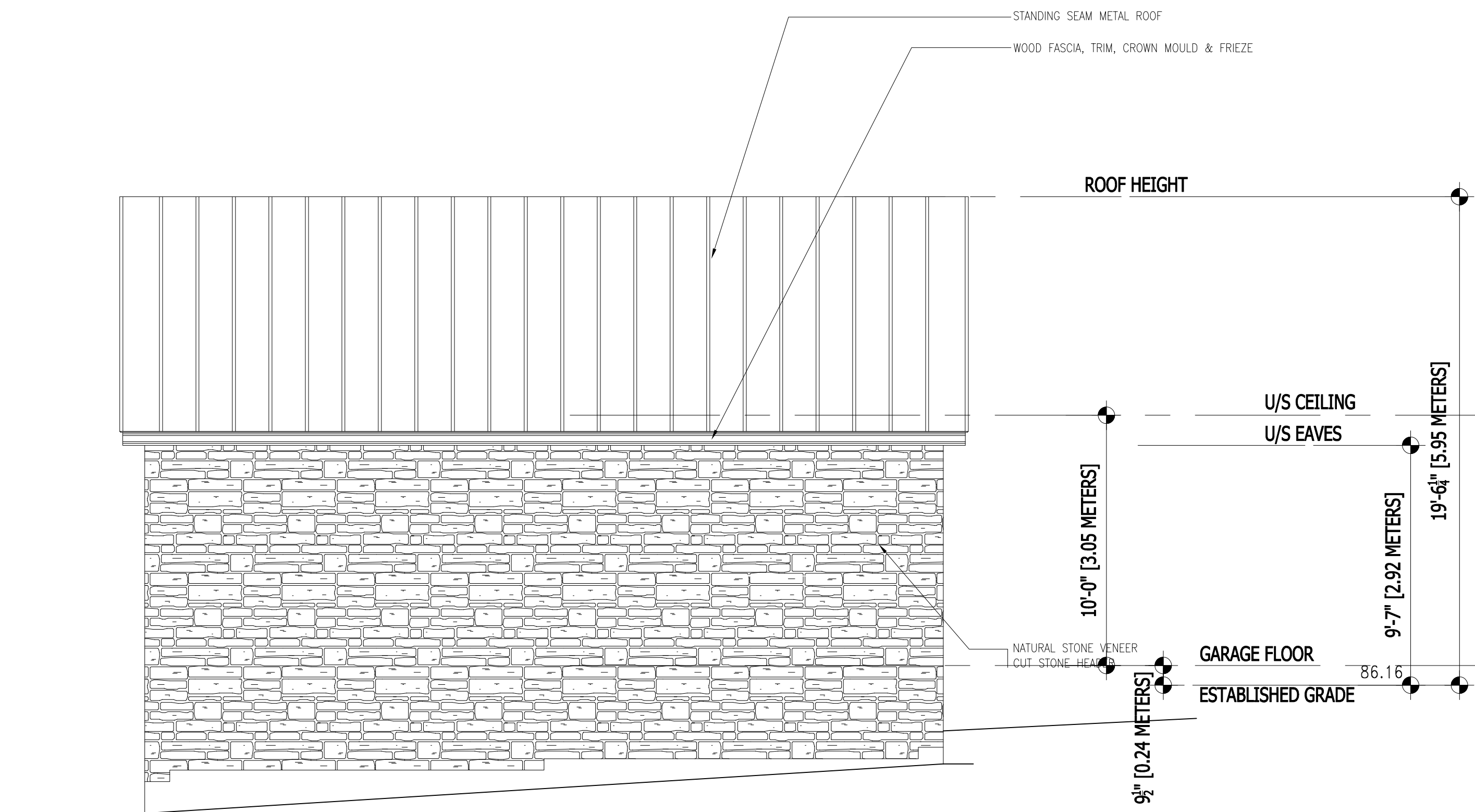
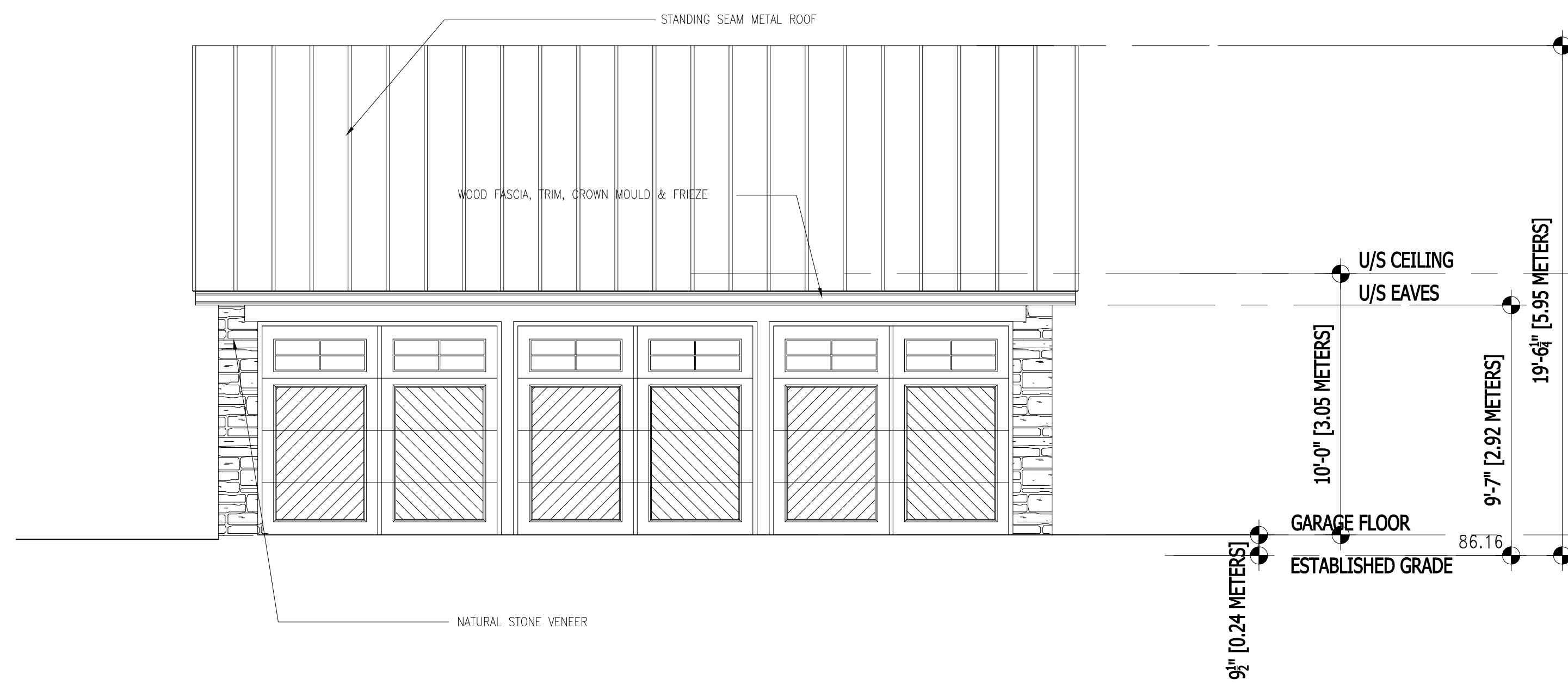


THE HICKS PARTNERSHIP INC.  
258 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7  
WWW.HICKSPARTNERS.CA T.905.339.1212

CLIENT:  
**CUSTOM S.F.D  
RESIDENCE**

ADDRESS: LONGFELLOW DR  
CITY: MISSISSAUGA, ON  
DRAWING TITLE:  
**WEST ELEVATION**

DRAWN: J.W.H  
DATE: 08.05.15 SCALE: 1/4"=1'-0"  
JOB NUMBER: SHEET NUMBER:  
**2068-15 A4.4**



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

REF. DATE: DESCRIPTION:  
REVISIONS / ISSUANCE:



THE HICKS PARTNERSHIP INC.  
258 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7  
WWW.HICKSPARTNERS.CA T.905.339.1212

CLIENT:  
**CUSTOM S.F.D  
RESIDENCE**

ADDRESS: LONGFELLOW DR  
CITY: MISSISSAUGA, ON

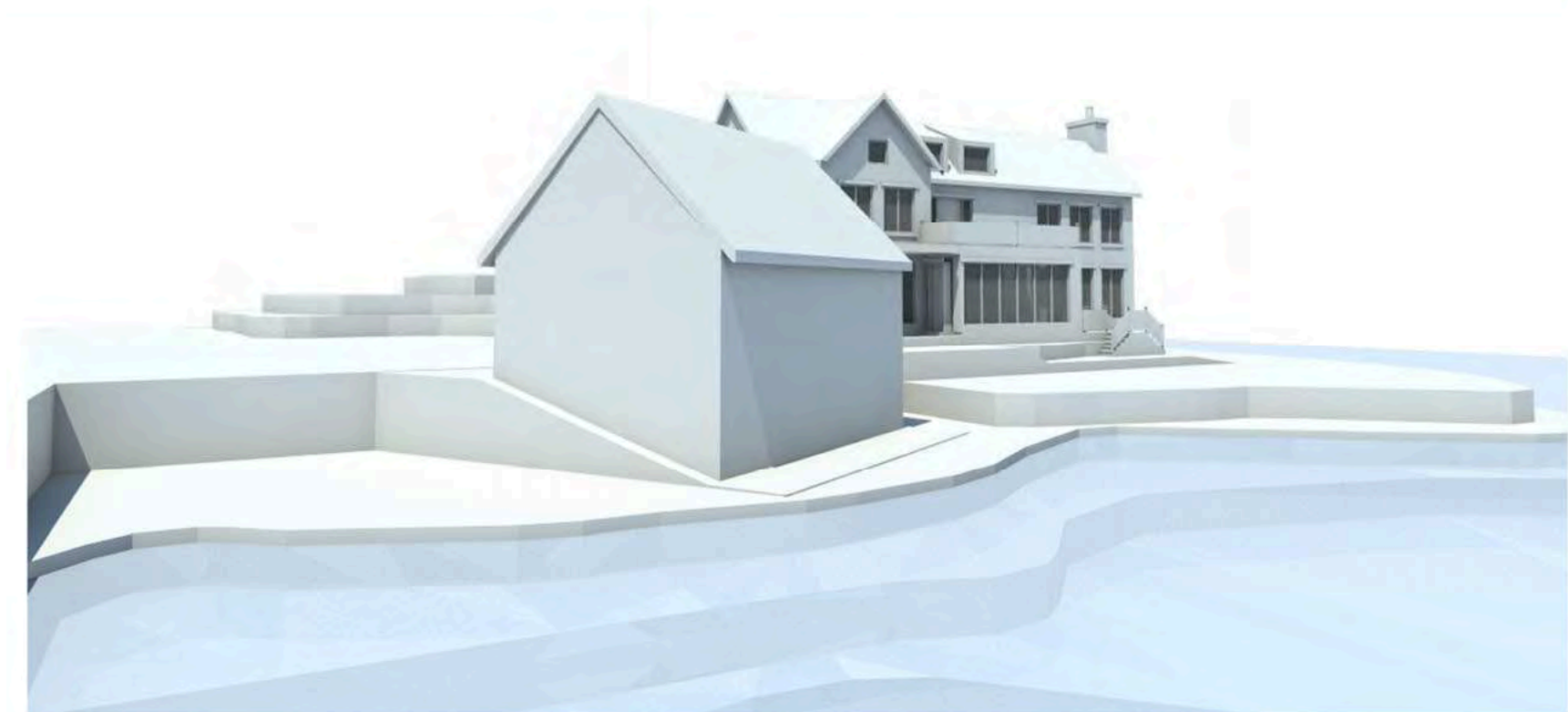
DRAWING TITLE:  
**GARAGE  
ELEVATIONS**

DRAWN: J.W.H  
DATE: 08.05.15 SCALE: 1/4"=1'-0"  
JOB NUMBER: SHEET NUMBER:

2068-15 **A4.5**

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## APPENDIX I - CHAIN OF TITLE

## CHAIN OF TITLE

Legal Description of Property:

Lots 72-74, 77-79, Pt. Lots 75 & 76,  
Plan A-23, Mississauga

PIN: 13488-0915

Address: Winsor Residence  
891 Longfellow Avenue, Mississauga

Searcher:

**Kimberly Thomas**  
251 Oriole Court,  
Milton, ON L9T 3R3  
(905) 462-1206  
Email: kltomas@sympatico.ca

Date of Completion:

April 1st, 2014

INSTRUMENT #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO	NOTES
	Patent	Jul 23, 1833	Crown	Arthur JONES	
10781	Deed	May 27, 1834	Arthur JONES	Frederick C. CAPREOL	**these early documents were often registered out
50570	Deed	dated in 1839 reg'd 16 Aug 1853	Frederick C. CAPREOL	Charles MITCHELL	of order and we were unable to locate some of them on
8258	Assignment??	dated in 1844 reg'd Jun 15, 1860	Charles MITCHELL	John BISHOP James LESSLIE Kenneth M SUTHERLAND	microfilm. This part of the chain is done to the best of our ability.
42812	Deed	dated 1848 Reg'd Jan 13, 1852	John BISHOP James LESSLIE Kenneth M SUTHERLAND	Alexander H. GRANT	
11678	Deed	Nov. 16, 1863	Alexander H. GRANT	Ross Wyman WOOD	
64	Deed	Jul 10, 1868	Ross Wyman WOOD	John D. WOOD	
365	Release	Oct. 6 1869	John BISHOP	James LESSLIE	
1329	Deed	Jan 14, 1874	John D. WOOD James LESSLIE	Joseph ORR	
2231	Deed	Jul 6, 1877	Joseph ORR, 1/2 int.	William Andrew ORR 1/2 interest	
2436	Deed	Apr. 3, 1878	Joseph ORR, William Andrew ORR	Columbus H. GREENE	
2662	Deed	Jan 31, 1879	Columbus H. GREENE	Neaven MCCONNELL George JONES James MCGREGOR Robert DAVIE John MCCANDLESS	

## APPENDIX I – CHAIN OF TITLE – CONT'D

page 2

INSTRUMENT #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO	NOTES
5559	Deed under Insolvent Act	Feb. 16, 1886	Thomas Clark, assignee of Estate of The Toronto Park Association	Neaven MCCONNELL	unable to locate where The Toronto Park Assoc. obtained title
5709	Deed	June 19, 1886	George JONES James MCGREGOR Robert DAVIE John MCCANDLESS	Neaven MCCONNELL	
5740	Deed	Jul 16, 1886	Neaven MCCONNELL	John William STOCKWELL William Richard HENDERSON James VENN Peter MCINTYRE	
5761	Deed	Jul 31, 1886	John William STOCKWELL William Richard HENDERSON James VENN Peter MCINTYRE	THE TORONTO & LORNE PARK SUMMER RESORT COMPANY	
7733	Deed	Dec. 11, 1891	THE TORONTO & LORNE PARK SUMMER RESORT COMPANY	Frederick ROPER	
7734	Deed	Dec. 11, 1891	Frederick ROPER	THE LORNE PARK COMPANY LIMITED	
13498	Deed	June 15, 1909	THE LORNE PARK COMPANY LIMITED	William H. TRAVERS Frank MCPHILLIPS	
13499	Deed	June 15, 1909	William H. TRAVERS Frank MCPHILLIPS	THE LAKE SHORE COUNTRY CLUB LIMITED	
14490	Deed under Power of Sale	May 8, 1911	John EARLS	Sydney SMALL	
19099	Deed	July 16, 1919	Sydney SMALL	LORNE PARK ESTATES LIMITED	
23417 & 27197	Deed Deed	June 20, 1923 June 18, 1926	LORNE PARK ESTATES LIMITED	Franklin L. RAY	Lots 72, 73, 78, 79, Pl. A-23 Lots 74, 75, 76 77, Pl. A-23

## APPENDIX I – CHAIN OF TITLE – CONT'D

CHAIN OF TITLE

Page 3

INSTRUMENT #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO	NOTES
TT123370	Deed	Oct. 1, 1959	Franklin L. RAY	John Reginald GUNDILL Emily Florence Irene GUNDILL	
PR2281517	Transmission Application	Oct. 16, 2012	John Reginald GUNDILL Emily Florence Irene GUNDILL	Keith Raymond SHADLOCK, Estate Trustee	
PR2283622	Transfer by Personal Representative	Oct. 22, 2012	Keith Raymond SHADLOCK, Estate Trustee	James Brian LAROCK Margaret Nelson HAYES	
PR2319519	Transfer	January 11, 2013	James Brian LAROCK	Anna Clara WINSOR	

**APPENDIX I – CHAIN OF TITLE – CONT'D**

**APPENDIX I – CHAIN OF TITLE – CONT'D**



**APPENDIX I – CHAIN OF TITLE – CONT'D**

11  
12  
13  
14

**APPENDIX J**

**Arborist Report**

891 Longfellow Avenue  
Mississauga, Ontario

REV. September 8, 2015

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**Prepared for:**

The Hicks Partnership Inc.  
Attn: Bill Hicks  
345 Lakeshore Road E., Suite 400  
Oakville ON L6J 1J5

**Prepared by:**

Urban Forest Innovations Inc.  
1248 Minnewaska Trail  
Mississauga, ON L5G 3S5



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<b>Appendix 2 – Selected Figures .....</b>	<b>15</b>
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NB: This Arborist Report has been prepared using the latest drawings and information provided by the client and/or agents and may be intended for inclusion in a site plan approval or similar planning submission. Any subsequent design or site plan changes affecting trees may require revisions to this report. New drawings and information should be provided to UFI prior to report submission to municipal planning authorities.

Links (URLs) provided to web-based resources are current to the date of the report.

## **Introduction**

Urban Forest Innovations Inc. (UFI) has been requested by The Hicks Partnership Inc., the project architect, to prepare an arborist report for the proposed construction of a two-storey single-family dwelling at 891 Longfellow Avenue in Mississauga, Ontario. This report (September 2015) has been revised to consider the changes to the proposed site works following sale of the property and revision of the proposed site design, including the dwelling and associated grading and landscape elements.

The purpose of this report is to review the potential impacts of proposed site works upon trees within or near the limits of disturbance.

In total, 46 trees on and adjacent to the site are addressed in this report. The tree inventory is found in Appendix 1. Selected figures are found in Appendix 2. A site plan showing proposed tree management, including protection and removal, is found in Appendix 3.

This report should be read in conjunction with all other servicing, grading and landscaping plans prepared for the project by The Hicks Partnership Inc. or others.

## **Methodology**

### ***Field Observations***

Field observations were made on January 9, 2014. Trees on and adjacent to the subject site and within 6 metres of the potential area of disturbance associated with the proposed project are included in the inventory. Tree diameter was measured at 1.4 metres above grade (DBH) and trees were assessed for health, structure and risk potential. No trees were tagged as part of this project inventory.

### ***Tree Assessments***

A brief explanation of each tree assessment category included in the inventory is outlined below:

**Species** — The botanical and common names are provided for each tree.

**DBH** — The diameter of each tree, in centimetres, at breast height (1.4 m above grade).

**Canopy Width (CW)** — An estimation of the average diameter of the tree canopy, in metres.

**Trunk Integrity (TI)** — An assessment of the tree's trunk for any defects or weaknesses. It is measured on an ascending scale of poor-fair-good.

**Canopy Structure (CS)** — An assessment of the tree's main scaffold branches and the canopy of the tree for obvious defects or weaknesses. It is also measured on an ascending scale of poor-fair-good.

**Canopy Vitality (CV)** — An assessment of the general health and vigour of the tree, derived partly through a comparison of deadwood and live growth relative to a 100% healthy tree. The size and colour of foliage are also considered in this category. During the leaf-off season, the number and

distribution of buds is an important determinant of canopy vitality. This indicator is also measured on an ascending scale of poor-fair-good.

**Tree Protection Zone (TPZ)** –The recommended tree protection zone radius, in metres, as measured from the base of the subject tree’s main trunk.

**Location** – Ownership of lands on which the tree is situated.

**Recommendation** – Recommendations regarding preservation or removal of a subject tree are provided. Arboricultural recommendations for trees to be retained may also be provided.

**Comments** – Specific comments may be provided.

## **Results and Discussion**

This section of the report outlines the key issues related to the proposed works from an arboricultural and tree preservation perspective. Specific recommendations regarding tree protection are outlined. General recommendations are also provided in the ‘Recommendations’ section of this report.

### ***General Work Plan***

The proposed works include the demolition of the existing dwelling on the subject site and the construction of a two-storey, 617 m<sup>2</sup> single-family dwelling. The installation of various landscape elements and a septic system are also proposed.

### ***Tree-related Legislation***

City of Mississauga by-laws may regulate injury or destruction of trees depending upon their location, size or other factors.

#### ***Private Tree Protection By-law***

The City of Mississauga’s Private Tree Protection By-law (0254-2012) regulates the injury and destruction of certain privately-owned trees. Pursuant to this by-law, removal of more than two (2) healthy trees with a diameter at breast height (dbh) of over 15 cm per calendar year requires a permit. Removal of trees less than 15 cm in diameter, or removal of one or two trees greater than 15 cm dbh per year does not require a permit.

Detailed information about the Private Tree Protection can be found online at:

[http://www.mississauga.ca/portal/residents/urbanforestry?paf\\_gear\\_id=9700018&itemId=300012](http://www.mississauga.ca/portal/residents/urbanforestry?paf_gear_id=9700018&itemId=300012)

#### ***Ontario Forestry Act, R.S.O. 1990***

The Provincial *Forestry Act, R.S.O. 1990* states:

10. (2) Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands. 1998, c. 18, Sched. I, s. 21.



(3) Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the land owners is guilty of an offence under this Act. 1998, c. 18, Sched. I, s. 21.

*Tree #4 appears to be located on the boundary between the subject site and the neighbouring property to the northwest (No. 893 Longfellow). Removal of tree #4 may require expressed written consent from the co-owner as it is likely a shared tree.*

#### **Tree Removal – Site Works**

Removal of the following 10 trees is proposed in order to enable the implementation of the proposed site works:

- Trees #3, 4, 5, 6, 15, 16, 26, 27, 36 and 37.

All trees proposed for removal exceed 15 cm dbh, and are therefore regulated pursuant to the City of Mississauga Private Tree Protection by-law no. 0254-2012.

All trees proposed for removal to enable site works are located on the subject property.

#### **Tree Removal – EAB/Risk Mitigation**

Two ash trees (tree #24 and 33) are recommended for removal due to the ongoing Emerald ash borer (EAB) infestation. At the time of field observations, tree #33 did not show clear signs of EAB infestation, but its poor crown vitality and a relatively large amount of deadwood suggest active infestation. Due to its location in close proximity to tree #33, tree #24 is also assumed to be infested. The trees should be removed before complete mortality and the commencement of site works, as removal will become increasingly difficult and costly following EAB-induced mortality. Care must be taken to avoid damage to existing vegetation during tree removals, and woody debris should be left on-site to the fullest extent possible.

#### **Tree Retention and Preservation**

34 inventoried trees on and adjacent to the subject site will be preserved during the course of site works, including:

- Trees #1, 2, 7-14, 17-23, 25, 28-32, 34, 35, and 38-46.

Some of the trees to be retained may be 'injured' during the course of site development works. Tree injury is understood to entail the encroachment of established Tree Protection Zones (TPZs), regardless of the extent of actual physical injury incurred by the tree to be retained.

Trees will be protected through the implementation of various tree preservation methods, including:

- Establishment of tree preservation hoarding at a specified distance from the base of each tree;
- Tree-sensitive demolition of existing structures, and;

- Implementation of root-exploratory excavation utilizing hand-digging, hydrovac or pneumatic soil excavation (e.g., Airspade), in areas where excavation is required within TPZs or root zones of trees to be protected.

Specific recommended tree preservation measures are outlined below.

#### *TPZ Hoarding/Fencing*

All trees to be retained must be protected behind solid hoarding set at the minimum recommended TPZ radius, as measured from the base of each tree. Recommended TPZ/hoarding distances are outlined below:

- Trees #10, 13, 14, 17, 19, 21, 31, 34, 35 and 45 should be protected behind solid hoarding set a minimum of 1.8 m from the base of each tree;
- Trees #2, 40, 42 and 43 should be protected behind solid hoarding set a minimum of 2.4 m from the base of each tree;
- Trees #1, 8, 11, 18, 23 and 30 should be protected behind solid hoarding set a minimum of 3 m from the base of each tree;
- Trees #7, 32, 39 and 41 should be protected behind solid hoarding set a minimum of 3.6 m from the base of each tree;
- Trees #20 and 25 should be protected behind solid hoarding set a minimum of 4.2 m from the base of the tree;
- Trees #22, 29 and 44 should be protected behind solid hoarding set a minimum of 4.8 m from the base of each tree
- Trees #4, 9, 38 and 46 should be protected behind solid hoarding set a minimum of 5.4 m from the base of each tree, and;
- Trees #12 and 28 should be protected behind solid hoarding set a minimum of 6 m from the base of the tree.

*As required by the City of Mississauga (Dec 9, 2014) all hoarding on the subject property must be solid hoarding, and must incorporate erosion and sediment control measures. **Hoarding is to be installed on the subject private lot only, unless installation of hoarding on the boulevard is approved by the Lorne Park Estates Association.** If installation of hoarding is approved by the Association, hoarding should be installed to the full extents outlined in this report for each tree to be protected, in order to ensure optimal tree preservation.*

#### *TPZ Encroachments*

If the full recommended TPZ radius outlined above cannot be provided for any individual tree, *this will be considered as TPZ encroachment and will result in 'injury' to the subject tree.* Based upon the current Site Plan, the following 13 trees will have their TPZs encroached and will be injured, as the full recommended TPZ cannot be provided:

- Tree #1 (min. required TPZ of 3 m) shall be protected behind solid hoarding set approximately 2.0 m from its base to the east.
- Tree #2 (min. required TPZ of 2.4 m) shall be protected behind solid hoarding set approximately 1.6 m from its base to the east.
- Tree #7 (min. required TPZ of 3.6 m) shall be protected behind solid hoarding set approximately 2.2 m from its base to the north.
- Tree #8 (min. required TPZ of 3 m) will be protected behind hoarding set around the base of the tree. At its closest, hoarding will be set at approximately 1.8 m from its base.
- Tree #9 (min. required TPZ of 5.4 m) will be protected behind hoarding set approximately 3.1 m from its base to the north and 3.8 m to the west.
- Tree #11 (min. required TPZ of 3 m) will be protected behind solid hoarding set approximately 2.2 m from its base to the northwest.
- Tree #12 (min. required TPZ of 6 m) is located in close proximity to the proposed garage. It will be protected behind hoarding set approximately 3.0 m from its base to the northwest.
- Tree #14 (min. required TPZ of 1.8 m) will be protected behind hoarding set approximately 1.3 m from its base to the northwest.
- Tree #25 (min. required TPZ of 4.2 m) will be protected behind hoarding set approximately 1.4 m from its base to the northwest and 2.2 m from its base to the southwest.
- Tree #28 (min. required TPZ of 6 m) will be protected behind solid hoarding set approximately 4.3 m from its base to the northwest.
- Tree #38 (min. required TPZ of 5.4 m) is located in close proximity to the proposed dwelling. It will be protected behind hoarding set approximately 2.0 m from its base to the south.
- Tree #44 (min. required TPZ of 4.8 m) will be protected behind the existing chain link fence between the subject property and the neighbouring property to the northwest, set 4.5 m from its base. Solid hoarding should be established along the entire northwest property line.
- Tree #45 (min. required TPZ of 1.8 m) will be protected behind the existing chain link fence between the subject property and the neighbouring property to the northwest, set at its base. Solid hoarding should be established along the entire northwest property line.
- Tree #46 (min. required TPZ of 5.4 m) is a large white pine (Figure 6), and is located on the neighbouring property to the northwest. The tree will be protected behind the existing chain link fence between the subject property and the neighbouring property to the northwest, set at its base. Solid hoarding should be established along the entire northwest property line.

### *Tree Injury Mitigation*

In order to ensure that minimal injury is incurred by trees to be retained with TPZ encroachment, specific tree preservation and injury mitigation recommendations should be implemented, as described below:

- No specific injury mitigation measures are proposed for **trees #11, 14, 44 and 45**. The anticipated effects of TPZ encroachment will be minimal and are unlikely to affect the health and condition of these trees.
- Proposed works within the TPZs of **trees #1 and 2** include removal and replacement of the existing water service and installation of a retaining wall. These works must be undertaken utilizing root-exploratory and root-sensitive excavation and root pruning. To install the water service, a trench should be excavated using a hydrovac or pneumatic soil excavation (e.g., Air Spade) without damaging roots (i.e., low pressure excavation), and the water service should be installed below existing roots without damaging them. Alternately, a trenchless method (i.e., directional boring) should be implemented.
- Works in proximity to **tree #7** must be undertaken in a tree-sensitive manner. Root-sensitive excavation utilizing hydrovac or pneumatic soil excavation (e.g., Air Spade) should be undertaken along the outside edge of the proposed septic field to a minimum depth of 750 mm (or maximum depth of septic field if less than 750 mm). The extent of root loss associated with the required excavation should be evaluated prior to any further works. If root loss is deemed excessive, the subject tree may require removal. If root loss is deemed acceptable without significant anticipated adverse long-term effects upon the health and condition of the tree, proper root pruning *must* be undertaken prior to further excavation.
- Care should be undertaken to reduce root zone impacts associated with the proposed driveway in proximity to **tree #8**. Root-exploratory and root-sensitive excavation utilizing hydrovac or pneumatic soil excavation (e.g., Air Spade) should be undertaken on the outside edge of the proposed driveway area prior to further excavation for sub-base installation. The extent of root loss associated with the required excavation should be evaluated prior to any further works. If root loss is deemed excessive, the subject tree may require removal. If root loss is deemed acceptable without significant anticipated adverse long-term effects upon the health and condition of the tree, proper root pruning *must* be undertaken prior to further excavation for driveway sub-base preparation and driveway installation.

It should be noted that tree #8 is located off the subject property. Although the tree appears to be within a road right-of-way, this road is privately-owned as part of Lorne Park estates. Permission of the road right-of-way owner(s) may be required prior to any excavation/root pruning off the subject property.

- Works in proximity to **tree #9** must be undertaken in a tree-sensitive manner. Demolition of the existing shed in proximity to this tree should be done using small machinery or, preferably, by hand, in a direction away from the subject tree. Hoarding must be established immediately following demolition of the shed to prevent root zone compaction. In addition, root-sensitive excavation utilizing hydrovac or pneumatic soil excavation (e.g., Air Spade) should be undertaken along the outside edge of the proposed building foundation and driveway area, to a minimum depth of 750 mm (or maximum foundation depth if less than 750 mm) and to the depth of the sub-base (driveway). The extent of root loss associated with the required excavation should be evaluated prior to any further works. If root loss is deemed excessive, the subject tree may require removal. If root loss is deemed acceptable without significant anticipated adverse long-term effects upon the health and condition of the tree, proper root pruning *must* be undertaken prior to further excavation.

- Works in proximity to **tree #12** must be undertaken in a highly tree-sensitive manner. Root-sensitive excavation utilizing hydrovac or pneumatic soil excavation (e.g., Air Spade) should be undertaken along the outside edge of the proposed building foundation to a minimum depth of 750 mm (or maximum foundation depth if less than 750 mm). The extent of root loss associated with the required excavation should be evaluated prior to any further works, and proper root pruning *must* be undertaken prior to further excavation. Finally, root-sensitive excavation should be undertaken for the air conditioning condenser unit pads, and the units should be located as far from the tree as possible.
- Due to the close proximity of **trees #25 and 28** to the proposed dwelling and general site works, light root zone compaction protection should be installed over as large an area as possible outside the protected area. Root-sensitive excavation utilizing hydrovac or pneumatic soil excavation (e.g., Air Spade) should be undertaken along the outside edge of the proposed terrace foundation. If required, root pruning should be undertaken prior to further excavation for the terrace foundation.
- Due to the close proximity of **tree #38** to the proposed dwelling and associated excavation, works in proximity to this tree must be undertaken in a tree-sensitive manner. Firstly, light root zone compaction protection should be installed over as large an area as possible outside the protected area. Demolition of the existing building and excavation of the proposed foundation must be undertaken in a manner that minimizes impacts to the root zone. During demolition, the existing foundation wall should be pulled inwards into the existing basement, following demolition of the above-ground dwelling structure. If required, any additional excavation, including foundation overdig should be kept to the minimum extent possible, and should be undertaken utilizing hand digging, a hydrovac or pneumatic soil excavation (e.g., Air Spade) along the outside edge of the proposed building foundation, to a minimum depth of 1000 mm. The extent of root loss associated with the required excavation should be evaluated prior to any further works. If root loss is deemed excessive, the subject tree may require removal. If root loss is deemed acceptable without significant adverse long-term effects upon the health and condition of the subject tree, root-sensitive excavation and root pruning *must* be undertaken prior to excavation.
- Due to the very close proximity of **tree #46** to the existing and proposed dwellings, *extreme care* must be undertaken with all works in proximity to this tree. Specifically, demolition of the existing building must be undertaken in a manner that minimizes impacts to the root zone. During demolition, the existing foundation wall should be pulled inwards into the existing basement, following demolition of the above-ground dwelling structure. Additionally, removal of the existing foundation wall could lead to destabilization of the tree, as the current shoring effect of the wall will be temporarily eliminated, thereby increasing the potential likelihood of root plate/soil interface failure. Therefore, shoring should be installed immediately after demolition of the existing foundation wall and should be retained until the new foundation wall is constructed and immediately prior to backfilling. Excavation of the proposed swale should be undertaken by hand digging only and under arborist supervision, and proper root pruning must be undertaken. No structural roots should be removed, as such root loss could significantly destabilize the tree.

### *Tree Risk Mitigation*

Several tree risk mitigation activities, such as cabling, deadwood pruning and advanced risk assessment, are recommended for trees to be retained on the site, and are outlined below:



- Trees #8, 9, 12 and 20 should be pruned to remove deadwood;
- Trees #12 and 38 should be assessed utilizing sonic tomography to determine the extent of stem decay in each tree's main stem, and;
- A dynamic cabling system should be installed in the canopy of tree #8 to reduce the likelihood of failure associated with the tree's co-dominant union. Moderate crown reduction pruning may also be required in associated with the proposed cable installation.

### ***By-law and Permit Requirements***

#### *Tree Removal*

In total, 12 trees greater than 15 cm dbh are proposed for removal (10 construction, 2 EAB). A Tree Permit and Tree Removal Permission will be required to enable the removal of 11 trees, as two tree removals per calendar year are exempt from permit requirements. As trees infested with EAB are not exempt from permit requirements, but are exempted from permit fees. Based upon typical replacement tree requirements (1 replacement tree for every tree under 50 cm dbh removed; 2 replacement trees for every tree over 50 cm dbh removed) and assuming replanting exemption for EAB-infested ash trees, 18 replacement trees will likely be required. However, the total required number of replacement trees or payment to the Corporate Replacement Tree Planting Fund will be determined through the Site Plan Application file with the Planning and Building Department.

#### *Tree Injury*

The TPZs of 15 trees will be encroached upon. The total number of replacement trees or payment to the Corporate Replacement Tree Planting Fund required to compensate for these tree injuries will be determined through the Site Plan Application file with the Planning and Building Department.

#### *Tree Injury or Destruction Questionnaire, Declaration and Permit Application*

The City of Mississauga's *Tree Injury or Destruction Questionnaire and Declaration* form can be found online at: <http://www7.mississauga.ca/Documents/FormsOnline/2206.pdf>

The City's *Application to Permit the Injury or Destruction of Trees on Private Property for a Tree Permit or Tree Removal Permission* form can be found online at:

[http://www7.mississauga.ca/documents/FormsOnline/Form\\_2205\\_Permit\\_Destroy\\_Trees.pdf](http://www7.mississauga.ca/documents/FormsOnline/Form_2205_Permit_Destroy_Trees.pdf)

## **Recommendations and Specifications**

This section outlines general recommendations for tree protection, and **not all recommendations may apply to the subject project**. Refer to the preceding sections for tree-by-tree recommendations. This section should be read in conjunction with the City of Mississauga's various tree protection and site plan application guidelines and policies, including:

Private Tree Protection By-law (0254-2012):

<http://www.mississauga.ca/file/COM/treeprotection.pdf>

**Tree Protection and Hoarding Requirements:**

[http://www.mississauga.ca/file/COM/tree\\_hoarding\\_req.pdf](http://www.mississauga.ca/file/COM/tree_hoarding_req.pdf)

**Site Plan and Development Applications information:**

[http://www.mississauga.ca/portal/residents/urbanforestry?paf\\_gear\\_id=9700018&itemId=104803033n](http://www.mississauga.ca/portal/residents/urbanforestry?paf_gear_id=9700018&itemId=104803033n)

**Site Plan Application: Process Guidelines:**

<http://www6.mississauga.ca/onlinemaps/planbldg/Manuals/ExternalGuidelines-SitePlan-2013August.pdf>

***Tree Preservation***

Three important tree preservation measures should be undertaken on the project site if the trees recommended for retention are to be preserved in a manner which will maintain their health over the long term. Firstly, tree protection zones (TPZs) of adequate size must be established around the affected trees prior to the commencement of any construction activity. Secondly, root-sensitive excavation should be conducted wherever excavation or grading will take place within TPZs or beneath tree driplines. Thirdly, root pruning must be undertaken prior to any construction or grading where root damage may occur.

***Tree Protection Zones***

The purpose of a tree protection zone is to prevent root damage, soil compaction and soil contamination, and workers and machinery must not disturb tree protection zones in any way.

To prevent access and ensure that the TPZ is effective, the following steps are required:

1. No groundbreaking activities or demolition should occur until all tree preservation requirements have been met and the consulting arborist has confirmed the establishment of tree protection zones. The erection of proper hoarding, as described below, is of primary concern.
2. Hoarding shall consist of 4' x 8' sheets of plywood/waferboard lain lengthwise and supported using "L" shaped supports to prevent root damage. Use of T-bars has been approved by the City of Mississauga for use as hoarding support in this application. Construction fencing can be used on road allowance trees and where road sightlines may be obscured by solid hoarding. Framed construction fencing can also be used on the site to frame large tree protection zones with prior approval from the City of Toronto. It must be supported by a solid 2" x 4" frame and maintained intact throughout the duration of the construction project.
3. The locations of TPZs should be clearly identified on the project site plan. All hoarding is to remain in place in good condition throughout the entire duration of the project. No hoarding is to be removed, relocated or otherwise altered without the written permission of the City of Mississauga Parks and Forestry Division, Tree Preservation and Protection.
4. No fill, equipment or supplies are to be stored within the TPZ at any time, and there shall be no access into the TPZ unless permitted by the City of Mississauga Parks and Forestry Division, Tree Preservation and Protection. Encroachment of the TPZ by construction personnel shall not be undertaken without expressed written permission of the City of Mississauga Parks and Forestry Division, Tree Preservation and Protection.

5. Signs similar to Figure 1, below, should be mounted on the tree protection zone hoarding for the duration of the project. The signs should be a minimum of 40 cm x 60 cm.
6. All contractors and supervisors should be informed of the tree protection requirements at a pre-construction meeting.
7. Trees and TPZs should be regularly monitored by a consulting arborist throughout the duration of the project.
8. If injury should occur to retained trees during construction, the consulting arborist should evaluate the trees immediately so that appropriate treatment can be performed in a in a timely manner.

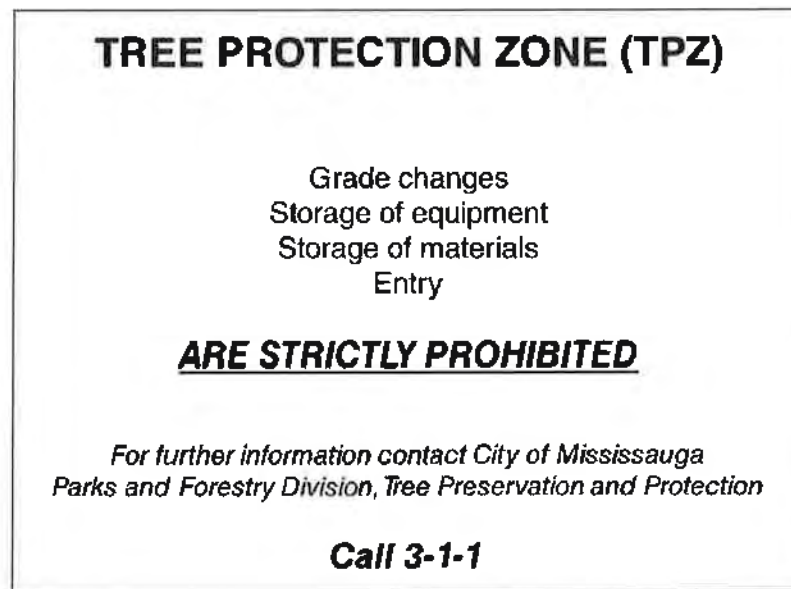


Figure 1: Sample TPZ information sign.

Upon installation, all tree protection must be approved by the City of Mississauga Parks and Forestry Division, Tree Preservation and Protection.

#### *Root Zone Compaction Protection*

Where traffic/access through the root zone is anticipated to be relatively light or minor, the following Light Root Zone Compaction Protection specification should be implemented:

- Installation of medium-weight non-woven geotextile fabric or landscape cloth over affected area;
- Installation of 150 mm of wood chips over the fabric area;
- Installation of ½" plywood over wood chip mulch.

Where traffic/access through the root zone is anticipated to be moderate, such as in materials staging areas, the following Moderate Root Zone Compaction Protection specification should be implemented:

- Installation of medium-weight non-woven geotextile fabric or landscape cloth over affected area;
- 100 mm of granular clear stone laid over fabric area;
- Installation of medium-weight non-woven geotextile fabric or landscape cloth over the stone;
- Installation of 150 mm of wood chips over fabric area;
- Installation of ½" plywood over wood chip mulch.

Where traffic/access through the root zone is anticipated to be severe, such as site access roads, temporary parking areas, or heavy machinery staging areas, more robust Heavy Root Zone Compaction Protection should be implemented on a site-specific basis.

### *Root-sensitive Excavation*

Efforts should be made to exclude excavation or grade changes, including cutting or filling, from all TPZs. Where this is not possible, unless otherwise specified, excavation shall utilize a root-sensitive methodology such as hand-digging, hydrovac or pneumatic excavation of soil (e.g., AirSpade), as appropriate. No excavation shall take place within established tree protection zones without expressed written permission of the City of Mississauga Parks and Forestry Division, Tree Preservation and Protection.

Root-sensitive excavation must be conducted in advance of excavation using machinery. The objective is threefold: 1) to determine whether roots will be present beneath roadways and therefore determine the likely extent of injury to trees to be retained; 2) to finalize decisions about trees for which removal/retention decisions are contingent upon the amount of roots encountered, and 3) to enable proper root pruning, as described below.

Unless otherwise specified, root-sensitive excavation typically entails creating a trench approximately 200-300 mm wide between the subject tree (e.g., outside the established TPZ) and the area to be excavated, without damaging existing roots.

### *Root Pruning*

Root pruning can help ease the stresses experienced by a tree with root damage, encourage the growth of new fine and feeder roots, and prevent the spread of decay. Proper root pruning should be done in advance of anticipated root-damaging excavation, or immediately afterwards if such injury was unforeseen. Root pruning should be undertaken by a certified arborist in the manner outlined below:

1. Roots that are severed, exposed, or diseased and are greater than 2.0 cm in diameter should be properly pruned by a certified arborist. All roots must be pruned with clean hand tools only. Shovels, picks or other construction tools shall not be used to prune roots.
2. Roots should be pruned in a similar fashion as branches, taking care to maintain the integrity of the root bark ridge.
3. Wound dressings or pruning paint must not be used to cover the ends of any cut.

4. Prolonged exposure of tree roots must be avoided – exposed roots should be covered and kept moist with soil, mulch, irrigation, or at least moistened burlap if they are to be exposed for longer than 4 hours.

#### *Post Construction Care*

The following recommendations should be implemented upon completion of construction to ensure that retained and new trees on the subject site are maintained in good condition:

1. Trees which have been retained through the construction process should be regularly monitored for signs of construction-induced stress, which may not be apparent until 5 – 10 years after site disturbance. Any broken or dead branches must be properly pruned, and soil decompaction and/or decontamination should be undertaken if recommended by the consulting arborist.
2. All newly planted trees and shrubs should be provided with a bed of composted woodchip mulch 10 – 15 cm thick, extending to at least the dripline of the plant. Mulch should be periodically replaced as it decomposes, and weeds should be removed from the mulch bed manually. The mulch must not touch the bark of the tree and under no circumstances should it be mounded up against the stem in a “volcano” style. This is exceptionally bad for young trees with thin bark.
3. All new plantings should be watered at least once per week during drought periods within the first two years after planting. Watering should be deep and slow, ensuring that water penetrates to deep roots. Trees should not be watered directly adjacent to the trunk, but in a circular pattern extending from the trunk to at least the dripline. The soil should be allowed to dry in between watering periods to allow oxygen to reach the roots.
4. Minimal pruning should be undertaken in the first two years after planting. The foliage should be retained to allow for the roots to get established. Dead, crossing and broken branches should be properly pruned back to the parent stem or a lateral pruning point.
5. The plantings should be inspected in the second year to ensure that they have survived. Dead or dying plants should be replaced in the next planting season.

### **Concluding Remarks**

46 trees may be affected by the proposed demolition of an existing single-family dwelling and construction of a two-storey dwelling at 891 Longfellow Avenue, Mississauga, Ontario. Of these, 12 will require removal (10 construction, 2 EAB) and 34 will be retained and protected. A Tree Permit and Tree Removal Permission will be required to enable the removal of 11 trees, and compensation may be required.

It is important that good arboricultural practices be undertaken during the entire course of construction. No material storage or construction access shall take place within tree protection zones (TPZs); sensitive excavation and root pruning shall be undertaken, as required; and any necessary branch and/or root pruning shall be undertaken by an ISA Certified Arborist.



**Appendix 1 – Inventory**

Table 1: Inventory of trees at 891 Longfellow Avenue, Mississauga, Ontario.

#	Species	DBH (cm)	CH (m)	TI	CS	CV	TRZ	Location	Preserve/Remove	Arboricultural Recommendations	Priority	Comments
1	White Pine (Pinus strobus)	46	5	G	G	G	3	Private Off Subject Site	Preserve			
2	Red Maple (Acer rubrum)	33	8	G	G	G	2.4	Private Off Subject Site	Preserve			
3	Red Oak (Quercus rubra)	86	14	G	G	G	-	Subject Site	Remove (Construction)			
4	White Pine (Pinus strobus)	85	9	G	G	G	-	Subject Site	Remove (Construction)			
5	Scots Pine (Pinus sylvestris)	36	7	G	G	F	-	Subject Site	Remove (Construction)			
6	Red Oak (Quercus rubra)	87	14	G	G	G	-	Subject Site	Remove (Construction)			
7	Red Maple (Acer rubrum)	59	9	G	F	G	3.6	Subject Site	Preserve			
8	Red Maple (Acer rubrum)	44.42	15	F	F	F	3	Private Off Subject Site	Preserve	Pruning (deadwood); Dynamic cable	Moderate	
9	Red Oak (Quercus rubra)	81	12	G	G	G	5.4	Subject Site	Preserve	Pruning (deadwood)	Moderate	
10	Yew Species (Taxus sp.)	14	4	G	G	G	1.8	Subject Site	Preserve			
11	Grey Birch (Betula populifolia)	41	8	G	G	G	3	Subject Site	Preserve			
12	Red Oak (Quercus rubra)	97	15	F	G	G	6	Subject Site	Preserve	Advanced Risk Assessment (sonic tomography); Pruning (deadwood)	High; Moderate	stem decay
13	Green Ash (Fraxinus pennsylvanica)	23	3	G	G	F	1.8	Subject Site	Preserve			
14	Black Cherry (Prunus serotina)	13	3	G	G	G	1.8	Subject Site	Preserve			
15	Red Maple (Acer rubrum)	60	12	P	F	G	-	Subject Site	Remove (Construction)			stem crack, potential risk
16	Red Oak (Quercus rubra)	59	9	G	G	G	-	Subject Site	Remove (Construction)			
17	Black Cherry (Prunus serotina)	17	4	G	G	G	1.8	Subject Site	Preserve			recovering snag, good habitat feature
18	Red Maple (Acer rubrum)	40	4	F	F	G	3	Subject Site	Preserve			
19	Black Cherry (Prunus serotina)	11	3	G	G	G	1.8	Subject Site	Preserve			
20	Red Oak (Quercus rubra)	67	14	G	G	G	4.2	Subject Site	Preserve	Pruning (deadwood)	Moderate	
21	Black Cherry (Prunus serotina)	21	3	G	G	G	1.8	Subject Site	Preserve	Remove by wire	Moderate	ivy is grinding tree
22	Red Maple (Acer rubrum)	78	18	G	G	G	4.8	Subject Site	Preserve			
23	Red Maple (Acer rubrum)	45	10	G	G	G	3	Subject Site	Preserve			
24	Green Ash (Fraxinus pennsylvanica)	18	5	G	G	G	-	Subject Site	Remove (EAB)			Likely EAB
25	White Pine (Pinus strobus)	65	12	G	G	G	4.2	Subject Site	Preserve			
26	Scots Pine (Pinus sylvestris)	40	5	G	G	G	-	Subject Site	Remove (Construction)			
27	Scots Pine (Pinus sylvestris)	44	6	G	G	G	-	Subject Site	Remove (Construction)			
28	Red Oak (Quercus rubra)	95	20	G	G	G	6	Subject Site	Preserve			
29	Red Oak (Quercus rubra)	77	15	G	G	G	4.8	Subject Site	Preserve			
30	Sugar Maple (Acer saccharum)	44	9	G	G	G	3	Subject Site	Preserve			
31	Eastern Hemlock (Tsuga canadensis)	25	5	G	G	G	1.8	Subject Site	Preserve			
32	Red Maple (Acer rubrum)	52	9	G	G	G	3.6	Subject Site	Preserve			
33	Green Ash (Fraxinus pennsylvanica)	55	12	G	G	F	-	Subject Site	Remove (EAB)	Remove Trees	Moderate	EAB infestation
34	Black Cherry (Prunus serotina)	19	3	G	G	G	1.8	Subject Site	Preserve			
35	Eastern Hemlock (Tsuga canadensis)	26	5	G	G	G	1.8	Subject Site	Preserve			

#	Species	DBH (cm)	CW (m)	T1	C3	CV	TP2	Location	Preserve/Remove	Arboricultural Recommendations	Priority	Comments
36	White Pine (Pinus strobus)	59	9	G	G	G	-	Subject Site	Remove (Construction)			
37	Sugar Maple (Acer saccharum)	45	7	G	G	G	-	Subject Site	Remove (Construction)			
38	Red Oak (Quercus rubra)	86	20	F	G	G	5.4	Subject Site	Preserve	Advanced Risk Assessment (sonic tomography)	High	Decay in trunk
39	Eastern Hemlock (Tsuga canadensis)	56	10	G	G	G	3.6	Subject Site	Preserve			
40	Eastern Hemlock (Tsuga canadensis)	32*	6	G	G	G	2.4	Private Off Subject Site	Preserve			Estimated dbh; neighbouring property
41	Red Maple (Acer rubrum)	60*	10	G	G	G	3.6	Private Off Subject Site	Preserve			Estimated dbh; neighbouring property
42	Scots Pine (Pinus sylvestris)	40*	8	G	G	G	2.4	Private Off Subject Site	Preserve			Estimated dbh; neighbouring property
43	Scots Pine (Pinus sylvestris)	40*	4	G	G	G	2.4	Private Off Subject Site	Preserve			Estimated dbh; neighbouring property
44	White Oak (Quercus alba)	75*	14	G	G	G	4.8	Private Off Subject Site	Preserve			Estimated dbh; neighbouring property
45	Norway Maple (Acer platanoides)	18	5	G	F	G	1.8	Shared	Preserve			
46	White Pine (Pinus strobus)	83	12	G	G	G	5.4	Under	Preserve			



**Appendix 2 – Selected Figures**



Figure 2: General overviews of the subject site.





Figure 3: Tree #8.



Figure 4: General area near existing shed (trees #9-16).



Figure 5: General area to north of existing dwelling (trees #34-39).

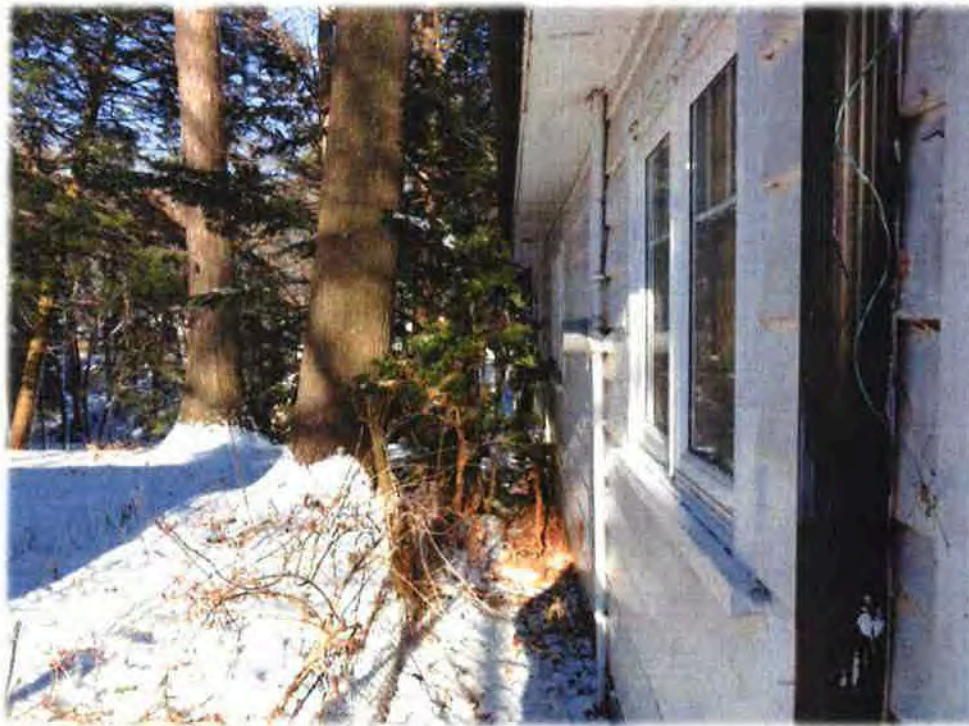


Figure 6: Tree #46 (centre), in very close proximity to existing/proposed dwelling.



**Appendix 3 – Tree Location and Protection Plan**



## **Limitations of Assessment**

It is our policy to attach the following clause regarding limitations. We do this to ensure that the client is aware of what is technically and professionally realistic in assessing and retaining trees.

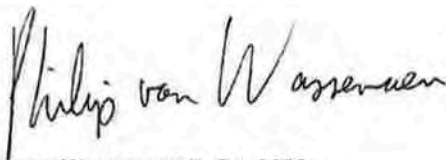
The assessment(s) of the tree(s) presented in this report has been made using accepted arboricultural techniques. These may include, among other factors, a visual examination of: the above-ground parts of the tree(s) for visible structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of pests or pathogens, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. Except where specifically noted, the tree(s) was not cored, probed, climbed or assessed using any advanced methods, and there was no detailed inspection of the root crown(s) involving excavation.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site or weather conditions, or general seasonal variations. Weather events such as wind or ice storms may result in the partial or complete failure of any tree, regardless of assessment results.

While reasonable efforts have been made to accurately assess the overall condition of the subject tree(s), no guarantee or warranty is offered, expressed or implied, that the tree(s) or any of its parts will remain standing or in stable condition. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or its component parts, regardless of the assessment methodology implemented. Inevitably, a standing tree will always pose some level of risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be re-assessed periodically. The assessment presented in this report is only valid at the time of inspection.

Respectfully submitted by,



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City of Mississauga  
**Corporate Report**



<p>Date: 2016/05/19</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services</p>	<p>Meeting date: 2016/06/14</p>

## Subject

**Request to Demolish a Structure within a Heritage Listed Property: 3359 Mississauga Road (Ward 8)**

## Recommendation

That the North Building on the property at 3359 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

## Background

Section 27.3 of the Ontario Heritage Act states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property has submitted a heritage permit application to demolish and replace the existing detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the University of Toronto at Mississauga cultural landscape. This cultural landscape is noted for its open space, unique architectural styles and relationship to the Credit River, striking a good balance between the built campus environment, manicured and natural areas. The property is also designated under Part IV of the Ontario Heritage Act, however the subject building is not an attribute identified in the designation, but only part of the listed Cultural Landscape.

The landscaping, urban design and conservation authority related issues will be reviewed as part of the Site Plan review process to ensure the project respects the character of the surrounding community.

## Comments

The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Heritage Impact Study compiled by Strickland Mateljan Design and Architecture. It is attached as Appendix 1. The consultant has concluded that the North Building at 3359 Mississauga Road, part of the University of Toronto, Mississauga campus, is not worthy of designation. Staff concurs with this finding.

## Financial Impact

There is no financial impact.

## Conclusion

The owner of 3359 Mississauga Road has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The property is also designated under Part IV of the Ontario Heritage Act, however the North Building that is proposed to be demolished is not an attribute identified on said designation, but only part of the listed Cultural Landscape. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the Ontario Heritage Act.

## Attachments

Appendix: Heritage Impact Study



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Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator





**Preface:** This Heritage Impact Statement was first prepared in 2012 to address the proposed demolition of the North Building at the University of Toronto Mississauga campus. Only a portion of the building was demolished at that time. This Statement was revised in April, 2016 to address the proposed demolition of the remainder of the building and to update the report to conform to new Terms of Reference by the City of Mississauga. During the course of that research it also was discovered that elements of the historical description of the building in the original report were incorrect. These have been corrected here.

## **1. Introduction**

This Heritage Impact Statement focuses on the North Building, part of the University of Toronto Mississauga campus at 3359 Mississauga Rd., Mississauga ON. The North Building is not directly accessible from Mississauga Rd., but faces to the north the Outer Circle Rd., an internal road within the campus; and to the south a partially developed sports field and pedestrian pathway known as the Five Minute Walk.

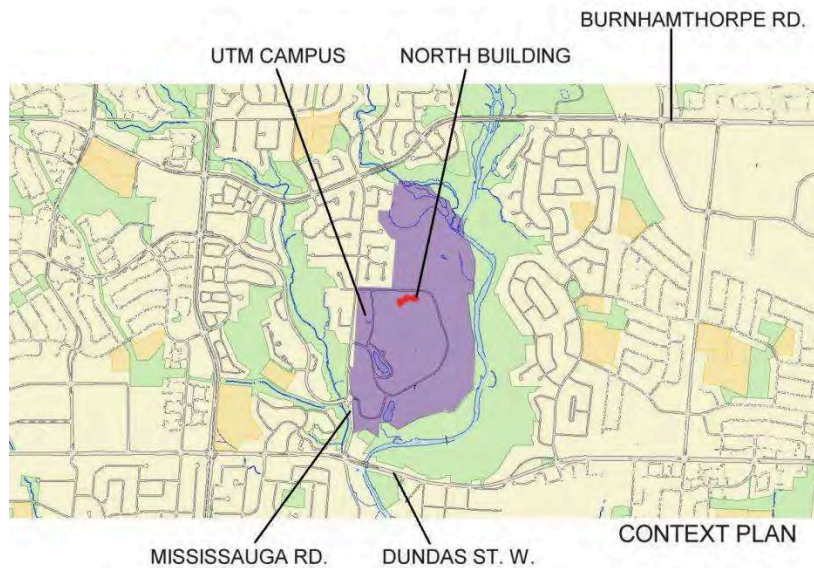
This Heritage Impact Statement was requested by Planning Staff at the City of Mississauga to support an application by the University to allow a proposed development that would involve the demolition of the North Building. The entire University of Toronto Mississauga campus is located in the Mississauga Road Scenic Route Cultural Landscape and the University of Toronto at Mississauga (UTM) Cultural Landscape recognized and regulated by the City of Mississauga.

*“Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so. All cultural landscapes are listed on the City’s Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City’s Heritage Register.*

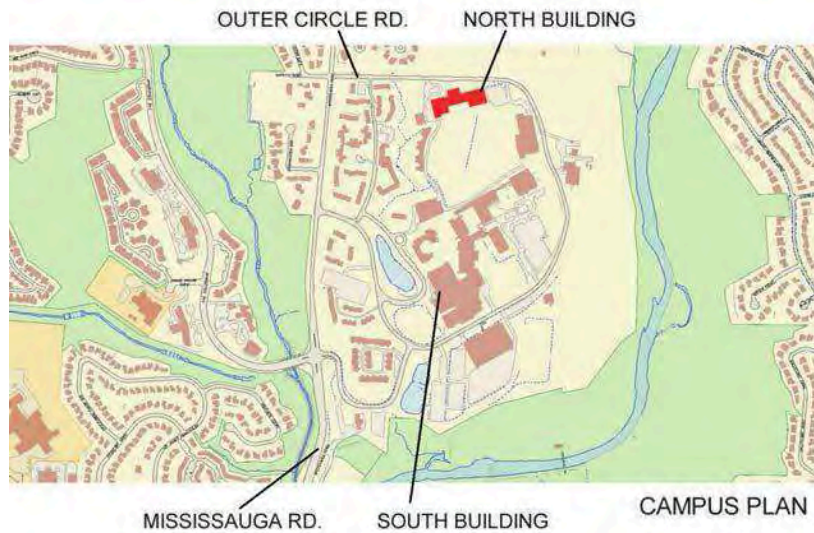
*. . . Cultural Landscapes can be defined as a setting which has enhanced a community’s vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place.”*

*(City of Mississauga website)*





PARTIAL NORTH-EAST ELEVATION



The Cultural Landscape Inventory defines and describes the fundamental characteristics of the Mississauga Road Cultural Landscape and University of Toronto (UTM) Cultural landscape as follows:

*“Mississauga Road is one of the oldest roads in Mississauga. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. It is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality.”*



*“Initiated as a satellite suburban campus of the University of Toronto, the University of Toronto at Mississauga (UTM), has and continues to evolve into a mature and well respected centre of learning. Nestled against the west bank of the Credit River, the university takes advantage of its wonderful setting, locating buildings on prominent landform and table lands to take best advantage of views to the river valley with its forested table land and mature treed slopes. The campus grounds have struck a good balance between preserving and enhancing natural areas and developing manicured grounds for campus activities. The campus has an interesting portfolio of buildings ranging from modern to newer international styled structures. As the campus matures, this range of styles will expand and form an impressive collection of architecturally significant buildings. If the campus plan continues to acknowledge an environmentally friendly, sustainable balance between natural and developed landscape areas, the campus will be unique among Ontario universities in terms of its visual quality and character. This site is recognized as a unique cultural landscape within the City of Mississauga and one which is expected to demonstrate leadership balancing development requirements with the protection and enhancement of the natural environment. Lislehurst, the President's residence, is a heritage designated structure for architectural and historical significance.”*

*(The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geodata Resources Inc., 2005)*



PARTIAL SOUTH ELEVATION



PARTIAL SOUTH ELEVATION (EAST)

The ability of a municipality to identify Cultural Heritage Landscapes and to require a Heritage Impact Statement is mandated by the Provincial Policy Statement (2005):

**2.6.1** *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

**2.6.3** *Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

Where “cultural heritage landscape” means “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value” and where “significant” means “in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people” and where “conserved” means “the identification, protection, use and/or management of cultural heritage and archaeological



WEST ELEVATION (SHOWING RECENT PARTIAL DEMOLITION)



PARTIAL SOUTH-EAST ELEVATION



resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment”.

The “Mississauga Plan”, the City of Mississauga’s most recent Official Plan (currently under appeal) also has broad requirements for Heritage Conservation and the protection of existing, stable neighborhoods, including 1.1.4 (e):

Where there is a conflict between the policies relating to the natural and cultural heritage and the rest of this Plan, the direction that provides more protection to the natural and cultural heritage will prevail.

## 1.1 Terms of Reference

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following:

### 1. General requirements:

- property owner contact information
- location map
- a site plan of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing and topographical features
- a written and visual inventory (photographs) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal photographs and floor plans are also required.
- a site plan and elevations of the proposed development
- for cultural landscapes or features that transcend a single property, a streetscape plan is required, in addition to photographs of adjacent properties
- qualifications of the author completing the report
- three hard copies and a PDF

### 2. Addressing the Cultural Landscape or Feature Criteria:

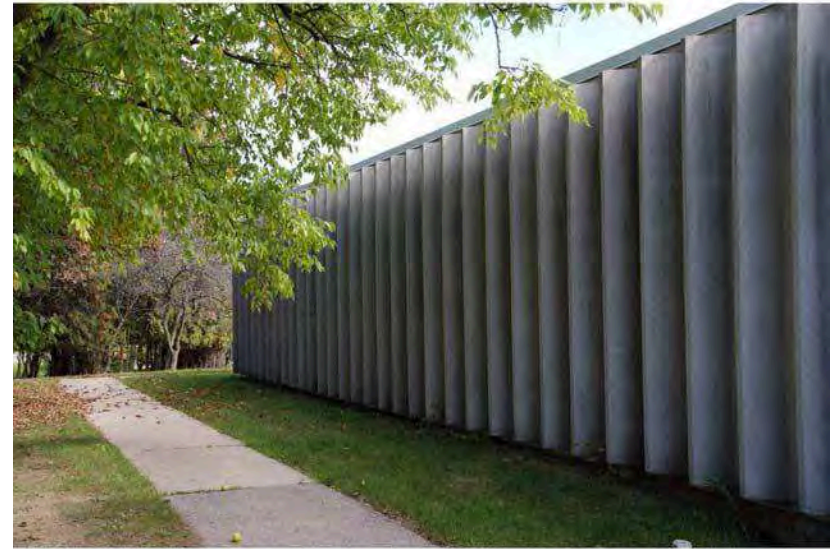
(only necessary to address those criteria listed in the relevant cultural heritage landscape)

#### Landscape Environment:

- scenic and visual quality
- natural environment
- horticultural interest
- landscape design, type and technological interest

#### Built Environment:

- aesthetic and visual quality



TYPICAL PRE-CAST WALL

- consistent with pre WW 2 environs
- consistent scale of built features
- unique architectural features/buildings
- designated structures

#### Historical Associations:

- illustrates a style, trend or pattern
- direct association with important person or event
- illustrates an important phase of social or physical development
- illustrates the work of an important designer
- significant ecological interest
- landmark value

### 3. Property information:

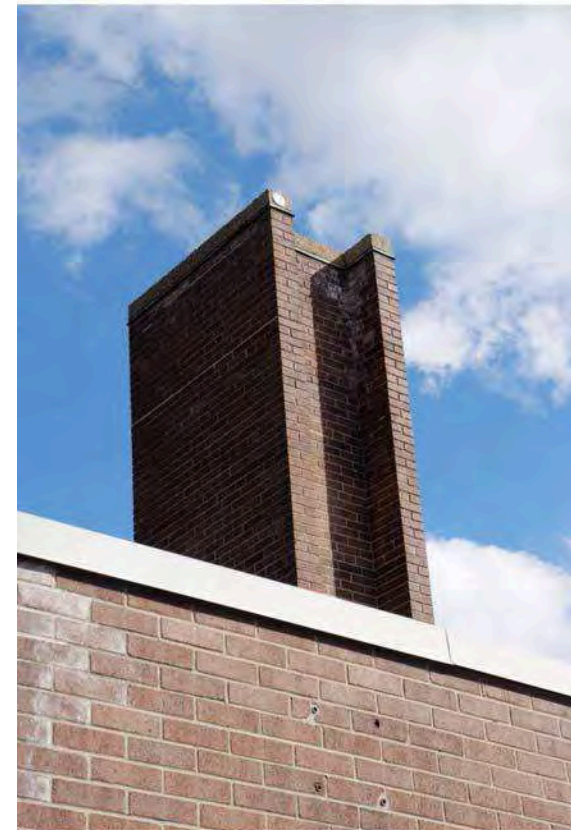
- chain of title, date of construction, builder, architect/designer, landscape architect or personal histories

### 4. Impact of Development or Site Alteration:

- destruction of any, or part of any, significant heritage attributes or features*
- alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*
- shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden*
- isolation of a heritage attribute from its surrounding environment, context or a significant relationship*
- direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
- a change in land use where the change in use negates the properties cultural heritage value*
- land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources*

#### 5. Mitigation Measures:

- alternative development approaches*
- isolating development and site alteration from the significant built and natural heritage features and vistas*
- design guidelines that harmonize mass, setback, setting and materials*
- limiting density and height*



CHIMNEY DETAIL

- allowing only compatible infill and additions
- reversible alterations

#### 6. Qualifications:

- The qualifications and background of the person completing the Heritage Impact Statement will be included in the report. The author must demonstrate a level of professional understanding and competence in the heritage conservation field of study

#### 7. Recommendation:

- the consultant should provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act

### 1.2 Context

The University of Toronto Mississauga (hereafter “UTM”) campus is a 250 acre site located at the north-east corner of Dundas St. West and Mississauga Rd. The site is bordered to the west by Mississauga Rd.; to the south and east by the Credit River and to the north by single family residential development and parkland associated with the Credit River. The campus comprises 26 major buildings including academic, athletic, library and student housing serving 12,000 students in science and liberal arts disciplines. The topography of the site is rolling and the site is partially treed and heavily influenced by its location adjacent to the Credit River.



ENTRANCE CANOPY DETAIL



ENTRANCE LOBBY



### 1.2.1 The Site

For the purposes of this Heritage Impact Statement the site is the area occupied by the present North Building and the immediate environs.

### 1.2.2 Heritage properties impacted

For the purposes of this Heritage Impact Statement the extent of heritage properties impacted is limited to the present North Building.

### 1.3 Site Analysis

The North Building is bounded to the north by the Outer Ring Rd., a private road accessed from Mississauga Road that curves around the perimeter of the campus and connects its major buildings and functions. To the east is a parking lot that serves the building. To the south is a grassed playing field known as the “North Field” a tennis court and some undeveloped grassed and treed space. To the south-west is Erindale Hall, a recently completed 4-storey student residence. To the west is the Erindale Studio Theater, a one-storey brick building and further west is student housing in low-rise, townhouse type configuration.

#### 1.3.1 Ecological Interest

The existing topography of the land is generally maintained in this area, but the site was obviously stripped of all native vegetation at the time of construction in the 1960's. There is some reasonably dense but random re-planting surrounding the building that will be



TYPICAL CORRIDOR

lost as the building is removed. This is not a significant ecological concern.

#### 1.4 Description of Heritage Building

The North Building is a 2-storey, flat roofed building of approximately 9459 gross square meters. The building is situated on a sloping site such that fully two stories of the building are exposed on the southerly and easterly sides but only the upper story is exposed on the northerly and westerly sides. The main entrance is on the north side and on the upper level, however the pedestrian and vehicular circulation patterns are such that secondary entrances at the west and south are more frequently used. The building was built in two phases, with the westerly and central portions completed in 1967 and the easterly portion completed in 1969. The original and addition are seamless, however, with no outward indication that an addition has taken place.

The building is clad on the exterior with a mix of brown brick and pre-cast concrete “double-T” sections hung from the exterior walls to form an array of vertical fins. The pre-cast sections clad all of the second floor of the building and some of the main floor. It is not clear if this distinction was made for architectural reasons or in the anticipation of future additions to the building. At the top, these fins are cut with a slight chamfer just below a metal parapet capping detail. Where the pre-cast is used on both upper and lower levels there is also a wide chamfered joint running horizontally around the building corresponding to the second floor level.



TYPICAL CLASSROOM



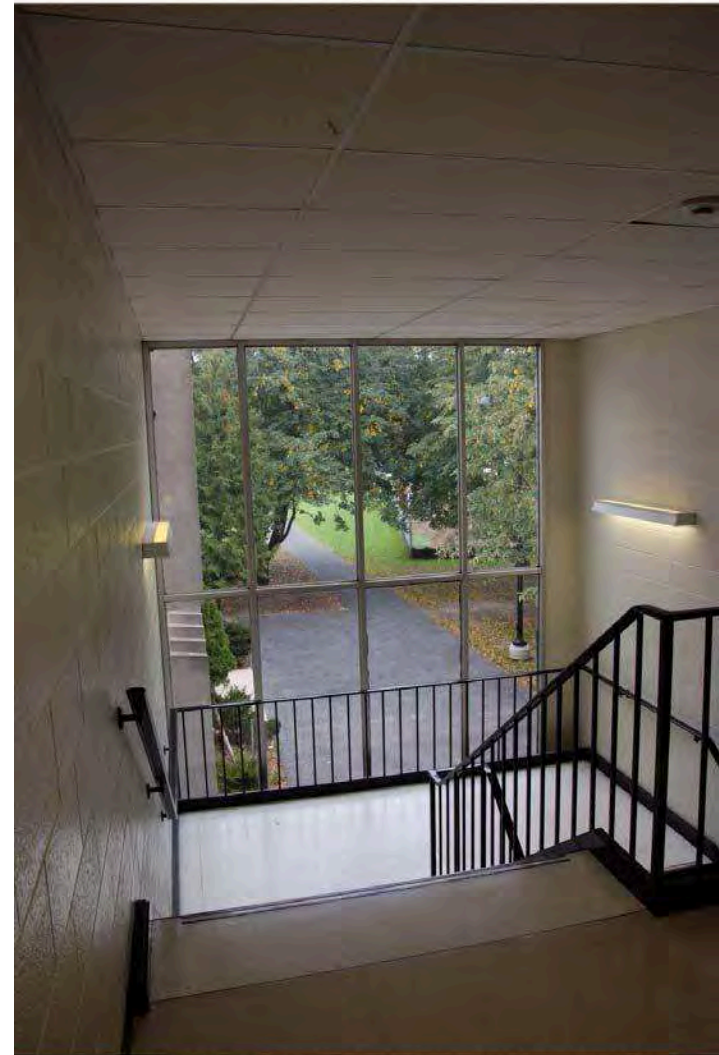
PARTIAL NORTH ELEVATION SHOWING WEST WING  
(NOW DEMOLISHED)

Glazing in the areas of pre-cast are tall, thin units cut into the pre-cast between the individual fins. There is also some typical glazed curtain-wall along the southern elevation of the building.

At the front (north) entrance a projecting concrete portico is a significant feature, as is a simple but well detailed angular brick chimney.

The interior of the building consists generally of exposed concrete block exterior walls, concrete block interior walls, limited areas of drywall walls (most appear to be newer construction), slab doors in metal frames, vinyl composition tile floors, typical metal pan type interior stairs with terrazzo infill, T-bar acoustic ceilings with drop in lighting, etc. Corridors are narrow and generally without exterior glazing except for areas of glazed curtain wall at the main stairwells. There is one larger space near the front door which serves as a kind of lobby, but this has not really been developed for this purpose. The overall look of the interior of the building is one of an institutional building where practicality and construction economy were paramount considerations. There is no obvious design intent here.

There have been numerous major and minor renovations over time.



TYPICAL STAIRWELL, CURTAIN WALL BEYOND



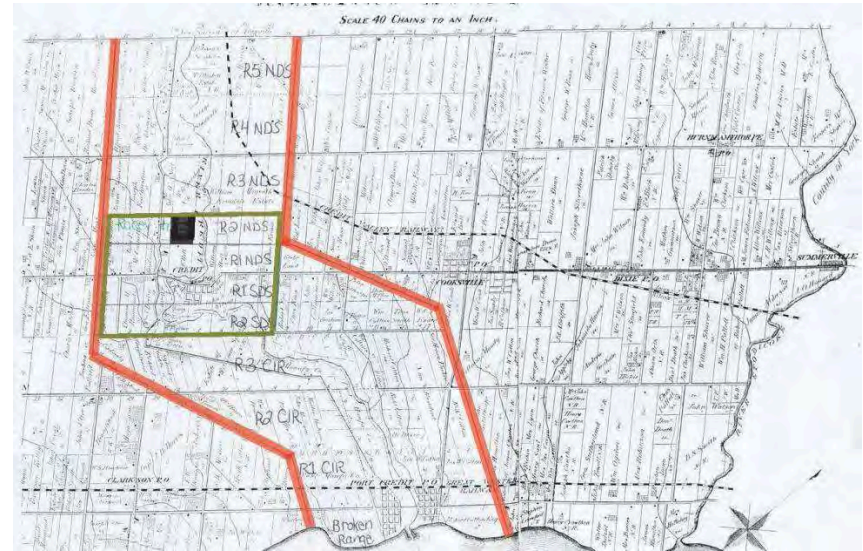
## 2.1 Site History

The lands upon which the UTM campus sits are known as Lot 4, Range 2 North of Dundas Street, Racey Tract, and were part of the second purchase of lands by the British Crown from the Mississauga First Nation. The Crown had first purchased lands in this area from the Mississaugas in 1805. This was for lands south of the present Eglinton Avenue but excluding a strip of land one mile either side of the Credit River. In 1818 there was a further purchase of lands north of Eglinton Avenue and in 1820 two further treaties that ceded the Credit Valley lands and that left the Mississaugas with just one 200 acre parcel near the present Mississauga (sic) Golf Club. (Part of this became known as the “Racey Tract” because a Major Thomas Racey had been given property here for the purpose of establishing a town and mill).<sup>1</sup>

The original lot organization in these second purchase lands is unusual in that what would typically be called “Concessions” are called “Ranges”. The Racey Tract is also unusual in that the lots are 50 acres in size as opposed to the 100 acre lots typical elsewhere.

Lot 4, Range 2 is one of these typical lots, located just east of what is now Mississauga Rd. Its northern boundary is the present Outer Circle Road. The southern boundary runs right through the present South Building and can no longer be discerned on the ground, nor can the east or west boundaries.

<sup>1</sup> Fitzgibbon, Meaghan, “Searching for the Mississauga of the Credit River: Treaties”, Heritage Mississauga website.



1877 Peel Atlas showing 1820 Purchase outlined in red, Racey Tract in green, Lot 4, Range 2 in black

Property records indicate that the Lot was first deeded to Thomas S. McEwen in 1928, then to John McGill in 1829. It was transferred to Ellitt Sproule (who also appears as Ellett Sprowl in the record) in 1871, then back to John McGill in 1886. The McGills and Sproules were both local farming families and the use of the property was presumably agricultural. In 1953 the children of John McGill sold the property to the Erindale Sand & Gravel Company. On December 29, 1967 we see the transfer of the property to the Governors of the University of Toronto. The date of this transfer is curious because the University has by that time been operating for several months at the site and the purchase from the Sand & Gravel Company had been announced in the press some years before. The reason for this delayed transaction is unknown.



## 2.2 University of Toronto interest

The University of Toronto began to consider as early as 1956 the possibility of establishing new campus colleges remote from the Downtown campus, and a 1962 Report of the Presidents of the Universities of Ontario to the Advisory Committee on University Affairs recommended the creation of two colleges in association with the University of Toronto to be located at the eastern and western parts of the City. This led to a University of Toronto Planning Committee report in 1963 called "A Provisional Plan for Two Off-Campus Colleges in the University of Toronto" which was subsequently adopted.<sup>2</sup> These would become Erindale and Scarborough Colleges.



Present UTM site. Lot4, Range 2 is in red. North Building is in gray.

The plan was quickly amended, however, and instead of a plan for a college only the planners recommended that “Erindale will begin as a constituent college of the University of Toronto, but plans for development will be flexible enough to permit it to become a university in its own right if this becomes desirable”.<sup>3</sup> “The essential point is that Erindale cannot be regarded simply as an undergraduate college offering a liberal arts degree where equipment and amenities are minimal. We are instead founding a new part of a highly prestigious university community. We are not second class citizens of that community, hence our need of facilities for research as well as for teaching. As we develop we will play a progressively important role in the graduate work of the university.”<sup>4</sup> This ambition would have significant impact on the planning of the campus and on the amount of land required to house it.

### 2.2.1 Property acquisition

The University acquired the 60 acre Reginald Watkins property in July, 1963 for \$300,000 with the intention of using this as a nucleus for the new campus. This was Lot 4, Range3, NDS and was important in that it was the site of the “Lislehurst” mansion which is now the Principal’s residence at UTM and an important part of campus life. The reasons behind the choice of this property and the extent to which other properties were considered is unclear. The University’s advisor in purchasing the Watkins estate was the Don Mills Development Corporation, and it was suggested at the time that “it made no recommendation on alternatives, nor did the

University seek any”,<sup>5</sup> although U of T Vice-President F. R. Stone commented that “the Watkins property was something so clearly ideal that we didn’t go farther”<sup>6</sup>. In 1964 the purchase of 88 acres from the Erindale Sand & Gravel Company was announced. This was part of Lots 3 and 4, Range 1 and part of Lot 3 and all of Lot 4, Range 2. (This property comprises the majority of the now-developed part of the campus south of the Outer Circle Rd. including the North Building.) Negotiations were also underway for the purchase of adjacent lands.

Early in 1965 the University short-cut these negotiations, however, and used its powers under the University of Toronto Act to serve notice of expropriation on 31 private homeowners with properties totaling 123 acres on both sides of Mississauga Rd. (then called Streetsville Rd.) north and west of the proposed campus. The intended effect of these expropriations would increase the size of the campus to almost 225 acres.

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<sup>3</sup> Ibid.

<sup>4</sup> Ibid., p. 7

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<sup>5</sup> U. of T. steamrollers into Erindale, Toronto Star, June 25, 1965.

<sup>6</sup> The people who pay for a Varsity “land grab”, Toronto Star, June 26, 1965.





# UP These People Are Angry

Erimdale property owners meet to discuss the "brutal manner" in which their homes were expropriated by the U of T.

## Because These Houses Have To Go...

Erimdale property owners last night lashed back at what they termed "the brutal manner" in which their homes were expropriated by the University of Toronto. Ed Doherty, Middlesex, property director for the Ontario Federation of Agriculture, told 38 victims of the university's plans for progress there is no legal redress for their grievances.

"It is only the political route that can stop it," he said.

### PASS RESOLUTION

The meeting of ousted home owners unanimously passed a resolution deploring "the brutal manner in which the ouster of expropriation is being used on the citizens of Ontario."

It complained of the "outrageous use of public funds in the acquisition and ultimate destruction of new homes when vacant lands are available in the same area."

A copy of the resolution will be sent to the university's Board of Governors, and to Education Minister William Davis, who represents the area in the Ontario Legislature.

The former property owners are protesting the way the U of T yanked the jobs out from under their expensive homes in Erimdale, near Streetsville, and didn't tell them out it until a month later.

The land will be used for future expansion of the university's satellite Erimdale College.

U of T president Claude Bissell said yesterday the Erimdale site was chosen after scientific study showed it was the most suitable location.

### PROCEDURES NORMAL

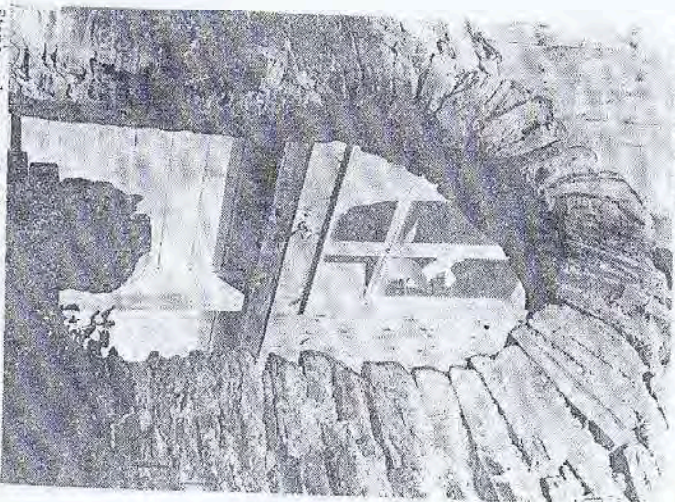
He said the expropriation procedures were "normal" and in accordance with legal requirements.

Property owners were not consulted first in order to avoid the possibility of land speculation.

Dr. Bissell said the university originally bought a 60-acre site on the Credit river from Reginald W. Watkins for \$300,000, and later acquired an additional 86 acres. It was dickering for a further 31 acres when the decision to expropriate the 123 acres of residential land was taken.

Dr. Bissell said the university has offered to lease the land back to the Erimdale residents until it is needed for construction of the new college.

Many residents said last night they do not want to rent their former homes.



Stone arch was part of the original barn which architect



The affected residents were incredulous at the “brutal manner in which the cudgel of expropriation” was being used and complained about the “outrageous use of public funds for the acquisition and ultimate destruction of new homes when vacant lands are available in the same area”<sup>7</sup> and swiftly organized themselves to oppose it. The university explained that they had taken this step to prevent speculation on the affected lands.

The residents appealed to their Member of Provincial Parliament but found him somewhat of a reluctant ally. Their representative was Bill Davis, Minister of Education in the Robarts Government (and later Premier), and a staunch advocate of the Erindale campus. Davis was presiding over a policy of tremendous growth in post-secondary education in Ontario in the 1960’s and this was a key component of it.

The residents hired Brampton lawyer Jim Beatty to represent them and continued a campaign of protest, and on June 30 the University called a temporary halt to the expropriation proceedings. Early in August the University backed down, at Davis’ urging, and withdrew the expropriations.<sup>8</sup>

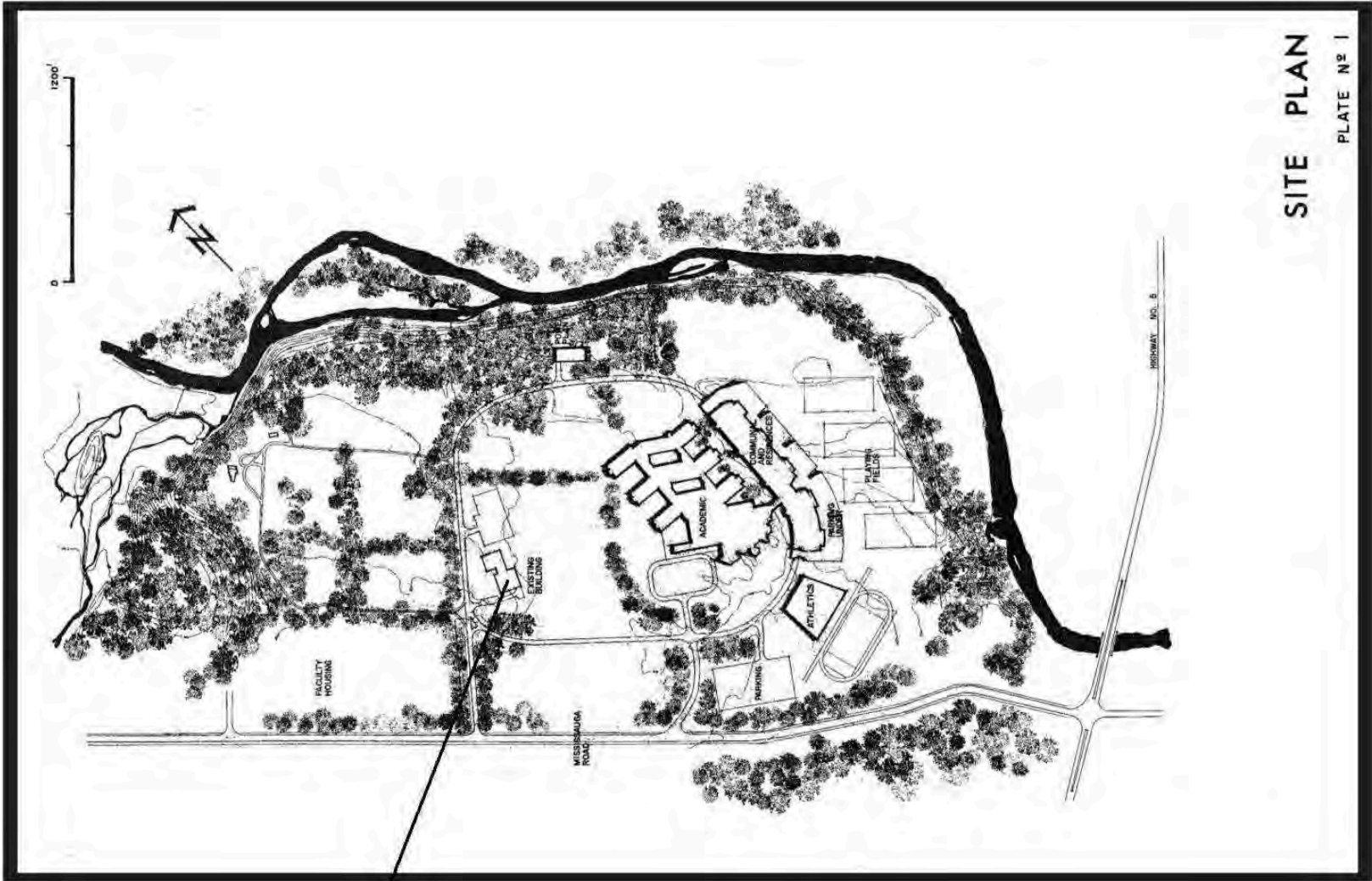
The University would go on to acquire some of these properties but the threat of expropriation was not used again.

<sup>7</sup> These People Are Angry Because These Houses Have To Go . . . , Toronto Telegram, June 11, 1965

<sup>8</sup> Erindale Home-Owners Win University Expropriation “War”, Mississauga News, August 11, 1965



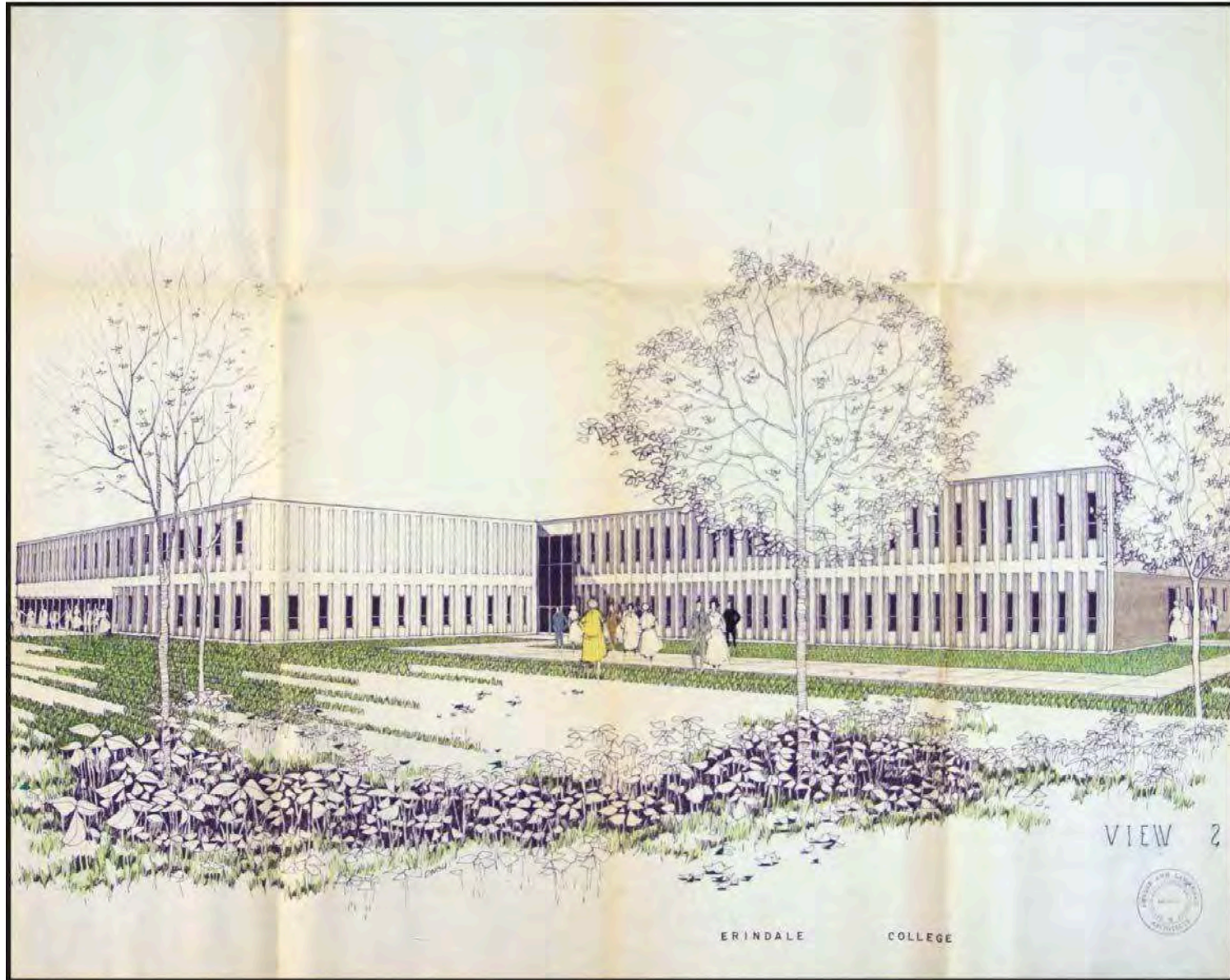




SITE PLAN  
 PLATE No 1

NORTH BUILDING

ORIGINAL MORIYAMA MASTER PLAN



ORIGINAL ARCHITECTURAL RENDERING

### 2.3 Master Planning

The University commissioned architect John Andrews, who had done the master planning at Scarborough College and was also the Chair of the University's Department of Architecture, to do the Master Plan for Erindale. The result was a progressive plan that featured "respect for and response to topography, separation of pedestrian and vehicular traffic, a climate-controlled pedestrian street system, integration of resident and commuter students, avoidance of rigid departmental structures, a strong emphasis on meeting and communal spaces, the use of television as a teaching aid, experimentation with modular building systems and throughout an elaborate orchestration of architectural spaces . . . ." <sup>9</sup> The basis of this plan was a monolithic building to be located at the southerly end of the campus and sited to take advantage of the slope created by the former gravel quarry.

For reasons unknown, the Andrews plan was not accepted and a new team headed by architects Raymond Moriyama and A. D. Margison & Associates was put in place in 1967.

Moriyama and Margison would create a plan similar in its key aspects to Andrews, with the campus focused on a single, flexible, expandable, monumental structure located at the southerly part of the Campus.

The Moriyama and Margison report makes no mention of the North Building with the exception of one site plan that refers to the "existing building".

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<sup>9</sup> Richards, Larry Wayne, University of Toronto, Princeton Architectural Press, New York, 2009, p. 212



BILL DAVIS (LEFT) AT CONSTRUCTION OF NORTH BUILDING



## 2.4 Early Facilities Planning

Scarborough College was projected to open in 1965 and Erindale campus in 1966. Scarborough did open on time, but Erindale was delayed (Erindale students were also first enrolled in 1965 but classes were held in rented premises at T. L. Kennedy Secondary School)<sup>10</sup>. The Erindale Campus User's Committee report of 1966 noted that "it was not possible to open Erindale in 1966. Thus an opening in 1967 has become imperative . . ." <sup>11</sup> and further "we were directed to initiate planning for Erindale as soon as possible and to open in 1967 . . . since time is now short the first operation will have to be in temporary accommodation of some kind . . . in discussions with the Director of Physical Plant and his staff the practical possibility was conceived of starting in accommodation which will form a permanent part of the campus. Such accommodation would have a temporary use for academic and administrative purposes in 1967, being changed at a later stage to other uses in the overall campus plan" <sup>12</sup>. This "temporary accommodation of some kind" is what we now know as the North Building.

### 2.4.1 North Building Construction

Early in October, 1966, the Port Credit Weekly announced plans "To Break Ground for New Erindale College Mid Oct." and explained that the new building would suit a projected initial enrollment of 200 students but that plans for the complete college were well underway and that at that time it was anticipated that "the original



<sup>10</sup> Richards, P. 212

<sup>11</sup> Erindale Campus User's Committee 1966, p. 3

<sup>12</sup> Ibid, p. 9-10



college building will house administrative offices and provide space for special research work<sup>13</sup>.

Architects for the building were Levine & Lawrence of Don Mills and general contractors were Olympia & York Industrial Developments Limited, also of Don Mills.

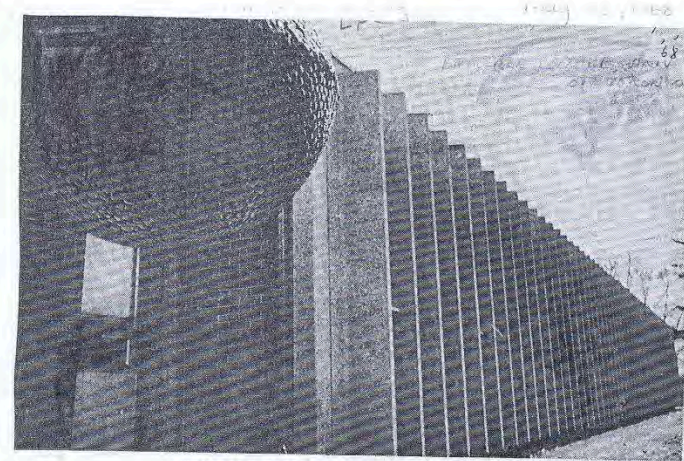
The building provided lecture rooms, offices and science rooms on the upper floor and library, common room, cafeteria and smaller classrooms on the lower floor. Mechanical and storage uses were gathered in the windowless northern part of the lower floor.

It was a simple, efficient building and ready for occupancy by the fall of 1967.

#### 2.4.2 North Building Addition

In 1969, due to continuing delays with the construction of the planned major campus buildings, the North Building received an addition to the east. The effect of this addition was to approximately double the size of the building. Architect for this work for G. Edward Lutman of Toronto, but the addition merely extended the appearance and detailing of the first building.

Despite this addition, the public and media emphasis continued to be on the projected buildings at the southern part of the campus and on the nature of the North Building as temporary. A campus guide called "Erindale College, University of Toronto", undated but apparently from about 1969 noted that "the immediate short-term building program was completed in 1969, and the College moved



### ERINDALE COLLEGE SERVING COMMUNITY NEEDS TOWN OF MISSISSAUGA PUBLIC LIBRARY **Education Facilities For 5,000 Projected For Erindale By 1970**

MISSISSAUGA — Situated on the west bank of the Credit River, about one mile north of the Dundas Highway, Erindale College is the latest addition to the sprawling complex of colleges that comprise the University of Toronto.

Any expansion to the University of Toronto which now serves 20,000 students at its main campus will have to take place at Erindale or its sister institution, Scarborough College.

The majority of Erindale's 150 full-time and 330 evening students come from the area between Burlington and western Toronto. At present there are no residence facilities, but they are included in plans for expansion.

It is projected that within three years, the college will be large enough to handle 1,500 students and by the early 1970's educational facilities will be available to 5,000.

**CONTINUAL PROGRESS.**

"There will not be a time in the next eight or 10 years when there is not some construction going on," said Dean, S. J. Colgan.

The school was founded in 1963. During its first four years, Dr. D. Carlton Williams directed the infant college, from the organizational stage, to the first classes (for extension evening students in T. L. Kennedy Secondary School) through the planning of the eventual college complex, to the admission of the first full-time students last September.

Following resignation of Williams, Dr. J. Tuzo Wilson was appointed principal of Erindale College.

Wilson, who came to Erindale from the main college campus, emphasizes that the college is not a school of applied arts and technology of the type now springing up across the province.

"This is no Siberia of the University of Toronto — this is where things are happening," said one student.

**SAME STANDARDS**

Erindale students will receive the same degrees, based on the same standards, and under the direction of basically the same faculty as any other University of Toronto students.

The entrance requirement is 60 per cent, which officially is the level of achievement required by the parent institution for admittance.

The school has a 12,000 volume library, a closed circuit television studio, a bookstore, administrative offices, a small greenhouse, two large laboratories, classrooms, lecture theatres, a cafeteria, a language laboratory and a computer room.

There are no recreational facilities at the new site yet, so students wanting to participate use facilities on the University of Toronto's main campus. There is, however, no lack of extra-curricular activities at the school. Since the college opened there have been a number of art shows, drama productions, an open house and even an Arts Festival.

The advantage of Erindale is that it blends the traditional world of the well established and prestigious university with the challenge and excitement of a new institution unfettered by tradition.

<sup>13</sup> Port Credit Weekly, October, 1966

into Phase 1 of its long term program. Under this a series of connected structures will, according to present plans, ultimately provide the College with the most advanced facilities for learning and research. Some \$7 million is being spent on the first group of these buildings, which should be ready in the autumn of 1970.”<sup>14</sup>

### 2.4.3 Completion of the South Building

The South or Davis Building was completed in 1971 and with this the focus of attention turned to the new facility and the North Building became very much secondary in the activities of the Campus. These would be the only two significant buildings on the Campus until the 1974 construction of the small Crossroads Building, used for student and faculty offices as well as retail space.<sup>15</sup>

### 3.1 Architectural Analysis

The North Building clearly has its roots in the Modernist and Brutalist styles of Architecture. Modernism is an over-arching movement in 20<sup>th</sup> century architecture that generally prized simplicity and clarity of forms, elimination of applied detail, visible expression of structure, expression of materials in a way that did not attempt to conceal their true character or mimic another, and the use of industrially produced materials often in repetitive ways. These often result in bold horizontal or vertical lines which are important elements in the style. “Form follows function” and “truth

<sup>14</sup> Erindale College University of Toronto, undated, Mississauga Library Canadiana Room, p. 6

<sup>15</sup> The Medium Online, The Voice of the University of Toronto Mississauga, blog September 26, 2011



ORIGINAL MORIYAMA CONCEPT FOR SOUTH BUILDING SHOWING BRUTALIST ARCHITECTURAL INFLUENCE



ORIGINAL BRITISH AMERICAN OIL COMPANY BUILDING AT SHERIDAN PARK RESEARCH COMMUNITY SHOWING ARCHITECTURAL SIMILARITIES TO NORTH BUILDING



to materials” are maxims commonly associated with modernist architecture.

Brutalism was a mid 20<sup>th</sup> century movement derived from the early 20<sup>th</sup> century modernism. Brutalist buildings tended to be of raw concrete construction and like modernist buildings featured repetitive use of elements, repetitive glazing, and angular forms with lack of ornamentation or detail. Brutalist buildings tended to be more sculptural in form, sometimes introduced curving or angular elements and as the name implied did so in a way that created a more formidable, intimidating appearance than did other modernist buildings. Modernism, especially International Style, tended to feature larger windows in a curtain configuration allowing more admission of natural light into the building and when expressing structure tended to do so in a way that minimized the size of the elements. Brutalist buildings generally had fewer windows, often punched into the building fabric and when expressing structure did so in a massive, sometimes grotesque way. These buildings come heavily down to the ground and often feature heavy, apparently unsupported projecting elements. The style was well suited to government buildings, schools and shopping centers and was very popular into the 1970’s, when renewed interest in ornamentation and historical detail gave way to Postmodern influence.

Many university buildings built during this time are Brutalist, including the John Robarts Library at the University of Toronto, the Scott Library at York University and the original Scarborough College building. The South Building at UTM is also an example of Brutalist architecture.



UTM South Building showing Brutalist architectural influences

The North Building is clearly Modernist in its form and in its use of exposed concrete materials and the repetitive elements. The narrow windows and lack of expression of the building structure and Brutalist influences. It is a weak and timid execution of either style, however. It lacks the fineness and attention to detail of a good Modernist building and the bold expressiveness characteristic of Brutalist buildings. The appearance is bland and somewhat generic but not unpleasant. Larry Wayne Richards remarks that “from certain angles, its walls of repetitive, vertical precast concrete panels and fins transcend monotony, appearing windowless and highly abstract”<sup>16</sup>.

One building which is highly similar to it is the present Petro-Canada (former British American Oil Company) research facility at the Sheridan Park Research Community in south Mississauga. This is an interesting precedent, because Sheridan Park was at its inception in 1965 a highly regarded and cutting edge industrial research campus. The similarities between these buildings are significant, with the vertical concrete fins, mix of concrete and brick cladding and vertical fenestration arranged between the fins. The Sheridan Park building is a much more refined expression however, with an elevated base detail that appears to make the building float off the ground and more pleasing glazing proportions.

### 3.2 Subsequent Master Planning and Changing Priorities

Larry Wayne Richards has noted that the “from 1965 to 2000, UTM generated five different (master) plans, resulting in the campus



CAMPUS LIFE - CHEERLEADERS - 1970'S



CAMPUS LIFE - ARCHERY - 1970'S

<sup>16</sup> Richards, p. 225



collage of divergent impulses that now exists. This history of moving in one direction for several years and then shifting to another has left behind superimposed, half-filled visions.”<sup>17</sup>

The “divergent impulses” identified by Richards are largely as regards the character of the built form of the campus from the original Andrews/Moriyama model of a single monolithic building to the more complex model that has developed with multiple buildings and circulation routes, and largely undefined interstitial spaces between these buildings. Part of the cause of this divergence has been the continued use of the North Building for academic purposes, something not considered in the early master planning, and the north-south circulation route (known as the Five Minute Walk) that has developed as a result.

The most recent Master Plan attempts to address these issues by seeking to create:

- two defined pedestrian links intersecting at the center of the campus (one of these is the present Five Minute Walk)
- a ring road which contains and serves the majority of academic buildings on campus
- a series of courtyards
- a central prominent green space to be redefined as the Campus Green
- preservation of and connection to the natural environment
- the potential for an academic quad<sup>18</sup>.

<sup>17</sup> Richards, p. 212



CAMPUS LIFE - DEAN ROBINSON, STUDENT, PRINCIPAL WILSON AT CONVOCATION, 1970'S



CAMPUS LIFE - GOLF TEAM - 1970'S

<sup>18</sup> Campus Master Plan, University of Toronto Mississauga, June 2011

The proposed creation of the Campus Green, to be located at the northerly part of the campus in the present underdeveloped field area south of the North Building, is a significant departure from the earlier campus planning. This identifies a significant use for this area and promises to create an importance and vitality here that does not presently exist. To bring this plan to fruition will require significant change to this part of the campus, including removal of the North Building.

### **3.3 The proposal**

The proposal by Perkins + Will Architects is to replace the North Building with a new building that would extend from the present westerly extremity of the North Building to very near the recently completed Instructional Center at the north-east of the campus. This new building would be a very contemporary expression heavily glazed and transparent at grade with walls of vertical terra cotta panels hung from the building at the upper levels. Varying heights and fenestration patterns give it an undulating quality, as does a gentle curve on plan that breaks the monotony of the materials. Spatially, the building will complete and enclose the proposed Campus Green and serve to delineate the northernmost extent of the campus.

This building will become an exciting part of the UTM campus and, although not directly visible from Mississauga Road, an integral part of the Cultural Landscape. The UTM campus has matured into a dense grouping of architecturally significant and dynamic buildings with its own network of significant identifiable places, landscapes and views. The proposal to replace the North Building with this much larger and more complex building will build upon this, will

create an anchor and focus at the northerly part of the campus and further develop and define local culturally significant features such as the 5 Minute Walk and Campus Green.

### **3.4 Cultural Heritage Analysis**

The present North Building does have some cultural heritage importance and interest to the City of Mississauga. Despite the fact that it was clearly never intended to be a major part of the UTM campus it does have some interest as the first building to be built there and the location of all classes until the completion of the South Building in 1971. The decision to locate a satellite campus of the University of Toronto in Erindale, and the forward thinking at the time that laid the foundation for an institution that could develop into what is effectively a university of its own, had profound importance in the growth of Mississauga.

The building also has a cultural importance for the campus in that created the circulation route now known as the Five Minute Walk, a feature that was unintended but that has continued to shape the campus and that now is being formalized by the new Master Plan and development proposal.

These cultural implications are not necessarily related to the fabric or the built form of the building, however.

#### **3.4.1 Views**

There are no significant views of the building from the North. There are significant views of the building from the South, from the area of the Five Minute Walk. These will be conserved, and indeed enhanced, by the proposal to create the Campus Green.

### 3.5 Mitigation Measures

Extensive drawings records exist for the North Building, but it should be thoroughly photographed and recorded prior to removal.

There are no materials worthy of salvage on site.

### 3.6 2016 Update

As of April 2016 the western part of the North Building has been completely demolished and the remainder of the building is vacant awaiting demolition. The new Deerfield Hall has been constructed on the site of the demolished portion.

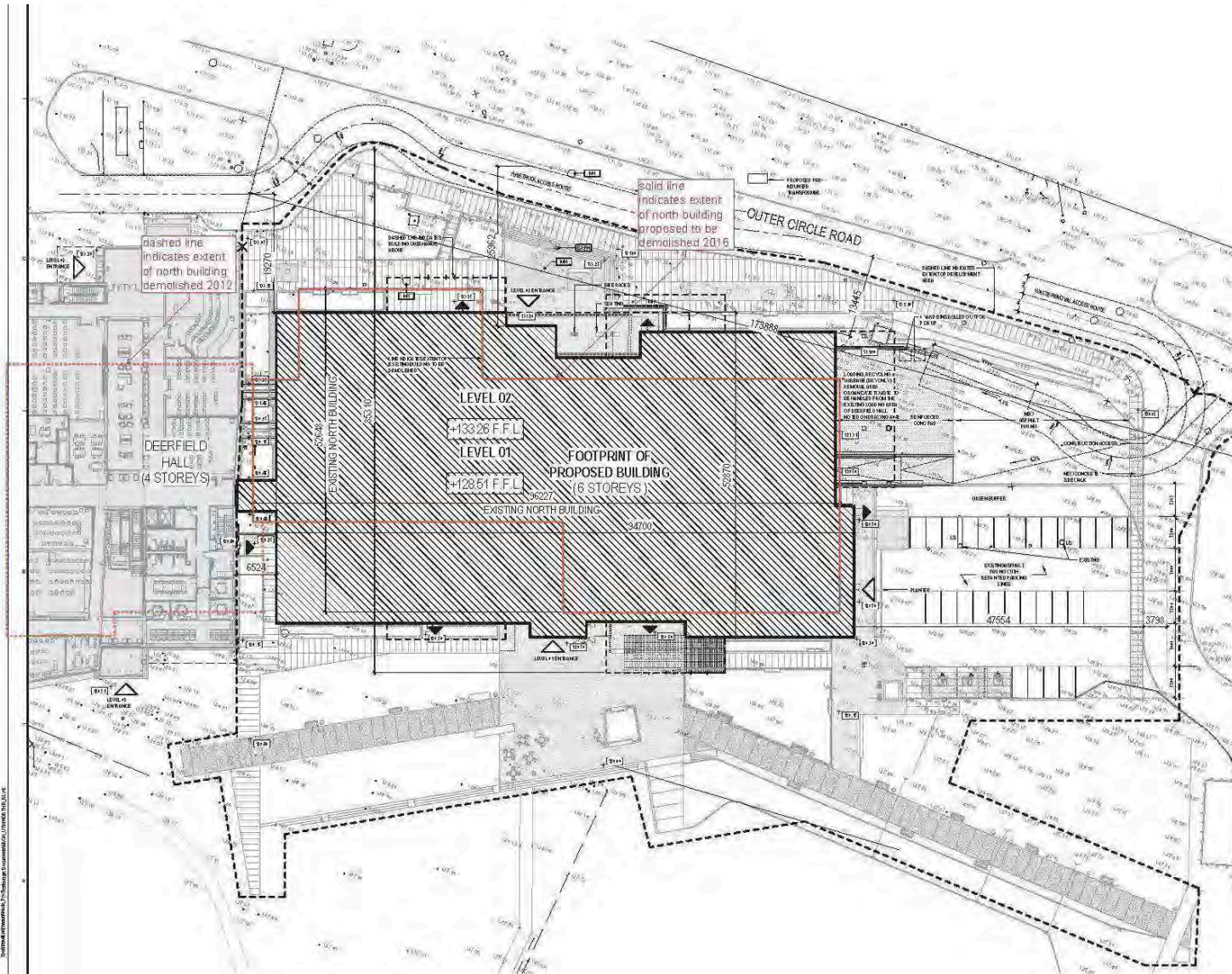


New Deerfield Hall in background with North Building in foreground. View taken from Outer Circle Rd.



North Building awaiting demolition. Deerfield Hall in background.





Site Plan showing portion of North Building demolished 2012, remainder proposed to be demolished 2016 and proposed buildings on the site



**Overall Architectural Character**



CONCEPTUAL DRAWING OF NEW BUILDING TO REPLACE NORTH BUILDING



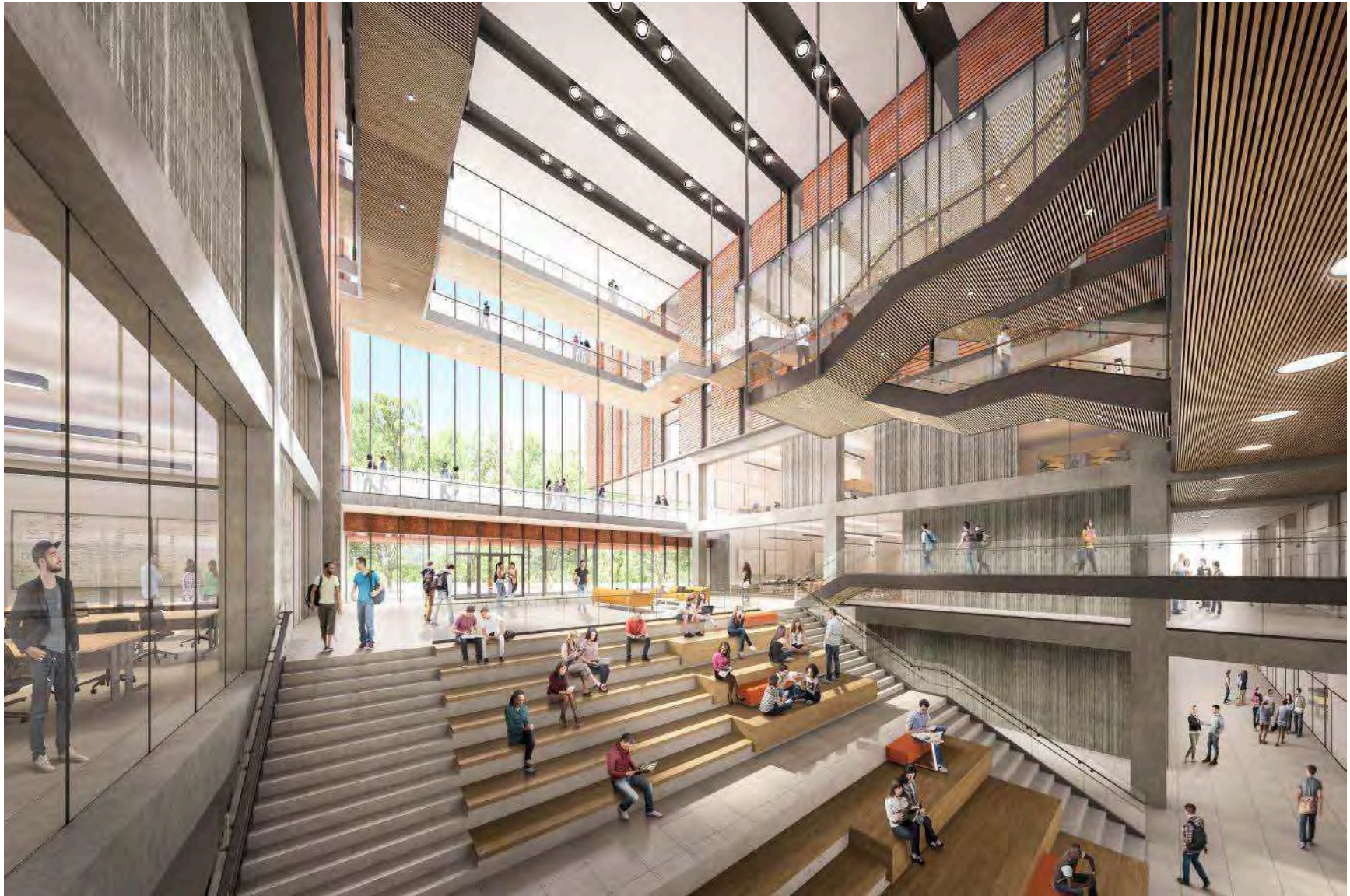
View from Campus Green. Deerfield Hall at left





View from Outer Circle Rd.





View of Meeting Place



#### 4.1 Designation Criteria

The property must be evaluated under the criteria for designation under the Ontario Heritage Act.

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.

*Analysis: The exterior of the North Building is a weak and generic example of Modernist architecture with some Brutalist influence. There is no significant attention given to detailing and no obvious strong design intent. The interior of the building is very much lacking in design intent. The building's overall character is very similar to high school and college buildings commonly built during this era.*
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 the community,

- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

*Analysis: The North Building does have direct connections with the founding of Erindale College, later UTM. This was an event of significance to the community. This significance is tempered, however, by the fact that at the time and continuously afterward the building was always described as temporary and far more significant attention directed toward the South Building. The chosen architects, Levine & Levenson, were not of significance and left behind no legacy of buildings. By comparison, John Andrews and Raymond Moriyama, architects who are associated with the campus master planning and the design of the South Building, are both highly significant. The North Building does have associations with Olympia & York, a company that went on to become the largest property developer in the world until its bankruptcy in the 1990's, but this relationship is not significant. Olympia & York were prolific builders and this was not a signature project for them.*

3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,

ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark.

*Analysis: The North Building is not visible from Mississauga Road. As regards vehicular circulation, it is visible only from the Outer Ring Rd., where it presents a not unpleasant but low and generic appearance. The aspect from the South is more interesting and also more culturally important as the terminus of the Five Minute Walk. As such, the building is somewhat linked to its surroundings but in a minimal way. The new building proposed for the site will serve the same role but do so in a much more obvious and expressive way.*

*The North Building is not a landmark.*

#### **Conclusion:**

The North Building at UTM is of some minimal contextual value and historical value. It is not of significant architectural value. The contextual and historical value does not rise to the level that it meets the requirements for designation under Part IV of the Ontario Heritage Act.

#### **8. Provincial Policy Statement:**

Under the Provincial Policy Statement,

“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological

resources in such a way that their heritage values, attributes and integrity are retained.”

*Analysis:*

*Under this definition, the North Building does not warrant conservation.*

**Bibliography:**

- Campus Master Plan, University of Toronto Mississauga, June 2011
- Mississauga Library, Canadiana Room, original documents and newspaper clipping files
- Heritage Mississauga, original documents
- Original photographs, architectural drawings and master planning documents supplied by University of Toronto Mississauga
- Report of Erindale Campus User's Committee, 1966
- Richards, Larry Wayne, University of Toronto, Princeton Architectural Press, New York, 2009, p. 212
- Hicks, Kathleen A., Erindale: Early Times to Evolution, Mississauga Library System, 2009

-websites: University of Toronto Mississauga, Heritage Mississauga

**Appendix 1:** Original construction drawings (5 pages)

**Appendix 2:** Floor plans showing final built condition (1 page)

**RICK MATELJAN** Lic. Tech. OAA  
79 Wilson St., Oakville, ON  
(t) 416 315 4567 (e) rick.mateljan@smda.ca

**curriculum vitae**

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Education:

- |           |  |
|-----------|--|
| 1978-1983 | Trinity College, University of Toronto <ul style="list-style-type: none"><li>• B. A. (4 year) (Specialist English, Specialist History)</li></ul>                               |
| 1994-1995 | Ryerson Polytechnic University <ul style="list-style-type: none"><li>• detailing of residential and institutional buildings, OBC, technical and presentation drawing</li></ul> |
| 1997-2006 | Royal Architectural Institute of Canada Syllabus Program <ul style="list-style-type: none"><li>• program of study leading to a professional degree in architecture</li></ul>   |
- 

Employment:

- |                |  |
|----------------|--|
| 2010 - Present | Strickland Mateljan Design Associates (Partner) <ul style="list-style-type: none"><li>• architectural design business specializing in custom residential and small commercial projects, land development, adaptive re-use, heritage conservation</li><li>• share equal responsibility for management, business development, marketing and project delivery</li><li>• specialist responsibilities in municipal approvals, heritage approvals</li><li>• Ontario Licensed Designer (Small Buildings)</li><li>• Ontario Association of Architects licence with terms, conditions and limitations</li></ul>   |
| 2001 - 2010    | Gren Weis Architect and Associates, Designer and Project Manager <ul style="list-style-type: none"><li>• design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction</li><li>• extensive client, consultant and building site involvement</li><li>• extensive experience in multi-disciplinary team environments</li><li>• specialist at Committee of Adjustment and Municipal Approvals</li><li>• specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities</li><li>• specialist on issues of Heritage Approvals</li><li>• specialist at processing and representation at Site Plan and re-zoning approvals</li><li>• corporate communication, advertising and photography</li></ul> |
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## Recent professional development:

2011	OAA – Admission Course
2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	Qualified to give testimony before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

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## Activities:

2012-present	Member, Board of Directors, OAAAS
2011-present	Member, Editorial Committee, OAA Perspectives magazine
2008-present	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007-present	Member, Mississauga Heritage Advisory Committee and member of the Heritage Award jury
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

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## Memberships:

Ontario Association of Architects

City of Mississauga  
**Corporate Report**



<p>Date: 2016/05/19</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services</p>	<p>Meeting date: 2016/06/14</p>

## Subject

**Request to Demolish Heritage Listed Properties  
 6, 10 and 12 Queen Street South  
 (Ward 11)**

## Recommendation

That the properties at 6, 10 and 12 Queen Street South, which are listed on the City's Heritage Register, are not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

## Background

Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject properties has filed a site plan application (SP 11 147) to replace the existing built form with a two storey building across the three properties. The properties are listed on the City's Heritage Register as they form part of the Streetsville Village Core Cultural Landscape. This landscape is notable because it retains the distinct scale and character of a rural farming town.

## Comments

The property owner requests permission to demolish the existing buildings. The Heritage Impact Study, by Strickland Mateljan Design and Architecture, is attached as Appendix 1. It is the consultant's conclusion that the built form at 6, 10 and 12 Queen Street South is not worthy of heritage designation. Staff concurs with this opinion.

The landscaping and urban design related issues will be reviewed as part of the Site Plan review process to ensure the project respects the character of the surrounding community.

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## Financial Impact


There is no financial impact.

## Conclusion

The owner of 6, 10 and 12 Queen Street South has requested permission to demolish the structures on these properties, which are listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the properties' merit for designation under the *Ontario Heritage Act*.

## Attachments

Appendix 1: Heritage Impact Study



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Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator

~~MAY, 2014~~

~~(REV. MARCH 2016)~~

~~(REV. MAY 2016)~~

(SECOND REV. MAY 2016)

*HERITAGE IMPACT STUDY  
PROPOSED DEVELOPMENT  
6, 10 & 12 QUEEN STREET SOUTH  
MISSISSAUGA, ON*



Strickland  
Mateljan

Design + Architecture

[www.smda.ca](http://www.smda.ca)



**Overview:**

This report is prepared to address the proposed demolition and re-development of the properties at 6, 10 & 12 Queen Street South, Mississauga, ON. The legal description of these properties is Part Lots 22 & 23, Plan STR2, City of Mississauga (6 Queen St. South); Part Lots 21 & 22, Plan STR2, Part 2, City of Mississauga (10 Queen St. South); and Part Lot 21, Plan STR2, City of Mississauga (12 Queen St. South).

Rick Mateljan of Strickland Mateljan Design Associates Ltd. was engaged by CanTam Group (agents for the owners (6 Queen St. South) and Barjo Streetsville Inc. (10 & 12 Queen St. South)) to complete a Heritage Impact Study and to comment on an original design by Battaglia Architect Inc. The site and existing dwelling were photographed and measured in August, 2013 and April, 2014. A Chain of Title search was performed by Stephen Nott Conveyancing Services of Brampton, ON. The information from this search was used to establish the timelines and ownership of the property, as set out in Section 3 and the appendix to this document.

This property is located within two Cultural Landscapes (Streetsville Village Core and Mississauga Road Scenic Route) recognized and regulated by the City of Mississauga.

*“Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so. All cultural landscapes are listed on the City’s Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City’s Heritage Register.*

*. . . Cultural Landscapes can be defined as a setting which has enhanced a community’s vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place.”*

*(City of Mississauga website)*

The Cultural Landscape Inventory defines and describes the fundamental characteristics of these Landscapes as follows:

**Streetsville:**

*“Despite the encirclement of Streetsville by encroaching urbanization over the past twenty years, the main core of the community retains the distinct scale and character of a rural farming town. New developments continue to respect the scale of shop fronts along the main portion of the street and local features have crept into the many forecourt walls fronting buildings to the north end of the core area. Because of its integration with the surrounding development, the core area*

*remains a local service centre to its surrounding community - albeit to a much larger population base. Care should be taken to ensure that the appearance of Streetsville, including extant churches, cemeteries and public buildings, is retained in the face of future development pressures to ensure that the character of this part of Mississauga remains intact. There are over ninety heritage properties listed, many of which are designated. Streetsville is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village."*

#### Mississauga Road Scenic Route:

*"Mississauga Road is one of the oldest roads in Mississauga. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. It is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality."*

*(The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geodata Resources Inc., 2005)*

#### Terms of Reference:

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following:

##### 1. General requirements:

- property owner contact information*
- location map*
- a site plan of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing and topographical features*
- a written and visual inventory (photographs) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal photographs and floor plans are also required.*
- a site plan and elevations of the proposed development*
- for cultural landscapes or features that transcend a single property, a streetscape plan is required, in additions to photographs of adjacent properties*
- qualifications of the author completing the report*

##### 2. Addressing the Cultural Landscape or Feature Criteria:

- scenic and visual quality*
- natural environment*
- landscape design*
- aesthetic and visual quality*
- consistent scale of built features*

- illustrates a style, trend or pattern*
- illustrates an important phase of social or physical development*
- significant ecological interest*

### 3. Property information:

- chain of title, date of construction*

### 4. Impact of Development or Site Alteration:

- destruction of any, or part of any, significant heritage attributes or features*
- alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*
- shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden*
- isolation of a heritage attribute from its surrounding environment, context or a significant relationship*
- direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
- a change in land use where the change in use negates the properties cultural heritage value*
- land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources*

### 5. Mitigation Measures:

- alternative development approaches*
- isolating development and site alteration from the significant built and natural heritage features and vistas*
- design guidelines that harmonize mass, setback, setting and materials*
- limiting density and height*
- allowing only compatible infill and additions*
- reversible alterations*

### 6. Qualifications:

- The qualifications and background of the person completing the Heritage Impact Statement will be included in the report. The author must demonstrate a level of professional understanding and competence in the heritage conservation field of study*

### 7. Recommendation:

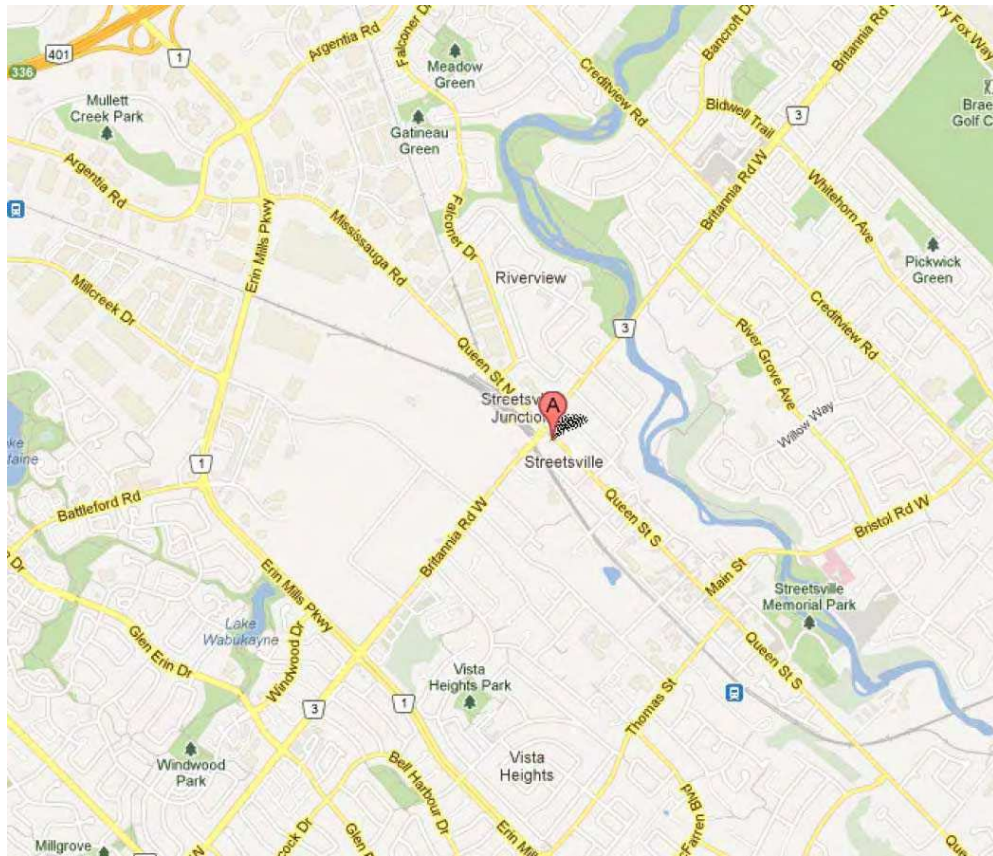
- the consultant should provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act*

## 1. General Requirements

### Property owners:

6 Queen Street South was acquired by its present owners in Dec, 2005. 10 Queen Street South was acquired by its present owner in October, 2010 and 12 Queen Street South in October, 2011. All of the owners may be contacted through their project manager The CanTam Group Ltd., Planning & Building Consultants, 850 Tapscott Rd., Unit 51, Toronto ON, 416 335 3353.

### Site map:



### Context:

The property is located on the west side of Queen Street South, south of Britannia Rd. and north of the historic core of the Village of Streetsville. This is a transitional community characterized by smaller, single family homes that are now being converted to professional, personal service and medical office uses. There has also been



significant re-development and intensification in this area with some of the older homes replaced by larger, single family homes and also some infill townhouse development.

To the north are purpose-built industrial and commercial buildings and to the west is the railroad track.

The east side of Queen Street South is generally more regular as regards built form and lotting pattern (reflecting its later development – see below) despite much conversion of these original buildings to commercial use. The west side of Queen Street South is highly irregular, however, with much redevelopment and inconsistency in land use and built form. This is exacerbated by the presence of the railroad track to the west and the development of industrial and storage uses adjacent to the railroad track.

Directly to the south of the subject site are two single family detached dwellings and south of them are infill townhouse developments along the north and south sides of James St. These are a development constructed in 2001.<sup>1</sup>

To the north of the site is Britannia Road, a busy arterial road, and north of that commercial and industrial development

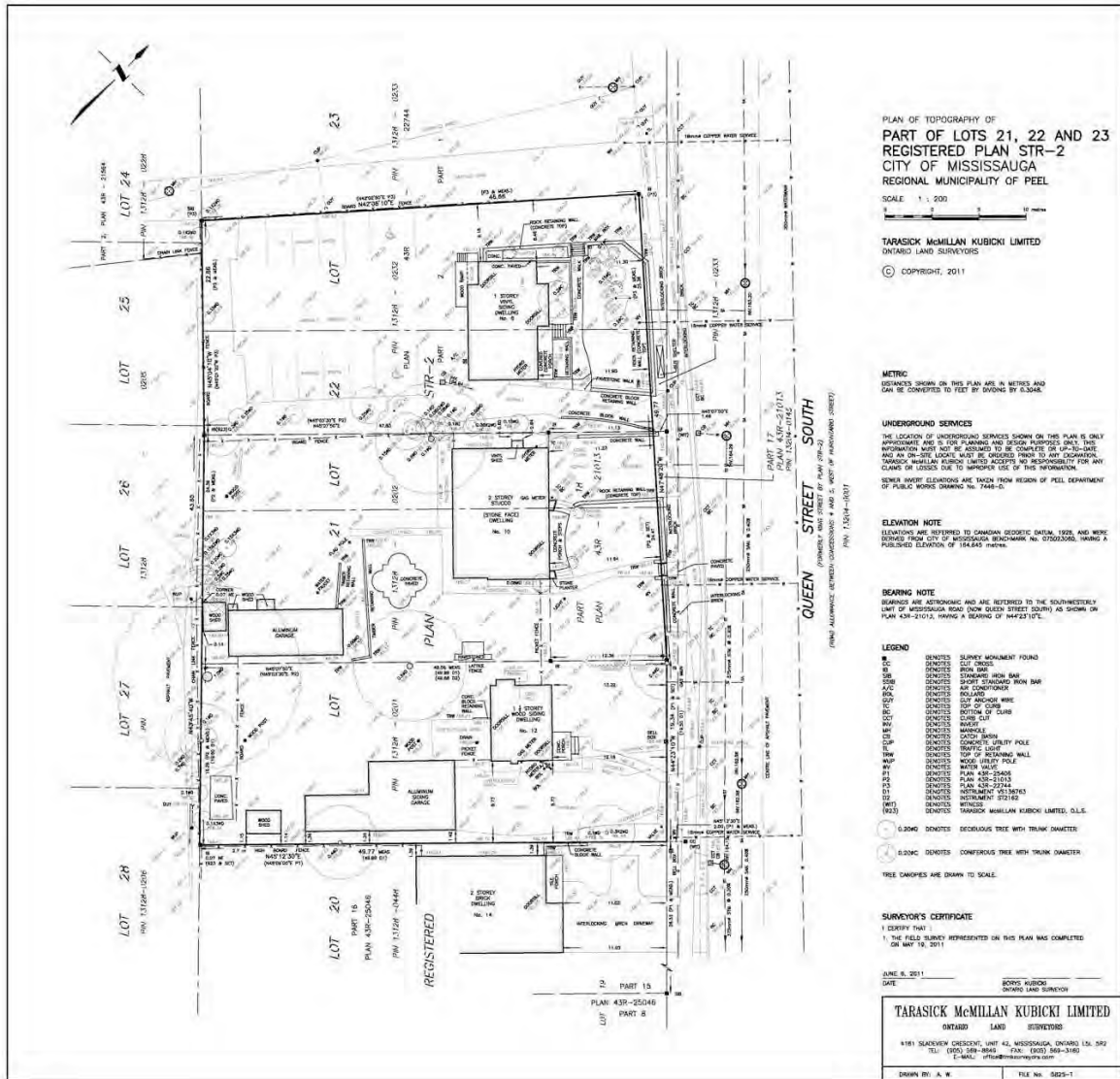
The area is designated as a community node in the Mississauga Official Plan (2011) (presently under appeal). There are a number of specific provisions in the Plan to that encourage:

- the enhancement of the village character of Streetsville
- high level of urban design, landscaping and compact built form
- retention of Queen Street South as a commercial core
- conservation of built heritage features
- designs for new buildings to “enhance the historic character and heritage context of the Streetsville Node through appropriate height, massing, architectural pattern, proportions, setback and general appearance
- development of mix of residential and office uses on second floors and street commercial uses on main floors
- at least two stories and not more than 3 stories of building height
- apparent height of buildings to be reduced through massing and design
- development to reflect existing lotting patterns, setbacks of new buildings should match adjacent buildings
- placement of parking areas to the rear

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<sup>1</sup> City of Mississauga building department records – [www.mississauga.ca](http://www.mississauga.ca)

The property is zoned C4-38 under the City of Mississauga Zoning By-law 225-2007. This is "Mainstreet Commercial" zoning that allows retail stores, restaurants, business and personal service uses but not automotive uses. The by-law also restricts building height to two stories in this local area.



Existing Property Survey



Context Plan





Subject Site





**12 Queen Street South**



**6 & 10 Queen Street South**



**New Single Family Residential Development south of subject site**



**New Townhouse development south of subject site**





Existing homes (some converted to commercial) on east side of Queen St. S.



Queen St. S. looking north from subject site



Queen St. S. looking south from subject site

**Existing conditions on site:**

The site comprises three properties known as 6, 10 & 12 Queen Street West. Together they form a parcel approximately 70m wide x 47m deep. To the north the property is bounded by a narrow parcel that serves as an access lane to the property to the west. To the west are industrial and storage uses and to the south a single family home at 18 Queen Street South. The property is level and moderately treed.

**6 Queen Street South:**

This is a one-storey building approximately 34' x 28' with a one-storey addition to the north approximately 8' x 20'. The building is of frame construction with concrete block basement. There is a crawl-space only beneath the north addition. There is an oil tank in the basement. Although presumably built as a single-family residence the building is presently used as a medical office. City of Mississauga records indicate plumbing permits issued in the mid 1950's, an enclosed unheated porch permit in 1984 (this may be the north addition), unspecified alterations in 1989 and then a permit for a pylon sign ("The Cock & Pheasant") in 1996 and alterations to permit a medical office in 1999.<sup>2</sup>

The building is entirely covered in vinyl siding and the windows are new, vinyl thermal units. All of the former residential detailing, trimwork and character on the inside of the building has been removed. There appears to be a vestige of the residential floor plan still existing but given the former use of the building as a restaurant this is questionable.

The roof is a simple gable with medium slope. The south-east corner of the building is indented beneath the roof to create a covered porch. There is a corner window at this location. These details, the porch formed by the negative space of the recessed corner and the corner window are modernist architectural details and typical of early post-war construction. The building's form and remnant materials correspond to this. The building's form and extant original materials would be indicative of 1940's or early 1950's construction.

There are no outbuildings on the property (City records indicate one was removed in 1999). The former back yard is presently used as a parking lot for the medical office.

The building's overall condition is good.

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<sup>2</sup> City of Mississauga building department records – [www.mississauga.ca](http://www.mississauga.ca)





**6 Queen Street South - north-east oblique view**



**6 Queen Street South - south-east oblique view**



**6 Queen Street South - rear elevation**



**6 Queen Street South – interior**

**10 Queen Street South:**

This is a two-storey building approximately 22' x 46' with a one-storey rear element approximately 12' x 46'. The two-storey part of the building has a gambrel roof with five dormers facing the street and one large shed dormer facing the rear. There is an attached garage in the two-storey part of the building. The one-storey element has a flat roof.

Examination of the building reveals that it has obviously been much modified since its original construction. On the main floor the garage is most likely a later addition as is the flat roofed portion along the rear. On the second floor the master bedroom (located above the garage) is also most certainly later than the rest of the second floor. This conclusion is based on differing trims in these rooms and on the fact that what is likely the original house is heated by forced air heating fed through older, wall type diffusers while the rooms that appear to be newer are heated with electric baseboard heaters.

Examination of the basement also bears out this hypothesis. There is a partial basement only, located on the south-east corner of the home. This basement measures approximately 22' x 27' (outside dimensions) and is located under the part of the home presumed to be older. (Interestingly, this basement is very similar to the dimensions of the house at 12 Queen Street South – this may give a clue as to the former appearance of this home.)

The front elevation of the home is angel-stone on the main floor with aluminum siding on the dormers and gable ends. The sides and rear of the main floor are otherwise rough-cast stucco. The angel-stone finish and aluminum siding most certainly dates from the later renovation. The stucco may be original.

There is very original trimwork or detail remaining in the presumed original house but what is there would be suggestive of pre WW2 construction. The majority of the trimwork and detailing, especially in the presumed additions, is suggestive of 1960's construction. The exterior material selections are also suggestive of 1960's construction.

The home is in very poor condition, with numerous instances of water penetration through the roof, falling ceilings and significant mould contamination in the basement.

There is a large metal-clad shed structure in the rear yard.





**10 Queen Street South - front elevation**



**10 Queen Street South - north-west oblique view**

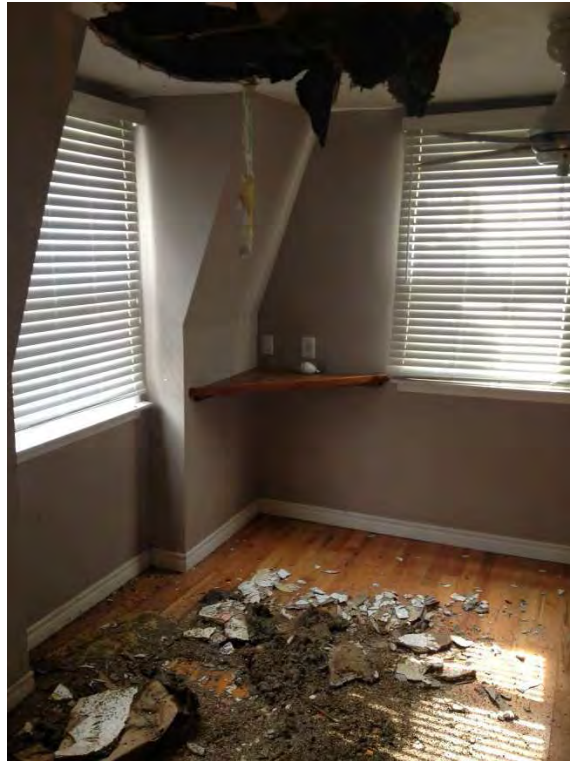




10 Queen Street South - south-west oblique view



10 Queen Street South - main floor interior (note water damage above cabinets)



**10 Queen Street South - second floor interior (note falling ceiling)**



**10 Queen Street South - basement interior (note extensive mould contamination)**



**12 Queen Street South:**

This is a 1 ½ storey building approximately 22' x 27' with simple gable roof. There is one shed dormer facing the street and two gable dormers facing the rear. The ground floor is a kitchen and living and dining room combination and the second floor is two bedrooms and one bathroom.

The exterior is painted wood siding and trims. The exterior and interior appear to be virtually as built and is generally in very good condition. Even the kitchen is original to the home – this is very unusual in homes of this vintage. The exterior features some interesting Arts & Crafts trimwork including brackets at the front portico, exposed rafter tail detail at the front portico and octagonal window on the rear elevation. These details would suggest a pre-WW2 construction date.

This home is interesting in that it exists largely as built and includes more architectural detail and interest than would typically be found on a building of this size. It is a small but handsome and well-crafted home and has obviously been well maintained.

There is also a detached garage on the property.



**12 Queen Street South - south-west oblique view**



**12 Queen Street South - north-east oblique view**



**12 Queen Street South - rear elevation**





**12 Queen Street South - interior (note original kitchen)**



**12 Queen Street West - interior (note original trimwork)**

**Analysis:**

6, 10 & 12 Queen Street South are typical of homes that were built before, during and immediately after WW2. Generally these were simple, architecturally generic homes constructed by small builders on individual lots. As a group they are of some cultural interest in describing the mid-century trend toward sub-urbanization, the urgent need for housing for returned veterans and for post-war immigrants and the consequent housing boom that occurred during these years. Individually, however, their generic nature and lack of detail or obvious architectural expression generally means that there is no argument for preservation. In the case of these particular buildings, 6 & 10 Queen Street South have had any interest that may have once possessed stripped away by successive renovations and changes of use. With the possible exception of the addition to 10 Queen Street South that added an attached garage, more living space and a third bedroom there is little ability here to use these homes as a way to track changing cultural expectations.

12 Queen Street South is of some interest in that it exhibits more architectural intent and craftsmanship than is typical in these homes and because it retains much more of its original fabric than do most homes of this era. It is also reminiscent in form of WW2 Victory Housing, although there is no evidence that this house was in any way associated with wartime housing development.

**Proposal:**

Proposed building (Battaglia Architect Inc.)

The proposal involves the demolition of the existing buildings on this site and the construction of a new 2-storey building of approximately 2000 m<sup>2</sup> designed by Battaglia Architect Inc. It will feature retail uses on the ground floor and medical and general office uses on the second floor, with parking provided in the rear yard and underground.

The proposed building is a rectangular, two-storey volume with polychromatic brick finish, stucco accents and a flat roof. The building has been designed to present itself as three component elements separated by recessed, glass facades. The individual component “buildings” recall in form, massing and materiality typical main street commercial buildings such as would be found in most Victorian Ontario towns, including Streetsville. The idea here is several – to acknowledge that these properties are being converted to commercial use, to create a visual relationship with the heritage commercial core of downtown Streetsville and to recall that these are three constituent properties combined to one use but to arrange the building in a way that respects that. The idea that these are three is implied by the building form itself but also by the fact that each of the front elevations planes are at a different setback to the street and each of the component “buildings” is accessed by its own walkway and stairs from the municipal sidewalk. The fact that the sidewalk grade falls from south to north, giving a different number of steps at the entrance to each “building”, also helps to create this definition. Across the front the building sits on a low stone pediment, similarly divided by recesses into three constituent elements and accented by landscape features.

The building is larger than its immediate neighbours but because of the complexity of its design and choice of natural, local materials it will integrate well into the streetscape. It meets the intent of the Official Plan policies described above.

## 2. Criteria

### Streetsville Village Core cultural landscape criteria:

-illustrates style, trend or pattern

*Analysis:*

*- the existing one-storey, single family homes north of the village core can be regarded as illustrating their own style or trend as an example of post-war suburban residential development, but clearly the intent of the Official Plan and zoning by-law is to encourage the re-development of this area with built form and use more similar to the historic downtown. In this respect both the proposed built form and use are appropriate and support the historic downtown core.*

-illustrates an important phase in Mississauga's Social or Physical Development

*Analysis:*

*-the context of this "important phase" is clearly the development of the Village of Streetsville, and by supporting the downtown core the proposal meets this requirement.*

-aesthetic and visual quality (built environment)

*Analysis:*

*-this is a part of the community very much in architectural transition and we can anticipate more pressure to demolish and re-develop adjacent properties. The proposed building draws its design cues from both the historic downtown core as well as the immediate local area. By consciously dividing itself into three constituent elements it respects the original lotting pattern of the community and attempts to integrate itself into the community. The proposed building is a complex yet sympathetic form that displays restraint as regards its size, proportion and detailing. It will be an attractive addition to the community, both now and as neighbouring properties are redeveloped.*

-historical or archeological interest

*Analysis:*

*-not applicable. This property was first developed in the 1940's and nothing would suggest particular historical or archeological interest here.*

Additional Mississauga Road Scenic Route criteria:

-scenic and visual quality (landscape environment)

*Analysis:*

*- this immediate area is characterized by relatively dense development that has generally seen front yards given over to parking and a loss of visual quality. By locating the parking at the rear of the site and creating landscaping opportunities at the street line the proposal does meet this requirement*

-horticultural interest

*Analysis:*

*-not applicable*



-landscape design, type and technological interest

*Analysis:*

*-not applicable*

-consistent scale of built features

*Analysis:*

*-the proposal is consistent with the scale of the historic downtown core. The intent of the Official Plan and zoning by-law is to require development of the type proposed here and not to respect the existing one-storey development presently located on the site and existing along the east side of Queen Street South. As more of these properties are re-developed, this consistency will re-emerge. This area is extremely varied, with existing one and two-storey residential development, commercial development and industrial development all in close proximity. In the short term, the scale, massing and detailing of this proposal is such that it will compliment the streetscape. Many of the existing buildings along both sides of Queen Street South are transitioning to commercial uses and clearly this type of development, supported as it is by the Official Plan and zoning by-law, will become more prevalent in the near future.*

### 3. Property Information

Analysis of land titles information reveals as follows:

This property was part of an approximately 100 acre parcel known as *Lot 5 Concession 5 West of Hurontario Street*. This is part of the “Second Purchase” of lands from the Mississauga First Nation in 1818 and surveyed by Timothy Street and Richard Bristol about 1819.

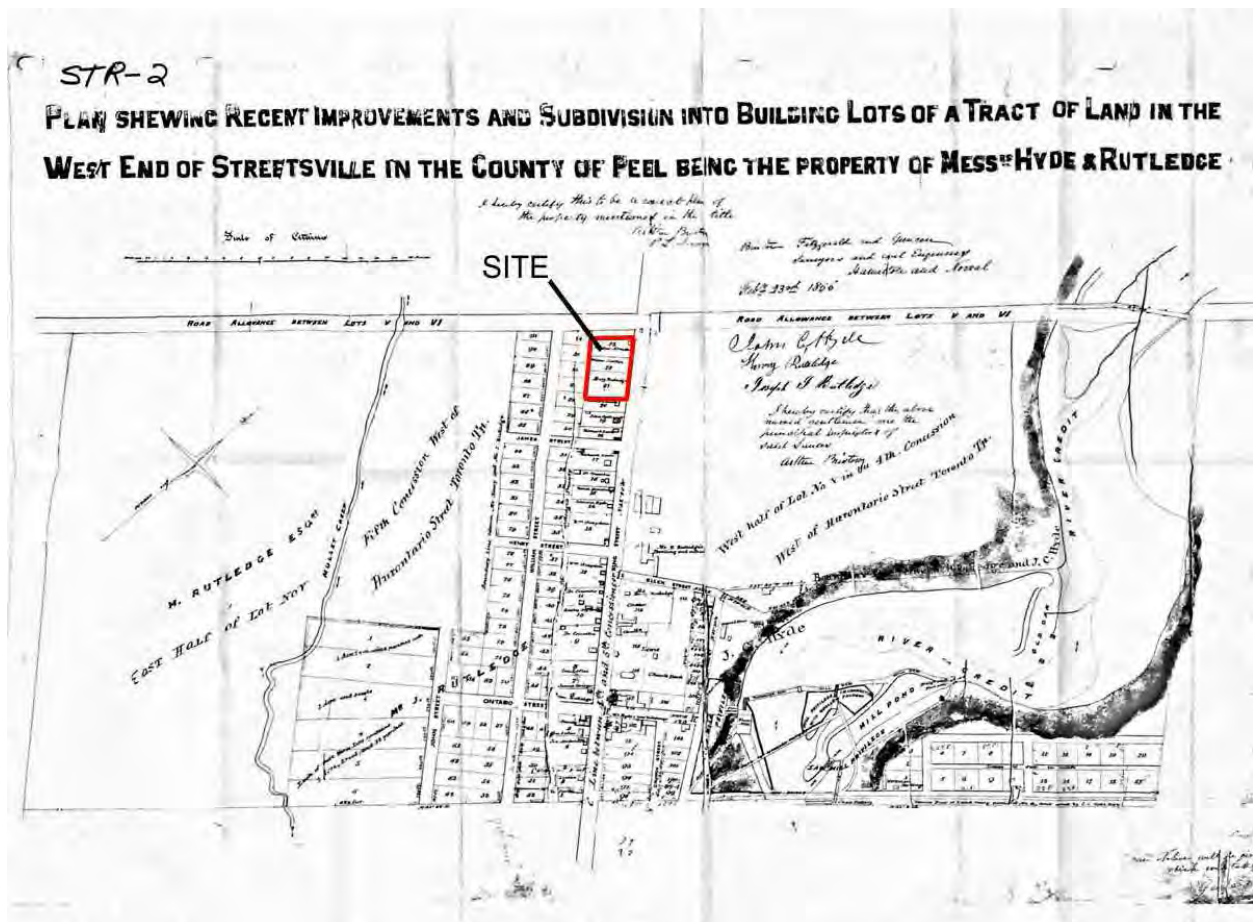
#### LOT 5, CONCESSION 5, WHS



**Concession 5 - Lot 5 (Part of Second Purchase Map of 1818)<sup>3</sup>**

Records of ownership of this property begin in the 1820 with the original Crown patent to Timothy Street and thence to the Rutledge family in 1859 (note that the transfer must have happened prior to this – a plan of subdivision dated 1856 indicates these lands are the property of “Mess. Hyde & Rutledge”). The Rutledge family were one of the early settlers in this area and were significant land owners, also owning property to the north and east of this site.

<sup>3</sup> Illustrated Historical Atlas of the County of Peel 1877



1856 Plan of Subdivision

Individual chains-of-title are provided as appendices to this report. Analysis of them reveals as follows:

- Following their subdivision in 1856 the three properties remained in common ownership and were transferred together between members of the Rutledge family until 1922. (They were presumably tenanted and used for agricultural purposes during this time. The 1856 plan shows a very small building on the 6 Queen Street South site and an indication of "Widow Armstrong". 10 Queen Street South shows no building but is marked "Widow Justine". 12 Queen Street South also shows no building and is marked "Henry Rutledge".)
- The properties were last transferred together in 1922 when H.N. Rutledge sold them to George Gibbons.
- Gibbons sold 6 & 10 Queen together to A. Rothstein 1923. 6 & 10 Queen were next transferred (again together), this time under power-of-sale to Jennie Smith in 1928. Smith sold the properties together to F. & M. Jackson in 1931 who in turn sold them together to Elsie & Francis W. Dowling in 1941.

- It was at the end of the Dowling ownership that 6 & 10 Queen were first sold independently. Dowling sold 10 Queen to Kathleen & Charles W. Arch in 1944 and 6 Queen to Donald MacMillan in 1950
- 6 & 10 Queen continued under independent ownership from that time; 6 Queen went through a number of owners during the latter half of the twentieth century but 10 Queen was held by the Arch family until its purchase by the present owners in 2010
- George Gibbons held 12 Queen under 1937 when he lost it due to tax arrears and ownership returned to the Village of Streetsville.
- 12 Queen was purchased by Charles Caves from the Village of Streetsville in 1940. It continued under independent ownership from that time; eventually being purchased in 1970 by Wm. Arch & Sons Building & Construction Limited in 1970, who held it until its purchase by the present owners in 2011

Thus, 12 Queen has been under independent ownership since 1940, 10 Queen since 1944 and 6 Queen since 1950.

It is very likely that 12 Queen was built about 1940 for Charles Caves, 10 Queen was built about 1944 for Charles W. Arch and 6 Queen about 1950 for Donald MacMillan . This chronology and these dates also confirm the conclusions regarding the architectural character of the buildings reached above.

Research was unable to discover who the individual builders of these homes were, although given that Charles W. Arch was a prominent builder (see below) it is reasonable to assume that he built his own home.

The earliest available air photograph dates from 1954. This shows existing development on each of these properties and along the west side of Queen Street South. (The development on the east side of Queen Street South appears to be underway at the time of the photograph – note that this area was not subdivided until the 1940's.)





1954 Air Photograph<sup>4</sup>

**Analysis:**

These properties share with their neighbours that they are associated with the mid-century development of the area and with the sub-urbanization and intensification that occurred during this period.

The properties are notable in that they are associated with three families of local importance to the Streetsville community – Rutledge, Dowling and Arch.

Members of the Rutledge family owned this property from 1859 to 1922. The Rutledges were one of the founding families of Streetsville. The first members arrived in 1818 from Enniskillen, Ireland. Members of the family were involved in the brick business and the family donated the land for Trinity Anglican church as well as the bricks used in its building.<sup>5</sup> Henry Rutledge (1797-1875) was a local councillor and is an ancestor of the present City councillor George Carlson. The Rutledges were large land-owners in the area, however, and their connection to these

<sup>4</sup> [www.mississauga.ca](http://www.mississauga.ca) (mapping)

<sup>5</sup> Tweedsmuir History of Streetsville, Volume 1, p. 90.

buildings is very tangential because development of the lands did not begin until after their tenure.

The Dowlings are also a significant family in Streetsville. James Dowling (1827-1909) arrived in Streetsville from Garafraxa, ON in 1879 and in 1886 purchased a 192 acre farm on the north side of Britannia Rd (present Canada Brick site). The Dowlings were successful farmers and eventually also went into the implement and fence business. They were strict Methodists and active in the Church community.<sup>6</sup> Frank Dowling (1914-1998) was a grandson of James and is remembered as Reeve of Streetsville in 1958 and later became the first mayor of the Town in 1962. The house was sold by the Dowling family in 1946 but it remains and is known as Dowling House.<sup>7</sup> It is designated under Part IV of the Ontario Heritage Act.

Frank Dowling is believed to be the Francis W. Dowling that appears in the title records of these properties. His relationship is also tangential, however, as he sold them prior to the presumed construction date of the buildings. The land was likely in agricultural use at that time. His ownership period also pre-dates the time when he became significant to the community.

The third family of significance to appear in the list of previous property owners is the Arch family. The Archs were long term owners of 10 and 12 Queen St. S.

Charles W. Arch (1867-1942) arrived in Streetsville with his wife and three children from London, England in 1901. It is recorded that he worked as a tinsmith. The family had two more children before Mrs. Arch died in childbirth in 1910. Mr. Arch died in 1942 at the age of 75.<sup>8</sup>

Charles W. Arch eldest son was William Arch. This is the individual who Wm. Arch & Sons Building & Construction was named for and that held 12 Queen St. S from 1970 to 2011. William had five sons and two daughters. One of these sons was Charles W. Arch (1922-1980)<sup>9</sup> who would hold 10 Queen St. S. from 1944 until his death and whose youngest son, William Philip Arch, would succeed him on title until 2010. Thus, 10 & 12 Queen are significant in that they are associated with three generations of ownership by members of the Arch family.

The Arch family were locally successful and of some note. William C. Arch was Reeve of Streetsville 1953-1957.<sup>10</sup> Wm. Arch & Sons are recorded as builders of the new Post Office at 145 Queen St. S. (built 1965 and still remaining), of the Wilcox Equipment Rentals building in the

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<sup>6</sup> The Tweedsmuir History of Streetsville, Volume III, page 64 (collection of Heritage Mississauga)

<sup>7</sup> Mississauga News, Dec 17 2010

<sup>8</sup> The Tweedsmuir History of Streetsville, Volume II, page 45 (collection of Heritage Mississauga)

<sup>9</sup> Records of Streetsville Cemetery (Heritage Mississauga collection)

<sup>10</sup> Heritage Mississauga website

early 1960's, of the renovations to 228 Queen St. S. and it is recorded that in 1928 Charles Arch did major renovations to the old library (now the Streetsville BIA Building).<sup>11</sup> The family is commemorated in Arch Rd., a residential street east of Queen St. between Britannia and Ellen St. The family is also of note in that they intermarried with the Street family and are the only direct descendants of Streetsville founder Timothy Street still living in the Town.<sup>12</sup> This is something still appreciated by the community. Mrs. Hilda Arch (1914-2008) was commemorated at her death as a great-great-grand-daughter of Timothy.<sup>13</sup>

#### **4. Impact of Development or Site Alteration**

The proposed development will have minimal impact on the identified heritage attributes in the cultural landscape. The cultural landscape document(s) identify no particular features associated with the existing building at 6, 10 & 12 Queen St. South. There will be a change in building form but only as mandated under the Official Plan and zoning by-law. There will be minimal shadow impacts outside of the subject site. The development will result in intensification of the site but this is consistent with similar projects in the immediate area and with the City's vision for future development of this area.

#### **5. Mitigation Measures**

-as there are no identifiable detrimental impacts, no mitigation measures are necessary or proposed.

#### **6. Qualifications**

-a CV for Rick Mateljan is attached.

#### **7. Recommendations**

The property must be evaluated under the criteria for designation under the Ontario Heritage Act.

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.
  - ii. displays a high degree of craftsmanship or artistic merit, or

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<sup>11</sup> Hicks, Kathleen; Streetsville From Timothy to Hazel

<sup>12</sup> Interview with Matthew Wilkinson, Heritage Mississauga

<sup>13</sup> Toronto Star, Hilda Arch obituary, Jan 22 2008

- iii. demonstrates a high degree of technical or scientific achievement.

*Analysis: 6 & 10 Queen Street South have been extensively modified since first constructed and any significant original features have been lost. 12 Queen Street South is a handsome building and does display some interest but nothing close to what would be required to be considered worthy of Part IV designation. Nothing about the buildings would indicate that they were ever rare, unique or displayed a high degree of craftsmanship or achievement.*

- 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 the community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

*Analysis: The buildings proposed to be demolished have associations with the mid-century development of this area, although to no greater a degree than other buildings on the street or in the immediate community. There is no evidence that this building has any significance to any identifiable community or culture. There is evidence of association with the Rutledge family, who were of cultural importance to the community, but the connection is not significant. There is evidence of connection to the Dowling family and Frank Dowling in particular. Frank Dowling is of local importance but he is identified with Dowling House, the place of his birth. There is no evidence that the community associates him with this building. There is strong connection of these buildings to the Arch family but this was a large family that would be presumed to have associations to many properties in the Town. There is no evidence that these properties were ever of particular cultural importance because of their ownership by the Arch family. The familial associations with these buildings are interesting but do not rise to the level that would require Part IV designation. The possibility that one or more of these buildings was built by the Arch family is also interesting but this was a major local building company that would have connections to many buildings. There is no indication that these were of particular significance to them.*

- 3. The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.



*Analysis: The properties proposed to be demolished do not maintain the character of the streetscape in a significant way. They are linked to their physical location or surroundings by virtue of the fact that they share similar massing and form to their neighbours, but this is a weak relationship that grows weaker as other buildings on the street transition to non-residential uses and forms. They are not a landmark.*

**Conclusion:**

The houses at 6, 10 & 12 Queen Street South are generic, tract built houses. 6 & 10 have had their form and finishes have been compromised by successive renovations and alterations. 12 Queen St. S. alone retains some interest and value because it has been well maintained and little altered since construction. They have some associations with prominent local families but not in a way that is atypical of small, rural communities.

The buildings do not meet the requirements for designation under Part IV of the Ontario Heritage Act.

**8. Provincial Policy Statement:**

Under the Provincial Policy Statement,

“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.”

*Analysis:*

*Under this definition, 6, 10 & 12 Queen Street South do not warrant conservation.*

**Bibliography:****Published materials-**

Hicks, Kathleen A., Streetsville: from Timothy to Hazel

Illustrated Historical Atlas of the County of Peel

**Non-published materials and collections-**

Canadiana Room, City of Mississauga Public Library

Heritage Mississauga, including Wm. Perkins Bull collection and Tweedsmuir  
History of Streetsville

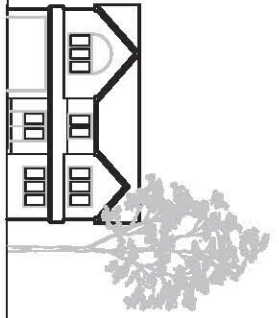
**Websites-**

Historic Images database, City of Mississauga

Property Information database, City of Mississauga

**Appendices:**

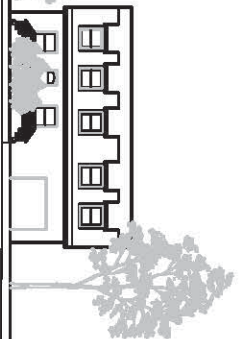
- Floor plans of existing buildings
- Existing streetscape and proposed streetscape
- Chain of title information
- Rick Mateljan CV



EXISTING BUILDING  
18 QUEEN ST. SOUTH  
MISSISSAUGA



EXISTING BUILDING  
17 QUEEN ST. SOUTH  
MISSISSAUGA



EXISTING BUILDING  
10 QUEEN ST. SOUTH  
MISSISSAUGA

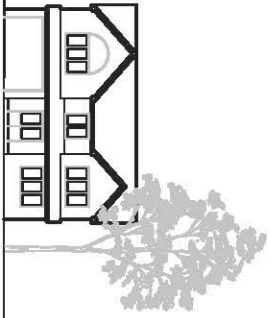


EXISTING BUILDING  
6 QUEEN ST. SOUTH  
MISSISSAUGA

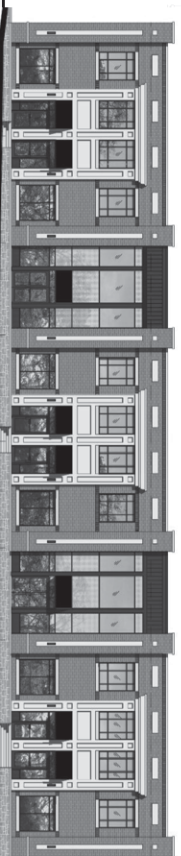


BRITANNIA  
ROAD WEST

6-14 QUEEN ST. SOUTH  
EXISTING STREETScape



EXISTING BUILDING  
18 QUEEN ST. SOUTH  
MISSISSAUGA

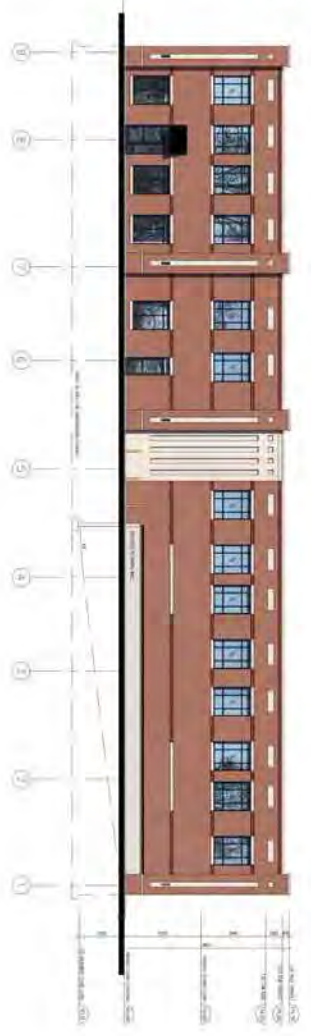


PROPOSED BUILDING  
6 QUEEN ST. SOUTH  
MISSISSAUGA



BRITANNIA  
ROAD WEST

6-14 QUEEN ST. SOUTH  
PROPOSED STREETScape



GENERAL NOTES:  
 1) ALL DIMENSIONS AND DESIGN ARE COMMENTED AND PROPERTY OF CANTAM GROUP LIMITED AND CANNOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONSENT FROM THE DESIGNER.  
 2) CONSULTATIONS MUST CHECK AND VERIFY ALL DIMENSIONS AND TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
 3) 50% NOT SCALE DRAWINGS.

NO.	DESCRIPTION	DATE
R1	REVISION FOR CITY COMMENTS	JUL 15, 2015
R2	REVISION FOR CITY COMMENTS	NOV 25, 2014
R3	REVISION FOR CITY COMMENTS	JAN 17, 2014
R4	REVISION FOR CITY COMMENTS	MAY 12, 2013
R5	REVISION FOR CITY COMMENTS	DEC 11, 2012
R6	REVISION FOR CITY COMMENTS	SEPT 14, 2012
R7	REVISION FOR CITY COMMENTS	AUG 09, 2012
R8	REVISION FOR CITY COMMENTS	JAN 28, 2012
R9	REVISION FOR CITY COMMENTS	JAN 13, 2012
R10	ISSUED FOR SITE PLAN APPLICATION	SEPT 07, 2011

ARCHITECT:  
**BATTAGLIA**  
 ARCHITECT  
 1400 DUNDAS STREET WEST, SUITE 410  
 MISSISSAUGA, ONTARIO L4X 1L3  
 TEL: (905) 276-2144 FAX: (905) 276-2144

PROJECT COORDINATOR:  
**CANTAM**  
 Group  
 PLANNING & BUILDING CONSULTANTS  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 MISSISSAUGA, ONTARIO L4X 1M3  
 TEL: (905) 566-5885 FAX: (905) 566-1987

SITE:  
 6, 10, 12 QUEEN ST., SOUTH, MISSISSAUGA  
 CITY OF MISSISSAUGA

PROJECT:  
 PROPOSED RETAIL, MEDICAL, AND OFFICE  
 BUILDING

DRAWING:  
 BUILDING ELEVATIONS

DATE: AUG 22, 2012  
 SCALE: AS SHOWN  
 DRAWING NO: 6.4-39  
 CHK BY: JS

SPK: MISSISSAUGA, 905-276-1911  
 DRAMANO: NO

**A6**





<b>Chain of Title for PIN 13128-0232 (LT)</b>			
Part Lots 22 & 23 Plan STR2, Part 2, 43R22744 6 Queen Street South, Mississauga			
Deed #	Date	Transferor	Transferee
<b>Part of Lot5, Concession 5WHS, Toronto Township</b>			
Patent	Jan 13 1820	The Crown	Timothy Street
75128	Nov 12 1959	Timothy Street	Henry Rutledge
105828	Nov 3 1862	Henry Rutledge	James E. Rutledge
298	May 8 1869	Henry Rutledge	James E. Rutledge
<b>Part of Lots 21 &amp; 22, Plan STR2</b>			
1441 (Tax Deed)	Jan 25 1922	County of Peel	H. N. Rutledge
1442 (Tax Deed)	Jan 25 1922	County of Peel	H. N. Rutledge
1443	Jan 25 1922	H. N. Rutledge	George Gibbons
1493	May 9 1923	George Gibbons	A. Rothstein
1691 (Power of Sale)	Sept 19 1928	Jacob D. Switzer	Jennie Smith
1788	Oct 30 1931	Jennie Smith	F.W. Jackson Mary Jackson
2031	July 4 1941	Mary Jackson	Elsie Dowling Francis W. Dowling
2632	Feb 22 1950	Elsie N. Dowling Francis W. Dowling	Donald MacMillan
2650	April 27 1950	Donald MacMillan	Carman Ray
2651	April 27 1950	Carman Ray	Nora E. Griffith Orval Griffith
379602vs	Jan 6 1976	Nora E. Griffith Orval Griffith	George Ihnat Anne Ihnat
385987vs	March 19 1976	Elsie Dowling Francis W. Dowling	George Ihnat Anne Ihnat
523141	July 27 1979	Francis W. Dowling	Margaret R. Pearson Graham E. Berry
678705	April 27 1984	Margaret R. Pearson Graham E. Berry	Margaret R. Berry Graham E. Berry
81955	Sept 29 1987	Anne Ihnat	Louis Pinarello Ralph Hunter
832353	Jan 15 1988	Margaret Rose Berry Graham Ernest Berry	Trakenmar Inc.
RO1106730	Jan 12 1996	Louis Pinarello Ralph Hunter	The Regional Municipality of Peel
RO1106731	Jan 12 1996	Trakenmar Inc.	The Regional Municipality of Peel
RO1180635	Jan 18 1999	The Regional Municipality of Peel	Winston Martyn

RO1180636	Jan 18 1999	Winston Martyn	
PR986558	Dec 19 2005	Rajwant Grewal Talwinder Grewal	
<p>Documents Attached: Transfer PR986558</p> <p>Plans Attached: STR2, 43R22744</p> <p>Abstracts and PIN Maps attached</p> <p>Title Chain from Crown by abstract name only.</p> <p>Instruments not reviewed.</p> <p>For Summary purposes only. For further details see Abstracts attached.</p>			



<b>Chain of Title for PIN 13128-0202 (LT)</b> Part Lots 21 & 22 Plan STR2 as in ST2162, except Part 17, 43R21013 10 Queen Street South, Mississauga			
<b>Deed #</b>	<b>Date</b>	<b>Transferor</b>	<b>Transferee</b>
Part of Lot5, Concession 5WHS, Toronto Township			
Patent	Jan 13 1820	The Crown	Timothy Street
75128	Nov 12 1959	Timothy Street	Henry Rutledge
105828	Nov 3 1862	Henry Rutledge	James E. Rutledge
298	May 8 1869	Henry Rutledge	James E. Rutledge
Part of Lots 21 & 22, Plan STR2			
1442 (Tax Deed)	Jan 25 1922	County of Peel	H. N. Rutledge
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2031	July 4 1941	Mary Jackson	Elsie Dowling Francis W. Dowling
ST2162	June 14 1944	Elsie N. Dowling	Kathleen Arch Charles W. Arch
PR202112	Feb 11 2002	Kathleen Arch	William Phillip Arch Kathleen Arch
PR418659	April 11 2003	William Phillip Arch	William Phillip Arch Christina Lynn Arch
PR1913738	Oct 29 2010	William Phillip Arch Christina Lynn Arch	
Documents Attached: Transfer PR1913738, Deed ST2162			
Plans Attached: STR2, 43R21013			
Abstracts and PIN Maps attached			
Title Chain from Crown by abstract name only.			
Instruments not reviewed.			
For Summary purposes only. For further details see Abstracts attached.			



<b>Chain of Title for PIN 13128-0202 (LT)</b> Part Lots 21 & 22 Plan STR2 as in ST2162, except Part 17, 43R21013 10 Queen Street South, Mississauga			
<b>Deed #</b>	<b>Date</b>	<b>Transferor</b>	<b>Transferee</b>
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Documents Attached: Transfer PR1913738, Deed ST2162			
Plans Attached: STR2, 43R21013			
Abstracts and PIN Maps attached			
Title Chain from Crown by abstract name only.			
Instruments not reviewed.			
For Summary purposes only. For further details see Abstracts attached.			

**RICK MATELJAN** Lic. Tech. OAA  
 3566 Eglinton Ave. W., Mississauga, ON  
 (t) 416 315 4567 (e) rick.mateljan@smda.ca

### curriculum vitae

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#### Education:

- |           |  |
|-----------|--|
| 1978-1983 | Trinity College, University of Toronto <ul style="list-style-type: none"> <li>• B. A. (4 year) (Specialist English, Specialist History)</li> </ul>                               |
| 1994-1995 | Ryerson Polytechnic University <ul style="list-style-type: none"> <li>• detailing of residential and institutional buildings, OBC, technical and presentation drawing</li> </ul> |
| 1997-2006 | Royal Architectural Institute of Canada Syllabus Program <ul style="list-style-type: none"> <li>• program of study leading to a professional degree in architecture</li> </ul>   |
- 

#### Employment:

- |                |   |
|----------------|---|
| 2010 - Present | Strickland Mateljan Design Associates Ltd.(Partner) <ul style="list-style-type: none"> <li>• architectural design practice specializing in custom residential and small commercial projects, land development consultation, adaptive re-use, heritage conservation</li> <li>• heritage and urban design consulting for complex infill projects</li> <li>• responsible for management, business development, marketing and project delivery</li> <li>• extensive experience in municipal approvals, heritage approvals</li> <li>• Ontario Licensed Designer</li> <li>• Ontario Association of Architects licence with terms, conditions and limitations</li> </ul>   |
| 2001 - 2010    | Gren Weis Architect and Associates, Designer and Project Manager <ul style="list-style-type: none"> <li>• design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction</li> <li>• extensive client, consultant and building site involvement</li> <li>• extensive experience in multi-disciplinary team environments</li> <li>• specialist at Municipal Approvals, Site Plan and Re-zoning approvals, OMB appeals</li> <li>• specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities</li> <li>• corporate communication, advertising and photography</li> </ul> |

1993-2001

Diversified Design Corporation, Owner

- conceptual design, design development, working drawings, approvals and construction for custom residential, institutional and commercial projects

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 Recent professional development:

2012	OAA – Admission Course
2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	Qualified to give testimony before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

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## Activities:

2014 -2015	Guest critic, University of Waterloo Architectural Practice Program
2012-present	Member, Board of Directors, OAAAS and member of the OAAAS Student Award Jury
2011-present	Member, Editorial Committee, OAA Perspectives magazine
2008-present	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007-present	Member, Mississauga Heritage Advisory Committee (vice-chair from 2015), member of the Heritage Award jury and Heritage Property Grant Panel
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

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## Memberships:

Ontario Association of Architects  
 Ontario Association of Applied Architectural Sciences

City of Mississauga  
**Memorandum**



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Date: 2016/05/20  
To: Chair and Members of Heritage Advisory Committee  
From: Cecilia Nin Hernandez, Heritage Coordinator  
Culture Division, Community Services  
Meeting Date: 2016/06/14  
Subject: Heritage Advisory Committee Report  
Adaptive Re-Use of Designated Property:  
271 Queen Street South Preliminary Proposal  
Meeting Date: June 14, 2016

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This memorandum and its attachment are presented for HAC's information only.

The subject property is designated under Part IV of the Ontario Heritage Act under by-law 122-83 and it is also listed as part of the Streetsville Village Core and Mississauga Road Scenic Route Cultural Landscapes. The building on the property is known as the Odd Fellows' Hall.

The building on the property is presently vacant. The owner has been working with a heritage consultant, architect and planner to put together a proposal for the adaptive re-use of the Odd Fellows' Hall building. The proposal requires a heritage permit, site plan approval and a building permit, among other approvals. The heritage permit application is not complete as there is additional information required that will be submitted as part of the site plan approval process and building permit process. Attached is the Heritage Impact Assessment that describes the concept of the proposal. The consultant team has requested to make a presentation at this preliminary stage to the Heritage Advisory Committee in order to have the opportunity to keep the community informed of their plans. The proposal will be presented to the Heritage Advisory Committee at a future date once the formal applications have been submitted and reviewed by staff.

### **Attachments**

Appendix 1: Heritage Impact Assessment

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Prepared by: Cecilia Nin Hernandez  
Heritage Coordinator  
Culture Division  
Community Services  
905-615-3200, ext. 5366  
cecilia.ninhernandez@mississauga.ca



# HERITAGE IMPACT ASSESSMENT



**271 QUEEN STREET SOUTH, MISSISSAUGA**  
**Former Odd Fellows' Hall (1875)**

**FINAL REPORT**  
**04 MAR 2016**

Megan Hobson, M.A., Dipl. Heritage Conservation

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APPENDIX C: ARCHITECTURAL DRAWINGS	ATTACHED
APPENDIX D: HERITAGE IMPACTS	ATTACHED

## **BACKGROUND & METHODOLOGY**

This report was prepared by heritage consultant Megan Hobson for the property owner of 271 Queen Street South as a requirement for obtaining a heritage permit for a proposed rehabilitation of the former Odd Fellows Hall to accommodate a pharmacy and medical offices. This Heritage Impact Assessment report has been prepared in accordance with the City of Mississauga's *Terms of Reference for Heritage Impact Assessments*.<sup>1</sup>

The proposed development will involve exterior and interior alterations to the former Odd Fellows' Hall constructed in 1875. (See Appendix C for Architectural Drawings) This building has served a number of uses since the Odd Fellows Lodge closed in 1956. The building has undergone several unsympathetic alterations and is currently vacant and in a poor state or repair. It is Designated under Part IV of the Ontario Heritage Act for its contextual significance in the historic village of Streetsville and has been identified as a Landmark building. (See Appendix B for By-law 122-83). A number of un-authorized alterations have been made by previous owners since its Designation in 1983. Many of the original exterior and interior features have been stripped from the building. It is currently vacant and unheated and has not been well maintained for some time.

A site visit was undertaken by Megan Hobson on June 5<sup>th</sup>, 2014 as part of a previous application. Additional site visits were undertaken in January, 2016 to assess the current conditions. Alterations completed by the previous owner include further gutting of the interior such as removal of the original plaster walls and ceilings of the meeting hall on the upper floor but no exterior alterations have been done since 2014. (See Appendix A for Site Photos)

Historical research has been carried out, including a review of relevant primary and secondary sources, and a title search to determine past ownership of the property for the previous application.<sup>2</sup> Information was provided by heritage staff, archivist Matthew Wilkinson at Heritage Mississauga and Ann Byard at the Streetsville Archives.

Consultation was undertaken with Cecilia Nin Hernandez, Heritage Co-ordinator at the City of Mississauga in the preparation of this application.

## **HERITAGE PLANNING CONTEXT**

The subject property is a Designated Heritage Property protected under Part IV of the *Ontario Heritage Act* and City of Mississauga By-law no. 122-83. Mississauga's official planning policies support the Provincial Policy on cultural heritage resources which states that municipalities 'shall protect significant cultural heritage resources'. As a Designated Heritage property, a *Heritage Impact Assessment* is required for any significant alteration to the building on that property. This report must be prepared by a qualified heritage consultant and meet all requirements in *Terms of Reference for Heritage Impact Statements* prepared by the City of Mississauga. This report is reviewed by Heritage Planning Staff and the Municipal Heritage Committee and a recommendation is made to Council regarding the development proposal.

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<sup>1</sup> Culture Division, *City of Mississauga Heritage Impact Assessment Terms of Reference*, (October 2015).

<sup>2</sup> A title search back to the original Crown grant was carried out by Chris Aplin, MCA Paralegal Services, Brampton.

The subject property is located on the east side of Queen Street South in the historic core of Streetsville, a former village that is now part of the City of Mississauga. (Appendix A; Figure 1)

This is a special policy area subject to the Historic Streetsville Design Guidelines developed to ensure that any alterations to existing buildings or new developments will enhance the historic character of the area. This area contains a significant concentration of Designated and Listed 19<sup>th</sup> century buildings. Designated heritage properties located near the subject property include: Streetsville United Church (1875) which is directly opposite at 274 Queen Street, Franklin House (c. 1850) which is located one lot over to the north at 263-65, and St. Andrew's Presbyterian Church (1868) located a short distance to the south at 295 Queen Street South. (See Appendix A; Figure 2)

## LOCATION AND SURROUNDINGS

The subject property is located on the east side of Queen Street South just south of the main commercial hub Streetsville centered around the intersection of Main and Queen. The village is located between the Credit River and the former Credit Valley Railway line now operated by Go Transit. (Appendix A; Figure 1)

Streetsville was named after Timothy Street (1777-1848) a prominent early citizen and landowner. The subject property is located on a village lot subdivided by Timothy Street (a relative) in 1856 and transferred to the Independent Order of Odd Fellows in 1875.

Queen Street is a busy commercial strip lined with small-scale buildings containing a range of businesses and services. This area is subject to the *Historic Streetsville Design Guidelines* intended to preserve the scale and character of the streetscape. The 19<sup>th</sup> century streetscape is still clearly legible. The subject property has been identified as a Landmark Building in this streetscape. (Appendix A; Figure 4 and Figure 6)

The subject property is located on a lot that is significantly larger than those associated with other commercial properties in the historic core. It is similar in scale to lots just south of core that contain buildings associated with religious or institutional uses. Like other commercial properties on Queen Street it is close to the street. (Appendix A; Figure 2)

## SITE DESCRIPTION (SEE APPENDIX A; ILLUSTRATIONS)

The subject property contains a large red brick building originally constructed in 1875 by Lodge No. 122 of the Independent Order of Odd Fellows (IOOF). The main façade is oriented to Queen Street South and consists of a three-bay symmetrical façade with an arched main entrance flanked by very tall round arched windows. There is a large double window on the 2<sup>nd</sup> floor above the main entrance with tall round arched windows on either side. The main entrance is recessed slightly in a decorative brick arch. The upper floor windows are recessed slightly in brick piers and have decorative brick paneling below the sills. (Appendix A; Figure 12)



The foundation is rubble stone (Figure 6 below) and the exterior walls consist of 4 layers of brick laid in common bond. (Figure 1 below) The brick is coal or wood fired and probably produced locally c. 1875 when the building was originally constructed. Some older 4 over 4 wood sash windows survive (Figure 12 below) but many have been replaced with recent wood windows (Figure 13 below) or metal doors (Figure 15 below). Basement windows on the rear façade have been bricked in. The brick is generally sound but there are localized areas that are in poor condition and areas that have been rebuilt with inappropriate replacement brick, as well as areas that have been re-pointed with inappropriate mortar (Figures 3, 5, and 13 below). Corbelled brick details (x4) on the roofline appear unstable (Figure 9 below) and brick chimneys (x4) have been parged and/or partially rebuilt with a cementitious material (Figure 10 below). The original cornice has been removed and there is a simple capped brick parapet wall on the front with a shallow sloped gable roof behind. (For missing elements see Appendix A; Figure 8)

There are no other structures on the property and the building fills most of the lot. The street frontage is very narrow. There is a one and a half brick commercial building to the north, an empty lot to the south. The lot backs onto the rear of lots fronting on Church Street. There is a loading dock at the rear of the south side elevation. (Appendix A; Figures 3 and 15)

The building is currently vacant and no heating or cooling system was apparent. Several doors and windows on the ground floor are hoarded but the building is unsecured due to a large hole in the masonry at the rear of the north side elevation. (Appendix A; Figure 13)

The interior contains two double-height floors and a small loft at the back. The interior has been gutted by a previous owner. Some of the original plaster has survived on the exterior walls on the ground floor but large areas are missing. The plaster is approximately  $\frac{3}{4}$  inch thick and is applied directly to the brick with no lathe. There is no plaster on the lower portion of the wall suggesting there may have been wood paneling here that has been removed. (See Appendix A; Figures 31-46)

The ground floor is one large space with no partition walls. (Appendix A; Figures 31-33) The floors are narrow pine boards 2 ins wide and  $\frac{3}{4}$  in thick and are in very poor condition. An area at the back that may have contained a stage now has no floor. The basement in this area is exposed and a sump pump has been installed to drain several feet of standing water that had collected there due to holes in the building envelope. (Appendix A; Figure 36)

The ground floor ceiling appear to be supported by 3 modern steel I-beams that go through the exterior masonry walls from side to side. In addition, there are 2 original cast iron columns supporting 2 original wood beams that run from the front to the back of the building and are supported on the exterior masonry walls. (Appendix A; Figure 31)

The second floor is divided into 3 rooms; one large room across the front and a larger room in the back with a small room off to one side. All internal walls and ceilings have been stripped and the studs and roof timbers are now exposed. The wood floors have boards of varying widths from 5-8 inches and are in very poor condition. (Appendix A; Figure 37-45)

There is some original millwork around windows in the large room in the back including window casings and sills. (Appendix A; Figures 44 and 45) This room contains a modern brick fireplace

and stove in the south wall and there is a modern wood stair to the loft on the north wall. (Appendix A; 39)

The loft is a small dry-walled room with a modern sliding glass door to the roof. The original timber roof framing has been left exposed. (Appendix A; Figure 46)

## **HISTORICAL CONTEXT**

Streetsville, located in the south-east corner of Peel County, was at one time considered the 'Queen of the County'. Streetsville reached its height of prosperity in the 1850s. This prosperity waned slightly when the town was by-passed by the Great Western Railway and Grand Trunk Railway lines in the late 1850s when Brampton rose to prominence in the County. The opening of the Credit Valley Railway (CVR) line through Streetsville in 1879 brought renewed prosperity to the town. The Odd Fellows Hall was constructed in this period of renewed prosperity. (See Appendix A; Figure 7. The 1877 County map shows the CVR Railway line passing through Streetsville)

The Independent Order of Odd Fellows (IOOF) was a fraternal society that originated in Britain. The first lodge in Canada was founded in Montreal in 1843. The first Lodge in Canada West was in Belleville, founded in 1845. Following that, lodges were established in many towns in Ontario and in 1855 the Grand Lodge of Canada West was formed. Initially the Grand Lodge had 12 local Lodges in its jurisdiction but by 1923 there were over four hundred.

The Streetsville Lodge was founded in 1847 and was therefore one of the earliest Odd Fellow lodges in Ontario and one of the earliest fraternal societies founded in Streetsville and perhaps Peel Township.

Land records indicate that a large lot in the Village that belonged to Timothy Street was transferred to the Odd Fellows Society in 1875 for a small sum of \$1.00. The Odd Fellows constructed a large brick building that contained a large public assembly hall on the main floor and a lavish meeting room for the Odd Fellows' on the upper floor. Another large room on the upper floor was used by the Farmers' and Mechanics' Institute as a library and reading room. This collection formed the basis of the Streetsville Library and was housed here until 1902 when the Streetsville Public Library moved to its own premises. (Appendix A; Figure 8)

The Odd Fellows Society was comprised of members of the professional, commercial and social elite and supported various charitable organizations that benefited poor and working class people in the community. One of the principal goals of the organization was to further public education. The public hall on the main floor served as a social, educational and cultural center for the community for many years. Various types of community events were held here including lectures, concerts, plays, dances and banquets. (Appendix A; Figure 9)

The Odd Fellows sold the hall in 1972. Subsequent owners converted it for commercial uses and removed many original features.

The chart below provides a brief chronology of the subject property:

DATE	EVENT
1822	Crown Grant of 200 acres (Lot 3, Concession 4, Township of Toronto) to William Lindsay.
1822	William Lindsay sells 100 acres to Timothy Street
1843	Independent Order of Odd Fellows (IOOF) is introduced into British North America
1847	Streetsville establishes Lodge no. 122 of the IOOF
1855	IOOF establishes the Grand Lodge of Canada West
1856	Timothy Street Registers a Plan for Building Lots in Streetsville (STR-3) Annotation on the plan reads; "N.B. This property is composed of part of Lot No. 3 (West half of same) in the 4 <sup>th</sup> Concession West of Hurontario Street Toronto Tp." 271 Queen Street West is identified on this plan as Lot no. 21. There is a blacksmith shop on the adjacent lot to the south. The plan covers an area between Queen and Church Street from Pine Street east to the division line between Lots 2 and 3. There are 49 building lots of various sizes on the plan. Lot no. 21 (271 Queen Street South) is one of the larger lots.
1876	Lot 21 (271 Queen Street South) is sold by Bennet Franklin et ux to Charles Douglas et al. (There is no record of a transfer from Timothy Street to Bennet Franklin at the Registry Office).
1877	Lot 21 (271 Queen Street South) is sold by Charles Douglas et al. to the Odd Fellows Society for \$1.00. The Odd Fellows finance construction of a large two-storey brick hall that contains a public assembly hall on the first floor and a lavish meeting room on the 2 <sup>nd</sup> floor. The Streetsville lodge is identified as Lodge No. 122 of the Independent Order of Odd Fellows.
1877	The Farmers' and Mechanics' Institute (est. 1858) moves into the Odd Fellows' Hall and occupies a large room on the 2 <sup>nd</sup> floor that served as a library and reading room until 1902. This was Streetsville's first public library.
1877	The River Park Masonic Lodge holds its meetings in the Odd Fellow's meeting room.
1902	Streetsville Library (formerly the Farmers' and Mechanic's Institute) moves out of the Odd Fellows' Hall into its own premises on land purchased from the Cunningham family.
1972	The Odd Fellows' Hall is sold by the IOOF to Susan C. Campbell.
1972	River Park Masonic Lodge that had met in the Odd Fellows' Hall since 1877 moves to new premises.
?	The Odd Fellows' Hall is converted for commercial uses. Subsequent owners make various changes to the building including; removal of architectural features from the facade such as the cornice and roofline ornaments and other stone elements, removal of the gabled architrave over the double windows on the 2 <sup>nd</sup> floor, application of commercial cladding and glazing on the ground floor, painting of the masonry on the front façade, removal of original wood sash and wood panel doors including the front door, inappropriate masonry repairs
1983	Designation under Part Iv of the Ontario Heritage Act by Corporation of the City of Mississauga By-Law 122-83 for its architectural and historical value.

- **Title Search undertaken by Chris Aplin, MCA Paralegal Services, Brampton.**

## HERITAGE VALUE

Heritage values associated with 271 Queen Street South identified by the City of Mississauga in By-law 122-83 are contextual. (See Appendix B) Schedule A of the B-lay contains a 'Short Statement of the Reasons for Designation';

Contextually, the building built in 1875, is a landmark building in the historic streetscape of Streetsville's main commercial thoroughfare. The height and prominent façade further enhance the structure's placement in the historic core.

This property does warrant Designation under Part IV of the Heritage Act. This analysis is based on provincially mandated criteria outlined in Regulation 9/06. The rationale is outlined below:

### **Compliance with Ontario Heritage Act, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest**

According to Subsection 1 (2) of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, a property may be designated under section 29 of the Act if it meets one or more of the following criteria:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.

*271 Queen Street South is a representative example of the type of building built by fraternal societies in Ontario in the last quarter of the 19<sup>th</sup> century when these societies were at the height of their influence. Due to the fact that many of its original exterior and interior features have been removed, it can not be considered a good example. It displays a moderately high degree of craftsmanship in terms of its exterior brick work and interior plaster work. It demonstrates a moderately high degree of technical achievement in terms of the large open-span interior spaces achieved through thick masonry walls and timber framing in order to accommodate large public assemblies.*

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,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

*271 Queen Street South is associated with the Independent Order of Odd Fellows (IOOF), specifically Streetsville Lodge No. 122 founded in 1847 and is one of the earliest lodges in Ontario. The Streetsville Lodge is significant to the history of Mississauga because it is an example of a private fraternal societies established by local elites to provide charitable services and free public education to working class people before public institutions were well established. The physical fabric of this structure yields information that contributes to an understanding of the community and its culture because it is a large and well constructed assembly hall built and financed by private citizens for public use to benefit the community. In its original state it had an exotic and eclectic architectural style that is associated with the IOOF. Its architectural character is now somewhat diminished due to the removal of many original features including the cornice and other embellishments on the main facade. It was likely designed by a local builder or a*



*member of the lodge but this person has not been identified as of yet. It may be associated with a particular architect, artist, builder, designer or theorist who is significant to the community. It is similar to halls built in the 1870s by fraternal orders in small towns across Ontario.*

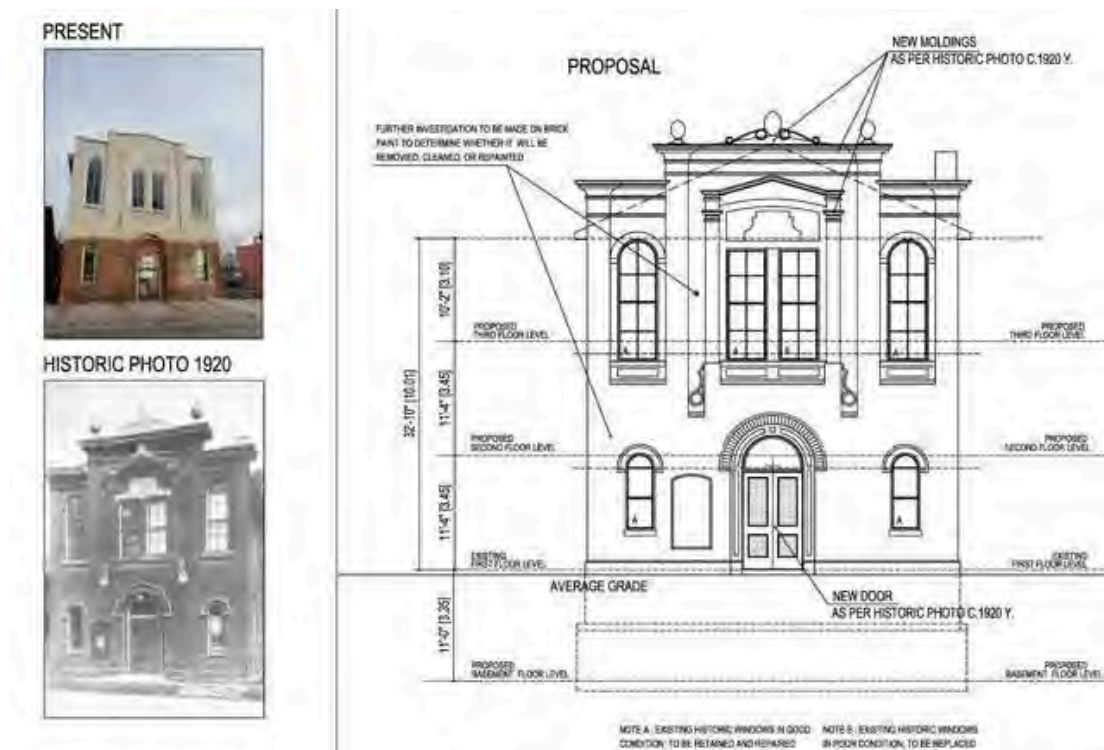
3. The property has contextual value because it,
- is important in defining, maintaining or supporting the character of an area,
  - is physically, functionally, visually or historically linked to its surroundings, or
  - is a landmark.

*271 Queen Street South has significant contextual value as a component of the historic core of Streetsville. Individually it has considerable importance in defining the character of the area because of its scale, its eclectic High Victorian style and its use of locally produced red brick. This has been somewhat diminished by the removal of original exterior features, specifically the elaborate cornice and finials on the roofline and stone decorative details on the main façade. It is a landmark building that occupies a prominent position on Queen Street South in the historic core of Streetsville. It is part of a significant concentration of built heritage resources dating from the mid to late 19<sup>th</sup> century when Streetsville was a prosperous village in Peel County.*

In conclusion, the subject property does meet provincial criteria for individual Designation under Part IV of the Heritage Act.

## **DEVELOPMENT PROPOSAL (SEE APPENDIX C: ARCHITECTURAL DRAWINGS)**

The proposed development will retain the existing building envelope, restore the exterior, and rehabilitate the interior. There will be no change to the footprint or height of the existing building. Interior finishes will be removed and replaced with modern finishes.

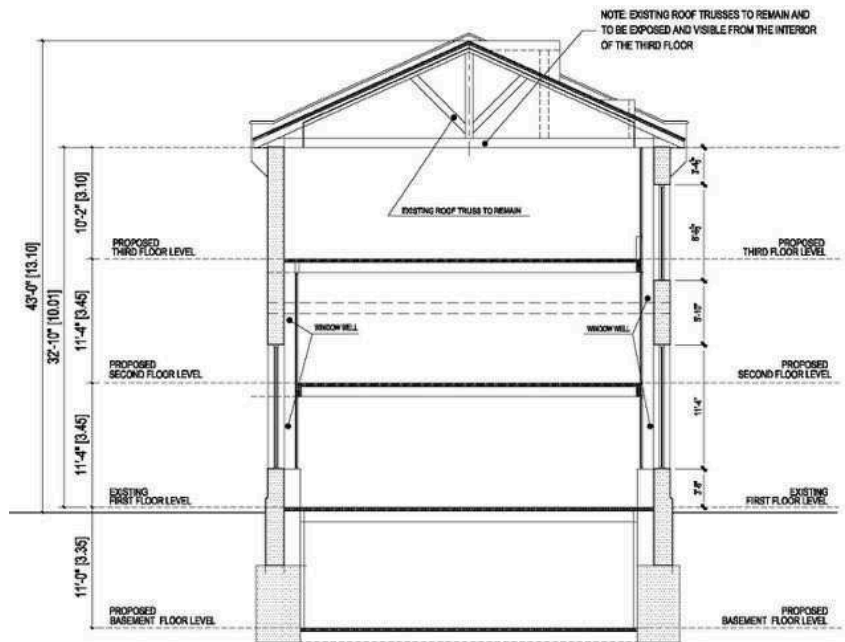


**Figure 1:** Proposed restoration of the main facade.

The interior will be reconfigured to accommodate a pharmacy on the ground floor and medical offices on the upper floors. The basement will be renovated for x-ray and laboratory services.

Currently the building interior contains two double-height floors with a small loft on the third floor. The applicant proposes inserting an additional floor to divide the interior into three floors of leasable space.

The new floor plates will be supported by a free-standing structural system that will be inserted inside the existing exterior masonry walls. No window openings will be changed and interior window wells will be constructed around the windows so that the floor plates do not intersect the windows. There will be glazing in the window wells to allow natural light into the interior and to preserve views through the original windows.



**Figure 2:** Section showing the proposed self-supporting floor structure within the existing building envelope.

There is currently no operational heating or cooling system. New systems will be introduced and the mechanical room will be constructed in the existing loft area at the rear. All original wood windows appear to salvageable and will be retained. The five windows on the main elevation are replacement windows that are in poor condition and will require replacement. Replacement windows will replicate the historic windows on the side elevations.



The main façade will be restored based on historic photos. Restoration work to be undertaken include paint removal, masonry repairs and reinstatement of missing features such as the front door, the windows and the roof cornice.

An enclosed fire exit stair will be constructed at the rear and metal fire doors will be installed on the side elevations. The exit door on the south elevation will be in the same location as an existing metal door. The exit door on the north elevation will be in the location of an existing window opening.



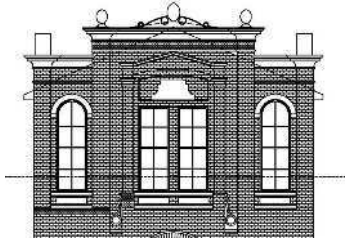





**Figure 3:** Proposed rear addition to house an enclosed fire exit stair.

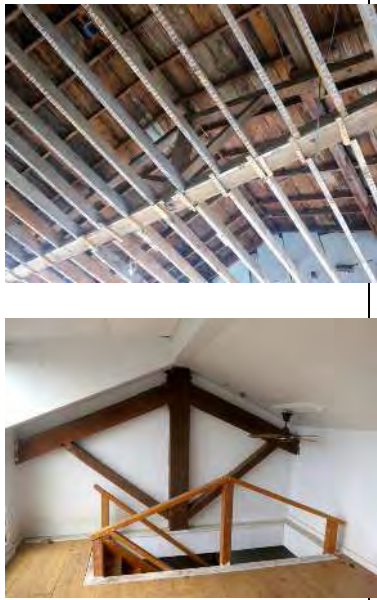
**Table 1.0 PROPOSED CONSERVATION WORK & RECOMMENDATIONS  
(SEE APPENDIX C; ARCHITECTURAL DRAWINGS)**

PROPOSED UNDERTAKING	IMAGE	RECOMMENDATIONS
<p>Repair historic masonry &amp; mortar;</p> <ul style="list-style-type: none"> <li>• selective repairs and re-pointing throughout, as required,</li> <li>• original fabric will be preserved,</li> <li>• new work will match old.</li> </ul>		<p>APPROVAL</p> <p><i>CONDITIONS:</i></p> <ul style="list-style-type: none"> <li>• <i>Work to be carried out by an experienced heritage mason.</i></li> <li>• <i>Samples of replacement brick and new mortar to be provided to staff for final approval.</i></li> </ul>
<p>Remove inappropriate repairs &amp; restore to match original;</p> <ul style="list-style-type: none"> <li>• remove new brick around window opening on the main façade that was repaired by a previous owner</li> <li>• replace with salvaged brick to match original</li> <li>• replace deteriorated stone sills with stone and tooling to match original</li> </ul>		<p>APPROVAL</p> <p><i>CONDITIONS:</i></p> <ul style="list-style-type: none"> <li>• <i>Work to be carried out by an experienced heritage mason</i></li> <li>• <i>Samples of replacement brick and new mortar and replacement brick to be provided to staff for final approval.</i></li> </ul>
<p>Remove paint from main facade</p>		<p>APPROVAL</p> <p><i>CONDITIONS:</i></p> <ul style="list-style-type: none"> <li>• <i>Work to be carried out by an experienced</i></li> </ul>



		<p><i>heritage brick cleaning expert.</i></p> <ul style="list-style-type: none"> <li><i>• Test patches to be carried with various cleaning methods to determine most appropriate cleaning method using either Vortex (non-abrasive) cleaning system, poultice or combination of both.</i></li> <li><i>• Samples and details to be provided to heritage staff for final approval.</i></li> </ul>
<p>Reinstate original roof cornice molding based on historic photos.</p>	  	<p>APPROVAL</p> <p><i>CONDITIONS:</i></p> <ul style="list-style-type: none"> <li><i>• New materials will be compatible with existing and will be masonry or stucco.</i></li> <li><i>• Final details on materials and application to be provided to heritage staff for approval.</i></li> </ul>

<p>Repair existing wood windows on the north and south elevations where feasible</p>		<p>APPROVAL</p> <p><b>CONDITIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Work to be carried out by an experience heritage window expert.</i></li> <li>• <i>There are 6 historic windows on the south elevation that appear to be salvageable.</i></li> <li>• <i>There are 5 historic windows on the north elevation that will require further assessment to determine if they are salvageable.</i></li> <li>• <i>A detailed condition assessment and recommendation from a heritage window expert should be provided to staff if any window replacements are required.</i></li> </ul>
<p>Re-instate original window opening and install new window to match other windows on north elevation</p>		<p>APPROVAL</p> <p>This door is not original and there was originally a window in this location.</p> <p><b>CONDITIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Replacement window will match existing historic windows.</i></li> <li>• <i>Detailed window specification to be provided to staff for final approval.</i></li> </ul>



<p>Retain historic roof timbers and leave exposed in the interior.</p>		<p>APPROVAL</p>
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**Table 2.0 HERITAGE MPACTS & MITIGATION**  
(SEE APPENDIX D; HERITAGE IMPACTS)

PROPOSED UNDERTAKING	IMPACTS	RECOMMENDATIONS
<p>Replacement of non-historic windows on the main elevation.</p> <p>Replacement windows to match historic windows on side elevations and as shown in historic photos;</p> <ul style="list-style-type: none"> <li>• wood construction</li> <li>• segmental arch</li> <li>• 4/4 configuration with true divided lights or simulated divided lights</li> </ul>	<p>NO DIRECT IMPACTS;</p> <ul style="list-style-type: none"> <li>• These are not historic windows.</li> <li>• They are poorly constructed replacement windows that are not performing well.</li> <li>• Existing window openings will not be altered.</li> </ul>	<p>APPROVAL</p> <p>This will enhance the façade and there is sufficient evidence to support the restoration based on surviving historic windows on other elevations and historic photos of the façade.</p> <p><i>MITIGATION: Design measures</i></p> <p><i>CONDITIONS:</i></p> <ul style="list-style-type: none"> <li>• <i>Window specifications to be provided to staff for final approval.</i></li> </ul>
<p>Replacement of non-historic metal and glass door on the main elevation.</p> <p>Replacement door will be a replica of the original door documented in historic photos and will include a solid wood door with paneling and glazing in the arched transom.</p>	<p>NO DIRECT IMPACTS;</p> <ul style="list-style-type: none"> <li>• This is not a historic door.</li> <li>• The existing door opening will not be altered.</li> </ul>	<p>APPROVAL</p> <p>This will enhance the façade and there is sufficient evidence to support the restoration historic photos of the façade.</p> <p><i>MITIGATION: Design measures</i></p> <p><i>CONDITIONS:</i></p> <ul style="list-style-type: none"> <li>• <i>Door specifications to be provided to staff for final approval.</i></li> </ul>
<p>Replacement of non-historic metal door on the south elevation.</p>	<p>NO DIRECT IMPACTS</p> <ul style="list-style-type: none"> <li>• There is an existing metal door here.</li> <li>• The existing door opening will not be altered</li> </ul>	<p>APPROVAL</p> <p>This will have no impact on heritage values.</p>



<p>Installation of a new metal fire door on the north elevation to accommodate fire safety requirements.</p> <p>The door will be installed where there is an existing window opening.</p> <p>The upper sash will be retained.</p> <p>The lower sash will be removed and the opening enlarged to accommodate a doorway.</p>	<p>MINOR IMPACTS</p> <ul style="list-style-type: none"> <li>The re-location of this door is required to accommodate the new interior requirements.</li> <li>A metal fire door is required to meet fire safety requirements.</li> </ul>	<p>APPROVAL</p> <p>This elevation is located in the alley and is not visible from the street.</p> <p>This is a minor alteration to accommodate fire safety requirements and will not have a significant impact on heritage values.</p> <p><i>MITIGATION: Salvage</i></p> <p><i>The lower sash to be removed should be salvaged and use to repair other historic windows.</i></p>
<p>Construction of an enclosed fire escape stairwell at the rear to satisfy fire safety requirements.</p> <p>Four level brick enclosure housing an external fire escape.</p> <p>Brick to match historic brick in colour and detailing, including herringbone panels between windows.</p> <p>Windows will be single pane fixed windows with square tops.</p> <p>Flat roof with roof height to match height of rooflines.</p>	<p>MINOR IMPACTS;</p> <ul style="list-style-type: none"> <li>Removal of a small number of brick units from the rear façade to allow for an exit door on each level to the fire escape.</li> <li>Rear addition that will be visible from the street.</li> </ul>	<p>APPROVAL</p> <p>This is a fire safety requirement for the type of occupancy being proposed.</p> <p>The fire escape enclosure will be located at the middle of the rear elevation and will be set back from the south elevation by 3.72 m.</p> <p>The scale, materials and design details are compatible with the historic building.</p> <p><i>MITIGATION: Salvage</i></p> <p><i>The brick units to be removed should be salvaged and used for restoration of the façade.</i></p>
<p>Excavation of the basement level to accommodate x-ray and laboratory space.</p> <p>The existing foundation will</p>	<p>POTENTIAL IMPACTS;</p> <ul style="list-style-type: none"> <li>Potential impacts to the structural stability of the</li> </ul>	<p>APPROVAL</p> <p><i>CONDITIONS;</i></p> <ul style="list-style-type: none"> <li><i>Applicant to provide staff</i></li> </ul>

<p>be underpinned to allow excavation.</p>	<p>exterior masonry walls.</p>	<p><i>with an <u>engineer's report</u> to demonstrate that the proposed basement level will not have any adverse affects on the structural stability of the exterior walls.</i></p>
<p>Gutting of existing interior and installation of new interior walls and finishes to accommodate pharmacy on ground floor and medical office on the upper floors.</p> <p>Ceiling between the existing 1<sup>st</sup> and 2<sup>nd</sup> floors will be removed.</p> <p>Plaster on the inside of the exterior walls will be removed.</p> <p>A wood staircase in the northwest corner will be removed.</p> <p>Wood flooring on the existing 1<sup>st</sup> and 2<sup>nd</sup> floors will be removed.</p> <p>A heritage permit was issued to the previous owner that allowed gutting of the interior subject to documentation before removal. Interior elements that have already been removed include:</p> <ul style="list-style-type: none"> <li>• all interior walls.</li> <li>• 2<sup>nd</sup> floor ceiling</li> <li>• original plaster from the 2<sup>nd</sup> floor meeting room</li> </ul>	<p>MINOR IMPACTS;</p> <ul style="list-style-type: none"> <li>• Removal of an historic wood staircase.</li> <li>• Removal of 2 historic plaster medallions on the 1<sup>st</sup> floor</li> </ul>	<p>APPROVAL</p> <p><b>MITIGATION: Salvage</b></p> <p><i><u>Retain and repair historic wood window trim on the 2<sup>nd</sup> floor.</u></i></p>  <p><i><u>Salvage the wooden <u>newel post</u> on the 2<sup>nd</sup> floor.</u></i></p>  <p><i><u>Salvage the 2 <u>plaster medallions</u> on the 1<sup>st</sup> floor.</u></i></p>

		
<p>Installation of two new floor plates to covert existing two-level interior into three floors.</p> <p>The new floors will be supported by a new framing system that will be free-standing.</p> <p>Interior window wells will be created around existing windows.</p> <p>Window wells will have glazing to allow natural light into the interior</p>	<p>MODERATE IMPACTS</p> <ul style="list-style-type: none"> <li>• The proposed floor system will be self-supporting and will not impose any additional loading on the exterior masonry walls.</li> <li>• The glazed window wells will mitigate the impact of the new floor plates intersecting the existing 1<sup>st</sup> and 1<sup>nd</sup> floor windows.</li> </ul>	<p>APPROVAL</p> <p><i>CONDITIONS:</i></p> <ul style="list-style-type: none"> <li>• <i>Applicant to provide staff with an <u>engineer's report</u> to demonstrate that the proposed floor system will not have any adverse affects on the structural stability of the exterior walls.</i></li> </ul>
<p>Installation of new mechanical systems throughout and housing of mechanical units in an existing loft area at the rear.</p> <p>There is currently no operational heating or air conditioning in the interior.</p>	<p>NO IMPACTS</p> <p>The existing loft area is a later addition.</p>	<p>APPROVAL</p>

## ALTERNATIVE DEVELOPMENT OPTION

The current interior configuration does not meet the needs of the applicant. Due to the considerable expense of rehabilitating this vacant building, the applicant requires four floors of useable space.

In consultation with heritage staff, the applicant has worked with an architect, engineer and heritage consultant to explore various options for minimizing negative and non-reversible impacts.

The applicant initially submitted a proposal to add an additional storey. The additional floor would be glazed with a flat roof and would be concealed behind the front parapet. The new addition would require removal of the existing roof and would be highly visible on the south elevation. Missing features on the main façade would be restored and the whole exterior would be painted.



**Figure 4:** Preliminary proposal for an additional storey added to the existing building.

Impacts and proposed mitigation measures were presented to heritage staff for their input.

Preliminary development proposal:

- Construction of an additional storey.
- Restoration of the façade.
- Painting of exterior masonry.
- Replacement windows to match existing.

Heritage impacts:

- Removal of the existing roof structure.
- Removal of historic windows.
- Painting of unpainted exterior masonry.



#### Mitigation Measures:

- Documentation and salvage of historic roof timbers.
- Roofline not to exceed height of the facade parapet.
- New work to be compatible with existing.
- New windows to replicate historic windows.
- Breathable masonry paint.

Heritage staff identified the following concerns with this option:

- the existing roofline and roof timbers have heritage value and are character-defining elements.
- painting of masonry that is already painted is appropriate but unpainted brick should not be painted.
- the historic windows should be retained and repaired if feasible.
- the new building height would exceed the current zoning and would require site plan approval.

In response to these concerns, the owner has revised the preliminary proposal so that the space requirements could be accommodated within the existing building envelope. *The revised proposal is the preferred option.*

## **CONCLUSIONS & RECOMMENDATIONS**

This property has sat vacant for several years and is unheated and continues to deteriorate. There are holes in the foundation and the interior has been gutted. In order to ensure the conservation of this building it is imperative that a new use be found before further and non-reversible deterioration occurs.

The proposed development represents an opportunity to restore the historic façade and rehabilitate the interior space to modern standards. The combination of commercial space on the ground floor and professional medical offices on the upper floors is appropriate given its location.

It is therefore recommended that the city approve the proposed development for 271 Queen Street South since it will allow conservation of this landmark heritage building, contribute to the economic vitality of the Historic Streetsville area, and visually enhance the streetscape.

## **QUALIFICATIONS**

The author of this report is a member in good standing of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 5 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society of Architectural Historians* and the *Canadian Historical Review*

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Heritage Resource Centre, Heritage Mississauga, located in The Grange, 1921 Dundas Street West, Mississauga, Ontario.

Peel County Archives, PAMA (Peel Art Gallery Museum + Archives), 9 Wellington Street East, Brampton, Ontario.

Streetsville Archives, Streetsville Historical Society, Located in the Leslie Log House, 4415 Mississauga Road, Mississauga, Ontario.

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Appendix A: Illustrations (photos by M. Hobson, June 2014)



Figure 1: Aerial View of the Streetsville. [Google Earth 2014]



Figure 2: Aerial view of the subject property 471 Queen Street South, Streetsville, Mississauga [Google Earth 2014] Nearby Designated heritage properties: 1. Streetsville United Church (1875), 274 Queen Street South, 2. Franklin House (c. 1850), 263-65 Queen Street South, 3. St. Andrew's Presbyterian Church (1868), 295 Queen Street South.



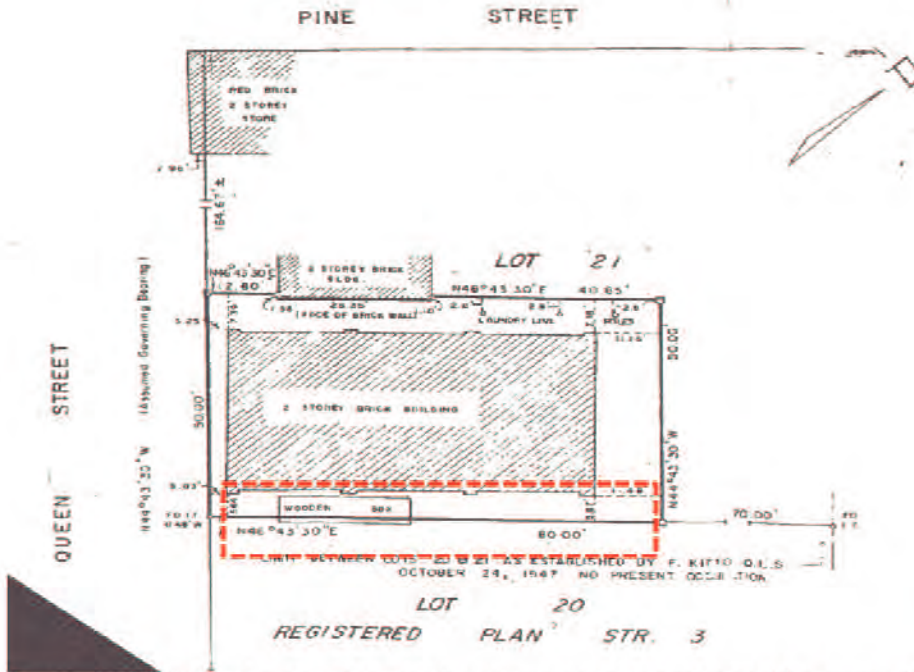


Figure 3: 1947 Site Survey. The building is close to the road and fills most of the original lot. A more recent survey from 1982 indicates that the property now includes a portion along the south side boundary approximately 4.7 m wide. (Plan 43R-10548).

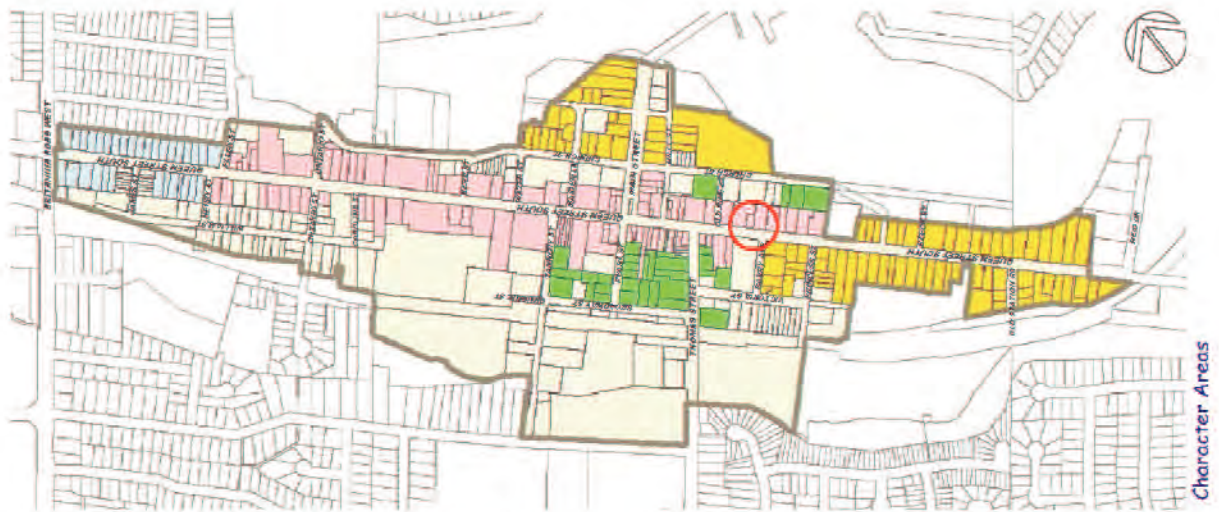


Figure 4: City of Mississauga Special Policy Area; Historic Streetsville Character Areas Map [City of Mississauga]



Figure 5: The building is located on the East side of Queen Street South. There are small-scale historic buildings to the north and an empty lot to the south.

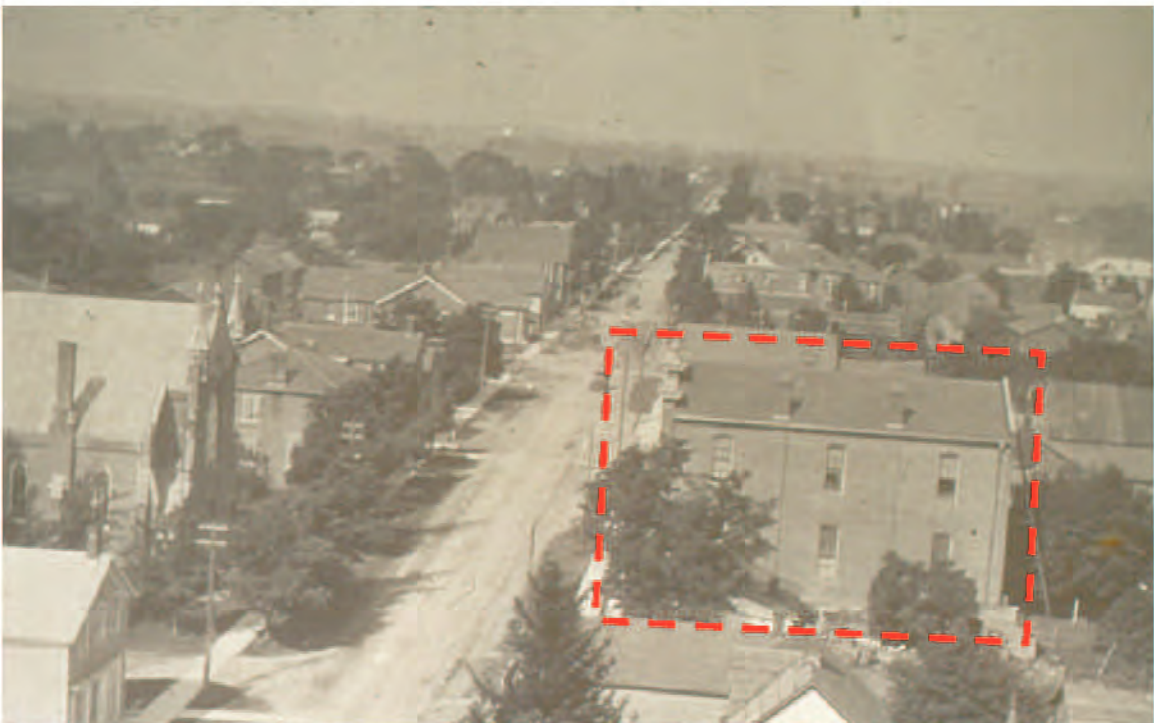


Figure 6: Aerial View of Queen Street South from the 1970s. [Heritage Mississauga]





Figure 7: Map of Streetsville from the 1877 Peel County Atlas [McGill Digital Atlas Project]

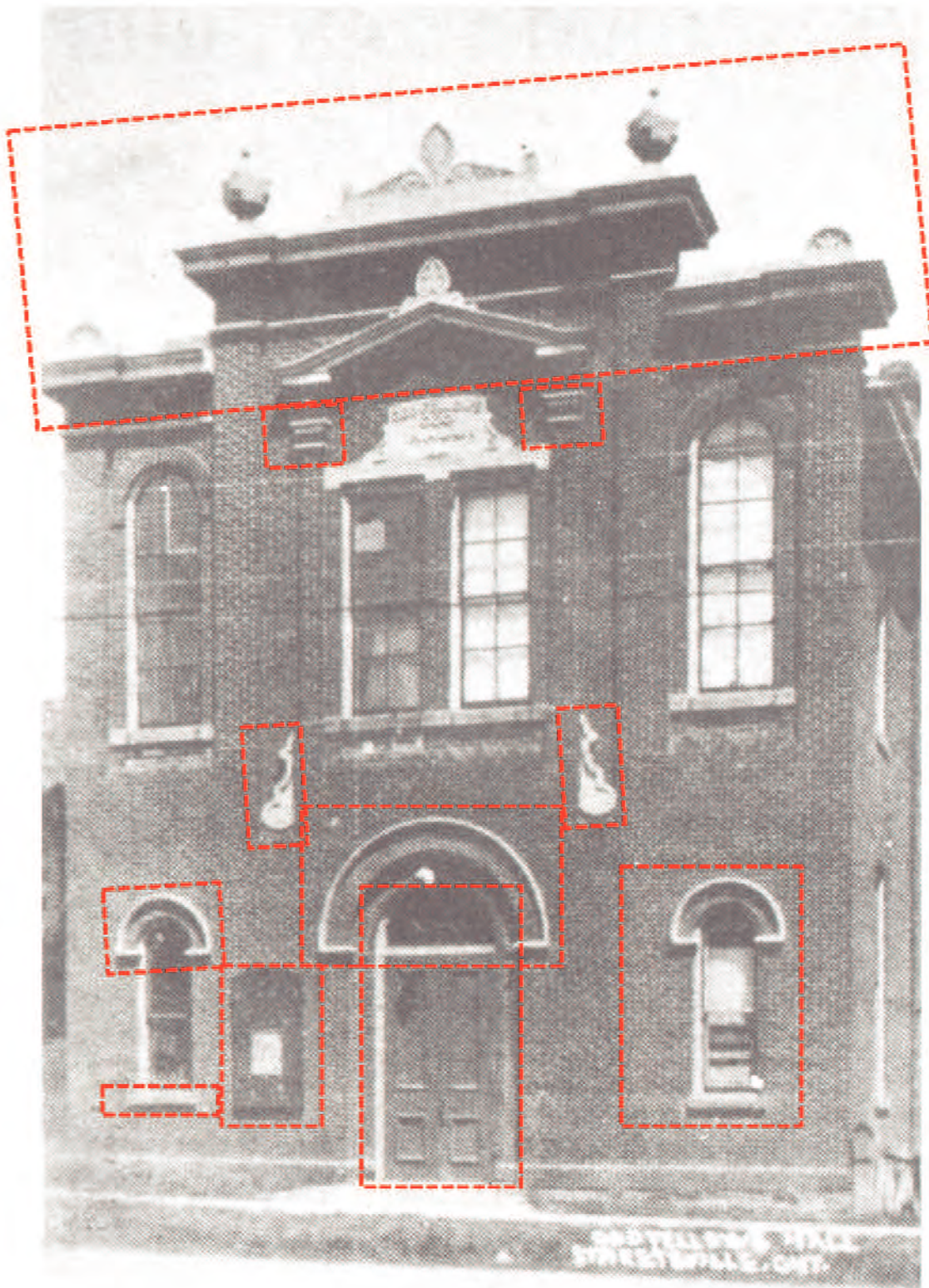


Figure 8: Odd Fellows' Hall. Historic photo c. 1920. Original features that have been removed are outlined in red. [Heritage Mississauga]





Figure 9: Odd Fellows Play, n.d. The stage pictured here was located at the back of the ground floor. It has been removed and no traces remain. The cast iron columns in the foreground are extant. [Streetsville Archives]



Figure 10: Streetsville Glass. The former Odd Fellows' Hall has been adapted for commercial use. Original features have been removed, the brick facade has been painted, and the ground floor has been altered. [Heritage Mississauga]





Figure 11: Red Hill Art Glass. The former Odd Fellows' Hall adapted for commercial use. Original features have been removed, the brick has been painted, and the ground floor has been altered. [Heritage Mississauga]



Figure 12: 471 Queen Street South, current condition. A previous owner removed the modern cladding from the ground floor and re-instated the arched windows. This work was poorly done and is not sympathetic to the original in materials or workmanship. The paint on the upper floor has not been removed. [M. Hobson June 2014]



Figure 13: Side elevation in a narrow alley between the subject property and the commercial building next door. There is a large hole in the masonry below the back door sill pictured above. Brick spalling on the pier.



Figure 14: Rear elevation (right) is very close to the rear property line and obscured by vegetation in summer. There are no windows on the rear façade with the exception of two basement windows that have been bricked in. [Photo courtesy of the owner].





Figure 15: Side elevation adjacent to an empty lot. A door has been added at the rear for a loading dock. The chimneys have been parged with a cementitious material.



Figure 16: Rubble stone foundation with a brick apron above with a bevelled edge.



Figure 17: Cut and tooled limestone corner block.





Figure 18: Cut and hammered stone window sill.



Figure 19: Decorative herring bone brickwork between the 1st and 2nd storey windows. Brick arches above the windows.



Figure 20: Odd Fellows' name plaque above the 2nd floor windows. Historic photos indicate that this is a stone (or artificial stone) plaque that contrasted in colour and texture with the dark red brick and yellow mortar joints of the wall. Decorative brick panels and piers are truncated due to the removal of capitals and a triangular pediment above the plaque and a heavy decorative cornice at the roofline.





Figure 21: The original wood panelled door and arched transom have been removed and replaced by modern metal and plate glass doors. The recessed brick arch remains but the stone molding above has been removed.



Figure 22: Detail of the brick arch around the front entrance.



Figure 23: Large 4 over 4 wood sash window on the side elevation. Similar windows appear in the c. 1920 photo (Fig. 7) and may be original. These windows are currently not operable.





Figure 24: Brick corbels at the corners of the roof.



Figure 25: Metal doors or shutters on a window on the side elevation.



Figure 26: A loading dock added to the side elevation at the rear.



Figure 27: A wood paneled door on the side elevation at the rear. The sill has rotted and there is a large hole in the masonry below.





Figure 28: Poorly done restoration of the ground floor window on the main facade.



Figure 29: Three modern steel I-beams have been inserted through the exterior masonry walls



Figure 30; Detail showing painted and un-painted areas on the front facade.



Figure 31: The ground floor interior is one large open space. Two cast iron columns support wooden timbers that extend from the front to the back. The walls have lime plaster with the exception of the area below the window sills which is bare and may have had wood panelling.



Figure 32: Ground floor interior. Front wall showing concrete block that was used to fill in an opening made for a display window.





Figure 33: Ground Floor interior showing the staircase to the upper floor. Modern steel I-beams that span the interior are embedded in the exterior masonry walls.



Figure 34: One of two gilded plaster medallions on the ground floor ceiling. This is similar to a medallion on the 2<sup>nd</sup> floor and may be original.





Figure 35: Lime plaster (3/4 inch thick) is applied directly to the exterior brick walls.



Figure 36: A large portion of the floor at the back of the ground floor is missing in an area that may have been a stage. At the time of the site visit the basement contained several feet of water.



Figure 37: Newell post at the top of the stairs.



Figure 38: Front room on the 2nd floor that originally served as the Farmers' and Mechanics' Institute reading room. Floors are pine boards of varying widths (5-8 ins). Exterior walls are coated in lime plaster. The ceiling has been removed and the framing is exposed above. Interior walls have been stripped down to the studs.



Figure 39: Large room at the rear of the 2nd floor with a coved plaster ceiling that originally served as the Odd Fellows meeting room. A modern wooden stair leads to a small loft area through an opening cut in the plaster ceiling. There is a modern brick fireplace and stove insert on the exterior wall. The plaster medallion on the ceiling matches the two plaster medallions on the first floor.





Figure 40; Much of the interior on the 2nd floor was gutted by a previous owner. The original joists and roof timbers are exposed. The original wood structure supporting the coved plaster ceiling in the Odd Fellows' meeting room is exposed.



Figure 41: Detail of the plaster cove and plaster cornices.





Figure 42: Detail of the lathe behind the original covered plaster ceiling in the Odd Fellows' meeting room.



Figure 43: Detail showing an area of the plaster ceiling that has collapsed due to water damage.



Figure 44: Detail of the original wood window casing and plaster cornice in the meeting room



Figure 45: Detail of the original wood window sill and casing in the meeting room.



Figure 46: Detail of the original roof timbers in the loft.

Appendix B: Reasons for Designation (City of Mississauga By-law no. 122-83)

SCHEDULE 'A' TO BY-LAW 122-83

SHORT STATEMENT OF THE REASONS FOR  
THE PROPOSED DESIGNATION

Contextually, the building built in 1875, is a landmark building in the historic streetscape of Streetsville's main commercial thoroughfare. The height and prominent facade further enhance the structure's placement in the historic core.



# Appendix C: Development Proposal (Drawings by Zoran Paar Architect)



Figure 1: Proposed Main Facade on Queen Street

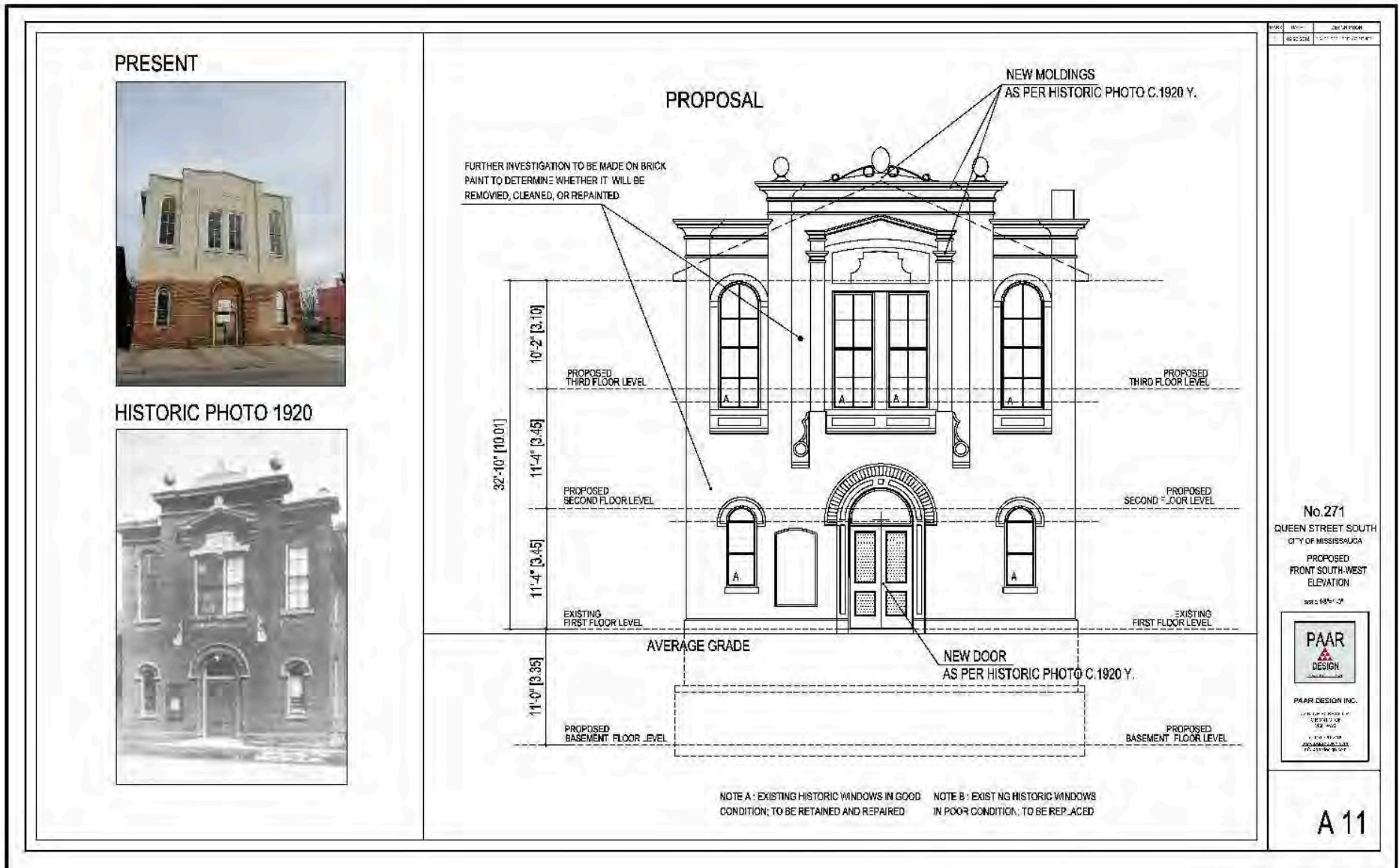


Figure 2: Facade Restoration



Figure 3: Proposed South Elevation

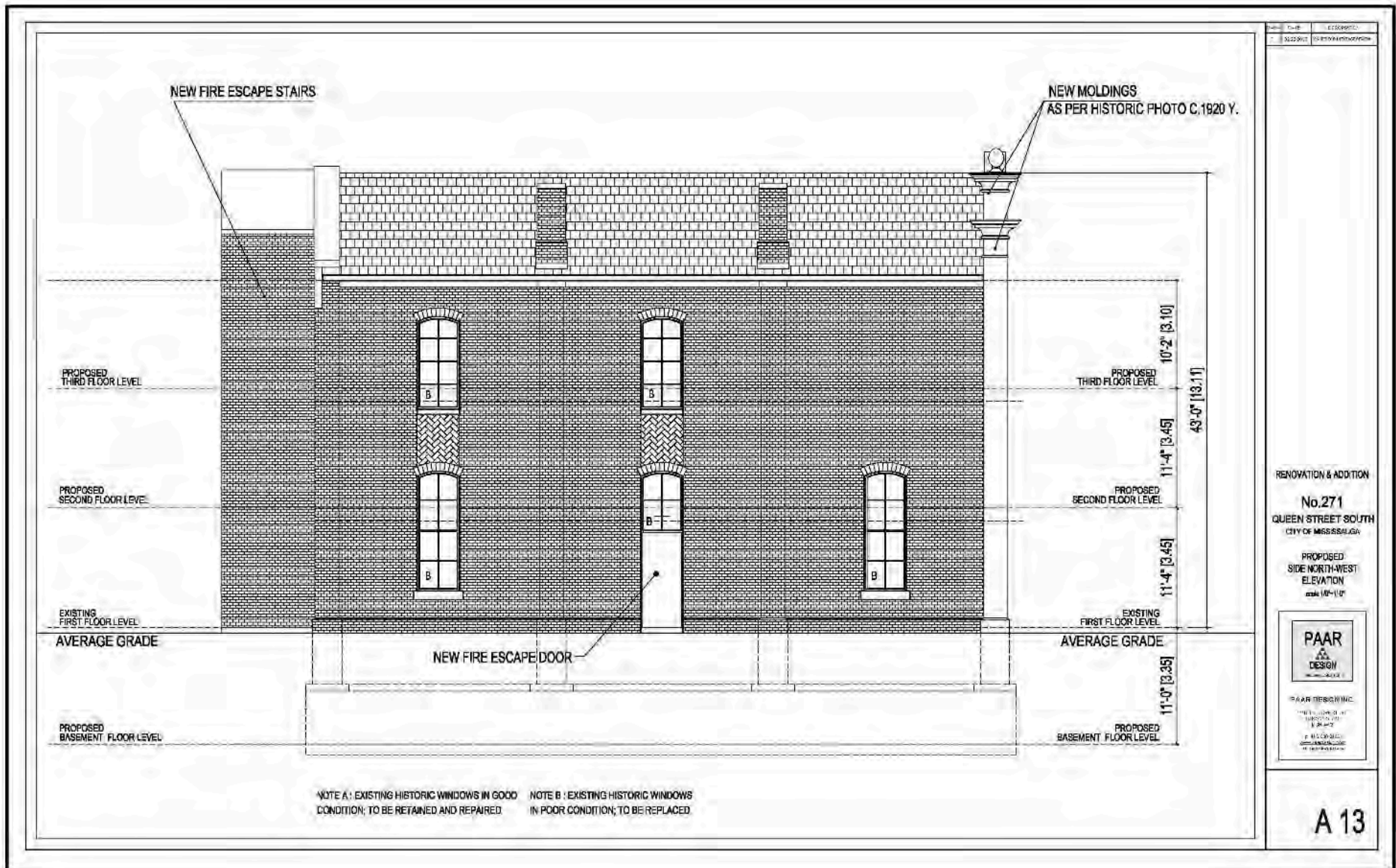


Figure 4: Proposed North Elevation



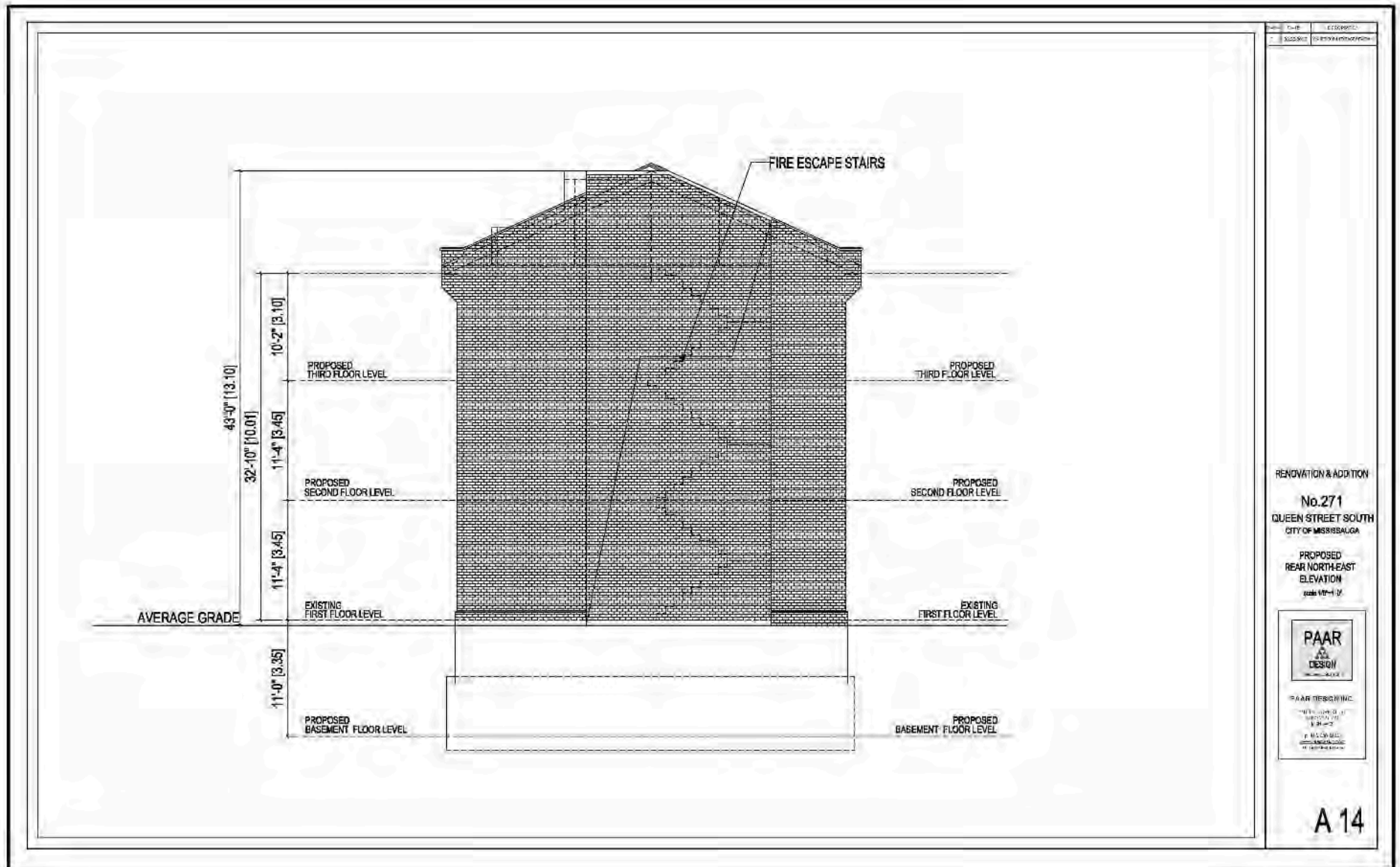


Figure 5: Proposed Rear Elevation

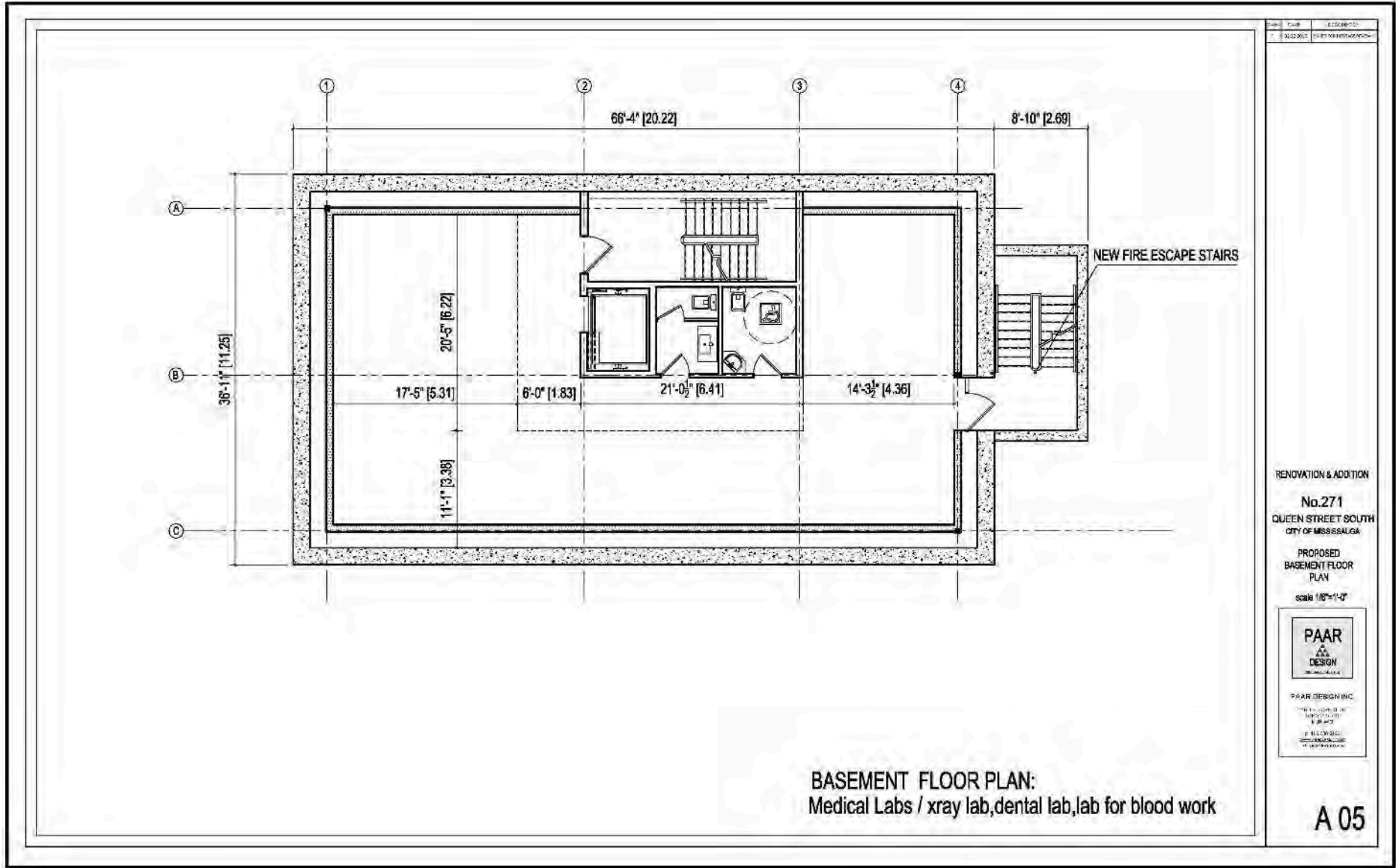


Figure 6: Proposed Basement Floor Plan

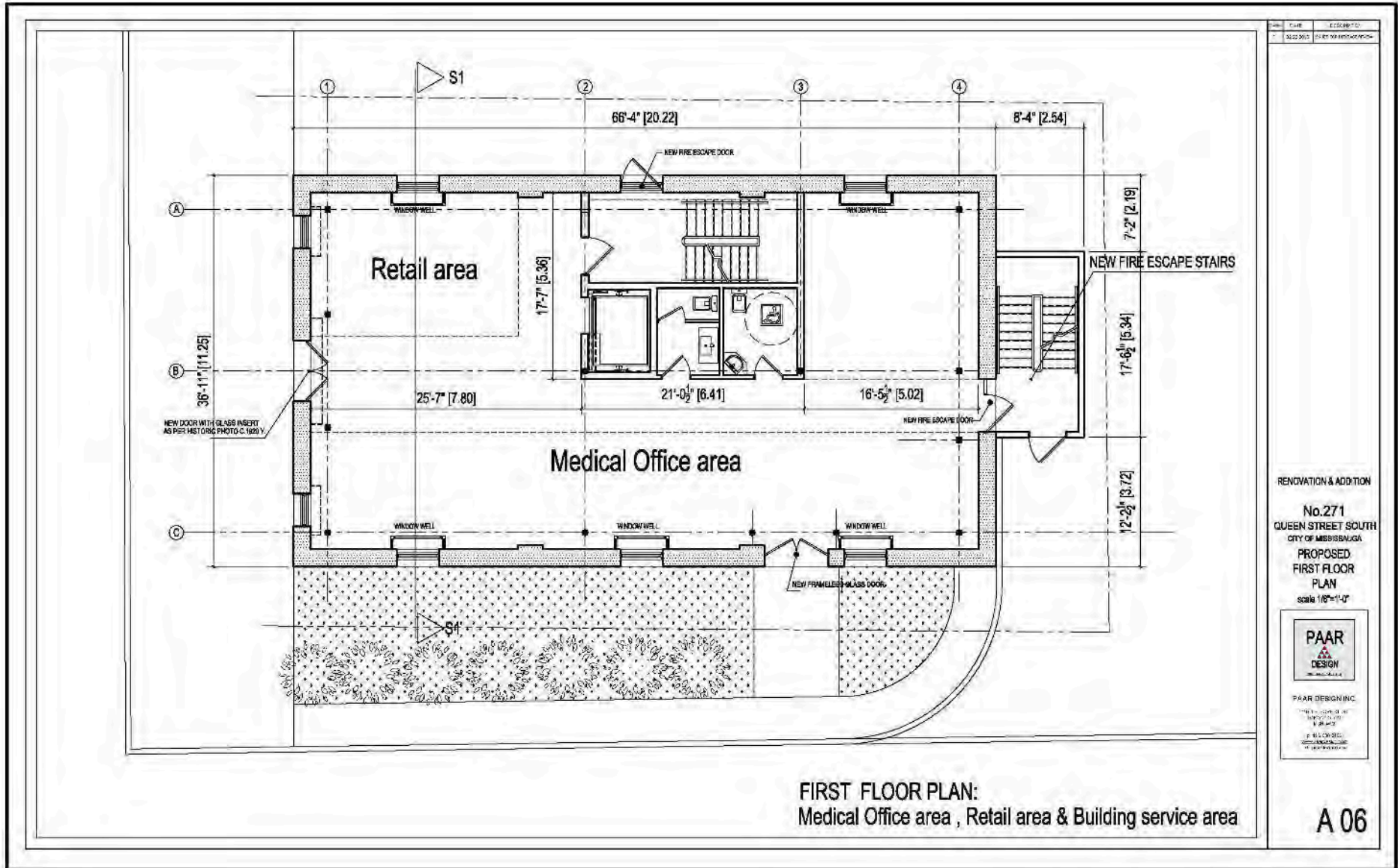


Figure 7: Proposed Ground Floor Plan

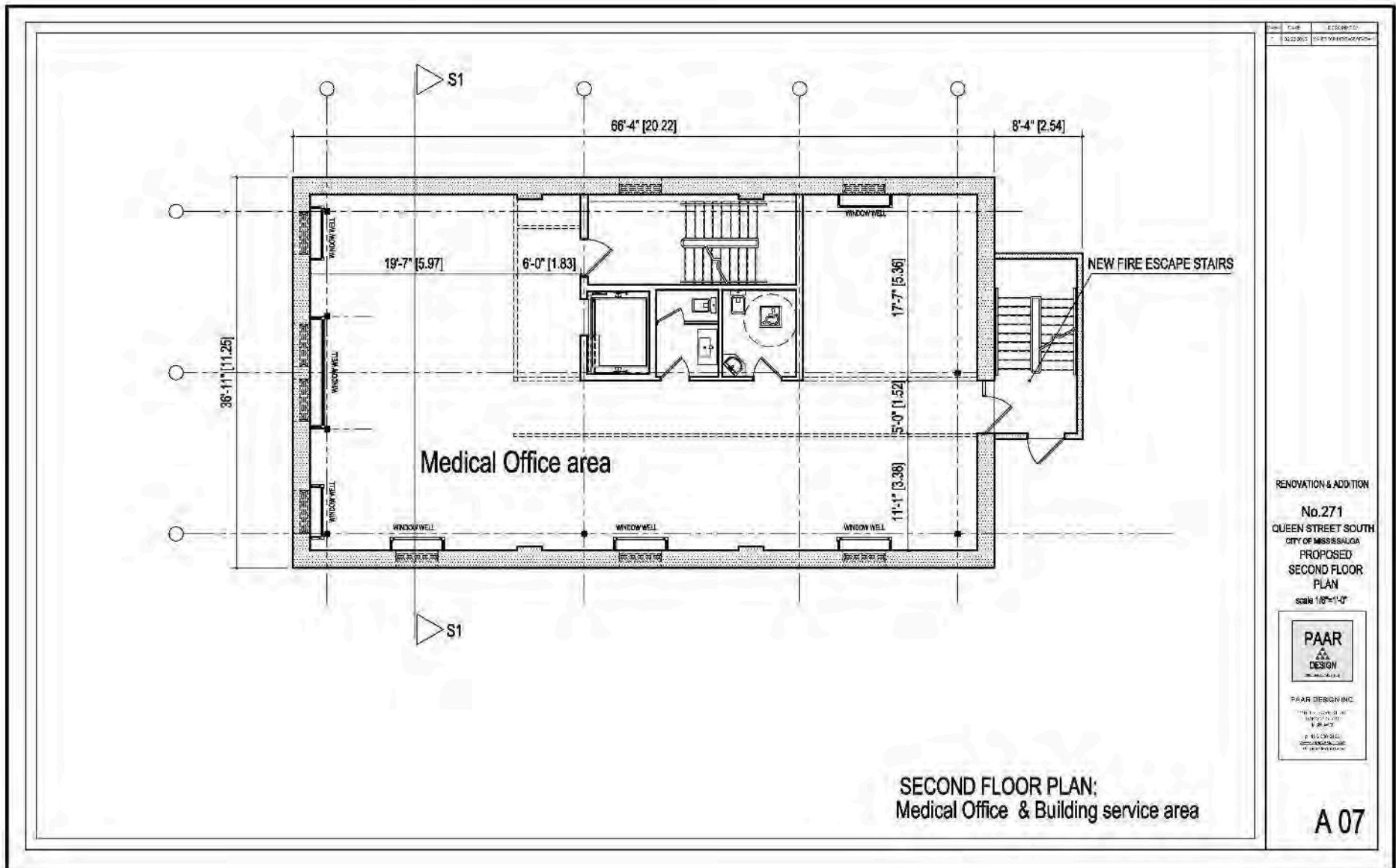


Figure 8: Proposed 2nd Floor plan





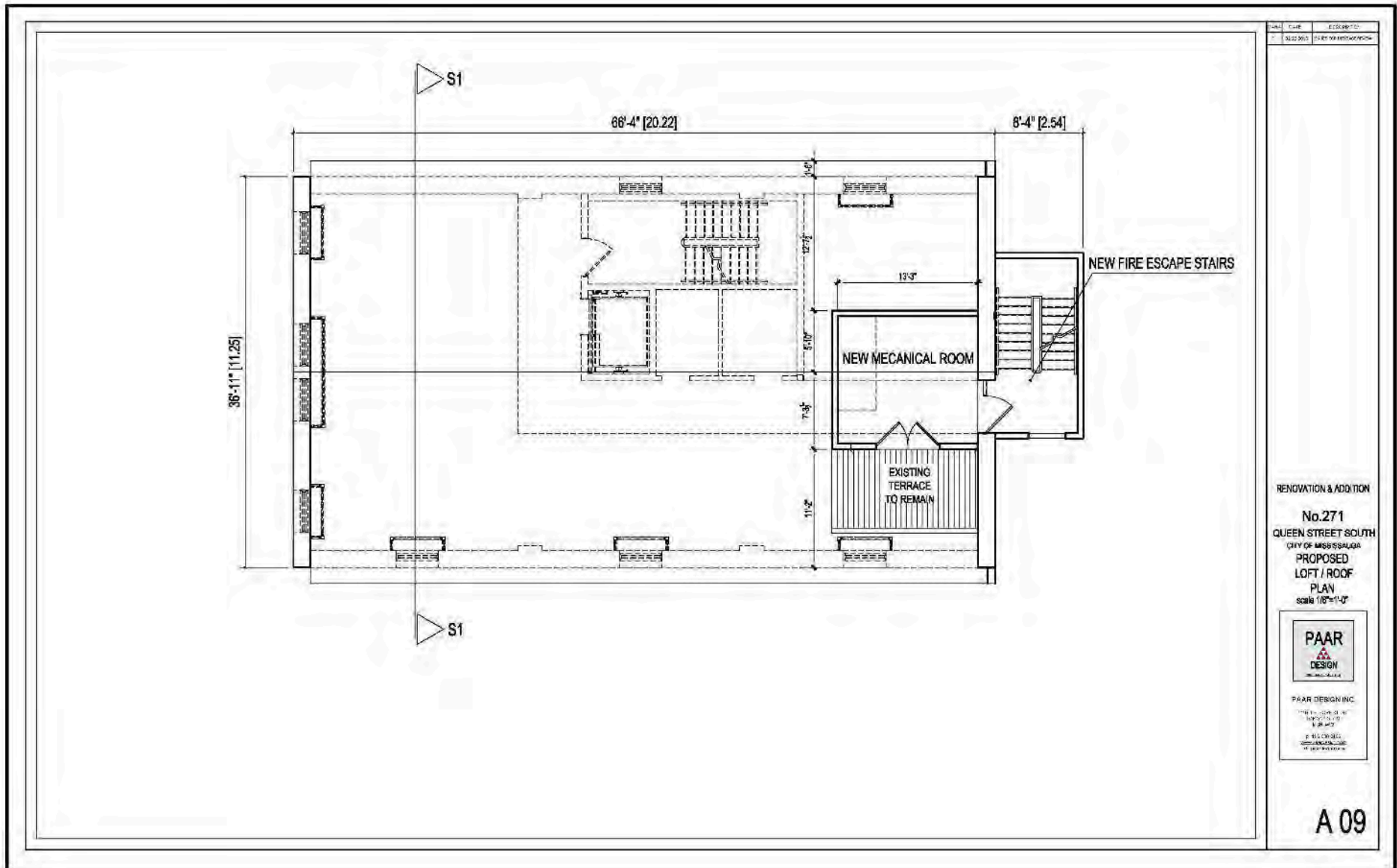


Figure 10: Proposed Loft Plan



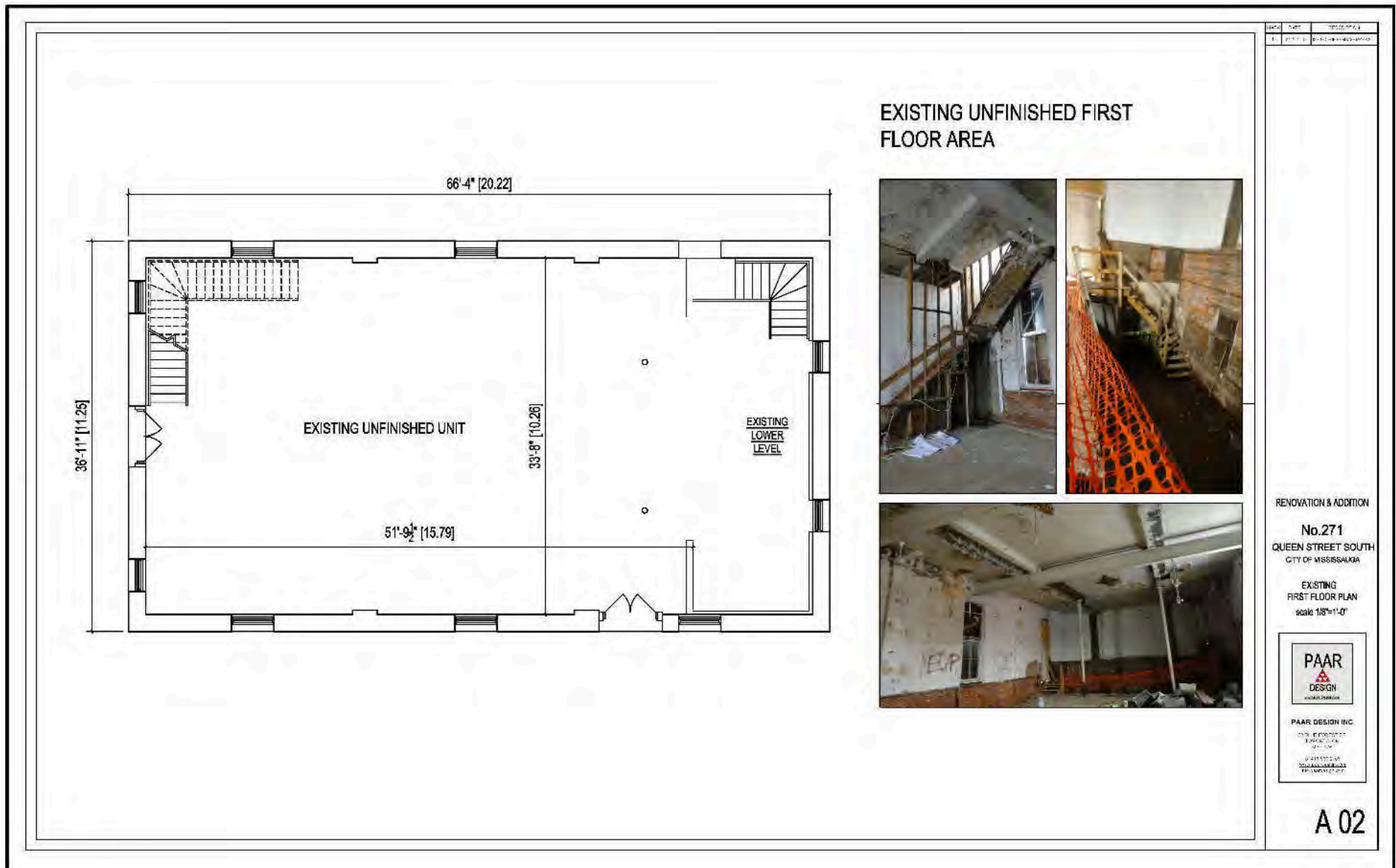
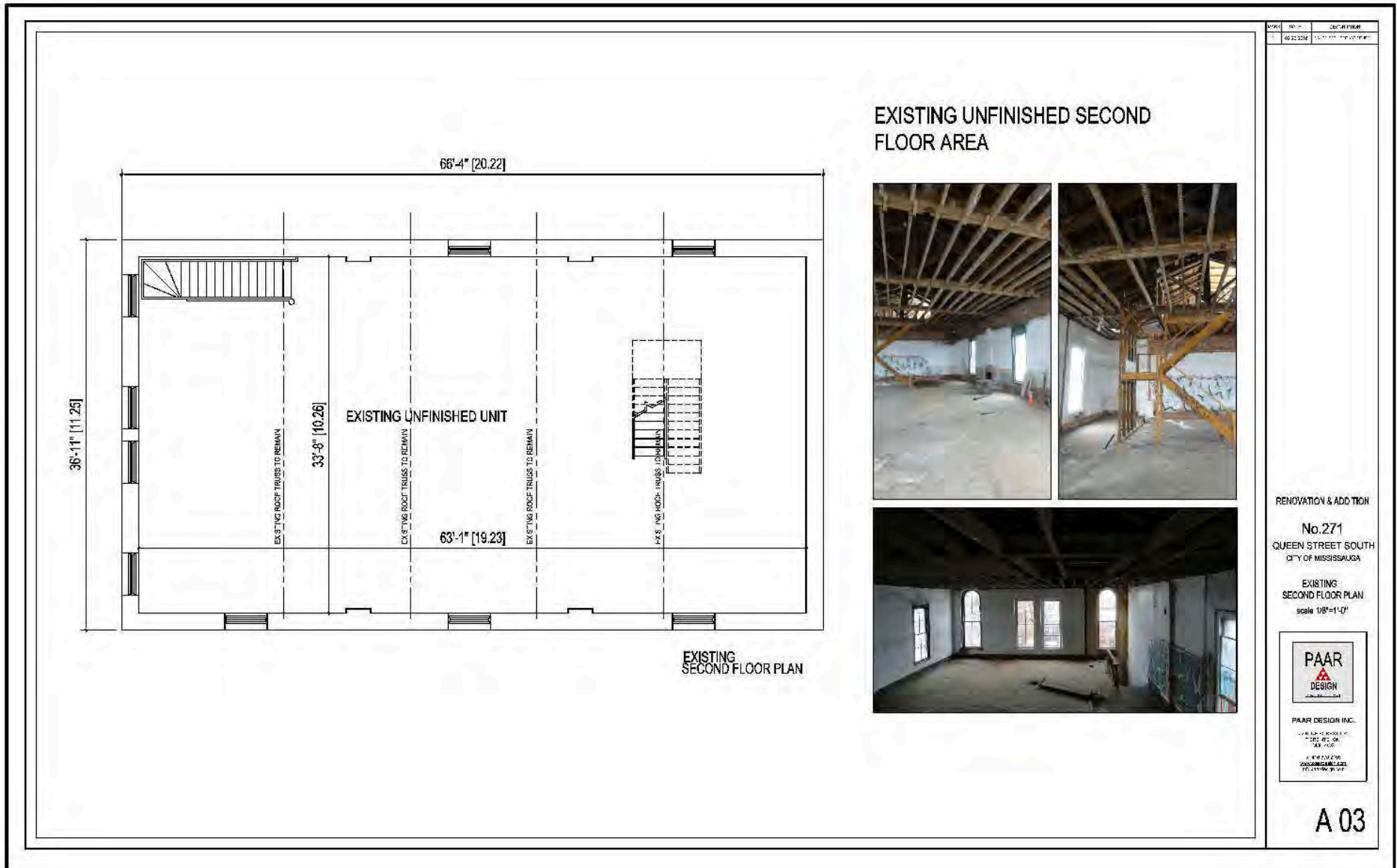


Figure 12: Existing Ground Floor Plan





NO.	REV.	DESCRIPTION
1	08-22-2016	ISSUE FOR PERMITTING

RENOVATION & ADDITION  
**No.271**  
 QUEEN STREET SOUTH  
 CITY OF MISSISSAUGA  
 EXISTING  
 SECOND FLOOR PLAN  
 scale 1/8"=1'-0"

**PAAR DESIGN**  
 PAAR DESIGN INC.  
 1000 SHEPPARD AVENUE EAST  
 SUITE 100  
 SCARBOROUGH, ONTARIO  
 M1B 4Y6  
 TEL: 416-291-1111

**A 03**

Figure 13: Existing 2nd Floor Plan

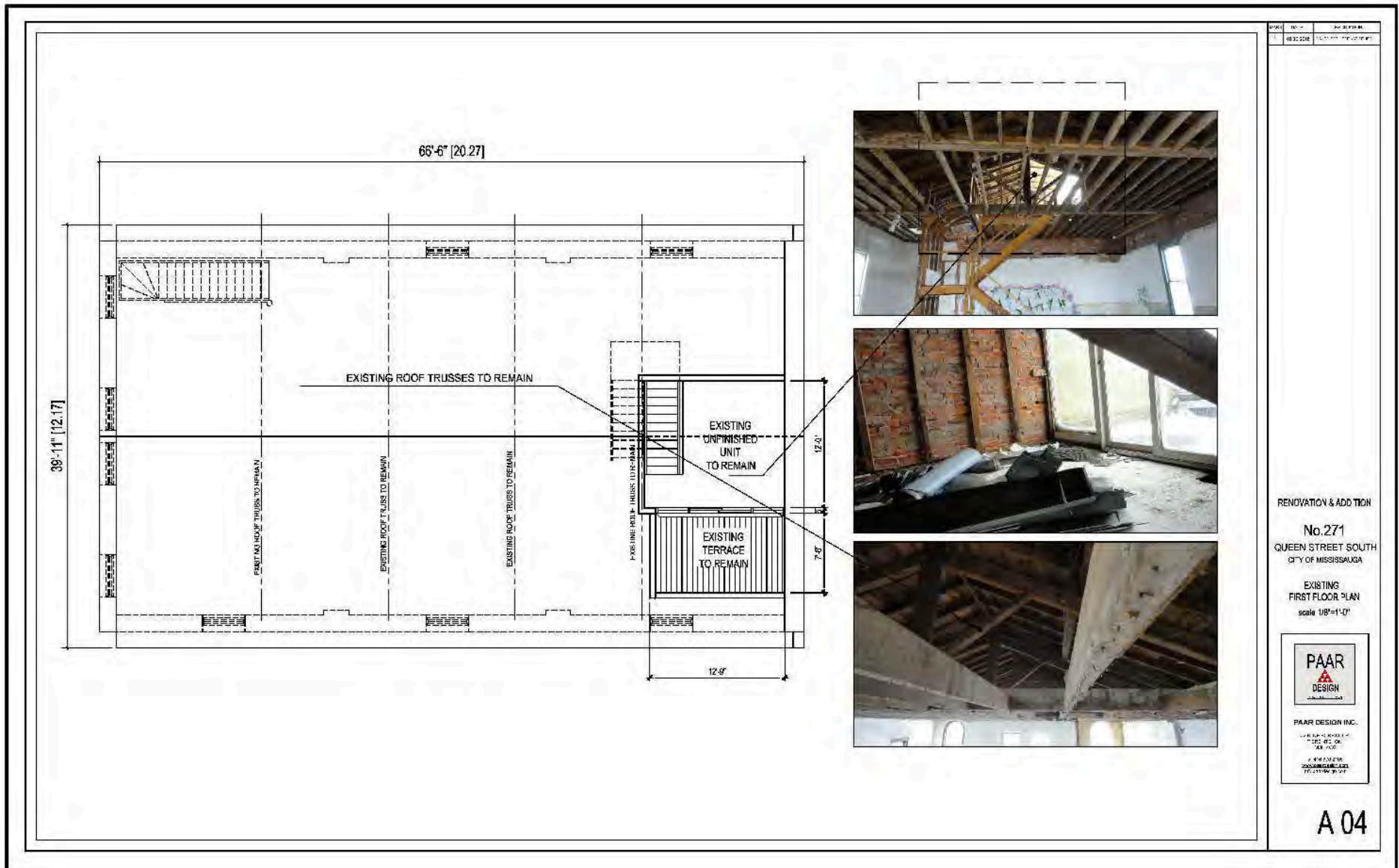


Figure 14: Existing loft and roof timbers.

## Appendix C: Development Proposal (Drawings by Zoran Paar Architect – Annotated by Megan Hobson Heritage Consultant)

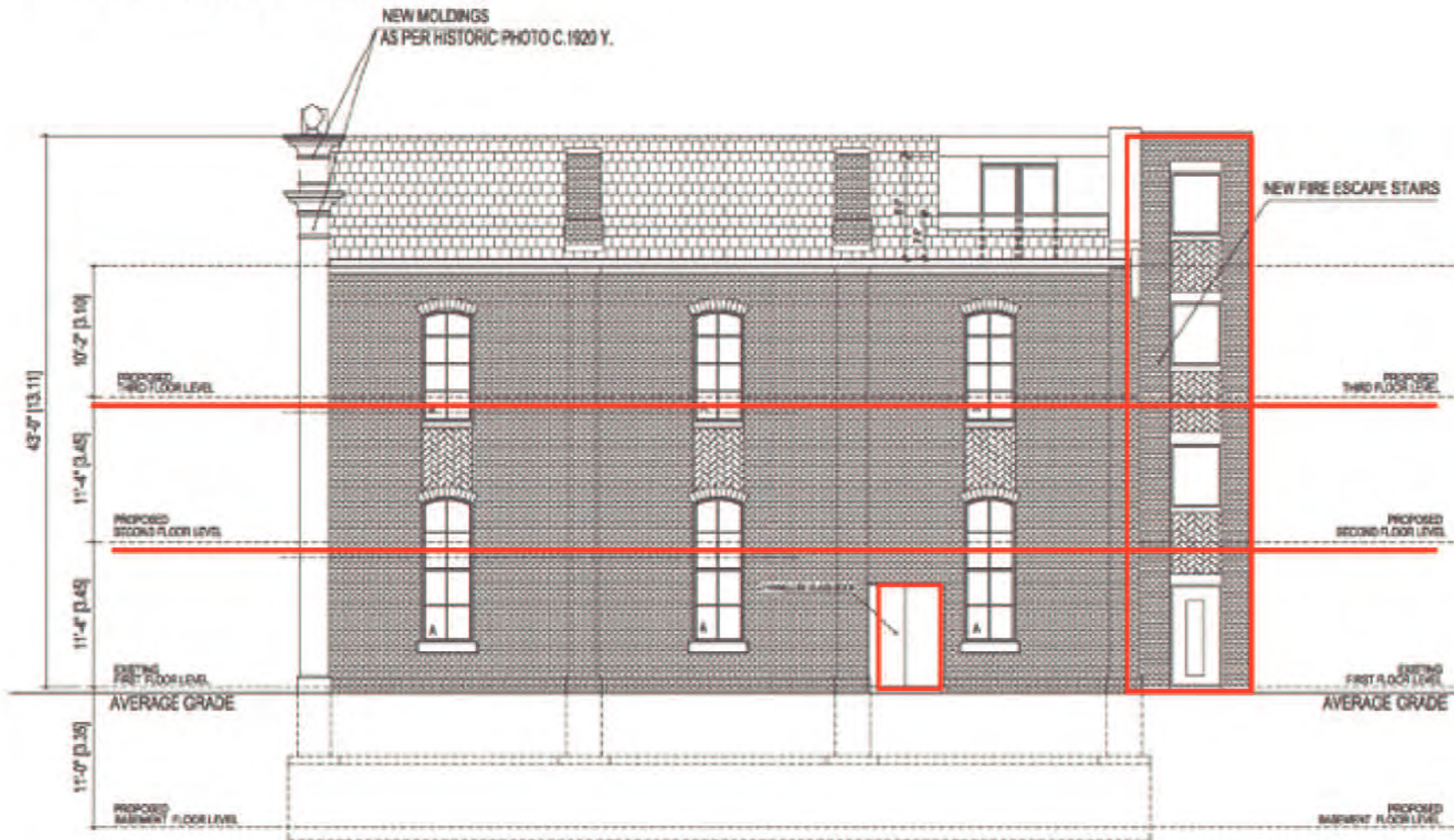


## MAIN (WEST ELEVATION)

- REPLACEMENT OF 6 NON-HISTORIC WINDOWS
- REPLACEMENT OF NON-HISTORIC DOOR
- RESTORATION OF EARLIER UNSYMPATHETIC MASONRY REPAIRS



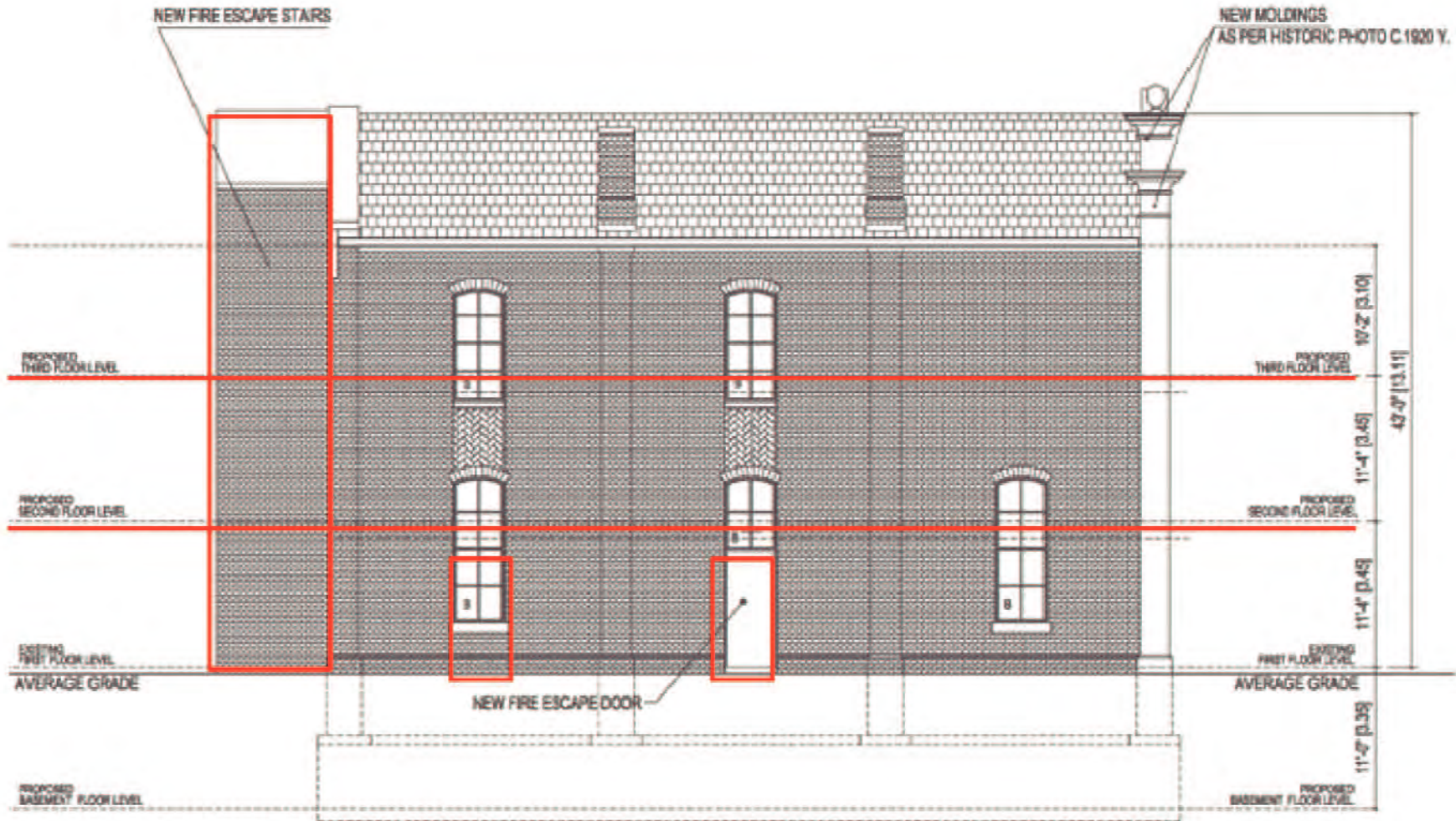
- RESTORATION OF CORNICE



SIDE (SOUTH ELEVATION)

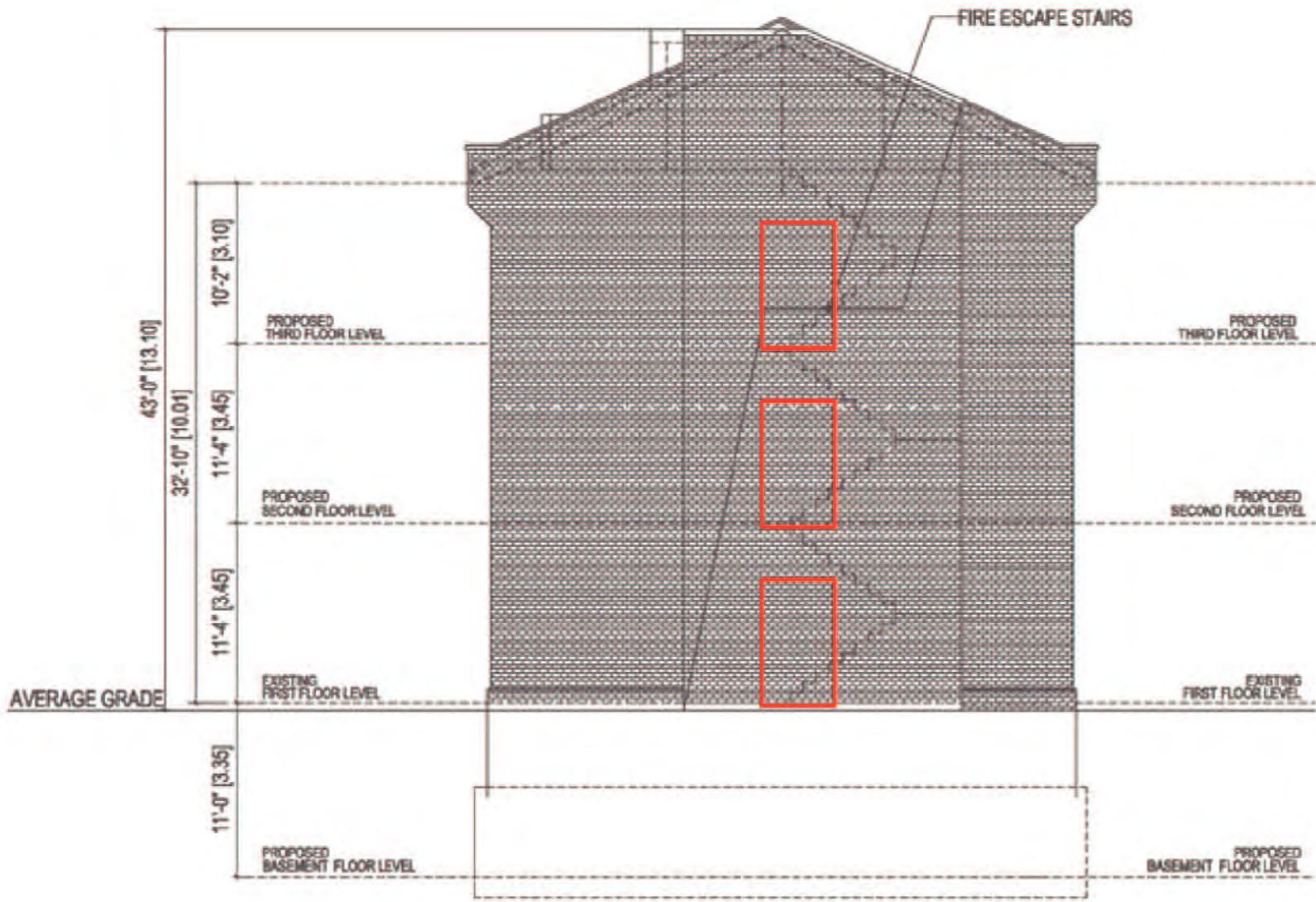
- REPAIR OF 6 HISTORIC WINDOWS
- NEW FLOOR PLATES TO INTERSECT EXISTING 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR WINDOWS
- REAR BRICK ADDITION FOR AN ENCLOSED FIRE EXIT STAIR
- REPLACEMENT OF AN EXISTING NON-HISTORIC DOOR WITH METAL FIRE DOOR





### SIDE (NORTH) ELEVATION

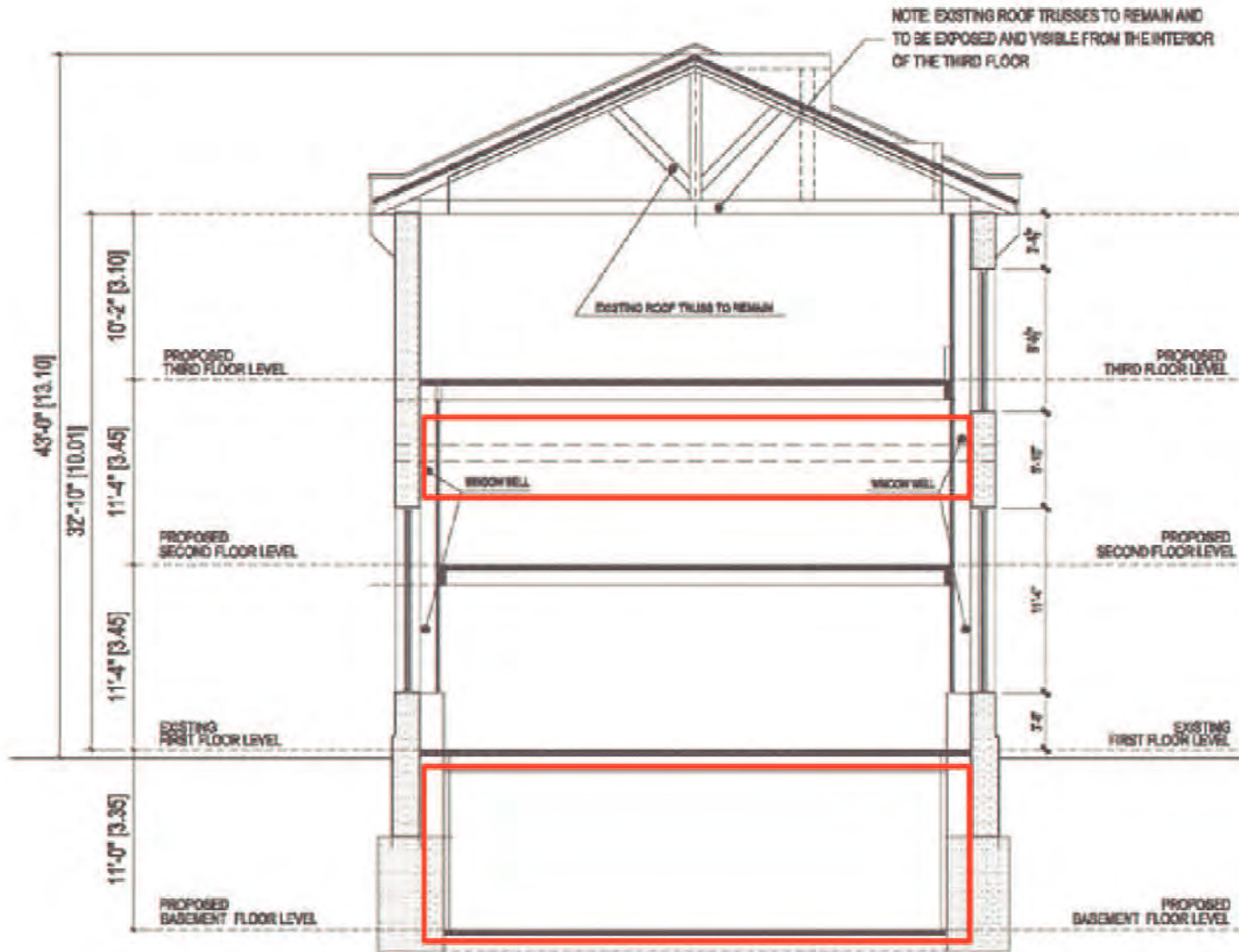
- REPAIR OF 3 EXISTING HISTORIC WINDOWS
- REPLACEMENT OF AN EXISTING WOOD DOOR WITH A WINDOW
- INSTALLATION OF A NEW METAL FIRE ESCAPE DOOR IN THE LOCATION OF AN EXISTING HISTORIC WINDOW (UPPER SASH TO BE RETAINED)



REAR (EAST ELEVATION)

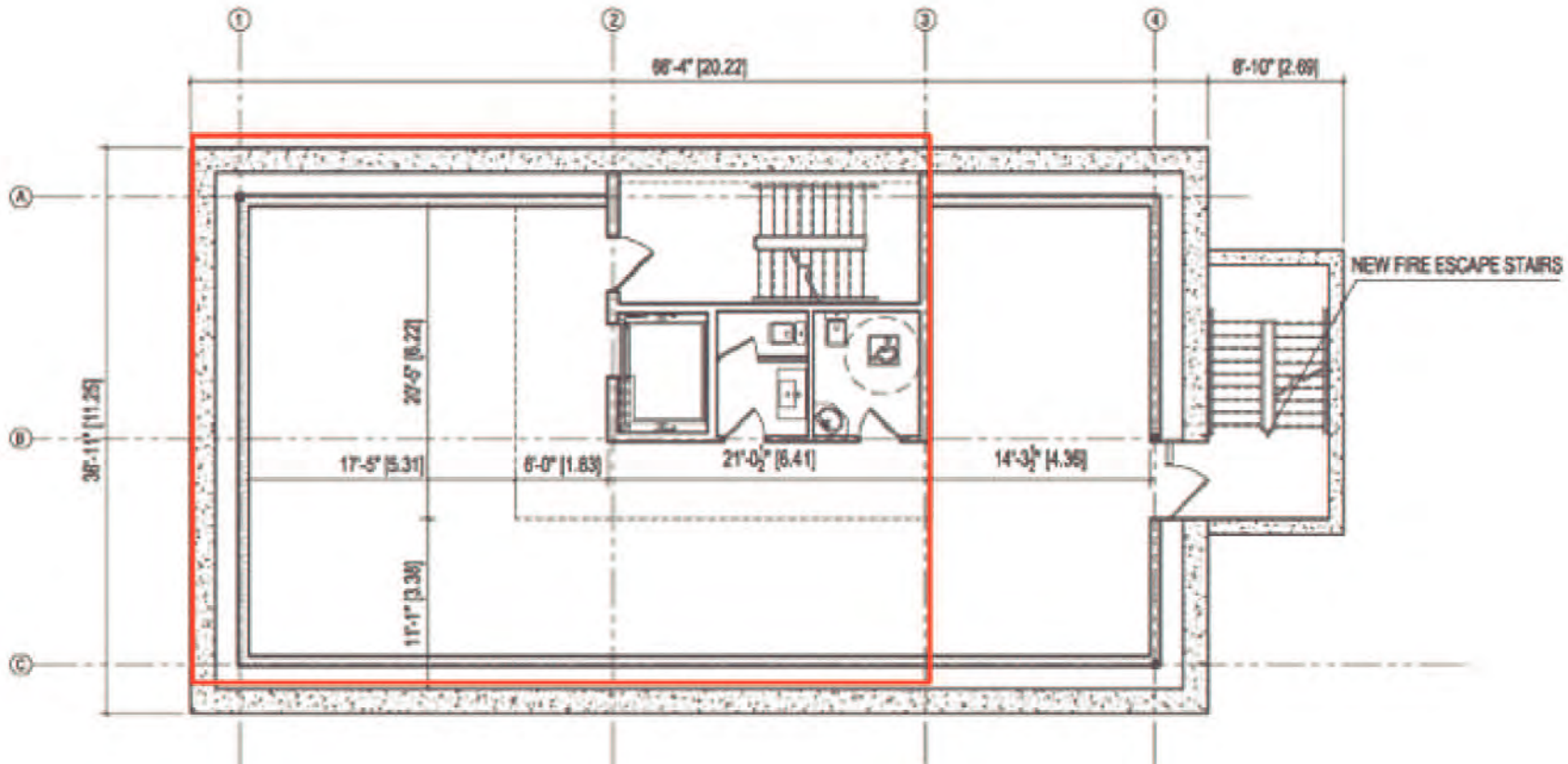
- REMOVAL OF BRICK UNITS FOR OPENING TO THE NEW FIRE EXIST STAIRS (BRICK TO BE SALVAGED FOR RESTORAITON OF THE FAÇADE)





## SECTION

- EXISTING FLOOR BETWEEN 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR TO BE REMOVED
- NEW SELF-SUPPORTING FLOOR SYSTEM TO BE BUILT INSIDE THE EXISTING BUILDING ENVELOPE
- INTERIOR WINDOWS WELLS IN FRONT OF EXISTING WINDOWS
- EXCAVATION FOR NEW BASEMENT LEVEL

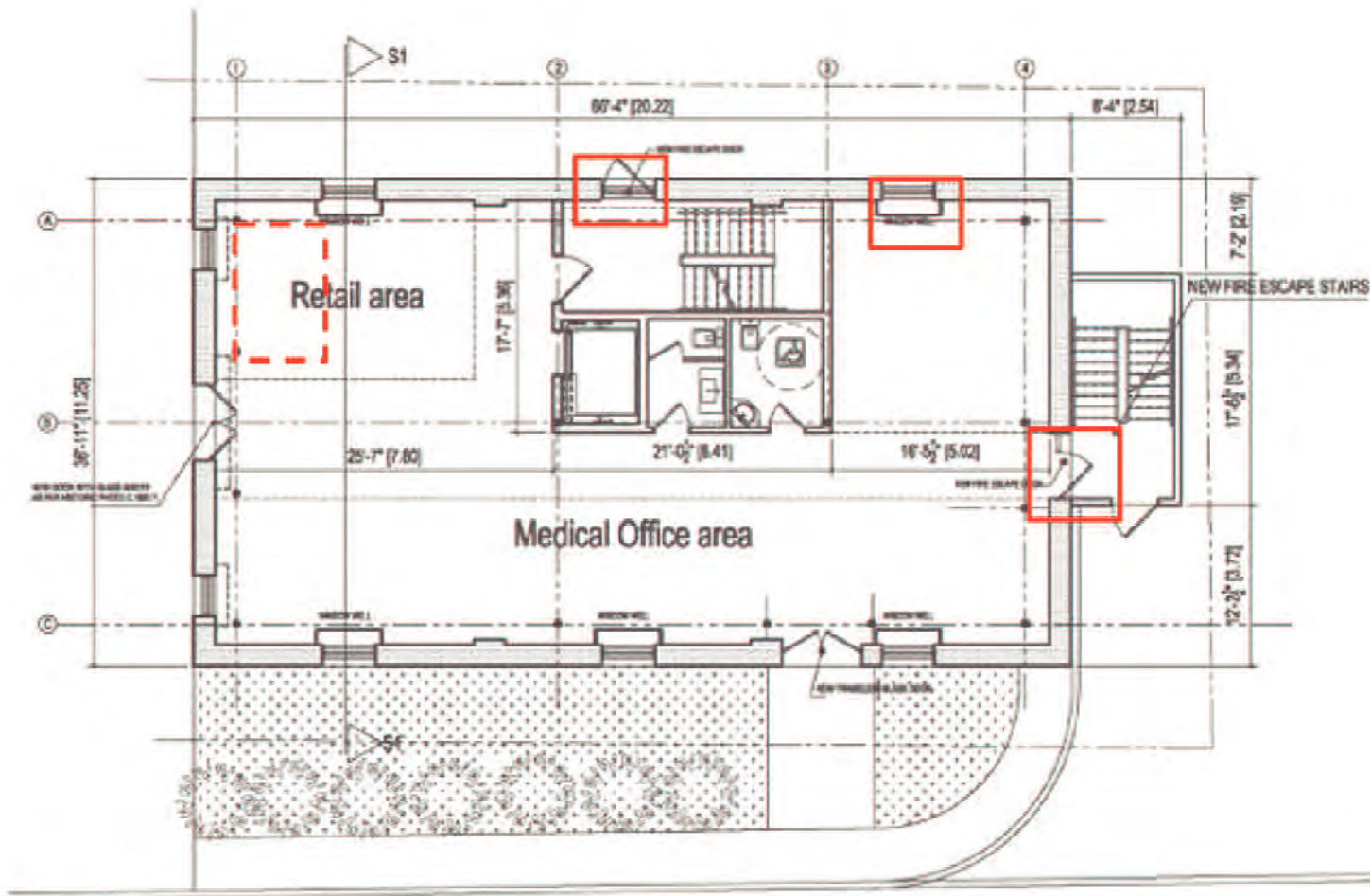


**BASEMENT FLOOR PLAN:**  
 Medical Labs / xray lab, dental lab, lab for blood work

**BASEMENT FLOOR PLAN (MEDICAL LABS)**

- EXCAVATION FOR A NEW BASEMENT LEVEL (PATIAL BASEMENT EXISTING AT REAR)

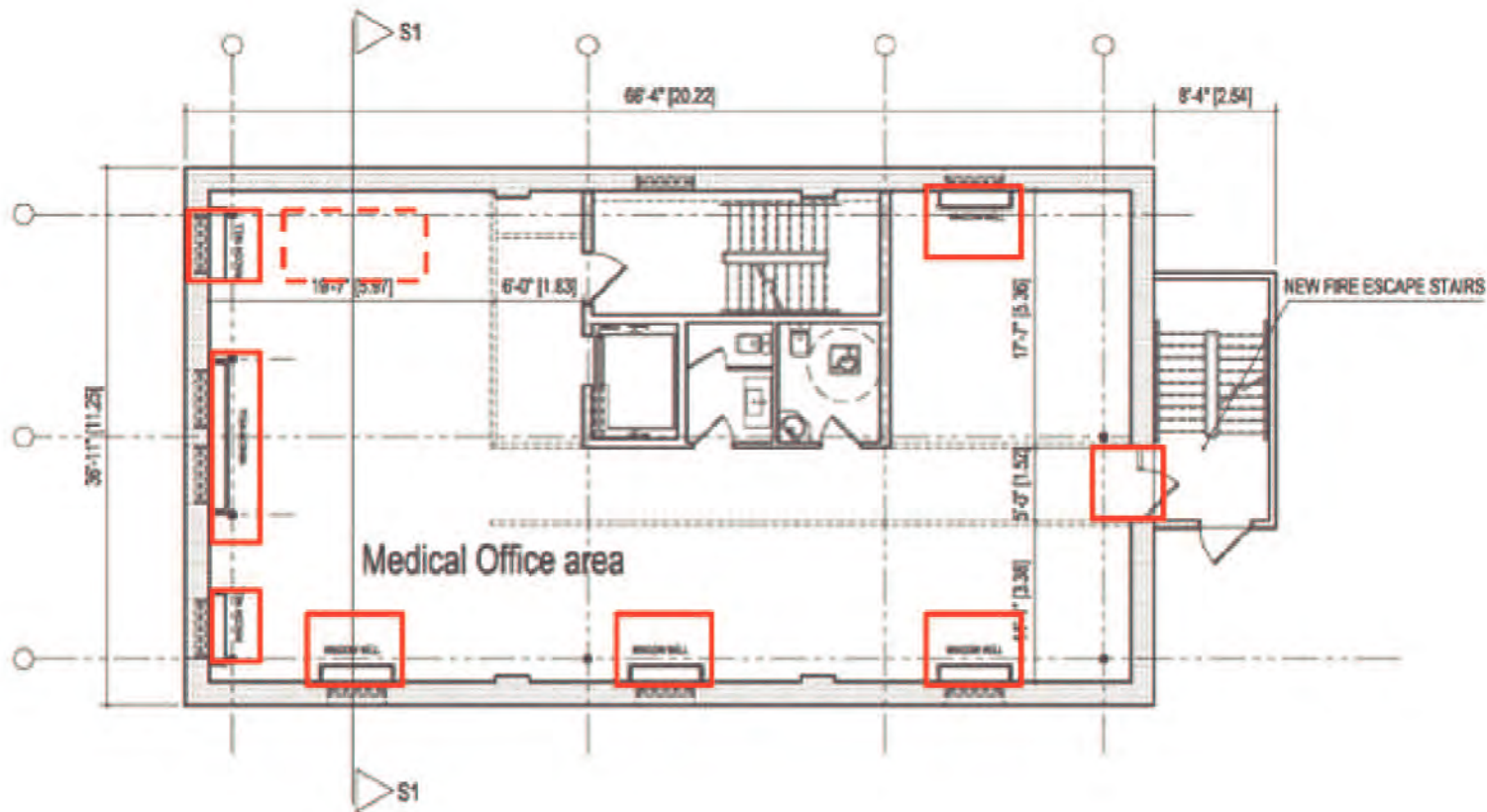




FIRST FLOOR PLAN:  
Medical Office area , Retail area & Building service area

#### GROUND FLOOR PLAN (PHARMACY & MEDICAL OFFICES)

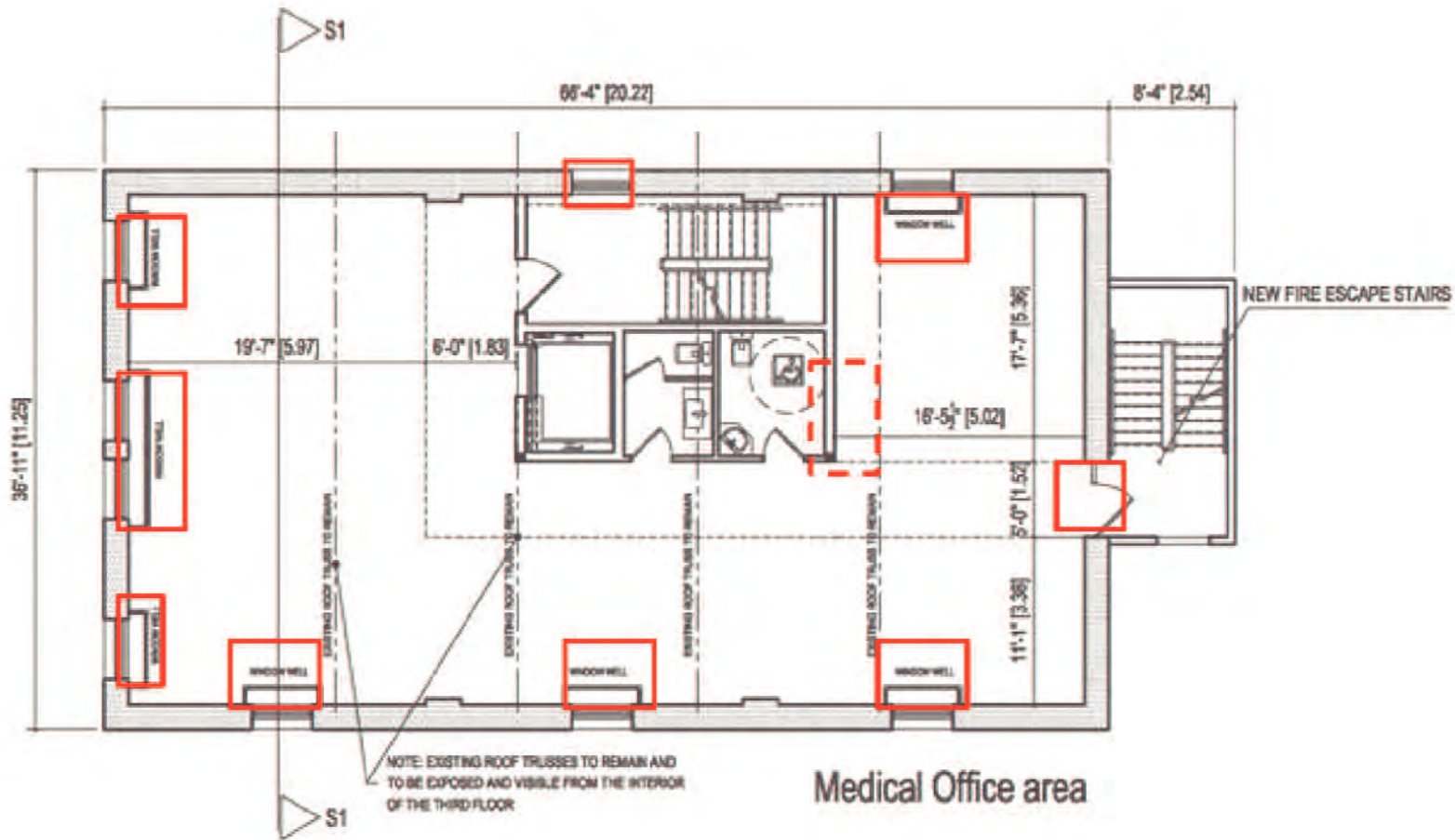
- REMOVAL OF AN EXISTING WOODEN STAIR IN NORTHWEST CORNER
- INTERIOR WINDOW WELLS IN FRONT OF EXISTING WINDOWS
- RE-LOCATION OF DOOR ON NORTH ELEVATION WHERE THERE IS AN EXISTING WINDOW
- REMOVAL OF EXISTING WOOD DOOR ON NORTH ELEVATION AND REPLACEMENT WITH A WINDOW
- REMOVAL OF BRICK UNITS FROM REAR WALL FOR OPENING TO NEW FIRE EXIT STAIRS



SECOND FLOOR PLAN:  
Medical Office & Building service area

#### 2ND FLOOR PLAN (MEDICAL OFFICES)

- REMOVAL OF AN EXISTING WOODEN STAIR IN NORTHWEST CORNER
- INTERIOR WINDOW WELLS IN FRONT OF EXISTING WINDOWS
- REMOVAL OF BRICK UNITS FROM REAR WALL FOR OPENING TO NEW FIRE EXIT STAIRS

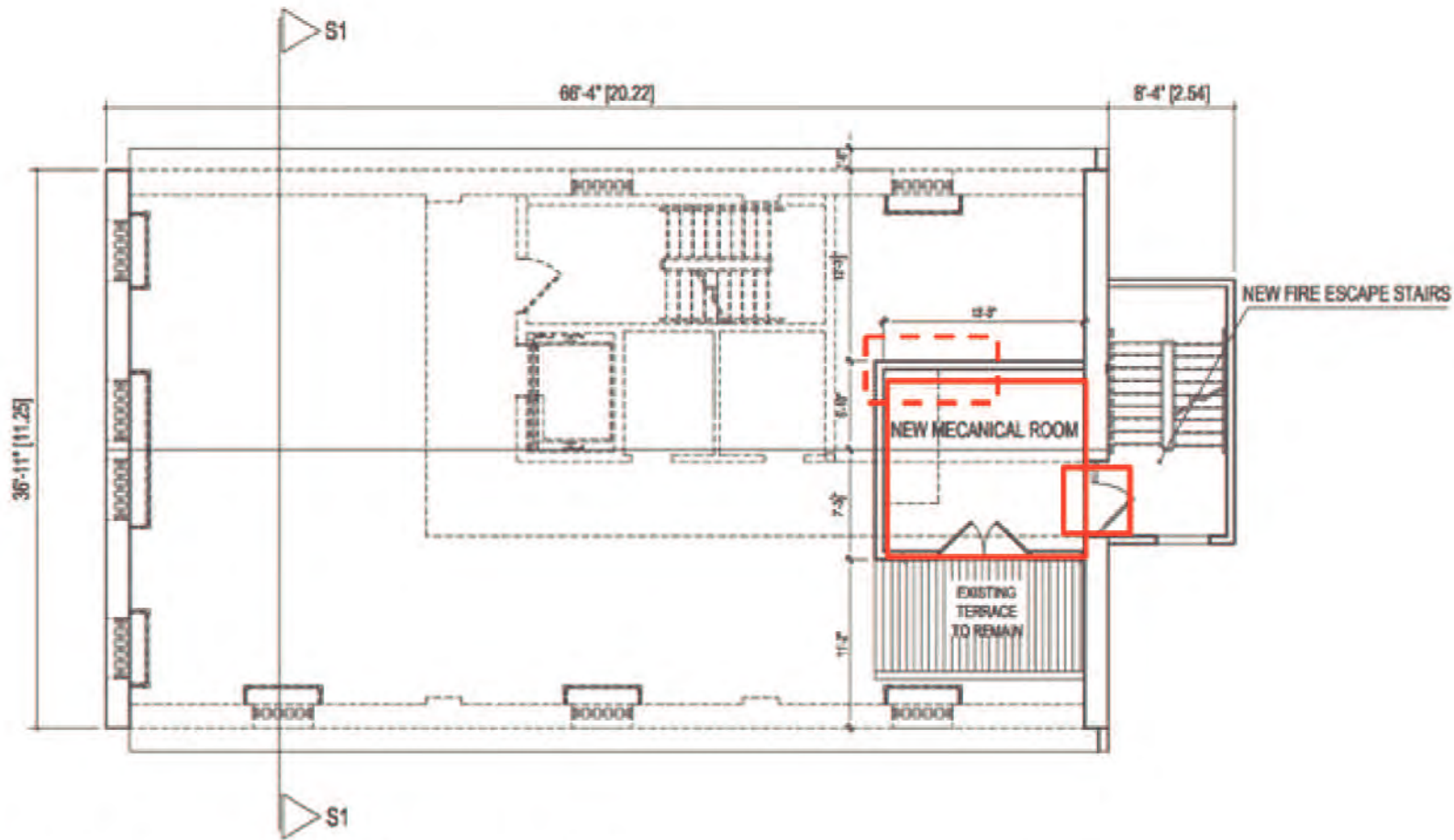


THIRD FLOOR PLAN:  
Medical Office & Building service area

### 3RD FLOOR PLAN (MEDICAL OFFICES)

- INTERIOR WINDOW WELLS IN FRONT OF EXISTING WINDOWS
- REMOVAL OF BRICK UNITS FROM REAR WALL FOR OPENING TO NEW FIRE EXIT STAIRS





#### ROOF PLAN AND LOFT (MECHANICAL ROOM)

- REMOVAL OF EXISTING NON-HISTORIC WOODEN STAIRS TO REAR LOFT AREA
- REMOVAL OF BRICK UNITS FROM REAR WALL FOR OPENING TO NEW FIRE EXIT STAIRS
- MECHANICAL ROOM IN EXISTING REAR LOFT AREA



City of Mississauga  
**Memorandum**



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Date: 2016/05/20

To: Chair and Members of Heritage Advisory Committee

From: Cecilia Nin Hernandez, Heritage Coordinator  
Culture Division, Community Services

Meeting Date: 2016/06/14

Subject: Heritage Advisory Committee Report  
Heritage Impact Assessment for property adjacent to designated Property: 701  
and 805 Winston Churchill Boulevard  
June 14, 2016

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This memorandum and its attachments are presented for HAC's information only.

The subject property is located adjacent to the property at 381 Winston Churchill Boulevard, which is designated under Part IV of the Ontario Heritage Act. Accordingly, a Heritage Impact Assessment was submitted with the draft plan and rezoning development applications. See appendix 1.

**Attachments**

Appendix 1: Heritage Impact Assessment

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Prepared by: Cecilia Nin Hernandez  
Heritage Coordinator  
Culture Division  
905-615-3200, ext. 5366  
cecilia.ninhernandez@mississauga.ca



701-805 Winston Churchill Boulevard  
Mississauga, Ontario

(GBCA Project No: 15070)

## Heritage Impact Statement

5 February 2016

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### APPENDICES

APPENDIX I - Excerpt from City of Mississauga, Cultural  
Landscape Inventory

APPENDIX II - Standards and Guidelines

APPENDIX III - Authors' Qualifications

## 1. INTRODUCTION

This Heritage Impact Statement (HIS) is intended to assess the impact of an application for industrial development (which is in compliance with the City's requirements for an E3 industrial zone) at 701-805 Winston Churchill Boulevard in the City of Mississauga. These properties are located on the

A portion of the southern boundary of the property at 701 Winston Churchill Boulevard abuts the northern most boundary of a property known as 381 Winston Churchill Boulevard. The property at 381 Winston Churchill Boulevard (known as the Robertson Farm) is designated under Part IV of the *Ontario Heritage Act*. Pursuant to Section 7.4.1.12 of the City's Official Plan, the applicant is required to submit a Heritage Impact Statement to ensure that the proposed development does not negatively impact the adjacent heritage resource.

The Robertson Farm is also listed on the City of Mississauga's Cultural Landscape Inventory (L-AG-7), recognized for its historical and archaeological interest. The City of Mississauga adopted a *Cultural Landscape Inventory* in 2005. All properties located in one of the approximately 60 cultural landscapes are listed on the City's Heritage Register regardless of individual architectural/historical interest. Accordingly, the City of Mississauga requires that a Heritage Impact Statement be prepared for the proposed rezoning of the site.

This HIS has been prepared in accordance with the City of Mississauga's Heritage Impact Statement Terms of Reference. It describes the built and natural features within the application area to determine if there are any negative impacts on heritage resources.

### Location Map





## **Present Owner Contact Information**

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Attn: Robert Wells, MCIP, RPP  
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Toronto, Ontario M4T 1E2  
(416) 987-3344 ext. 234  
rob@lifetimedevolutions.com

Planners: John. D. Rogers & Associates Inc.  
Attn: Mark Rogers  
34 Thomas Street  
Mississauga, ON, L5M 1Y5  
(905) 812-3900

## 2. SITE HISTORY AND DOCUMENTATION OF HERITAGE RESOURCES

The subject properties are located in the City of Mississauga, Regional Municipality of Peel, Ontario, formerly known as the Township of Toronto, in the former Peel County.

Peel County was one of many Counties that formed the extensive district referred to as the "Nassau District" - later "Home District." By the mid-nineteenth century, there was a push for Peel to become a separate and distinct county, and in 1865, a provisional council for Peel was assembled. The first official council for Peel County met in the court house in Brampton in 1867.

Peel County was comprised of five Townships – Toronto, Toronto Gore, Chinguacousy, Caledon and Albion.

Toronto Township contained 64,777 acres of assessed land and was divided into a grid system through the Old Survey (1806) and New Survey (1819). The Old Survey, undertaken in 1806 under Samuel Street Wilmot, Deputy Surveyor, included all lands from the Lake Ontario shoreline to Eglinton Avenue, from Winston Churchill Boulevard to Etobicoke Creek, excluding one mile on each side of the Credit River for exclusive use of the Aboriginal population.

The Mississauga Nation first colonized the area adjacent to Lake Ontario in the early eighteenth century. By the late-eighteenth century to early nineteenth century, the Mississaugas had been engaged with the British in a series of treaty negotiations. The First Purchase, Treaty 13A, dated August 2, 1805, marked the date of European settlement in this area. The Mississauga Nation sold the British Government the tract from the Etobicoke Creek to Burlington Bay, 26 miles of shoreline and five miles inland, an estimated area of 84,000 acres.

The lands of the Old Survey were charted into 200-acre lots that were designated grants for the incoming settlers. Many of the early settlers were United Empire Loyalists, soldiers and the descendants of Loyalists who were eligible to petition the Government to receive land patents and grants. By the outbreak of the War of 1812 most lots had been granted, although the Crown and Clergy each retained one lot in seven. When first settled, the area was uncleared and heavily forested.

Dundas Street was the dividing line, with two concessions North of Dundas Street (NDS) and four concessions South of Dundas Street (SDS). Lots were numbered from east to west, with Lot 1 beginning at the Etobicoke Creek and Lot 35 ending at the border of the Toronto Township and the neighbouring Township of Trafalgar. The Town Line would later be renamed Winston Churchill Boulevard (also known as the Sixth Line West).

The first recorded settler in Toronto Township, Col. Thomas Ingersoll, came to the area in 1806.

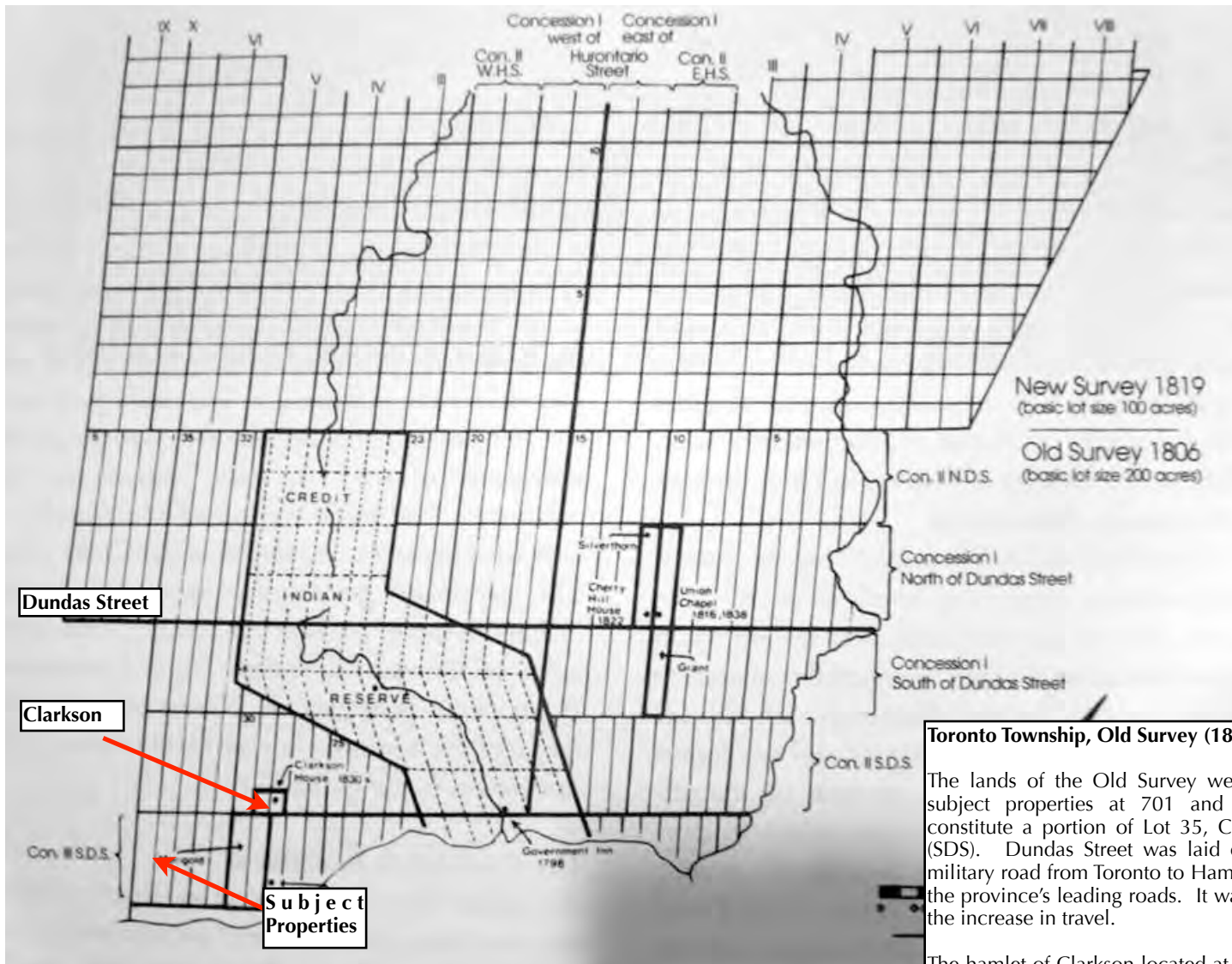
### Clarkson Village and area

Within the Township of Toronto, several villages of varying sizes developed by the end of the nineteenth century, including Streetsville, Meadowvale, Churchville, and Malton, and a number of crossroad communities and settlements also began to grow. The first of these settlements to emerge was known as Merigold's Point, which evolved into the historic village of Clarkson.

Arriving in 1808, Warren Clarkson (from Albany, New York) began buying land in the area. He built the community's first store and a stagecoach trail – eventually the town council named this trail Clarkson Road. A post office was opened in 1875 in the family store and William Clarkson, Warren's son, became the postmaster of this modest settlement.

In 1853 the Great Western Railway purchased nearly six acres of Warren Clarkson's property for the right-of-way for the railway tracks and a station. The station was built on the north side of the tracks and called "Clarkson's." In 1855 the first train travelled through Clarkson connecting Hamilton to Toronto.

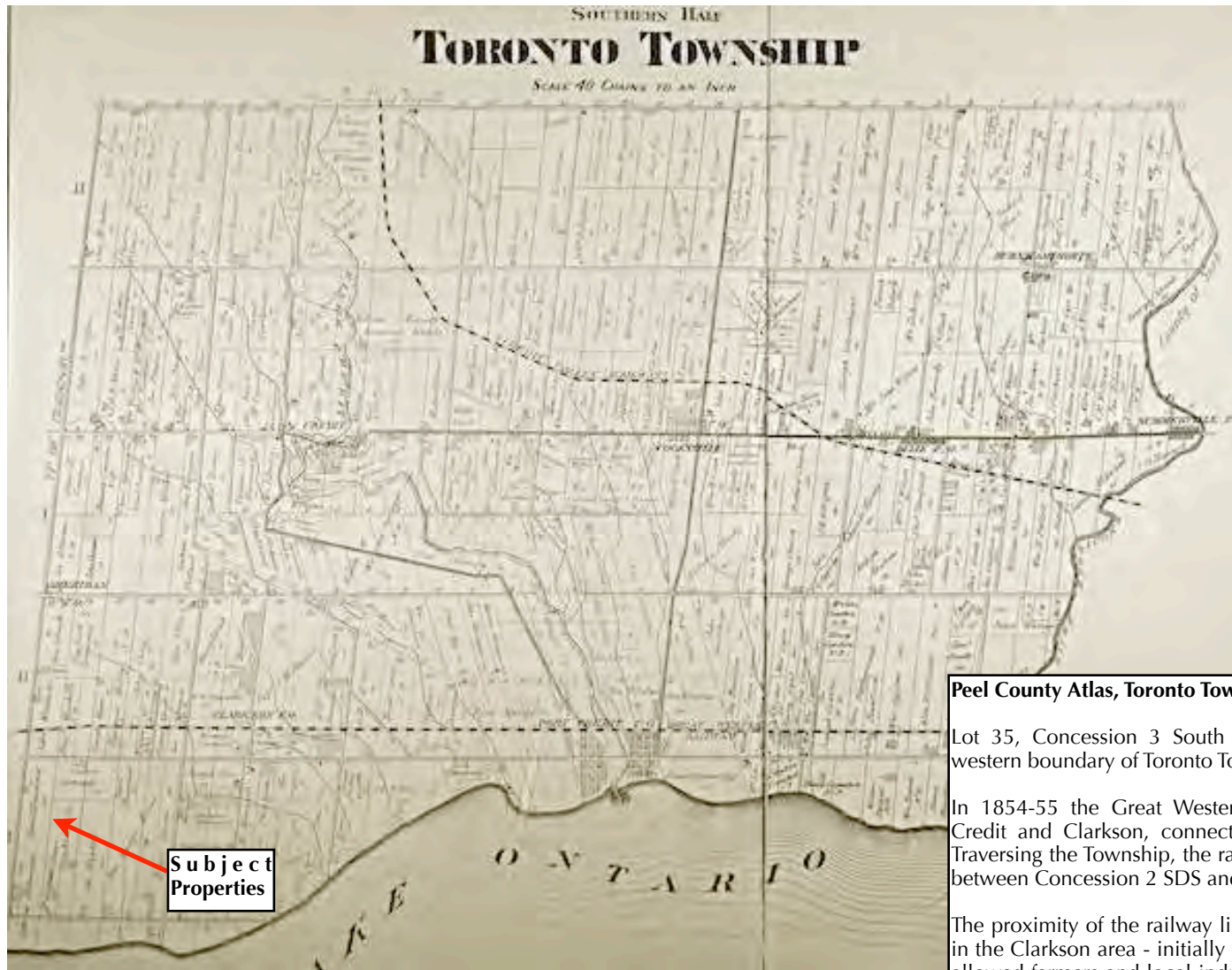
The hamlet of Clarkson located at Concession 2, Lots 28 and 29 served the surrounding farming community including the original farms once located on the subject properties.



**Toronto Township, Old Survey (1806) and New Survey (1819)**

The lands of the Old Survey were charted into 200-acre lots. The subject properties at 701 and 805 Winston Churchill Boulevard constitute a portion of Lot 35, Concession 3 South of Dundas Street (SDS). Dundas Street was laid out under John Graves Simcoe as a military road from Toronto to Hamilton and beyond and became one of the province's leading roads. It was graveled by 1836 to accommodate the increase in travel.

The hamlet of Clarkson located at Concession 2, Lots 28 and 29 served the surrounding farming community including the original farms once located on Lot 35, Concession 3 SDS.



**Peel County Atlas, Toronto Township, 1877**

Lot 35, Concession 3 South of Dundas Street (SDS) was on the far western boundary of Toronto Township.

In 1854-55 the Great Western Railway was completed through Port Credit and Clarkson, connecting the cities of Toronto and Hamilton. Traversing the Township, the rail line was laid just north of the boundary between Concession 2 SDS and Concession 3 SDS.

The proximity of the railway line helped to spur economic development in the Clarkson area - initially serving agricultural industries. The railway allowed farmers and local industries to send their produce and goods to Toronto and beyond. The GWR was taken over by the Grand Trunk in 1882 and then by the Canadian National Railway. In the twentieth century, spur lines, extending south through Concession 3 SDS, further encouraged industrial enterprises.



**Concession 3 SDS, Lot 35**

The subject property constitutes a portion of Lot 35, Concession 3 South of Dundas Street (SDS). Ownership of the subject property can be traced back to the crown patents.

The Crown originally granted the entire 200 acres of Lot 35, Concession 3 SDS to Henry Gable. From that time forward, the lands of Lot 35 were almost exclusively used for farming – a use that only began to change after the mid-twentieth century. Indeed most of the lands near the village of Clarkson were farms and orchards, farmed by the early families whose property ownership was passed down throughout many generations.

Farming played an important role in the development of this area. Among many other crops, Clarkson became known as the “Strawberry Capital of Ontario.” Commercial fruit farming expanded in the area throughout the nineteenth and into the early twentieth century. Even when industry began to move into the area, the commercial enterprise of market gardens (primarily along Southdown Road) continued to mark a connection to the farming past.

In 1856, Captain Edward Sutherland moved to Clarkson, purchasing “Bush’s Inn,” a former inn and coach house that was the halfway point between Hamilton and Toronto. Sutherland introduced both strawberry and raspberry cultivation to the area.

The Oughtred family came to settle in the small hamlet of Hammondville (later known as Sheridan) in 1831. The Oughtred family owned over 400 acres of farmland and became prominent in the Township. They had one of Ontario’s successful strawberry farms.

**Crown Patent of Concession 3 SDS, Lot 35**

Henry Gable (1765-1825) arrived in Upper Canada in 1798, establishing himself as a notable land owner.

In addition to the 200 acres in Concession 3, 30 acres south of Lakeshore Road (Concession 4 or the Broken Front) was also part of the Gable landholdings. Henry Gable was also granted Concession 3, Lot 34.

In order to attain the Crown Patent, or title, and property, settlers had to complete settlement duties, usually within three to five years of initial settlement. Settlement duties included the clearing of a portion of the assigned lot (generally 5 acres to start), fencing the cleared portion of land, having a crop under cultivation, clearing any road allowance abutting the property, having a dwelling usually of frame or log construction erected to a minimum of 18 by 24 feet, and paying surveying and registration fees for the property.

By 1807, Henry Gable made an oath before William Allen, Esquire, Collector of Customs and Home District treasurer, that he had cleared enough land out of the oak and maple forest to build a cabin and roadway. Subsequently, he received a patent from the Crown on December 19, 1807 and began to farm the land.

Henry Gable and his wife, Elizabeth (1765-1834) had seven children – John (b.1787); Henry Jr. (b.1789); Jacob (b.1796); Samuel (b.1797); Magdalen (b.1798); Elizabeth (b.1800) and Catherine (b.1802).

The 200-acre lands of Lot 35 began to be divided in 1817 when Gable began to convey portions of the farm to his heirs.

### Site History – 701-805 Winston Churchill Boulevard, part of the North Half of Lot 35, Concession 3 SDS

In 1817 the subject properties now known as 701-805 Winston Churchill Boulevard constituted a portion of the lands conveyed by **Henry Gable Sr.** to his second-oldest son **Henry Gable Jr.** (1789-1866). Henry Gable Sr. transferred the entire north half of Lot 35, Concession 3 (100 acres) to Henry Gable Jr. who continued to farm the land.

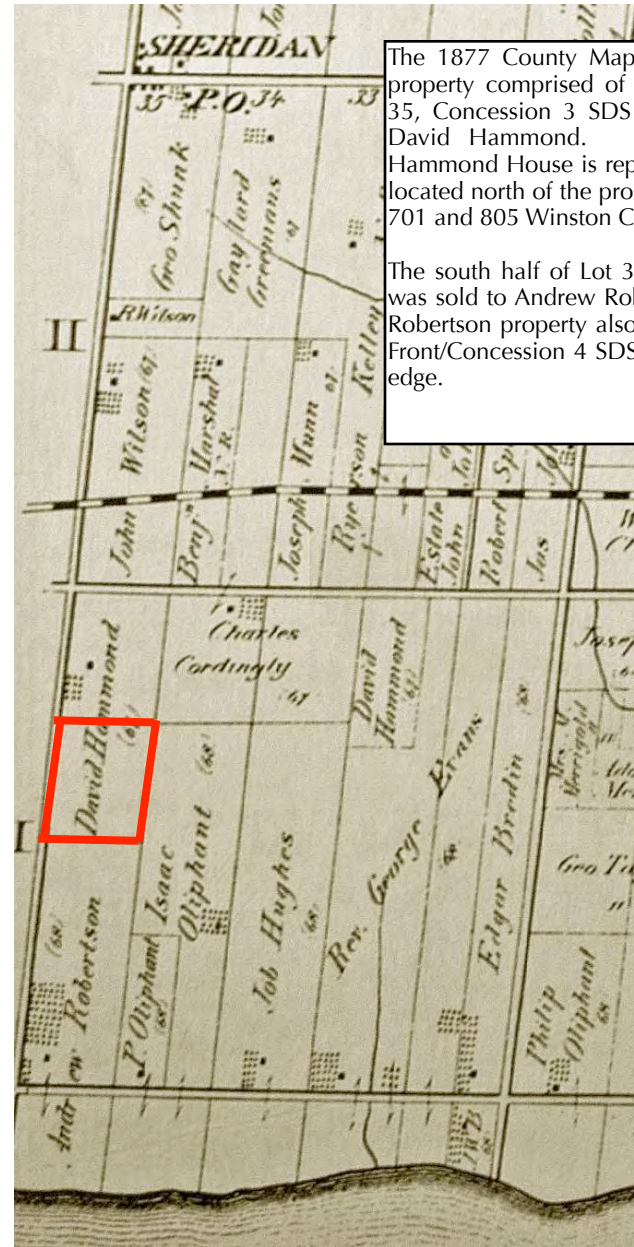
Henry Gable Jr. and his wife Eve had six children including a daughter Lucinda Gable (1812-1883). Lucinda Gable married **David Hammond Jr.** (1817-1885) in 1838 and by the mid-nineteenth century Lucinda's father, Henry Gable Jr., gave them some of the farm land and eventually, upon the death of Henry Gable Jr. in 1866, the entire 100-acre estate was bequeathed to David Hammond Jr. Besides being a farmer and fruit grower, David was active in the community – chairman of the school, trustee of the Carman Church, and a Justice of the Peace.

Many generations of the Hammond family were prominent landholders in the Township. The hamlet later known as Sheridan at Lot 35 and the concession line between Concession 1 SDS and 2 SDS (currently now at the intersection of Winston Churchill Boulevard and the Queen Elizabeth Way), was originally called Hammondsville.

David Jr.'s father, David Hammond Sr. had originally been granted the south half of Concession 1 SDS, Lot 35 in 1816.

David Jr.'s brother, William Ranson Hammond, owned Concession 2 SDS, Lot 35 – at the small hamlet of Hammondsville (later Sheridan).

In the mid-1850s, the village of about 200 people, requested a post office – the name of the hamlet changed to Sheridan since Hammondsville was too similar to Hammondsville in Perth County, Ontario. Stephen Oughtred, the local blacksmith, suggested re-naming the community after the Irish-born British playwright Richard Brinsley Sheridan.



The 1877 County Map shows the 100-acre property comprised of the north half of Lot 35, Concession 3 SDS in the possession of David Hammond. The original Gable/Hammond House is represented on the map, located north of the properties now known as 701 and 805 Winston Churchill Boulevard.

The south half of Lot 35, Concession 3 SDS was sold to Andrew Robertson in 1851. The Robertson property also included the Broken Front/Concession 4 SDS, down to the water's edge.

David Hammond Jr. and his wife, Lucinda (Gable) Hammond, had two children – Austin Hammond (1843-1912) and Alvin Hammond (1849-1904).

In 1885, upon the death of David Hammond Jr., **Alvin Hammond** (1849-1904) was willed his father's 100-acre property.

In 1899, just prior to his death, Alvin Hammond and his wife Catherine sold off 6 acres of their land to a farmer, **William H. Leaver**. The Land Registry records do not map the exact location of Leaver's 6 acres, but they were likely contained within the current parcel of 701 Winston Churchill Boulevard – the property was still owned by a Leaver family member in the second half of the twentieth century. Nevertheless, by the turn of the twentieth century, the bulk of the farmlands that comprised the north half of Lot 35, Concession 3 SDS (94 acres) remained in the Hammond family and continued to be farmed.

Upon the death of Alvin Hammond in 1904, the 94 acres were willed to his wife **Catherine Hammond** (d.1924) and their son Melvin Ormond Hammond (b.1876). Soon thereafter, in 1905, Catherine Hammond sold all of the property (all except for the 6 acres previously sold to William H. Leaver) to **William George Pratt** for \$6500.00. This sale to someone outside of the Hammond/Gable lineage was likely due to the fact that Alvin and Catherine Hammond had only one son, Melvin Ormond Hammond, and he chose a life of journalism and photography instead of continuing with the family farm. He had a long distinguished career with the *Toronto Globe* newspaper.

William George Pratt made a good profit, when, less than ten years later, in 1912, he sold the 94-acre property (including the lands of the subject properties now known as 701-805 Winston Churchill Boulevard) for \$11,000. The next owner of the property was **William Henry Speck** (d. 1966??).



This 1919 Map shows the 100-acre property comprised of the north half of Lot 35, Concession 3 SDS in the possession of W. Speck. The subject properties, now known as 701 and 805 Winston Churchill Boulevard, constitute the lands on the southern half of Speck's property.

The Speck family was well known in the Clarkson area. William Henry Speck (1876-1952) (the eldest son of George Robert Speck) owned a farm property in Lot 1, Concession 2 SDS of Trafalgar Township, just west of the border of Toronto Township and south of the hamlet of Sheridan. William Henry Speck's brother, Charles George Speck (1885-1938) had a 100-acre farm at Lots 31 and 32, Concession 2 SDS. His son, Robert William Speck (1915-1972) inherited that farm in 1938. During the 1940s Robert became actively involved in local politics and he promoted the idea of amalgamating the villages of Toronto Township to obtain Town status. The status was granted in 1968 and Robert was acclaimed first Mayor of the Town of Mississauga.



The physical context of the subject lands began to change just prior to the mid-twentieth century. While detailed ownership records for the period are difficult to ascertain, many of the original Lots within Concession 3 SDS began to be sub-divided and the land use on some of the lots, for the first time since European settlement, moved away from farming. The strawberry fields, orchards and farmlands gave way to industry. At first the industries were related to agriculture.

The transition from rural farming to an industrial area began in the early 1900s when George Gooderham and his son introduced the idea of mass production to this area, including mass production for agricultural uses. In 1893 George Gooderham purchased 360 acres of lands including Lots 31 and 32, Concession 3 and 4 SDS. Capitalizing on the nearby railway line, the abundance of crops from the Gooderham farms and apple orchards were shipped in enormous quantities from the Clarkson Station. Grain grown on the farm was harvested and sent to the Gooderham and Worts Distillery in Toronto turning the Toronto Township Lots into a great investment.

Several early-twentieth century commercial enterprises marked the prominence of market gardens and greenhouses to the area (primarily along Southdown Road).

Clargreen Gardens started in 1918 on four acres of Lot 31, Concession 3 SDS – it was first called the Clarkson Greenhouse. In 1957 a flower shop was opened, in 1969 a garden centre and in 1973 the wholesale operation became a retail business.

Sheridan Nurseries opened a 10-acre site on Southdown Road (Lot 31, Concession 3 SDS, in 1920. They started the nurseries in 1913 on 100 acres purchased from Daniel Greeniaus in the village of Sheridan, the area at Winston Church Boulevard and the QEW. The nursery got its name from the community.

Dennis Herridge purchased seven acres of Lot 31, Concession 3 SDS in 1919 and his son Lloyd began a fruit market on the property in 1950.



Above: Railway station at Clarkson

Below: Merigold Orchard





The transition from agricultural farming to a new era of industrialization began in 1941 when the British American Oil Company (B.A.) purchased several hundred acres of land in Concession 3 and 4 SDS (Lots 28, 29 and 30) for its refinery. The Clarkson Refinery opened in a small facility in 1943 providing fuel during wartime.

The refinery grew into a sophisticated complex covering 428 acres and in 1969 the company became Gulf Oil and eventually, in 1985, Petro-Canada.

By the mid-twentieth century, the lands between Southdown Road and Winston Churchill Boulevard, and between Royal Windsor Drive and Lakeshore Road were rezoned for heavy industry and became known as the Southdown Industrial area. Further industrial uses included the St. Lawrence Cement Company, which opened in 1956 on 175 acres of Lot 31, Concession 3 and 4 SDS – now the Holcim (Canada) Cement Plant.

It was during this time that a railway spur line (running east/west) was introduced south of Royal Windsor Drive, dividing the former Gable/Hammond property into a north and a south half. The south half corresponds to the subject properties now known as 701 and 805 Winston Churchill Boulevard. The lands north of the railway spur, closer to Royal Windsor Drive, were converted to industrial use before the lands south of the spur line.

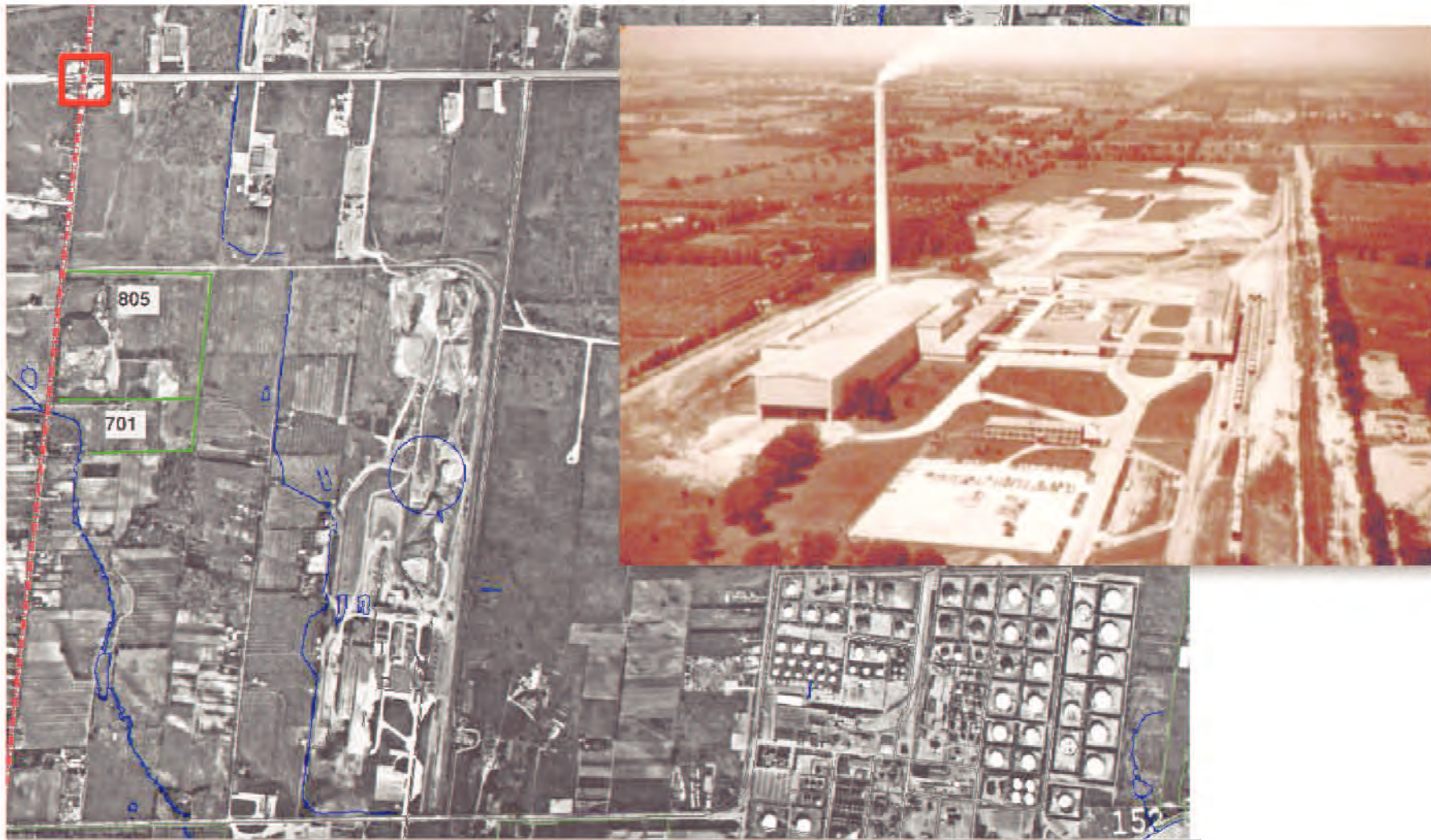


Above: This 1964 aerial photograph of the British American Oil Company shows the extent of the industrial development by the 1960s. Reminders of the rural setting are only evident on the boundaries north and east of the industrial complex. In its early years the Clarkson Refinery was a self-contained community with its own housing – Marigold Village. These homes were located in an old apple orchard and were necessary because there were no residential districts in the immediate vicinity of the refinery – the rest of the land being farmland with only the occasional farmhouse.

Below: A c1960 aerial of the St. Lawrence Cement Company clearly shows the surrounding farmland that still existed at that time.







Aerial view of Concession 3 SDS, 1966.

The rural character of the farm lots is beginning to be eroded by the introduction of industry, most notably the expansive oil refinery to the east of Southdown Road (on Lots 28, 29 and 30). Closer to the subject properties is the St. Lawrence Cement Company, opened in 1956 on Lot 31. The factory (see inset) took advantage of the railway spur that crossed over the former Gable/Hammond farm property - the spur was extended southward into the cement factory complex.

In 1980, Donald E. Leaver, the owner of the property at 701 Winston Churchill Boulevard opened a golf driving range on the property, which was zoned residential at the time. The property at 701 Winston Churchill Boulevard left private ownership in the late-1980s, being purchased by Trans Rampart Industries Limited, but continued in its temporary use as a golf driving range.

It was in the 1980 that the owner of the property at 805 Winston Churchill Boulevard applied for rezoning of the former residential farmland into industrial uses. By the first decade of the twenty-first century, Sithe Global Power Company owned both of the subject properties now known as 701 and 805 Winston Churchill Boulevard.

Sithe Global was one of four firms to register bids with the Ontario Power Authority to build a new natural gas-fired power plant in the southwestern GTA (Mississauga or Oakville). The property at 759/805 Winston Churchill Boulevard (then zoned E3-2, Employment) was proposed as the location for the power generating facility and 701 Winston Churchill Boulevard (then zoned D, Development) was proposed to be used as parking, equipment and associated construction materials storage related to the construction of the natural gas fueled electric power generating facility.

The properties are currently owned by Lifetime Winston Churchill Inc.

The Southdown Industrial area has come to define the subject property's context. In recent times, population growth, provincial policies on intensification, and the recent Clarkson Airshed Study have all contributed to a move to rezone the occupied properties in the area from industrial to business/employment.





Aerial View 1955 - The boundaries of the subject properties are superimposed on the aerial view. Both properties were still be cultivated at this date, even with the industrial developments that had occurred to the east.







Aerial View 2005 - The evolution of the properties for uses other than agriculture are apparent and all evidence of the former crop plantings are lost.



## Heritage Resources

There are currently no heritage resources located on the subject properties. Former resources are described below as part of the detailed site history.

### The Gable/Hammond House

While in the possession of the Gable family, the 100-acre farm (constituting the north half of Lot 35, Concession 3 SDS) included a one-and-one-half storey frame home. This 1820s building was formerly located on lands north of the railway spur line (north of the current boundaries of 805 Winston Churchill Boulevard). During the evolution of the lands into a more industrial use (during its ownership by William Henry Speck), the house was moved from the site. It was ultimately demolished in 1970.

### 701 Winston Churchill Boulevard

(Roll Number: 21-05-020-025-03300-0000)

The two-storey, wood frame farmhouse was constructed c1910. While listed on the City of Mississauga's Heritage Register, the building was demolished in the 1980s. Donald E. Leaver, the owner of the residential zoned property, set up a golf driving range on his property in the 1980s. The property at 701 Winston Churchill Boulevard left private ownership in the late-1980s, being purchased by Trans Rampart Industries Limited, but continued in its temporary use as a golf driving range. The farmhouse was demolished during these years.

### 805 Winston Churchill Boulevard

(Roll Number: 21-05-020-025-03400-0000)

The property was formerly known at 759-797 Winston Churchill Boulevard. A one-storey, wood frame bungalow was constructed in the first half of the twentieth century. A fire in 1980 likely led to the demolition of the building in the late 1980s. As early as the 1980s, the owner of the property at 805 Winston Churchill Boulevard applied for rezoning of the former residential farmland into industrial uses.



The Gable/Hammond House. The c1820 Loyalist style one-and-one-half storey frame building with centre hall plan, symmetrical façade and a side gable roof was built by the Gable's and subsequently occupied by Lucinda (Gable) and David Hammond. When the Hammond family finally sold the land, the historic house was moved off of Lot 35, Concession 3 SDS across the Town Line to Trafalgar Township, Halton County. The building was moved a second time a few hundred feet north and in 1930 Sheridan Nurseries bought the old Hammond house. During WWII, the building was used as a bunk house for Japanese families working at the nursery. In 1969, the house was offered up for sale in order to clear its site, but with no buyers, the building was torn down in 1970.



701 Winston Churchill Boulevard



805 (759) Winston Churchill Boulevard

While there are no heritage resources located on the subject properties, the property at 701 Winston Churchill Boulevard is adjacent to a property designated as a heritage resource. The very northern boundary of the property known as **381 Winston Churchill Boulevard** butts with a portion of the southern boundary of the property at 701 Winston Churchill Boulevard.

Half of Lot 35, Concession 3 (175), the original 200-acre farm of Lot 35 began to be divided in 1817 when **Henry Gable Sr.** began to convey portions of the farm to his heirs - the entire north half of Lot 35, Concession 3 (100 acres) was conveyed to Henry Gable Jr., and in 1825 the south half

in 1819 Gable sold the lands to Matthew W. Hornibrook and in 1821 Hornibrook sold the lands to **Andrew Robertson** - shortly thereafter the two-storey, red brick house that remains on the site was built.

In 1867 **Andrew Robertson Sr.** sold the south half to **Andrew Robertson Jr.** Upon Andrew Robertson Jr.'s death, the lands went to **William D. Robertson.**

The Robertson's farm prospered and was known to be one of the first to specialize in strawberry production in the Clarkson area. The model farm was awarded the name of "Gold Medal Farm" in the south half of Lot

operate as a farm and is still active today.

The portions that were parceled out include several lots along Winston Churchill Boulevard (535, 555, 595, 621, 645 and 655 Winston Churchill Boulevard) and two large parcels along the southern frontage of the original farmland - at 2635 and 2667 Lakeshore Road West. While primarily residential properties along Winston Churchill Boulevard, the sub-divided portions of the Robertson farm on the south were specifically for industrial use - 2635 Lakeshore Road West was developed by the Independent Electricity System Operator Headquarters in the 1980s.



designated property at 381 Winston Churchill Boulevard.



### 3. DEVELOPMENT PROPOSAL

The proposal consists of a development which will be in accordance with the zoning requirements for an E3 zone, which is for Employment use, specifically industrial.

The design consists of the following:

- 1 parcel of land dedicated for a light industrial facility of maximum 2 storeys in building height, facing Winston Church Boulevard
- 20 parcels of land dedicated for industrial usage of maximum 2 storeys in building height.
- A new Road A acting as a route to access the 17 parcels of land above
- An extension to Orr Road, which will connect with Winston Churchill Boulevard
- An area dedicated for storm water management (SWM)



## 4. IMPACT ON HERITAGE RESOURCES

### 4.1 Description of the Heritage Resource

As described above, there are no heritage resources located on the subject properties. While there are no heritage resources on the subject properties, the property at 701 Winston Churchill Boulevard is adjacent to a property designated as a heritage resource. The very northern boundary of the property known as **381 Winston Churchill Boulevard** butts with a portion of the southern boundary of the property at 701 Winston Churchill Boulevard.

### 4.2 Impacts on the Heritage Resources

The purpose of this Heritage Impact Statement is to assess the impact, if any, of the proposed development at 701-805 Winston Churchill Boulevard on the identified heritage resource - in this case, the heritage resource that has been identified is the adjacent Robertson Gold Medal Farm to the south.

As per the designation By-Law (547-2001) the context of the property at 381 Winston Churchill Boulevard is important:

*In that it illustrates a fine example of the disappearing rural landscape within an urban and industrial development. The heritage features remain on a large plot of land that has protected the conservation of the main house, outbuildings and barn, as well as other farm-related features, such as the large setback from the road, tree-lined drive, and tended fields. The farm complex provides relief from the encroaching industrial and residential lands that surround it. The relationship of the house to the barn, stone outbuildings and other farm structures is a model example of the nineteenth century farm.*

The Robertson Farm is also listed on the City of Mississauga's Cultural Landscape Inventory (L-AG-7), recognized for its historical and archaeological interest. Cultural landscapes and features include historic settlements; agricultural, industrial, urban, residential, civic and natural areas; parks; scenic views; scenic roadways; bridges; and wall formations.





The Robertson Farm is classified under the Agricultural Landscape Type (Inventory entry included as Appendix II). The heritage values of the Robertson Farm, identified in the Cultural Landscape Inventory are:

- Its historical association - being that it illustrates important phase in Mississauga's social or physical development (the history of farming and the Robertson family)
- Its built environment - being the consistent scale of built features; the unique buildings and the designated structures (including the house, barn and outbuildings)

In a cultural landscape, the setting often corresponds to the visible boundaries (whether natural or human-made) that encompass the site. In the case of 381 Winston Churchill Boulevard, the boundaries are defined by the irregular property boundaries - boundaries that have been altered from the original property with the severing of several lots along Winston Churchill Boulevard and several lots along Lakeshore Road West. However, when dealing with cultural heritage landscapes, the setting often goes beyond the boundaries - including views to and from the identified landscape. Therefore, interventions/developments within the broader setting can affect the heritage value.

Generally, the values of a cultural heritage landscape can lie in evidence of land use; evidence of traditional practices; land patterns; spatial organization; visual relationships; circulation; ecological features; vegetation; land-forms; water features; and built features.

In the case of 381 Winston Churchill Boulevard, evidence of Land Use has been identified as a character-defining element - specifically the features that express or support a past and/or continuing land use - in this case a typical nineteenth century farmstead. Land use refers to the human use of the natural environment and includes activities that significantly modify aspects of the natural environment into a built environment, such as fields and pastures. Land patterns are also part of the character-defining elements of an historic farmstead. Land pattern refers to the overall arrangement and interrelationship of the larger-scale aspects of a cultural landscape, whether natural or human-made.

According to the *Standards and Guidelines for the Conservation of Historic Places in Canada* one should not allow features of the land use and land patterns to be altered or lost by incompatible development - this would include development adjacent to the heritage resource.

According to the *Standards and Guidelines*, undertaking interventions that will have an impact on the evidence of past land uses, without first understanding and documenting the values that contribute to their meaning is not recommended. Thus historic documentation, aerial photography and maps have been used in this current HIA report/assessment as a means of understanding and documenting the land patterns and use, and their change over time.

The research concludes that the once rural landscape of early Mississauga (specifically the lands adjacent to the hamlet of Clarkson) have evolved over time to become a landscape of industrial use - indeed the area has been re-defined as the "Southdown Industrial area."

The proposed development will conform with the evolution of the area into a primarily industrial use. According to the *Standards and Guidelines* land use can evolve over time. When a required change in land use demands changes to the physical form of the landscape, it is important to carefully assess the viability of the proposed changes to avoid consecutive land use changes that might gradually erode the heritage value of the historic place. In this instance, the subject properties at 701-805 Winston Churchill Boulevard lost their original land use (farming) earlier in the twentieth-century and therefore the impact precedes this current development. Neither the original farm use, nor the subsequent industrial use is reflected by any features contained within the subject properties.



With respects to the adjacent heritage property, in keeping with the *Standards and Guidelines*, the proposed development should not negatively impact those aspects that have been identified as character-defining features. The Reasons for Designation for 381 Winston Churchill Boulevard states that the property illustrates a fine example of the disappearing rural landscape within an urban and industrial development. The extent of the lands that have been retained as part of the property is cited as part of the heritage features. With no further severances being proposed, the extent of the property will be conserved. (Note that the severances along Winston Churchill Boulevard and Lakeshore Road West have already impacted the original 100-acre farm lot). The views to and from the cultural heritage landscape of the farmland has also been previously impacted as the industrial structures of the nearby Holcim factory complex are visible when viewed from Winston Churchill Boulevard.

The Reasons for Designation also reference the built heritage features such as the main house, outbuildings and barn, along with natural, farm-related features, such as the large setback from the road, tree-lined drive, and tended fields. The relationship of the house to the barn, stone outbuildings and other farm structures was noted as a model example of the nineteenth century farm. These heritage features will not be impacted by the proposed development, primarily due to the distance between the subject properties and the location of the built and natural features of 381 Winston Churchill Boulevard. Built facing south towards the waterfront, the original farmhouse and outbuildings are located on the southern portion of the former 100-acre farm lot and these features are separated from the proposed development by both distance and by the newer developments on lands that were previously severed from the farm - that being

The resources identified in the Designation By-law will be conserved, including:

- c1850s two-storey, red brick farmhouse with field stone foundation and gable roof, including its orientation facing south
- the board-and-batten barn with fieldstone foundations, a fieldstone shed and boarded garage.



## 5. EXECUTIVE SUMMARY

The research concludes that the once rural landscape of early Mississauga (specifically the lands adjacent to the hamlet of Clarkson) have evolved over time to become a landscape of industrial use - indeed the area has been re-defined as the "Southdown Industrial area," and the Reasons for Designation for 381 Winston Churchill Boulevard makes reference to the importance of the farm complex to the City of Mississauga as it provides relief from the encroaching industrial and residential lands that surround it.

The proposed development will conform with the evolution of the area into a primarily industrial use and will not impact the heritage resource located adjacent to the subject properties.

## 6. SOURCES

### Secondary Sources

Butts, Edward and Karl Stensson. *Sheridan Nurseries: One Hundred Years of People, Plans and Plants*. Toronto: Dundurn Press, 2012.

Franko, Ivan and Joan Tardif. *Mississauga's Heritage: The Formative Years, 1798-1879*. Mississauga, 1983.

Hicks, Kathleen A. *Clarkson and its many corners*. Mississauga Library, 2003.

Riendeau, Roger E. *Mississauga: An Illustrated History*. Windsor Publications, 1985.

*Heritage News*, The Newsletter of the Mississauga Heritage Foundation, v16: no.1 (Winter 2003); v24: no.4 (Fall 2011).

*Mississauga Review*, 12 March 1969.

*Mississauga News*, 28 June 1967.

### Primary/Archival Sources

Land Registry, Abstract Records

Peel County, Toronto Township Deeds

Perkins Bull Collection

*Journal and Transactions of the Board of Agriculture of Upper Canada*, v1, 1856.

Directory of the County of Peel, 1873-74

Last Will and Testament of Henry Gable Sr., 1834 (Archives of Ontario, RG22 MS 638)

Family History Files, Local History Collection, Mississauga Public Library

Council Minutes, Council of the Regional Municipality of Peel, 28 May 1998; 12 November 1998

## **7. CLOSURE**

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of the GBCA and the client.



**APPENDIX I**  
Standards and Guidelines  
for the Conservation of Historic Places in Canada

## THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

### General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its impact or repairable *character-defining elements*. Do not move a part of an *historic place* if its current location is a *character-defining element*.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach dealing for *minimal interventions*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any *intervention* for future reference.

### Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

### Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the *restoration period*. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration period* with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

**APPENDIX II**  
Excerpt from City of Mississauga  
Cultural Heritage Landscape Inventory

**Robertson Farm**

**L-AG-7**

**Location** Located north of Lakeshore Road West and east of Winston Churchill Boulevard intersection.

**Heritage or Other Designation** House and Barn 547-2001

**Landscape Type** Agricultural

**LANDSCAPE ENVIRONMENT**

- Scenic and Visual Quality
- Natural Environment
- Horticultural Interest
- Landscape Design, Type and Technological Interest

**HISTORICAL ASSOCIATION**

- Illustrates Style, Trend or Pattern
- Direct Association with Important Person or Event
- Illustrates Important Phase in Mississauga's Social or Physical Development
- Illustrates Work of Important Designer

**BUILT ENVIRONMENT**

- Aesthetic /Visual Quality
- Consistent Early Environs (pre-World War II)
- Consistent Scale of Built Features
- Unique Architectural Features /Buildings
- Designated Structures

**OTHER**

- Historical or Archaeological Interest
- Outstanding Features/Interest
- Significant Ecological Interest
- Landmark Value



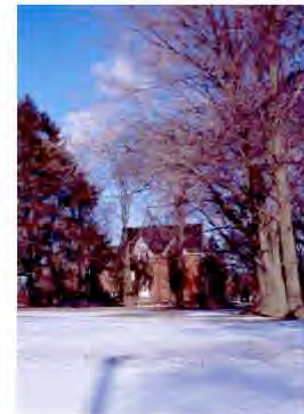
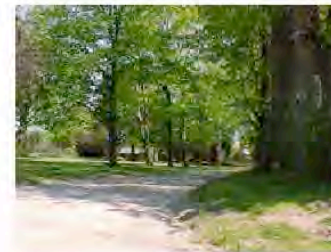
**Robertson Farm**

**L-AG-7**

**SITE DESCRIPTION**

Historically the property was acquired by Andrew Robertson in 1861. The property was then sold to Robertson's son, Andrew, in 1867. The heritage house is believed to have been built prior to 1861 as it is indicated on the 1861 census. The farm prospered and was known to be one of the first to specialize in strawberry production in the Clarkson area. The model farm was awarded the prize of "The Gold Medal Farm".

The context of this property is important in that it illustrates a fine example of the disappearing rural landscape within an urban and industrial development. The heritage features remain on a large plot of land that has protected the conservation of the main house, outbuildings and barn, as well as other farm related features such as the large set-back from the road, tree-lined drive, and tended fields. The farm complex provides relief from the encroaching industrial and residential lands that surround it. The relationship of the house to the barn, stone outbuildings and other farm structures is a model example of the nineteenth century farm.







**APPENDIX III**  
Authors' Qualifications

## COMPANY PROFILE



## SHARON VATTAY, ASSOCIATE

Sharon Vattay has been an Associate at GBCA since 2008. She brings to the firm a diverse set of skills and experiences developed over the course of 20 years in the field of architectural history and historic preservation. Her expertise includes primary archival research and analysis, heritage assessments and report writing and the preparation of heritage conservation and management strategies. She not only has a demonstrated knowledge of building restoration techniques and the application of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, but also of municipal and provincial heritage approvals.

Sharon holds a Ph.D. from the University of Toronto, where she teaches courses in architectural history. She regularly lectures on related topics and has presented and published scholarly papers. Prior to joining GBCA, contract work included research projects for federal heritage programs, including the National Historic Sites Directorate and the Federal Heritage Buildings Review Office. Several years working as a municipal heritage planner honed skills in assessing official plan and zoning applications with relation to heritage properties and advising owners of heritage properties on conservation techniques and adaptive reuse.

Sharon is committed to the conservation and reuse of Canada's built heritage. To this end, she was appointed to the Toronto Preservation Panel, served a term as Vice-President of the Architectural Conservancy of Ontario, and was a member of Heritage Canada. As part of this commitment to architecture, Sharon contributes to the education of the field, teaching at the University of Victoria's Graduate Professional Program in Cultural Heritage Studies. She is also active with a number of related organizations, such as the Society for the Study of Architecture in Canada, the Society of Architectural Historians, and the Association of Preservation Technology. Professional service also included jury member of the City of Toronto Heritage Grant Program Selection Committee (2009-2010).

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Sharon Vattay  
PH.D., CAHP

## SAMPLE OF GBCA PROJECTS

- Massey Music Hall Revitalization Project, with KPMB Architects
- Legislative Assembly of Ontario, Historic Metalwork Conservation Report and Life Safety Upgrades
- MacDonald / Whitney Block, Queen's Park (Toronto) Historic Landscape Assessment
- Humber Colloge Lakosharo Campus (Toronto), Renovation Project (with MTA)
- Camp 30 / Former Bowmanville Boys School National Historic Site, Maltballing Plan
- Massey Music Hall (Toronto), Heritage Impact Assessment and Conservation Plan for Revitalization Project (with KPMB Architects)

## PROFESSIONAL DEVELOPMENT &amp; TRAINING

- Guastavino Tile Vault Construction Workshop (Association of Preservation Technology)
- Willowbank (Centre for Cultural Landscape) and Canova Association Field School Program in Northern Italy
- Historic Masonry Conservation Workshop (Parks Canada)
- La Sabranenque Traditional Building Techniques in Southern France
- Windows Conservation for Historic Places Workshop (Parks Canada)
- Fire Risk Management for Historic Places Workshop (Parks Canada)
- Conserving the Modern Workshop (Parks Canada)

City of Mississauga  
**Memorandum**



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Date: 2016/05/20  
To: Chair and Members of Heritage Advisory Committee  
From: P. Wubbenhorst, Senior Heritage Coordinator  
Meeting Date: 2016/06/14  
Subject: Facility Naming and Dedications Policy (Information Item)

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For your information, please find attached the draft revised Facility Naming and Dedications Policy. The policy includes the following provisions for naming City property:

- Name selection criteria will consider property's heritage
- Consultation with Heritage Planning staff
- Consultation with the City's Heritage Advisory Committee when property is listed or designated under the Ontario Heritage Act
- That sponsorship naming acknowledge the property's heritage

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Prepared by: P. Wubbenhorst, Senior Heritage Coordinator



# Corporate Policy and Procedure



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TAB: PROPERTY AND FACILITIES  
SECTION: FACILITY PLANNING  
SUBJECT: FACILITY NAMING AND DEDICATIONS

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**POLICY STATEMENT** City Facilities are named or dedicated by Council, based on specific criteria and in consideration of any public comment.

**PURPOSE** This policy establishes the process and criteria for Facility Naming, Renaming or Dedication.

**SCOPE** This policy applies to all City Facilities, as defined for the purposes of this policy.

For information on ceremonies and the installation of plaques related to a Facility Naming, Renaming or Dedication, refer to Corporate Policy and Procedure – City Plaques.

**DEFINITIONS**

**City** For the purposes of this policy:  
“City” means the Corporation of the City of Mississauga.

**Dedication** “Dedication” of a Facility means an honour reserved for those individuals whose actions or achievements meet the policy criteria. Dedicated Facilities are not named in honour of an individual.

**Facility** “Facility” means all City property and facilities that are owned, leased or occupied/operated by the City, including

- any public buildings or building portion (e.g. rooms/indoor venues, indoor recreation fields)
- parkland and open space, including
  - multi-use trails
  - outdoor recreation fields

# Corporate Policy and Procedure

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- gardens
- other significant parks features, and
- structures within a park (e.g. bridges and pavilions)

Where Facility boundaries are not easily identified, such as at a garden or overlook within a property, applicable City staff will determine the most appropriate boundary to encompass the name.

**Naming** “Naming” means the process for assigning an official name to a new Facility, in accordance with the criteria in this policy.

**Renaming** “Renaming” means changing the name of an existing Facility, in accordance with the criteria in this policy.

## SUBMITTING REQUESTS TO THE CITY

Proposals from the public for Naming, Renaming or Dedication of a Facility should be forwarded to the City’s Citizen Contact Centre at 311.

Members of Council may contact City staff directly.

## ACCOUNTABILITY

**Commissioners** Commissioners are responsible for preparing corporate reports to Council outlining the recommended name for their respective Facilities. All reports are signed and presented to Council by the Commissioner, Community Services, in accordance with this policy.

**Departmental Directors** All departmental directors are responsible for

- ensuring all applicable managers/supervisors are aware of this policy and of any subsequent revisions, and
- ensuring compliance with this policy

**Managers/Supervisors** Managers/supervisors of staff who are responsible for the facility

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naming/dedication process, including business planning, are accountable for

- ensuring staff in their respective work units are aware of this policy and any subsequent revisions
- ensuring applicable staff are trained on this policy and any subsequent revisions, with respect to their specific job function, and
- ensuring staff comply with this policy

## Division/Department Responsibilities

Staff in the division/department responsible for the Facility being named or dedicated are accountable for

- confirming that Facility Naming/Renaming or Dedication is an appropriate tribute if honouring an individual
- researching proposed name
- obtaining written approval and consent of the named party or their representative if naming a Facility after an individual, event or organization
- consulting with other divisions (e.g. Park Planning - Parks and Forestry Division, Heritage Planning - Culture Division, Cycling Office – Recreation Division) as required
- determining the preferred name with the applicable ward councillor
- advising the applicable director and the Commissioner of Community Services of the name to be recommended, and
- drafting a corporate report recommending the Facility name, including a financial impact statement and location map, if applicable, to be signed by the Commissioner, Community Services.

## NAMING A NEW FACILITY

### Proposed Names

Anyone may propose a name for a Facility.

If the proposed name is in honour of an individual, the request must be accompanied by a written biography, including a

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description of the individual's contribution to Mississauga or the Facility and an explanation of why the honour should be given.

## Heritage Properties

Heritage properties will be named in accordance with this policy and the following additional requirements

- if the property is listed or designated as a heritage property, Culture staff will consult with the Heritage Advisory Committee as required to confirm the preferred name from a heritage perspective (e.g. original owner or builder; prominent owner; original property name)
- when a property is designated under the *Ontario Heritage Act*, any sponsorship naming opportunity will acknowledge the heritage of the property.

## Selection Criteria

All suggested names will be considered, unless the name

- duplicates another existing name
- will cause confusion due to similarity to another existing name
- is meaningful only to a limited number of people and/or
- detracts from the image of the City in light of generally prevailing community standards

Preference is given to names which

- have a direct relationship with the Facility - i.e. reflect the geographical location of the Facility
- recognize the historical significance of the area - i.e. reflect the history of the area
- honour the original inhabitants of the Facility by using the family name or the name used by the original inhabitants to describe the Facility
- reflect unique characteristics of the site, such as ecological or scenic qualities
- are in keeping with a specific theme
- recognize the donation or sponsorship contribution of an



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individual or organization to the particular Facility or

- honour, a minimum of one year posthumously, an individual who has, for example, made significant positive contributions to their local community, the City of Mississauga, the Province of Ontario or Canada.

Note: Any member of Council may recommend Naming of a Facility in honour of a living individual. Based on staff's recommendation, Council may waive the requirement that recognition be posthumous. However, a Facility may not be named in honour of an elected official unless the official has retired from public service.

## Naming Process

The Commissioner of Community Services will consult with the respective ward councillor and, where the property is listed or designated under the *Ontario Heritage Act*, the Heritage Advisory Committee. The Mayor will then be notified of the recommended name.

The Commissioner of Community Services recommends one name to the General Committee (the "Committee"). The Committee's decision is deferred for 30 days to allow time for public comment.

The Community Services Department notifies all residents and ratepayer associations within a 400-foot radius of the Facility of the proposed name. The notice includes the date and time of the meeting at which the Committee will consider the name and advises that interested parties can arrange with Legislative Services, Corporate Services Department, to address the Committee.

At the meeting scheduled to ratify the name, the Commissioner, Community Services presents a corporate report to the Committee outlining the recommended name and a summary of any public

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comment. The Committee considers both the staff recommendation and the public comment and may accept the recommended name, propose an alternate or defer a decision until further public comment has been solicited through appropriate media or a public meeting.

If an alternate name is proposed, the process is repeated, beginning with notification to residents and ratepayer associations.

Once a name has been approved, the Community Services staff person responsible for the Naming process forwards the name to the Land Information Services Section of the Transportation and Works Department for inclusion in the City's database of place names.

**RENAMING A FACILITY** Generally, changing the name of an existing Facility will not be considered. However, if it is deemed appropriate, a name will be selected using the same criteria and process used for Naming.

**DEDICATION** Dedication of a Facility is an honour reserved for those individuals whose actions or achievements meet the policy criteria.

A written biography of the individual, including a description of the individual's contribution to Mississauga or the Facility, and an explanation of why the honour should be given, will be required.

The selection and approval process is the same as that for Naming.

Note: In accordance with the Cycling Way Finding Program, where recognition of an individual is requested for a multi-

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use cycling route or trail, Dedication only, and not Naming, will be considered. This will ensure that comprehensive routes and trails are easily identifiable.

Note: Where a Facility Dedication is deemed inappropriate, the request may be referred to Communications, Corporate Services Department for consideration of recognition under the City's Civic Recognition Program policy.

REFERENCE: GC-0394-2006 – 2006 06 21

LAST REVIEW DATE: June, 2006

CONTACT: For more information on requests for naming/dedication, contact 311.  
For more information on the naming/dedication process, contact Park Planning, Parks and Forestry Division, Community Services Department.





The City's Urban Forestry "Significant Trees" website states:

Significant Tree Programs have been developed over the last several years by many municipalities and counties throughout North America in response to the desire to recognize old/large and culturally significant trees in urban areas. The desire to preserve trees that have a history or a story to them has in many cases been the driving force of many municipalities...

### **Mississauga's Significant Tree Program**

The City of Mississauga has defined Significant Trees as a tree that is recognized because of its size, form, rarity of species, age, its association with a historical figure or event, and/or a tree that is distinctive in the community...

Anyone can nominate a tree for recognition, provided it is on City property

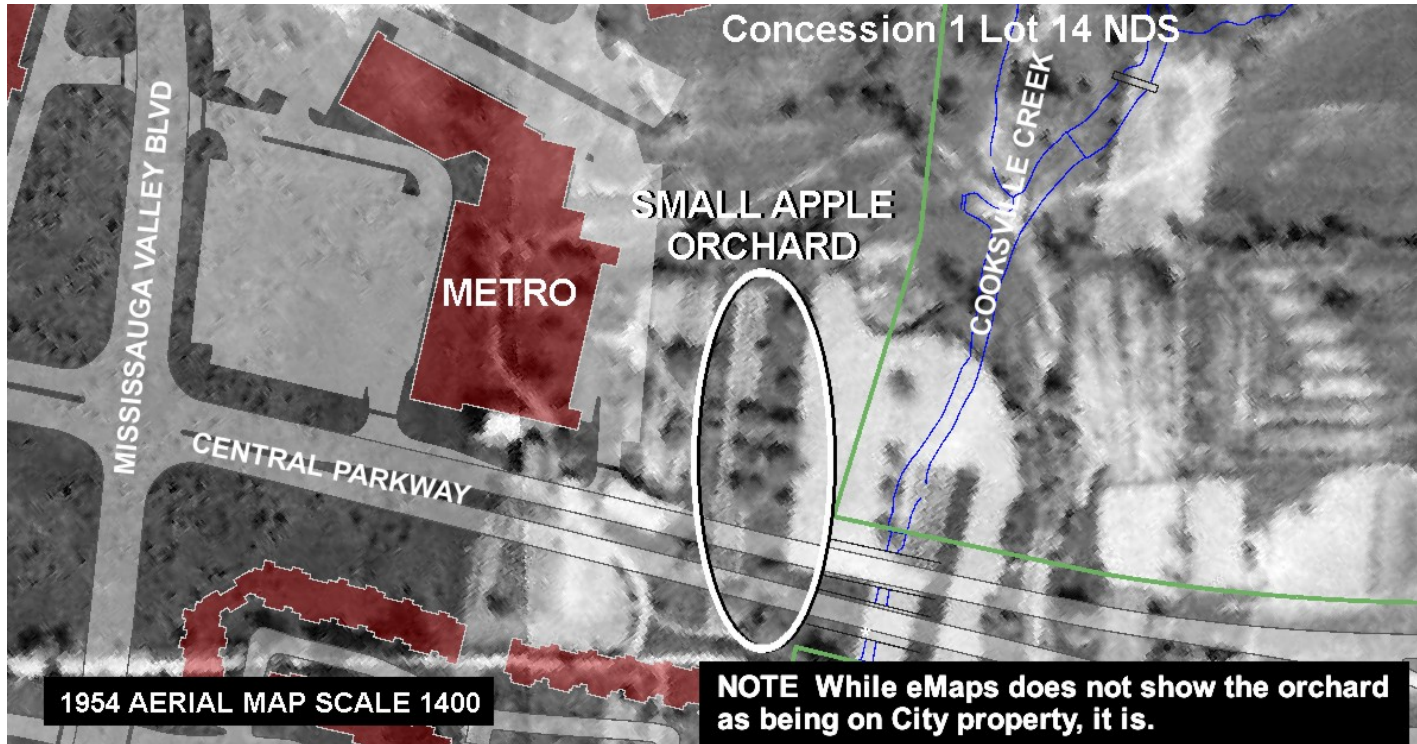
Great!

I nominate five (5) Significant Trees. They're the last survivors of a small apple orchard that lined the north side of "Miles Lane" Concession 1, Lot 14 NDS in what is now Central Parkway East and Mississauga Valley.

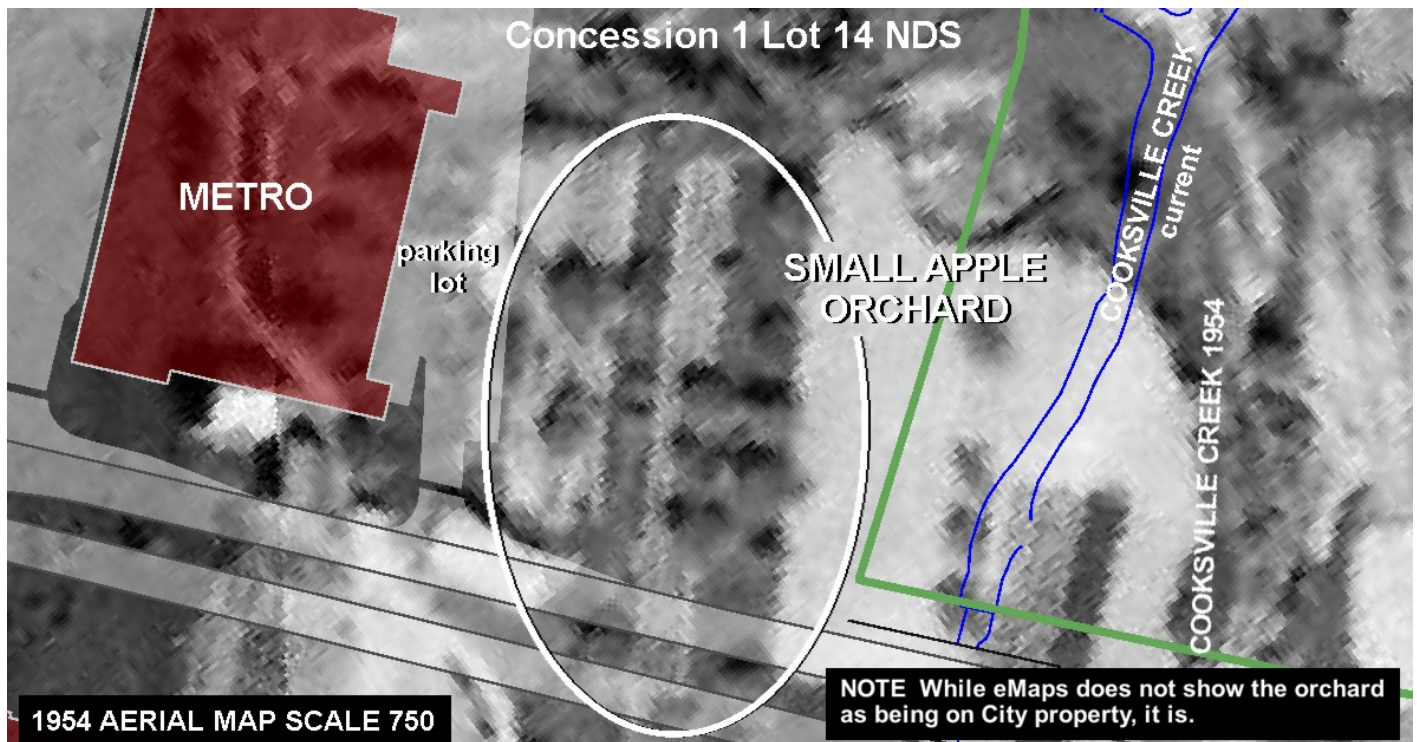
These five apple trees are recorded on a 1954 aerial map of Cooksville on the City's eMaps website (white ellipse).



1954 Miles Lane apple orchard (white ellipse) with 2015 roads, buildings and parking lots filled in.

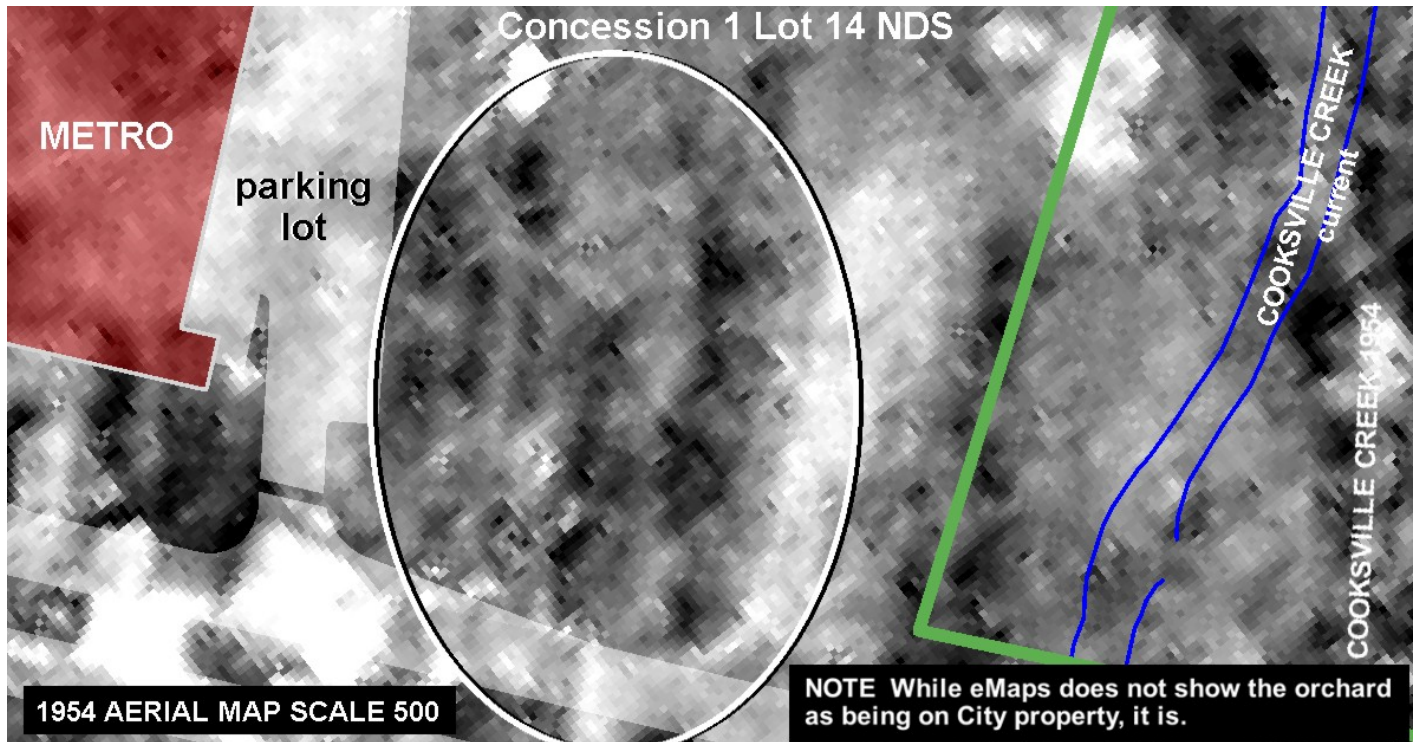


1954 aerial survey Miles Lane orchard (white ellipse) detail.





1954 aerial survey Miles Lane orchard (white ellipse) detail 500 scale. Fuzzy, but you can still see individual apple trees.

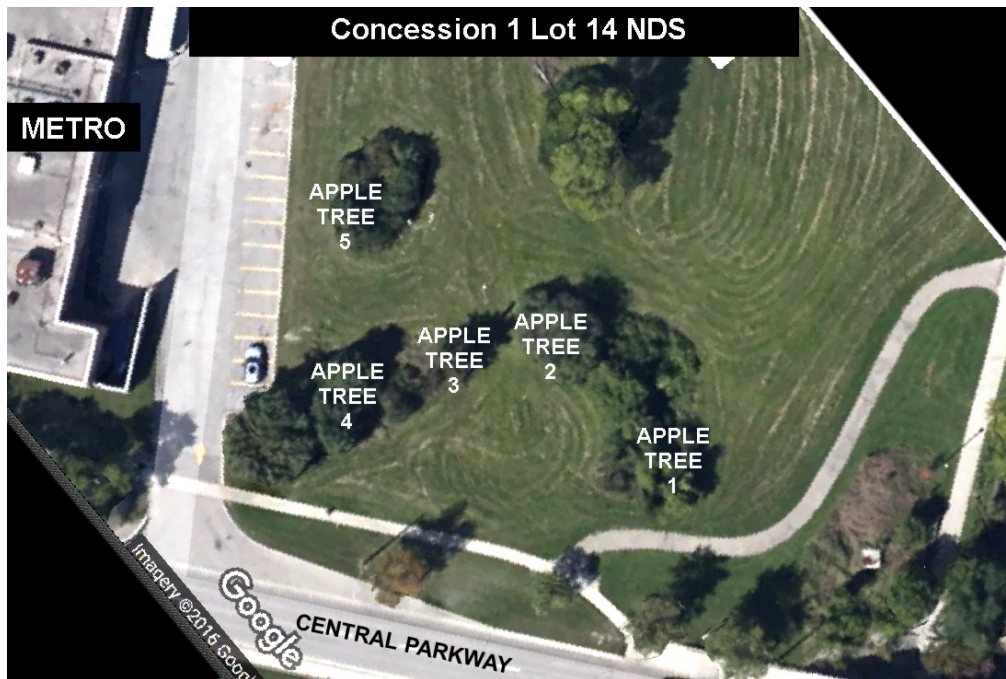


And five of these apple trees are still alive today.



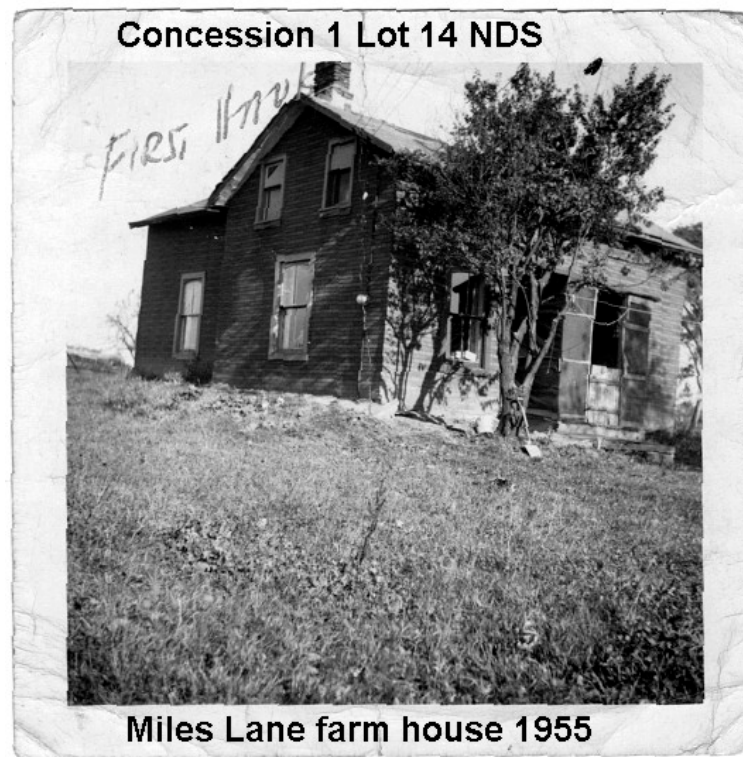


Or if you prefer Google 2015 ...



And there really was a Miles Lane just like the 1954 aerial map showed.

I know because in 1953 we came to Canada and we rented an old farmhouse for \$50 a month at the very end of Miles Lane just east across Cooksville Creek bridge.





This photo of us standing at Miles Lane bridge shows two buildings. A farmhouse and a second building (likely a barn) can be seen in the distance.

Over my left shoulder, middle ground, you can see the apple orchard right where the 1954 aerial map records it to be --just west of the creek and north-side of Miles Lane.



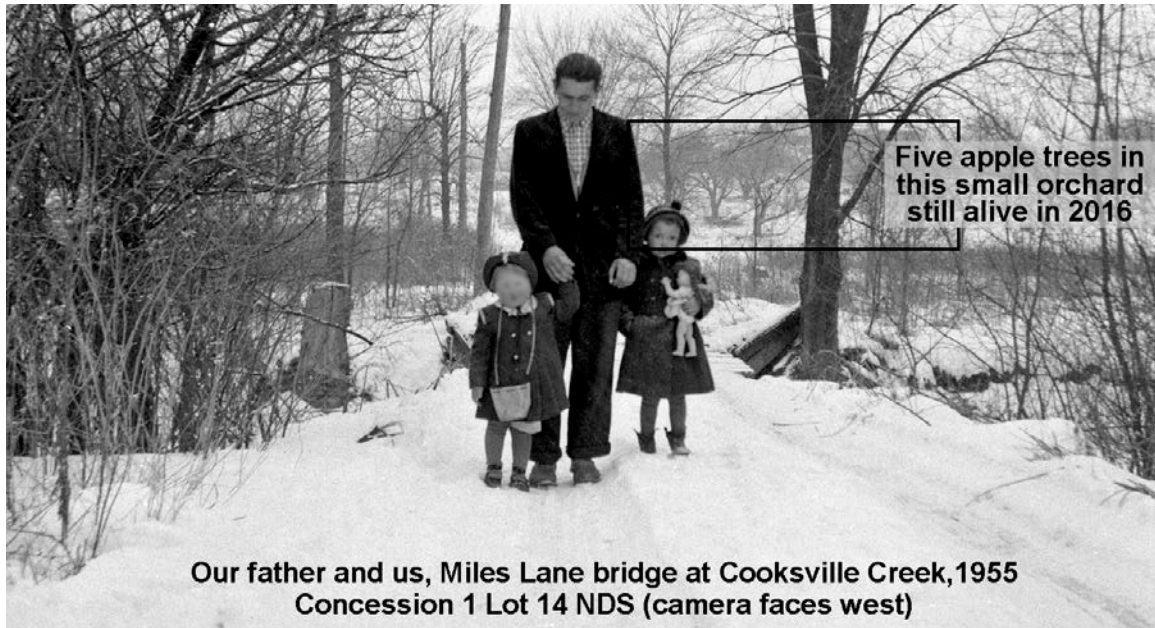
**Our father and us, Miles Lane bridge at Cooksville Creek, 1955  
Concession 1 Lot 14 NDS (camera faces west)**

**A farmhouse and a second building (likely a barn) can be seen in the distance. Over my left shoulder, middle ground, you can see the apple orchard right where the 1954 aerial map records it to be --just west of the creek and northside of Miles Lane.**

This 1955 photo is important because it supports the 1954 aerial survey that the apple trees were already mature and of good size. This suggests they were planted circa 1890-1900 --perhaps even earlier.

There is no doubt that the City's "eMaps" 1954 aerial map records apple trees growing west of the Cooksville Creek on the northern edge of Miles Lane. Examine each successive aerial map right up to 2015 and again, there's no doubt that five of these trees are still alive today.

There is also no doubt that these apple trees were part of a small orchard recorded in my grandfather's Miles Lane/Cooksville Creek photo. And no doubt that they were already mature.



And no doubt those shown growing closest to Miles Lane (in the 1955 photo) were bulldozed to make way for Central Parkway.



What is in doubt is how old the five remaining Miles Lane apple trees really are.

My grandfather's photo of the apple tree in front of the house we rented at the end of Miles Lane is of some help regarding age.



**Apple tree, Miles Lane, east of Cooksville Creek 1955**

The 1954 aerial map shows our front yard tree to be the same size as the mature apple trees growing at our neighbour's just west of Cooksville Creek.

I suggest to you that the larger of the Miles Lane apple trees were planted in the early 1900s. That would make the oldest one still alive now almost 120 years old.

The *Historical Atlas of Peel County* recorded orchards in Cooksville on both sides of Centre Road (Hurontario) by 1877. It's almost certain that settlers planted apple trees as soon as they cleared sufficient acreage.

I examined the aerial surveys 1954 of the apple trees at the former Pinchin Orchard in Streetsville's Hewick Meadows Park. Pinchin also had mature apple trees presenting the same size canopy that the mature Miles Lane apple trees did.

The 1954 through 2015 aerial maps show that some of Pinchin's mature apple trees died or presented themselves smaller than they were in '54. And that's the same thing that happened to the Miles Lane apple trees. A few die-offs. And three large, mature apple trees got smaller!

It took an actual ground visit to Hewick Meadows apple orchard to understand why it is so difficult to assign an age to an apple tree.

Apple trees grow suckers. (Perhaps you've heard that when a starfish loses one of its legs that leg can grow an entire new starfish. Those echinoderms are famous for their



ability to regenerate limbs.) Well, apple trees can grow clones of themselves from suckers.

So it's possible for an apple tree to have been planted in the early 1800s, mature and sprout suckers that also thrive. Decades later the original trunk dies and the suckers are now a robust cluster of young trees.

So how old are they? They might *look* to be 20-25 years old but they're clones from a di-centurion parent.

Something like these suckers sprouting directly from the one remaining live limb on a Pinchin apple tree that was already mature in 1954.



Given that four of this tree's five large limbs were dead, it's then no wonder how an old apple tree can appear smaller in a 2015 aerial survey than an aerial 60 years earlier.

I videotaped close to two dozen Pinchin apple trees that the 1954 aerial survey recorded as already mature. Most had dead limbs and were threatened by the smother of wild grape and/or Virginia Creeper.

All were old, all were grand in their own way. But not one of the Pinchin apple trees is as imposing or oozed old like Significant Tree nominee, Miles Lane Apple Tree 1.



This is Miles Lane Apple Tree 1, "Walterhouse" and I'm nominating him as a Significant Tree –*and* his Significant apple cohorts complete with Significant orchard.



The City of Mississauga 2011 Cooksville Creek Study refers to former farm land left fallow as "successional".

Successional communities reflect the stage of natural succession from field (i.e., cultural meadow) to sparse forest (i.e., cultural woodland). These communities are important sources of food and shelter for wildlife. The most dominant type of successional community is the cultural meadow, generally reflective of passive land uses (i.e.: highway rights-of-way), sites being left fallow after agriculture or during the urban development process (as is the case in many commercial/industrial/employment zones).

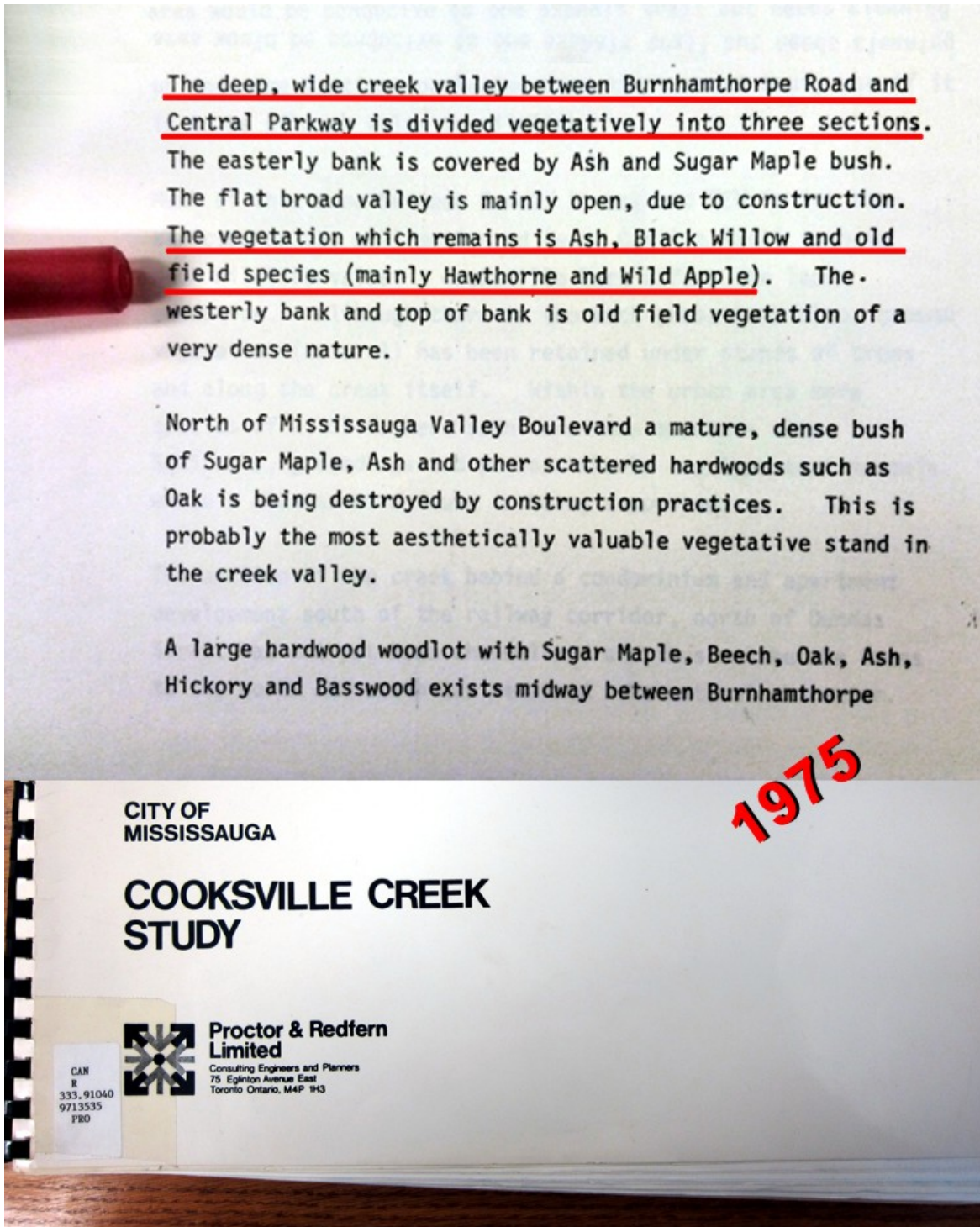
"The most dominant type of successional community is the cultural meadow" and what I'm nominating is one of the rarest: an old Cooksville apple orchard with at least one tree dating back to the late 1800s.



(I might as well launch my Hail Mary pass right here.)

I believe Miles Lane Tree 1 is the oldest apple tree on City of Mississauga land. If I'm wrong I'd feel honoured to meet an apple tree older. I'm nominating Miles Lane Tree 1 but also his immediate Cooksville Creek orchard environment as Significant.

Cooksville hasn't a single Significant Tree on record, let alone an apple tree.



## The Case for a Cooksville/Mississauga Significant Orchard.

**The Case for a Mississauga Significant Orchard**

**FIVE APPLE TREES SURVIVED TO 2016**

CENTRAL PARKWAY

MILES LANE BRIDGE WHERE 1954 PHOTO WAS TAKEN (camera faces west)

**THESE THREE APPLE TREES BULLDOZED FOR CENTRAL PARKWAY**

This photo is important because it supports the 1954 aerial survey that the apple trees were already mature and of good size. This suggests they were planted circa 1890-1900 --perhaps even earlier.

Can apple trees planted in the 1800s still be alive in 2016? Absolutely. They continually sprout “suckers” ground-level around their trunks. They’re doing that even now.



Like Miles Lane Apple Tree 1.



**Miles Lane Apple Tree 1 "Walterhouse". All by one trunk dead. May 15, 2016**

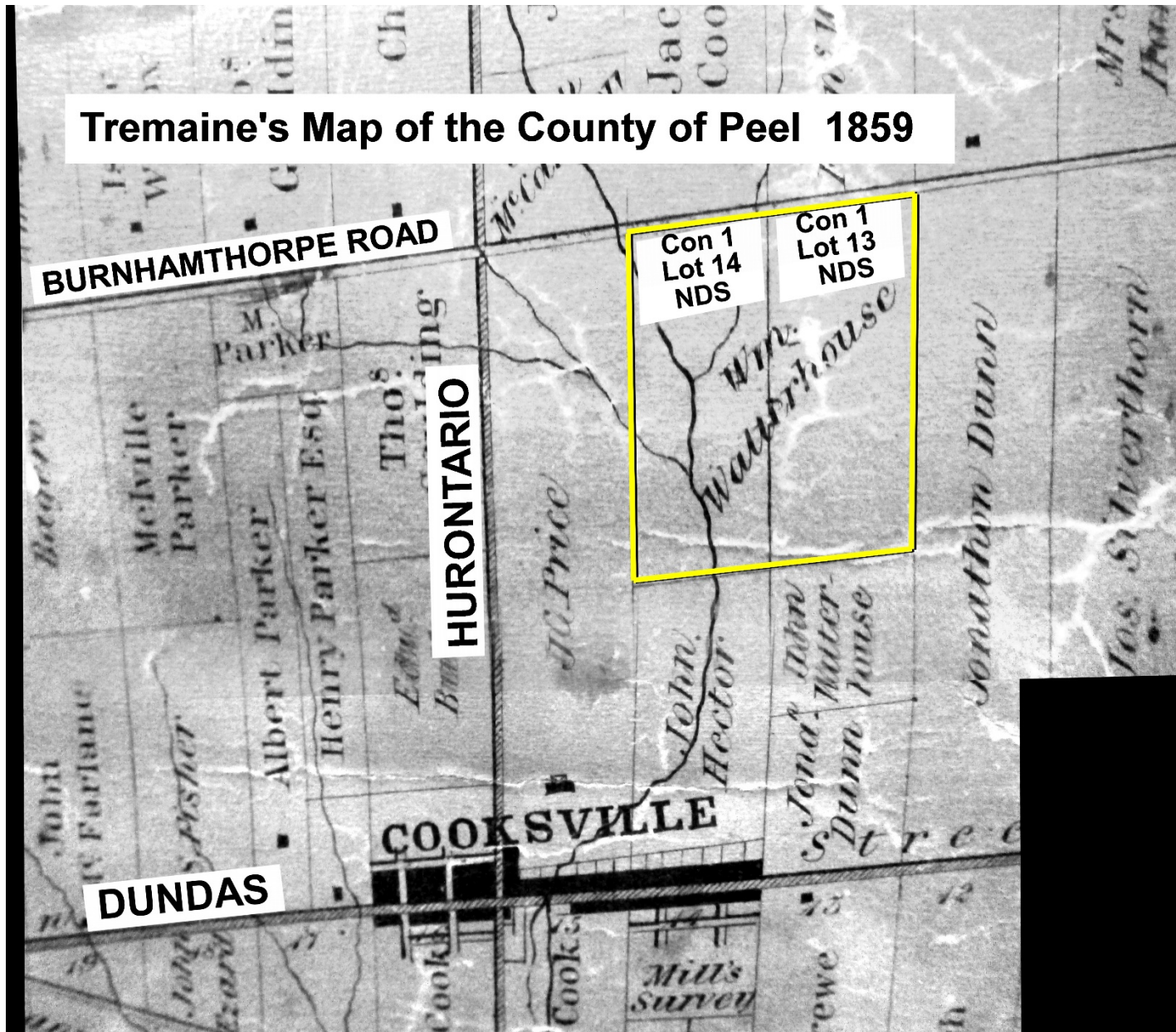
Unquestionably the oldest of the five Miles Lane apple trees is Apple Tree 1. It is multi-trunked with all trunks dead but one.

I've named Apple Tree 1 "Walterhouse" after William Walterhouse Sr who is recorded in Tremaine's 1859 Map of the County of Peel as owning the north half of Con 1 Lot 14 and Con 1 Lot 13 NDS.

Heritage Mississauga website states:

The Walterhouse family was one of the earliest to settle in the Cooksville area. The first Walterhouse, William, came from New Jersey (probably Sussex County) as a child with his family about 1789. The family settled first in Lincoln County, in Thorold, but probably moved to Toronto Township about 1809. At that time William and his family took up Lot 14 Con 1 NDS. In 1829 William purchased the north half of Lot 13 Con 1 NDS from John Harris.



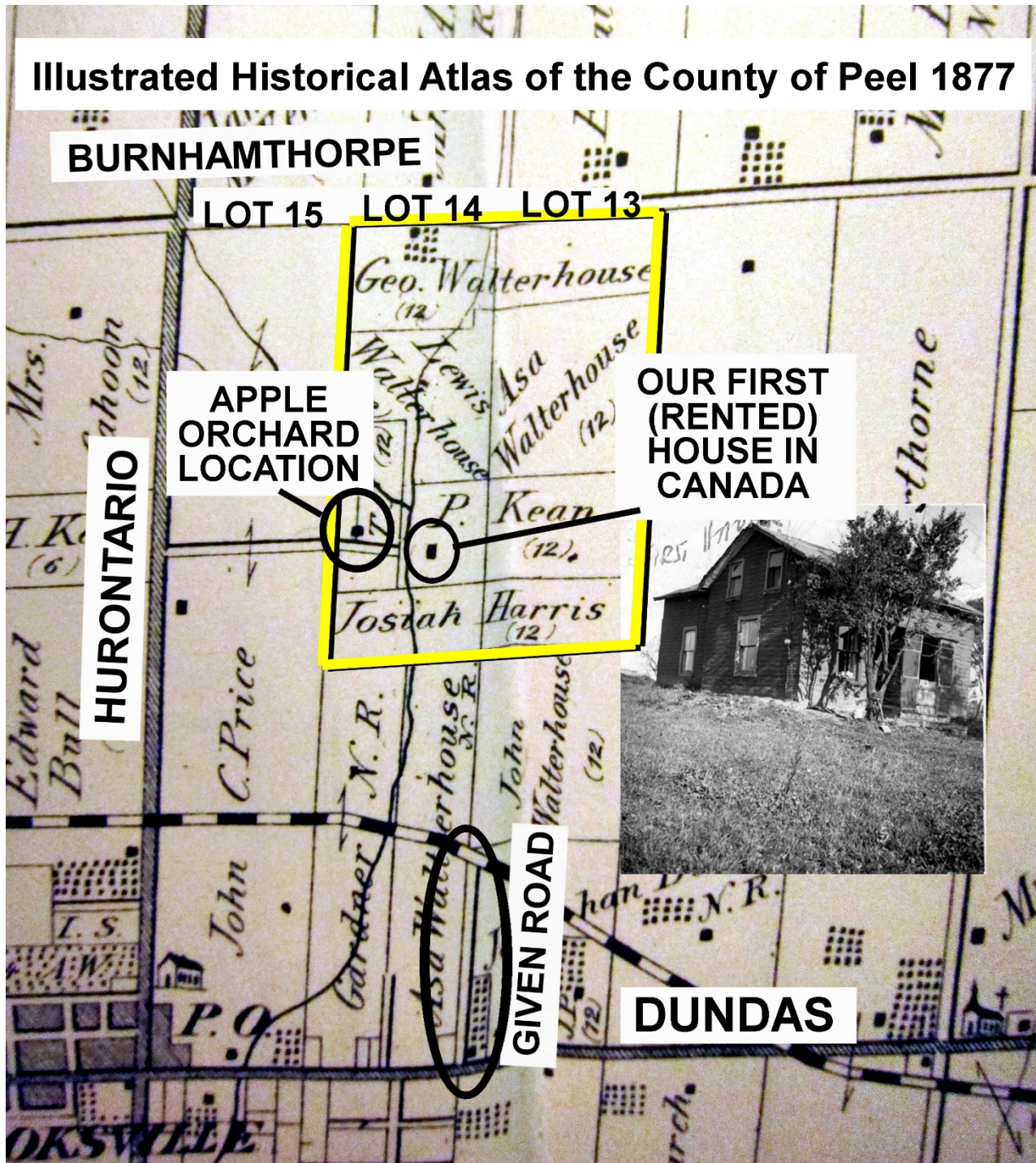


The Tremaine 1859 map shows no detail about Cooksville farms other than location of a house.



But in the *Historical Atlas of Peel County 1877* many Cooksville properties showed a house --and their orchard.

[The farmhouse, inset, was our first home in Canada. It was already old back in 1953.]



Look at all the Cooksville orchards! (dotted squares/rectangles)



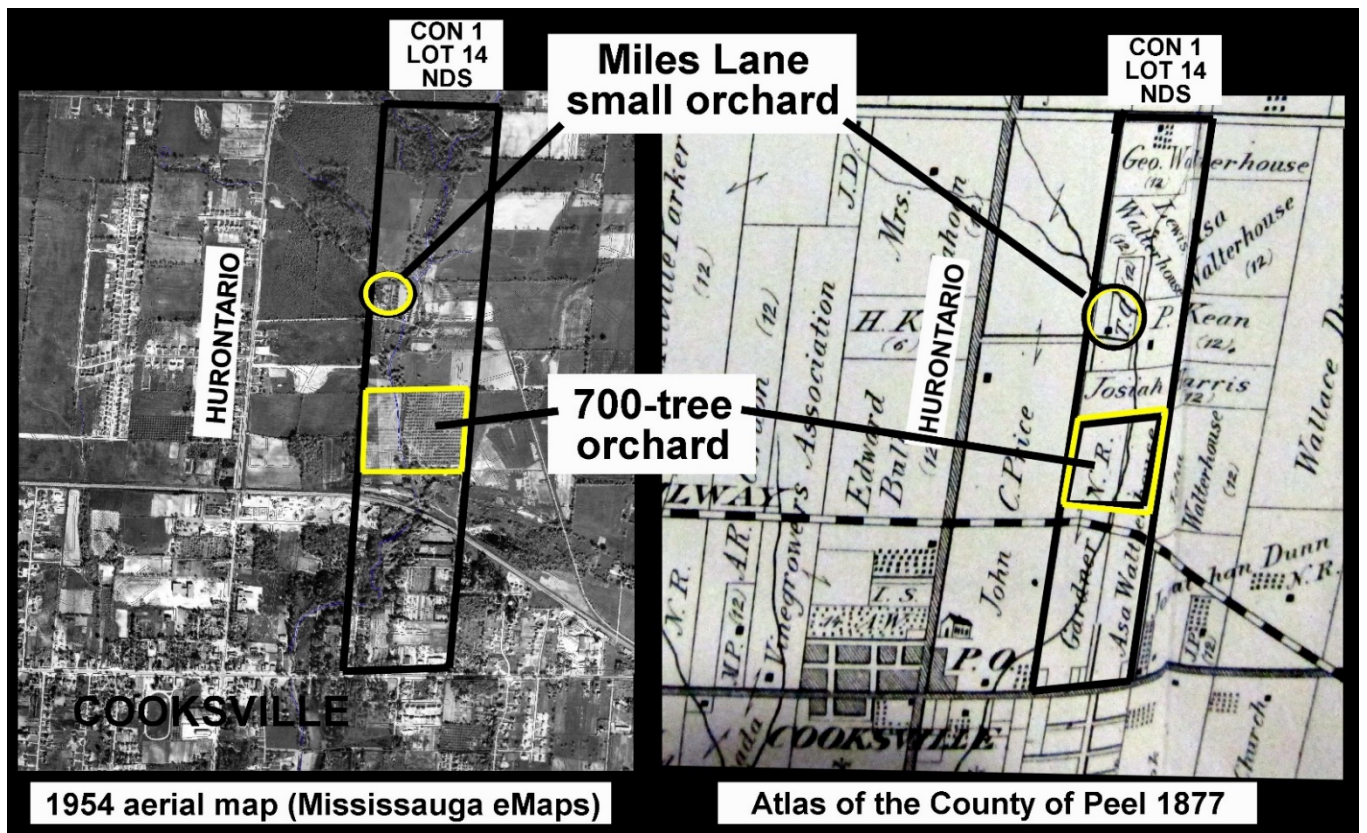
Notice too that the *Historical Atlas of Peel County 1877* records a road extending east from Centre (Huronario) into Con 1 Lots 15 and 14. It would later be called Miles Lane after William Miles. I suggest it's likely that in 1877 this "lane" was a community-use road.

A quote from *Hiking in the GTA*

Given Road in Mississauga is an example of a public road that was created on private property and then given over to the community for general use. Until 1971 it extended across the former Credit Valley Railway (now Canadian Pacific Railway) tracks to serve an orchard of over 700 trees that spread along both sides of Cooksville Creek. Central Parkway and Mississauga Valley Boulevard were built between 1971 and 1973 through this orchard and the surrounding farmland. A new residential community was created north of the CPR tracks and the road was closed just south of them.

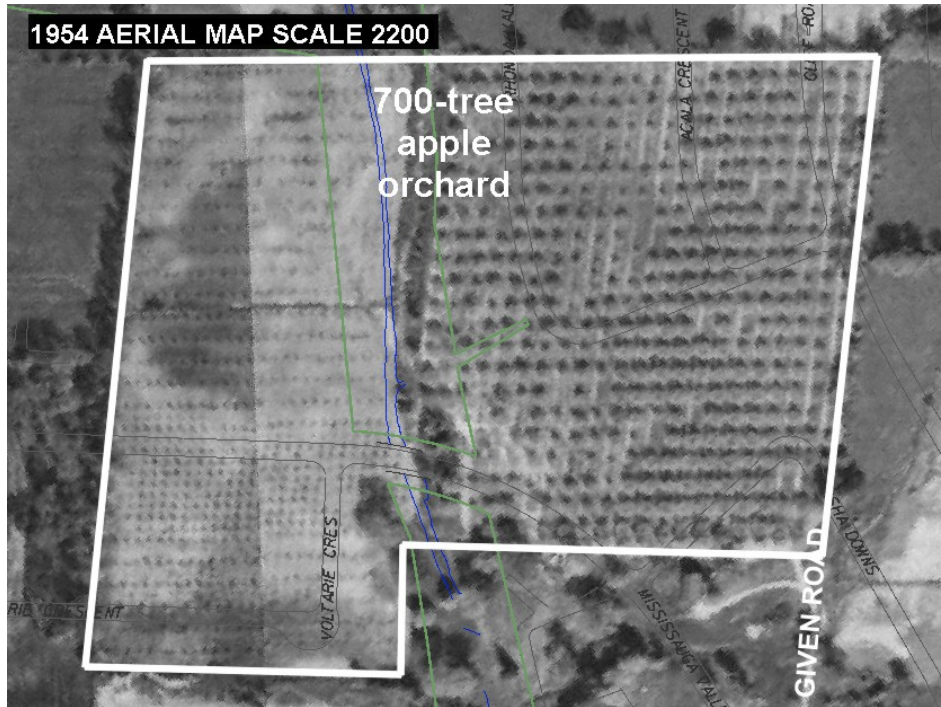
The *Historical Atlas of Peel County 1877* does not record this 700-tree orchard north of the CPR tracks in Con 1 Lot 14 or that Given Road extended north of the CPR tracks.

But the 1954 Cooksville eMaps aerial survey certainly does.



The larger apple trees [east part of yellow rectangle] almost certainly were planted by the Walterhouse family at the turn of the 20<sup>th</sup> Century. Perhaps earlier. By 1954, 700 apple trees in all.

By comparison the Miles Lane orchard was tiny –less two dozen trees, perhaps less. Here's what the Walterhouse Con 1 Lot 14 NDS 700-tree Cooksville apple orchard looked like in a 1954 aerial survey.



And in 1977. Obliterated for the Cooksville Creek straightening and Mississauga Valley.



Every one of those 700 apple trees bulldozed.



I've examined the 1954 aerial map of Cooksville (Ward 4) and the only apple trees recorded growing in the 1950s that are still around today are the five I'm nominating as Significant Trees.

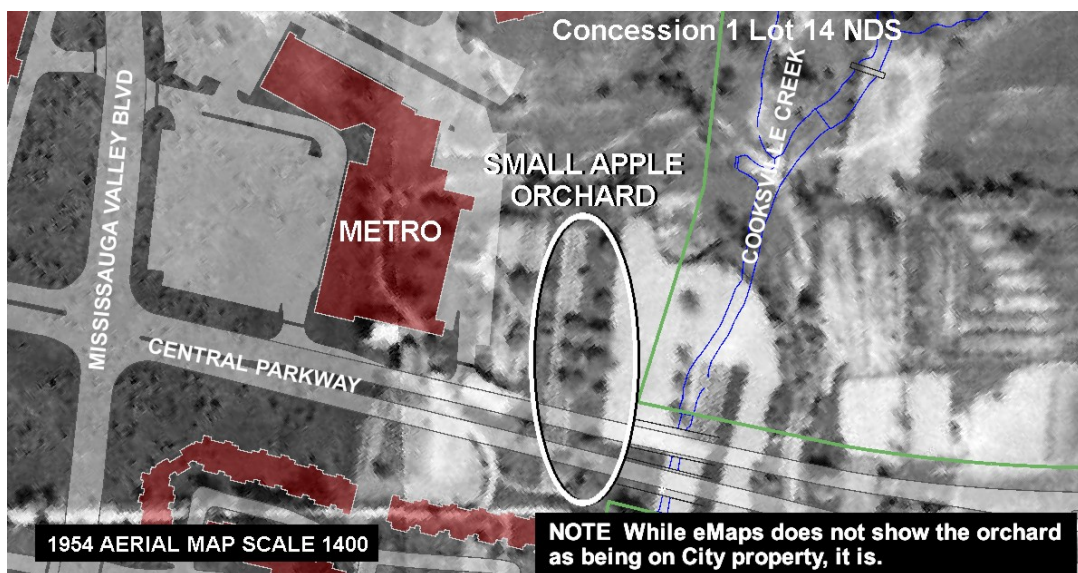
All five were part of a small orchard that survived only because they grew on what would become City of Mississauga property.

Never mind that they may have been planted by the historically-significant Walterhouse family --how is their "We Survived the Big Bulldoze" *not* significant in itself?

Here are the City's five Miles Lane apple trees as they looked in a 1954 aerial survey (white ellipse)



For context, present-day road and buildings (ie Metro).





Five Cooksville apple trees survived the 1960-70s bulldozers. Their 700 fellows just to the south didn't. That's *significant*.

*The City's website states:*

When nominating a tree please provide as much information as possible about the history of the tree or site. Please specify where the tree can be found (providing links to maps and pictures is appreciated).

I've already provided the site location, its history, complete with maps and pictures from the 1950s.

**So. I nominate Miles Lane Apple Tree 1 "Walterhouse".**



**Miles Lane Apple Tree 1 "Walterhouse". May 21, 2016**

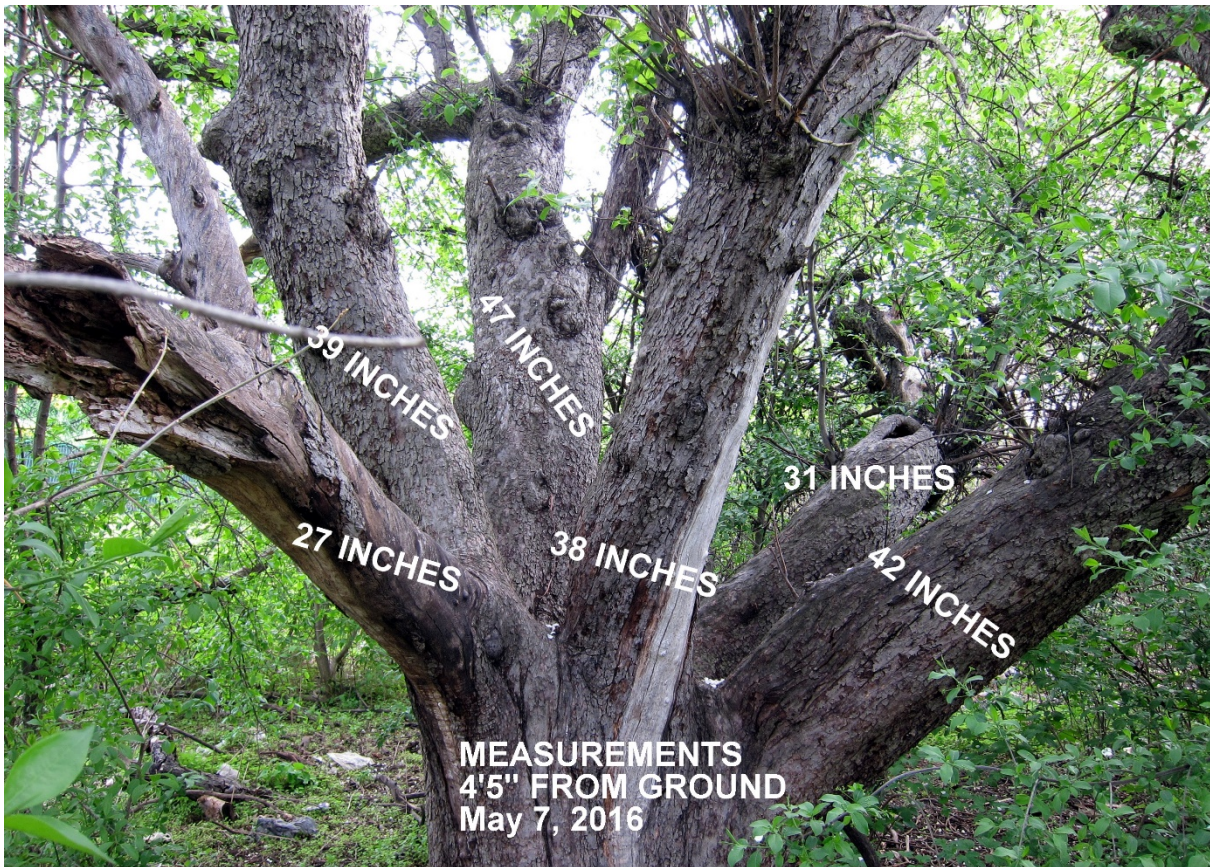


Measurement of the only trunk still alive 4.5' from the ground. **58 inches**



Miles Lane Apple Tree 1 "Walterhouse". Only living trunk 58 inches, 4.5' from the ground May 7, 2016.

**I nominate Miles Lane Apple Tree 2 "William".**



MEASUREMENTS  
4'5" FROM GROUND  
May 7, 2016

Miles Lane Apple Tree 2 "William" May 21, 2016.



We had a logistical problem measuring his circumference 4' 5" from the ground. We did however take measurements for each of the branches.

From the smallest (dead) and going counter-clockwise, the trunks measure 27", 38", 42", 31", 47" and 39".

### **I nominate Miles Lane Apple Tree 3 "Sarah".**

"Sarah" presents as the smallest of the five Miles Lane apple trees in the 1954 aerial survey.



**Miles Lane Apple Tree 3 "Sarah" continues to generate suckers. May 21, 2016.**

Even now she's generating suckers at ground level. Trunk circumferences from 4' 5" from ground is 33" and 24".

### **I nominate Miles Lane Apple Tree 4 "Miles".**

Miles is named after Miles Washington Cook.

The City's website states:

Miles Washington Cook was born on April 10th, 1838 in Cooksville, a son of Jacob Cook and Anna Ogden....Cooksville is named after his father Jacob Cook who was a pioneer of the village. He served as the reeve of Toronto Township in 1882 to 1883.





Miles Lane Apple Tree 4 "Miles" May 21, 2016. With pruning and loss of major branches, this tree now appears smaller than in the 1954 aerial map.



Miles Lane Apple Tree 4 "Miles" May 7, 2016. The tree presented 98 inches 4' 5" from the ground. But we're not confident we measured this correctly...



## I nominate Miles Lane Apple Tree 5 “Edway”

Like Apple Tree 4, Tree 5 “Edway” is also smaller than he was in the 50-60s aerial surveys. Both trees showed obvious loss of canopy between 1995 and 1999 –possibly a much-needed pruning or winter damage.

Like Apple Trees 1 and 2, Tree 5 is also invaded by predatory vines (Wild Grape and Virginia Creeper). Perhaps as recently as last year, the City cut the vines threatening Tree 5, so thank you, but “Edway” is not out of the clear.

A maple tree growing right beside him is overtaking this apple tree in reach and could possibly block the necessary light that “Edway” needs to stay alive.

His one remaining trunk continues to sprout small branches and suckers, so certainly this fine old tree hasn’t given up.



**Miles Lane Tree 5, Edway's last remaining trunk sprouts new branches after a major pruning (possibly loss of branches to 2013 ice storm). May 21, 2016**

**The City's Significant Tree Nomination website states:**

**Please explain why this tree should be included.**

1. They need the City's help. And if I'm successful in getting these five trees and this artifact-orchard accepted as a significant living Cooksville heritage site, I believe the City will protect the five apple trees from the killer vines currently threatening to suffocate them.



2. Given how apple trees continually sprout ground suckers that develop into new trunks eventually replacing the old, it's possible that the Walterhouse family were the first to plant that apple orchard. (Walterhouse, William, Sarah and Edway are named in tribute to this early historical Cooksville family)
3. In the 1950s, there was a 700-tree apple orchard in the south half of this Con 1, Lot 14 property. Gone. I believe that you as Tree-People and Heritage Mississauga have a moral obligation to save these five Miles Lane tree and the tiny fragment of what's left of their orchard.



4. When I lived in the old farmhouse on Miles Lane I don't remember that apple orchard. As a five-six year old, I was too focused on exploring Cooksville Creek. But thanks to my grandfather's excellent camera, we can confirm that those Miles Lane apple trees were already robust and mature back in 1955. 2016 makes them Old.



**Miles Lane  
apple orchard  
1955**



5. Those apple trees trace back to another time. Show me a grouping of centurion apple trees like this on City property because I'd feel truly privileged to meet them.
6. All five all beautiful.



7. The City of Mississauga has no apple trees registered as Significant Trees. Yet in times past pre-Mississauga busted out in apple blossoms each spring.





- This area of Cooksville Creek plus these apple trees would make a terrific Jane's Walk redemption story about how entire apple orchards were wiped without a trace from the pre-Mississauga landscape and now, the City has finally done right by these trees.

Mississauga council is fond of saying, "It's never too late to do the right thing." Granting these five Significant Tree status and protecting their small orchard is the right thing to do.

- In my short time visiting the Miles Lane apple orchard, I've documented an encouraging variety of songbirds as well as raccoons and squirrels. These five trees provide food and shelter for Cooksville Creek wildlife.

- Last. The City's website also has the Significant Tree Nomination Criteria of "unique species". ...."Unique". Okay, Name any other cluster of Mississauga apple trees with their own Twitter account!

**TOWNSHIP OF TORONTO**

Lot No. 16 In the FIRST Concession S.D.S.

No. of Instrument	Instrument	Its Date	Date of Registration	GRANTOR	GRANTEE	Consideration or Amount of Mortgage	REMARKS
15705	B.			Lease Smith et ux	William W. Colwell		37 $\frac{1}{2}$ per.
424				Jacob Cook	Elizabeth Winter et al	\$1400.00	100 ac. and O.L.
TOR-12	Pl			Plan of Village Lots by H. P. Savigny			Parts and O.L.
1057	R&B			John C. Price et al	Jacob Cook		2 ac. part of land in No. 424

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Miles Lane Apple Tree 1 "Walterhouse" last of five limbs still alive May 23 2016.

Miles Lane Apple Tree 1, "Walterhouse" last of five limbs still alive May 23 2016

## SUPPORTING DOCUMENTS

**NEW | Oldest McIntosh apple tree descendant cut down**

CBC News Posted: Aug 25, 2011 12:50 PM ET | Last Updated: Aug 25, 2011 12:41 PM ET






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- Bikes, boats and tulips: Ottawa basks in a warm


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The last-known first-generation graft taken from the original McIntosh apple tree died this summer, but not before Ontario horticulturalists took a dozen cuttings in hopes of cloning the plant.

The 150-year-old tree in Dundela, Ontario was cut down on July 25 after it lost its leaves, said Sandra Beckstead, the great granddaughter of Samuel Smyth, who grew the tree from cuttings taken from the original McIntosh.

"We were just so dry this summer, there was not enough water and moisture," said


**Oldest McIntosh apple tree descendant cut down**

[CBC News](#) Posted: Aug 25, 2011 12:50 PM ET

“The last-known first-generation graft taken from the original McIntosh apple tree died this summer, but not before Ontario horticulturalists took a dozen cuttings in hopes of cloning the plant.

The 150-year-old tree in Dundela, Ontario was cut down on July 25 after it lost its leaves, said Sandra Beckstead, the great granddaughter of Samuel Smyth, who grew the tree from cuttings taken from the original McIntosh.”

Note: This 150-year old apple tree didn't die from old age but “not enough water and moisture” from a very dry summer.



From Heritage Mississauga website

[www.heritagemississauga.com/page/Walterhouse-Family-of-Cooksville](http://www.heritagemississauga.com/page/Walterhouse-Family-of-Cooksville)

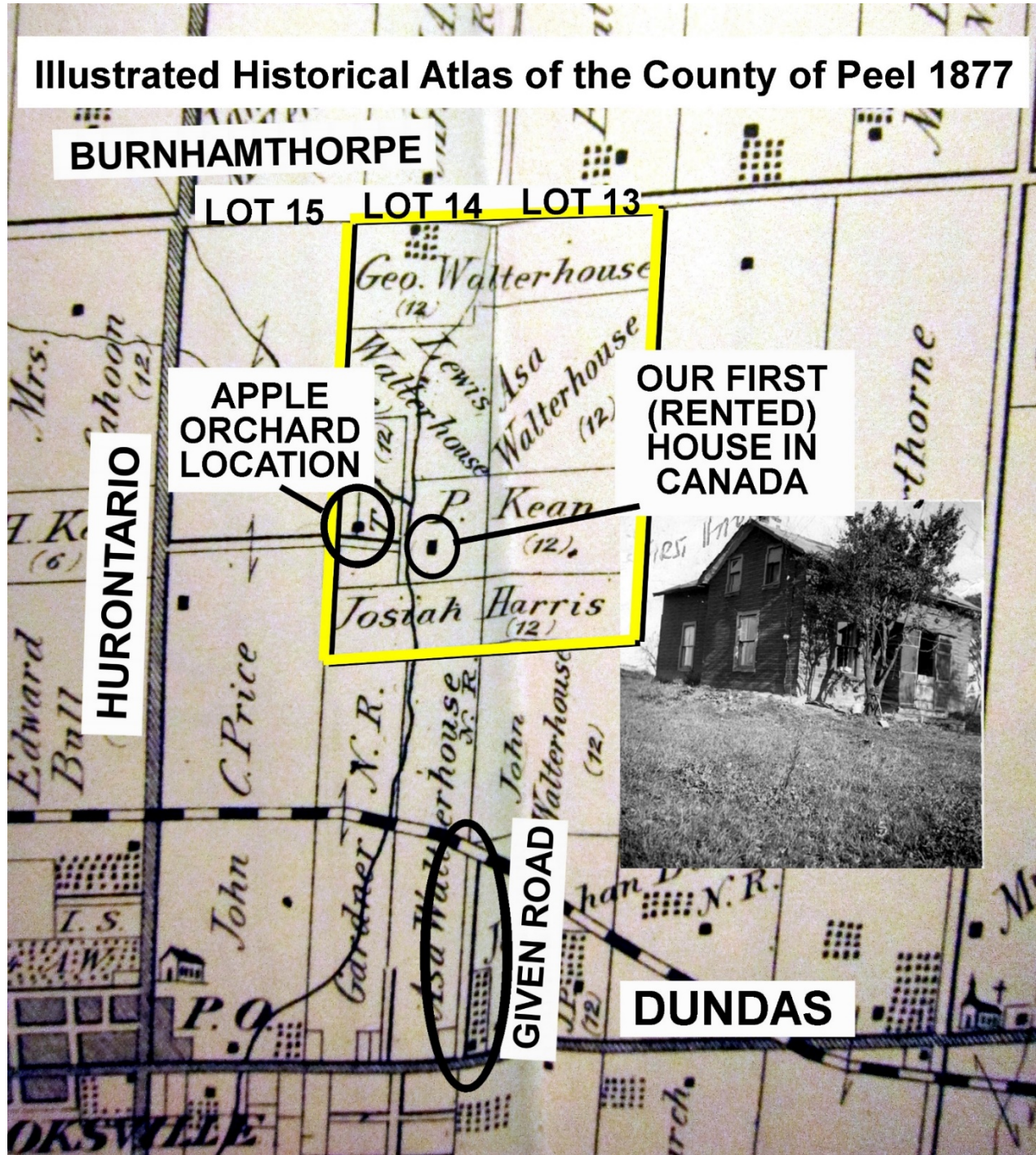
## **Walterhouse Family of Cooksville**

The Walterhouse Blacksmith's shop was for many years a landmark in Cooksville. Located at what is now the corner of Hurontario and Agnes Streets the shop was operated by Lewis Walterhouse and after him by his son, Francis Lewis, known as Frank...

...The Walterhouse family was one of the earliest to settle in the Cooksville area. The first Walterhouse, William, came from New Jersey (probably Sussex County) as a child with his family about 1789. The family settled first in Lincoln County, in Thorold, but probably moved to Toronto Township about 1809. At that time William and his family took up Lot 14 Conc 1 NDS. In 1829 William purchased the north half of Lot 13 Conc 1 NDS from John Harris. On his petition for land in 1829 William stated that he was native of New Jersey who had lived in Canada for thirty years. Mitchell & Co.'s General Directory for the City of Toronto, and Gazetteer for the Counties of York and Peel, for 1866, under Township of Toronto, Ward no. 3, shows William Walterhouse, Senr. and John Walterhouse at Conc 1, Lot 13, and George Walterhouse and William Walterhouse, Jnr. at Conc 1 Lot 14.

William married Sarah Van Camp, probably in the United States, and had nine children, all of whom, except one, settled in the Cooksville area. Lewis Walterhouse, the son of William's son, Isaac, is recorded in his father's will, dated 14 April 1873, as a blacksmith. Edway Walterhouse, the son of William's son, John, was the proprietor of the hotel, the Revere House, which stood for many years at the north-west corner of Hurontario and Dundas Streets. After the Revere House ceased operation as a hotel it became the home of Ward's Drug Store and other stores. It was eventually demolished in the 1960s and the area is now the Cooksville Parkette.

CONCESSION 1, LOTS 13 AND 14, WAS WALTERHOUSE LAND, In the 1800s, WILLIAM, GEORGE, ASA, LEWIS AND JOHN WALTERHOUSE OWNED WHAT WOULD BECOME MISSISSAUGA VALLEY.





TOWNSHIP OF TORONTO LAND RECORDS Con 1 Lot 14 NDS.

TOWNSHIP OF TORONTO							
Lot No. 14		In the FIRST		Concession		N.D.S.	
No. of Instrument	Instrument	Its Date	Date of Registration	GRANTOR	GRANTEE	Consideration or Amount of Mortgage	REMARKS
15530	Will 18	Apr 1865	7 May 1867	William Walterhouse Sr.			Pt. N <sup>W</sup> 50 ac. and O.L.
56	1 Jun 1868	16 Jun 1868	Joseph Silverthorn et al	J. R. Cartwright (Trustee)	2550.		SW <sup>1/4</sup> 50 ac.
239	B.S.	13 Jan 1865	13 Mar 1869	Josiah Walterhouse	George Walterhouse	\$1000.00	Pt. N <sup>W</sup> and O.L.
413	B.S.	13 Dec 1869	16 Dec 1869	John Price	Robert Goulding	300.00	Part
TOR-12	Plan	7 Feb 1869	5 Jan 1870	Plan of Village Lots	by H. P. Savigny		Part and O.L.
540	Release	24 Feb 1864	20 May 1870	Louisa Silverthorn	Joseph Silverthorn	750.00	SE pt. 50
541	B.S.	17 May 1870	20 May 1870	Joseph Silverthorn et ux	Ada Walterhouse	1800.00	SE pt. 50.
587	Foreclosure	22 Aug 1870	23 Aug 1870	Robert M. Gardiner	John Hector		SW <sup>1/4</sup> 50 ac.
614	B.S.	29 Jun 1864	7 Oct 1870	Wm. Walterhouse	Geo. Walterhouse	1.00	Pt. N <sup>W</sup> and O.L.
615	B.S.	4 Oct 1870	7 Oct 1870	George Walterhouse	Patrick Kane	1000.00	Pt. N <sup>W</sup> and O.L.
715	B.S.	28 Jun 1871	6 Jul 1871	Robert Goulding et ux	Elizabeth Brooks	425.00	Pt. S <sup>1/4</sup> 1 acre.
1018	B.S.	15 Sep 1870	24 Aug 1872	David Wright	Francis Bersotti	500.00	Pt. S <sup>1/4</sup> 1 acre and O.L.
1019	Q.C.	15 Sep 1870	24 Aug 1872	Joseph Silverthorn et ux	Francis Bersotti	1.00	Pt. S <sup>1/4</sup> 1 acre
1437	B.S.	20 Apr 1874	30 Apr 1874	Timothy Walterhouse	Lewis Walterhouse	100.00	Part. 40
1701	Agree't.	5 Jul 1875	15 Jul 1875	Asa Walterhouse	Credit Valley R. R.	75.50	1.75 acres.
1702		5 Jul 1875	15 Jul 1875	Asa Walterhouse	Credit Valley R. R.	172.50	1.75 ac. Pt. E <sup>1/2</sup> S <sup>1/4</sup>
1933		Apr 1875	20 May 1876	J. R. Cartwright et ux	R. M. Gardiner	484.00	SW <sup>1/4</sup> 50 acres.
2144	B.S.	24 Jan 1876	15 Mar 1877	Charlotte Harris	Josiah Harris	1000.00	Part & O.L.
2174	Deed	28 Feb 1877	9 Apr 1877	George Walterhouse	Patrick Kane	1.00	Pt. N <sup>W</sup> and O.L. Confirmation Deed
2494	B.S.	16 May 1878	19 Jun 1878	Robert M. Gardiner et ux	John Walterhouse	1800.00	SW <sup>1/4</sup> 50 ac. except 3 ac.
2524		17 May 1878	27 Sep 1878	John Walterhouse et ux	Robert M. Gardiner	1700.00	SW <sup>1/4</sup> except 3 ac.
2806		3 Sep 1851	8 Aug 1879	James Mitchell	Jos. Silverthorn Sr.	2137 10/	SE <sup>1/4</sup> except Lot B
2807		17 May 1870	8 Aug 1879	Jos. Silverthorn	Asa Walterhouse	\$1.00	SE <sup>1/4</sup> except Lot B
2808		7 Aug 1879	8 Aug 1879	Asa Walterhouse	A. W. Aikins	1.00	SE <sup>1/4</sup> except Lot B
2809	B.S.	7 Aug 1879	8 Aug 1879	Asa Walterhouse	A. W. Aikins	1700.00	SE <sup>1/4</sup> except Lot B
2835	B.S.	18 Aug 1879	25 Sep 1879	John Walterhouse et ux	Andrew W. Aikins	1700.00	SW <sup>1/4</sup> except 3 ac.
3132		27 Oct 1879	21 Feb 1880	R. M. Gardiner	A. W. Aikins	1040.00	SW <sup>1/4</sup> Fifty Acres.
3298	B.S.	26 Feb 1881	3 Mar 1881	A. W. Aikins	George Stephen et al	300.00	Pt. SW <sup>1/4</sup> 1 47/100 ac.
3461	B.S.	19 Oct 1881	3 Nov 1881	George Stephen et al	Credit Valley R.R.	1.00	1 47/100 acres.
5218	B.S.	7 Nov 1886	9 Dec 1886	Catharine Morley et al	Emma C. Morley et al	1.00	Pt. S <sup>1/4</sup> 1 acre. Lot 4 Village P
5623	B.S.	2 Mar 1886	23 Mar 1886	Melinda Cochrane et al	Lewis Walterhouse	1000.00	Pt. N <sup>W</sup> 1/2
5750	Q.C.	9 May 1884	24 Jul 1886	Lafayette Walterhouse	Lewis Walterhouse	100.00	Pt. N <sup>W</sup> 40 acres
5751	Q.C.	30 Sep 1882	24 Jul 1886	Elizabeth Charlton et al	Lewis Walterhouse	100.00	Pt. N <sup>W</sup> 40 acres
5774	Agree't.	1 Sep 1886	4 Sep 1886	Emma C. Morley	A. W. Aikins	500.00	1 acre
6033	B.S.	1 Sep 1886	18 Mar 1887	Emma C. Morley	Andrew W. Aikins	500.00	1 acre
6409	B.S.	20 Feb 1888	10 Mar 1888	Patrick Kane	Henry Patchett	3200.00	Pt. N <sup>W</sup>
6491	B.S.	16 May 1888	17 May 1888	Henry Patchett et ux	Samuel Moore	3400.00	Pt. N <sup>W</sup>
8441	B.S.	4 Apr 1894	10 Apr 1894	Samuel Moore	Josiah Harris	3400.00	Pt. N <sup>W</sup> 40. & O.L.
10762	Cauti	26 Mar 1902	1 Apr 1902	Malcolm S. Mercer Extr. A. W. Aikins Estate	S. W. Aikins Estate		May be necessary to sell. S <sup>1/2</sup> except 5 acres.
10847	B.S.	1 Feb 1902	10 Jul 1902	Malcolm S. Mercer Extr. A. W. Aikins Estate	James Stephens, Walter N. Stephens, Edgar T. Stephens & Arthur B. Stephens	6300.00	S <sup>1/2</sup> except certain portions sold off. & O.L.

West part of  
700-tree  
apple orchard



# How Dundas & Hurontario Looked Back in the Day

by Khaled Iwamura on February 12, 2015  
in History

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Cooksville became a hub of commercial activity in early Toronto Township (now the City of Mississauga), as it was centered on the intersection of two important early roads, Dundas Street and Hurontario Street (locally known as Centre Road).

The village of Cooksville was originally known as "Harrisville", named after its first settler Daniel Harris, who arrived in 1808. Jacob Cook arrived in 1819. By 1820 Cook was awarded a contract to carry mail between York and Niagara and was operating a stagecoach service throughout much of Upper Canada. He was awarded a tavern licence in 1829, and promptly built an inn.

The village was renamed "Cooksville" in 1836. Over time the four corners of Cooksville were home to the Cooksville House Hotel (built 1852, demolished 1954), the Revere House (Ward's drugstore and general store, built circa 1830, demolished circa 1965) and the McClelland-Copeland General Store (built 1852, Cooksville's oldest surviving building).

## From Heritage Mississauga.

### The Cooksville Fire of 1852:

In all, 35 houses and businesses were lost, most of them with no insurance. The sawmill was saved although the dam was lost. Oddly, according to some reports, one of the buildings to survive was the **Walter House**, located nearby the blacksmith shop. The Walter House would later become the Revere House.



Miles Lane apple orchard 1955 (left) and May 26, 2016

**Update: May 30, 2016**

On a negative note, a distressing number of dead or dying trees stand dark against the vibrant green of those living. An entire stretch of barren trees extends north of the Miles Lane apple trees east across the Cooksville Creek.

Two City-planted trees between the Miles Lane apple trees and Central Parkway are also dead. Many of the trees lining the west side of Arista Way are either dead or barely able to sprout leaves. Many bear injuries from the 2013 ice storm.

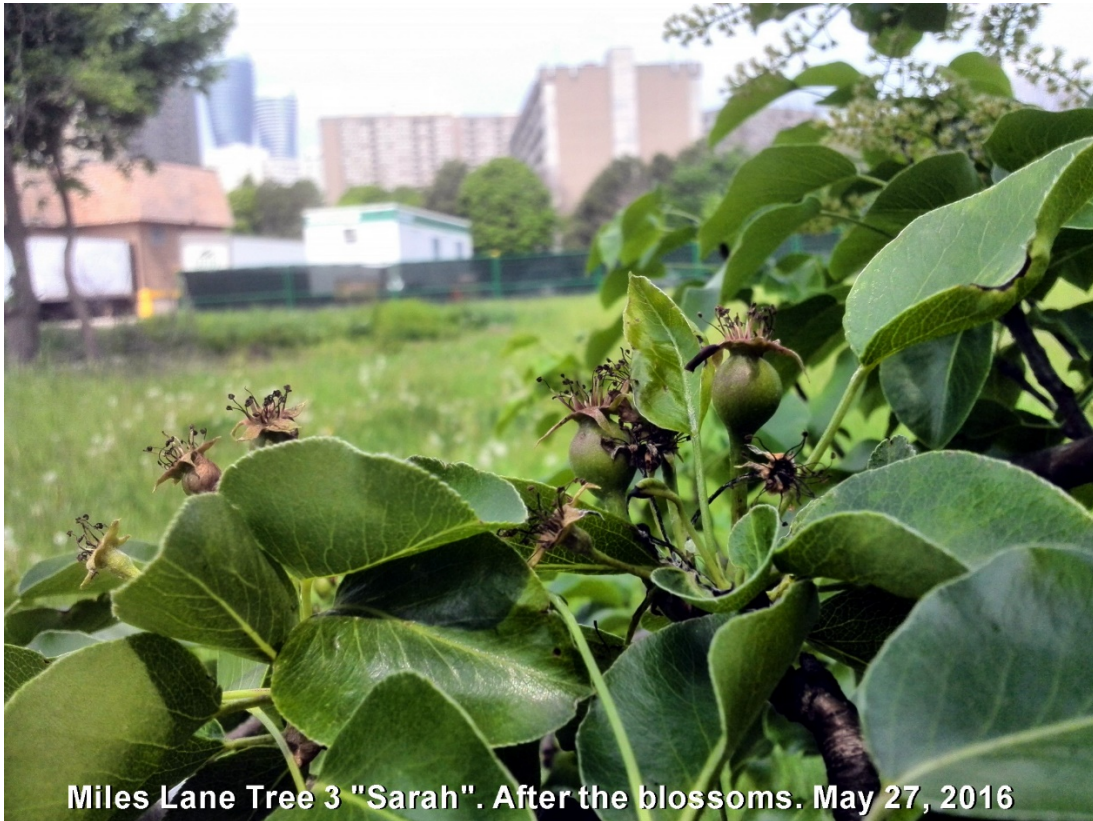


The sobering number of dead or barren trees throughout Mississauga Valley reaffirms the survival wonder of the Miles Lane apple trees. How many bitter winters and ice storms have they experienced?

And their story gets better.



In 2016, four of the five trees are confirmed producing apples.



I won't as yet call the small green bulge emerging from these fading blossoms (below), a tiny apple. But I'm quite optimistic that even old, vulnerable Walterhouse will bear fruit this season.

If so, then Walterhouse –the oldest, will make five.





Significant Tree nomination submitted: May 30, 2016  
Ursula Bennett, Miles Lane, Cooksville, Ontario 1953-1956.



**Miles Lane, Cooksville. Us and cat. 1955 (future Central Parkway East)**