
Heritage Advisory Committee

Date

2019/03/05

Time

9:30 AM

Location

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

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
Lindsay Graves, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Matthew N. Wilkinson, Citizen Member

Contact

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-
1. **CALL TO ORDER**
 2. **APPROVAL OF AGENDA**
 3. **DECLARATION OF CONFLICT OF INTEREST**
 4. **MINUTES OF PREVIOUS MEETING**
 - 4.1. Heritage Advisory Committee Minutes - February 5, 2019
 5. **DEPUTATIONS**
 - 5.1. Paula Wubbenhorst, Heritage Planner, regarding an update to Phase 1 of the Culture Heritage Landscape Project
 6. **PUBLIC QUESTION PERIOD** - 15 Minute Limit (5 Minutes per Speaker)
Pursuant to Section 42 of the Council Procedure By-law 0139-2013, as amended the Heritage Advisory Committee may grant permission to a member of the public to ask a question of the Committee with the following provisions:
 1. The question must pertain to a specific item on the current agenda and the speaker will state which item the question is related.
 2. A person asking a question shall limit any background explanation to two (2) statements, followed by the question.
 3. The total speaking time shall be five (5) minutes maximum per speaker.
 7. **MATTERS TO BE CONSIDERED**
 - 7.1. Request to Demolish a Heritage Listed Property: 26 Ann Street (Ward 1)
 - 7.2. Request to Demolish Heritage Listed Properties: 869 Sangster Avenue (Ward 2)
 8. **INFORMATION ITEMS**
 - 8.1. New Heritage Designation Plaque Design
 - 8.2. New Construction Adjacent to a Listed Property: 3650 Eglinton Avenue West (Ward 8)
 9. **OTHER BUSINESS**
 10. **DATE OF NEXT MEETING** – April 2, 2019
 11. **ADJOURNMENT**

City of Mississauga Minutes



Heritage Advisory Committee

Date

2019/02/05

Time

9:31 AM

Location

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

Members Present

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
Lindsay Graves, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Matthew N. Wilkinson, Citizen Member

Staff Present

Michael Tunney, Manager, Culture and Heritage Planning (Departed at 9:45 AM)
John Dunlop, Supervisor, Heritage Planning
Paula Wubbenhorst, Heritage Planner, Culture Division
Brooke Herczeg, Heritage Analyst, Heritage Planning
Megan Piercey, Legislative Coordinator, Legislative Services

Find it online

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

1. CALL TO ORDER – 9:31 AM

2. APPROVAL OF AGENDA

The Chair noted a request from Councillor Parrish, that Malton's AVRO Arrow Replica Project be added to the agenda under other business.

Amended/Approved (Councillor Parrish)

3. DECLARATION OF CONFLICT OF INTEREST

Rick Mateljan, Citizen Member, declared a conflict with Item 7.3.

4. MINUTES OF PREVIOUS MEETING

4.1. Heritage Advisory Committee Minutes - January 8, 2019

Approved (M. Wilkinson)

5. DEPUTATIONS - Nil

6. PUBLIC QUESTION PERIOD - Nil

No members of the public requested to speak.

7. MATTERS CONSIDERED

7.1. Request to Demolish a Heritage Listed Property: 70 Queen Street South (Ward 11)

Matthew Wilkinson, Citizen Member, expressed concerns regarding the proposed replication structure not fitting into the streetscape of downtown Streetsville and that this application might set a precedent for other applications moving forward.

Paula Wubbenhorst, Heritage Planner, noted that staff had met with the applicant and that the building does have proportions that are sympathetic to the character of the area and that staff will look into this concern further once they review the site plan application.

Members of the Committee noted that there were discrepancies between the Cultural Heritage Landscape of the Streetsville downtown core and the Streetsville design guide relating to the descriptions of the northern part of Streetsville as it pertains to residential vs. mixed use and commercial/residential character and directed staff to look into these policies.

RECOMMENDATION

HAC-0011-2019

That the property at 70 Queen Street South, 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 (M. Wilkinson)

7.2. Request to Alter a Heritage Designated Property: 31 Lakeshore Road East (Ward 1)

Robert Cutmore, Citizen Member, congratulated Centre City Capital Ltd. on their 2 recent Heritage Awards for Business Leadership and Architecture. Members of the Committee expressed their support for the project.

RECOMMENDATION

HAC-0012-2019

That the request to alter the property at 31 Lakeshore Road East and the concept sign plan (Appendix 1), be approved with the terms and conditions set out below, as per the Corporate Report from the Commissioner of Community Services dated January 15, 2018.

Approved (R. Cutmore)

At this point R. Mateljan left the meeting due to a conflict with Item 7.3.

7.3. Request to Demolish Heritage Listed Properties: 32 and 34 Queen Street South (Ward 11)

John Dunlop, Supervisor, Heritage Planning, noted that the buildings are near derelict and that the applicant plans to heavily involve staff as they proceed with their plans for the property. Councillor Carlson noted that the area is long overdue for rehabilitation and expressed support for the project.

RECOMMENDATION

HAC-0013-2019

That the properties at 32 and 34 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, as per the Corporate Report from the Commissioner of Community Services dated January 15, 2018.

Approved (Councillor Parrish)

R. Mateljan returned to the meeting.

7.4. Request to Demolish a Heritage Listed Property: 24 Ann Street (Ward 1)

Members of the Committee inquired about the ownership and plans for this property and adjacent properties in the area. Brooke Herczeg, Heritage Analyst, responded that 78 Park Street had already been approved for demolition at a previous Heritage Advisory Committee (HAC) Meeting and that 26 Ann Street will be coming to the upcoming March HAC meeting. Ms. Herczeg noted that these buildings are being bought by the same owner and that they are ideally going to propose a 22 storey structure.

RECOMMENDATION

HAC-0014-2019

That the property at 24 Ann Street, 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, as per the Corporate Report from the Commissioner of Community Services dated January 15, 2018.

Approved (R. Mateljan)

7.5. Heritage Planning 2018 Year in Review

Councillor Parrish directed staff to look into the following matters:

- the application of the 2018 Heritage Grants surplus to the Arts Reserve;
- the application of the fines collected under the OHA to General Operations;
- the creation of a Heritage Reserve, for use on maintenance of city-owned heritage properties; and
- the application of Heritage Grants surplus and the fines collected under the OHA to the Heritage Reserve

Members of the Committee engaged in discussion regarding the amount of the grants and their requirements and they directed staff to look into the following matters:

- an increase in the amount of each grant (currently capped at \$5,000 or \$10,000) to reflect increased costs resulting from inflation;
- the requirement for two quotes for any restoration work, and the requirements to require quotes specific to the heritage elements subject to applicability of the grants vs. any overall renovation, and
- The potential for using Heritage Grants to offset the cost of development applications.

Paula Wubbenhorst, Heritage Planner, noted that Andrew Douglas, Grants Coordinator, Community Services, will attend the March 5, 2019 meeting to provide more information regarding the grants program.

Councillor Carlson directed staff to look into the bigger projects they have and to bring them to a future Committee meeting in order to review the scope and worth of the projects.

John Dunlop, Supervisor, Heritage Planning, advised the Committee that on February 25, 2019 Heritage staff will be hosting their annual open house on the heritage grants program at the Library.

RECOMMENDATION

HAC-0015-2019

That the Corporate Report dated January 15, 2019 from the Commissioner of Community Services, entitled "Heritage Planning 2018 Year in Review," be received for information.

Approved (Councillor Parrish)

8. SUBCOMMITTEE UPDATES - Nil

9. INFORMATION ITEMS

(a) Robert Cutmore, Citizen Member, spoke to 411 Lakeshore Road East and advised the Committee that the owner likely wouldn't consider designating the property, as designating the property would make it difficult for him to sell. Rick Mateljan, Citizen Member, requested staff continue to investigate the possibility of designation and that rather than seeing the building demolished they could investigate options of moving the building. John Dunlop, Supervisor, Heritage Planning, responded that since the building is listed it can't be demolished without a heritage permit at this time. Mr. Dunlop noted that the property would have to come before the Committee to either be demolished or designated and that could be discussed at a future meeting.

(b) Mr. Cutmore noted that he was contacted by the Port Credit B.I.A. regarding the Edenshaw development on Park Street and noted that they have planned to put a fence on the property line with heritage images displayed on it. Mr. Cutmore also noted that Edenshaw plans to keep the existing Port Credit brick and use it to make a tribute at the refinery site. Mr. Cutmore and Councillor Carlson both expressed support for the project.

(c) Cameron McCuaig, Citizen Member, inquired about the timeline for the Adamson Estates project and advised staff that once the budget is secured for this project to update the Committee regarding the timeline. Mr. McCuaig also noted that at the November 13, 2018 HAC meeting staff was directed to bring a list of heritage buildings that require maintenance to a future meeting. Mr. McCuaig advised that he wanted a clearer timeline as to what season staff would get back to the Committee regarding this list.

10. OTHER BUSINESS

(a) Malton's AVRO Arrow Replica Project

Councillor Parrish provided the Committee with a verbal update and supporting documents with respect to Malton's AVRO Arrow Replica Project. Councillor Parrish provided a financial overview and spoke to the project timelines and the positive impact the project would have on the Malton Village in respect to attracting tourism and

business. Councillor Parrish advised that the project would benefit from one member of the Committee joining the project. Members of the Committee expressed their support for the project.

RECOMMENDATION

HAC-0016-2019

That the verbal update and supporting documents from Councillor Parrish, with respect to Malton's Avro Arrow Replica Project, be received for information.

Approved (Councillor Parrish)

(b) Councillor Parrish shared a children's book with the Committee and advised that the book could help simplify heritage and planning concepts for children.

11. DATE OF NEXT MEETING – March 5, 2019

12. ADJOURNMENT – 10:39 AM (R. Mateljan)

City of Mississauga Corporate Report



Date: 2019/02/19

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:
2019/03/05

Subject

Request to Demolish a Heritage Listed Property: 26 Ann Street (Ward 1)

Recommendation

That the property at 26 Ann Street, 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, as per the Corporate Report from the Commissioner of Community Services dated February 19, 2018.

Background

Section 27.3 of the Ontario Heritage Act states that an owner wishing to demolish a property that is listed on the City's Heritage Register but not designated under the Ontario Heritage Act must give 60 days' notice of their intention to demolish. The notice must be accompanied by a Heritage Impact Assessment (HIA) that meets the City's terms of reference. The purpose of this legislation is to allow time for Council to consider whether the property merits designation under the Ontario Heritage Act.

The owner of the subject property has submitted a heritage permit application to demolish the existing detached dwelling, which is listed on the City's Heritage Register. The property is listed because it is a rare example of a Colonial Revival – Spanish Pueblo within Port Credit. The HIA that supports the demolition application, by Megan Hobson, is attached as Appendix 1.

Comments

The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Heritage Impact Assessment compiled by Megan Hobson, attached as Appendix 1. The consultant has concluded that the subject property is not worthy of designation.

The subject property processes a simple plan and shares some characteristics of the Spanish Colonial Style. It was originally constructed as a meeting hall for the Loyal Orange Order No.

165 however due to the lack of documentation, gaining a greater understanding of the relationship this organization had with the community of Port Credit is limited.

The property was sold and utilized by faith groups including the Divine Peace Evangelical Lutheran Church the Unity Church of Mississauga, Faith Incorporated and was most recently converted into a private residence. The transfer of ownership has contributed to significant alterations and modifications leaving little original exterior and interior elements. Much of the property's contextual value has been lost due to 20th century re-development.

Staff concurs with the Megan Hobson's HIA report, the subject property does not merit heritage designation.

Financial Impact

There is no financial impact resulting from the recommendation in this report.

Conclusion

The owner of 26 Ann Street has applied to demolish the property. The property does not merit heritage designation when reviewed against the criteria for Ontario Regulation 9/06. The applicant's request to demolish should proceed through the applicable process.

Attachments

Appendix 1: Heritage Impact Assessment



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

Prepared by: Brooke Herczeg, Heritage Analyst

HERITAGE IMPACT ASSESSMENT



26 ANN STREET
PORT CREDIT, MISSISSAUGA

21 DEC 2018

MEGAN HOBSON

M.A. DIPL. HERITAGE CONSERVATION

Built Heritage Consultant

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	APPENDIX A: PHOTO-DOCUMENTATION	
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	APPENDIX C: LAND RECORDS (PROVIDED BY CHRIS APLIN)	
	APPENDIX D: HISTORIC MAPPING	

1.0 BACKGROUND & METHODOLOGY

This *Heritage Impact Assessment* report was prepared by built heritage consultant Megan Hobson for Edenshaw Developments Ltd. The purpose of this report is to determine the heritage value of 24 Ann Street and assess the impact of a proposed demolition of the existing dwelling located on the property. A *Heritage Impact Assessment* is required because this property is listed on the City of Mississauga's *Heritage Property Register* as a *non-Designated* property.

The subject property is part of a parcel of land that is being assembled by Edenshaw for the purpose of redevelopment. The development parcel includes three properties on the west side of Ann Street, directly across the street from a parking lot at the Port Credit GO Station. The three properties are: the subject property (26 Ann Street), 24 Ann Street and 78 Park Street East. A *Heritage Impact Assessment* for 78 Park Street East by Steven Burgess Architects was previously submitted to the City and reviewed by the Heritage Committee with no objection to demolition of the listed heritage building on that property.

This report was prepared in accordance with the City of Mississauga's *Terms of Reference for Heritage Impact Assessments (2014)*. A site visit was undertaken by Megan Hobson in October 2018 to assess and document the current condition of the property and its relationship to the surrounding neighbourhood. Historical research was carried out, including a title search to determine past ownership of the property, and relevant heritage planning policies were reviewed. Research assistance was provided by Kyle Neill, Senior Archivist at the Region of Peel Archives (PAMA).

2.0 LOCATION

The subject property is located on the west side of Ann Street between Park Street and Queen Street. It is close to the GO train track that runs parallel to Queen Street and there are commuter parking facilities nearby, including a surface parking lot on Ann Street, directly across the street from the subject property, and a 3-storey parking garage located behind the subject property.

This area has been heavily impacted by 20th century redevelopment. It is a neighbourhood in transition that includes older single-detached residential housing amidst 20th century high-rise apartments. This area has been identified in the *Official Plan* and the *Port Credit Local Area Plan* as a 'Community Node' area where further infill and intensification is desirable in close proximity to the Port Credit GO Station 'Mobility Hub'.



Location Map: 24 Ann Street

3.0 SITE DESCRIPTION

See Appendix A: PHOTO-DOCUMENTATION

See Appendix B: AS-FOUND DRAWINGS

The subject property is an urban lot that is approximately 560 square meters with a 17-metre frontage on Ann Street. It contains a 1.5 storey single-detached residential building. There is a paved driveway on the south side of the house and the front yard is landscaped. It is part of a streetscape on the west side of Ann Street that contains 1-1.5-storey single-detached housing and a small 3-storey apartment building. There is a 27-storey residential tower and a 3-storey above ground parking garage located behind the subject property.



26 Ann Street [Google Earth]

Exterior Elements

The building exterior has a modern spray-stucco finish that is painted grey with a stucco frame detail around door and window openings. The door and window openings appear to be original, but all of the doors and windows are modern replacements. The form and style of the building is very different from other buildings in this area and resembles a meeting hall rather than a dwelling. It has a rectangular plan with a flat roof and the raised parapet has a stepped profile. There is a raised stoop at the main entrance that has modern iron railings that are not original to the building. There are modern canvas canopies at the front and side entrance that are not original to the building.



26 Ann Street – Spanish Colonial style hall with a raised basement

Interior Elements

The interior has modern finishes throughout including drywall and laminate or tile flooring. The interior layout has been altered extensively with the addition of modern partition walls and a new staircase to the basement level. The only feature that may be original is an unused staircase at the back of the building that has a very plain wood railing and newel post.



Main floor



Basement



Back stairs

Landscape Elements

The front yard is landscaped with modern stonework and plantings. The grade at the front is slightly higher than the sidewalk and there are raised beds along the front and south side of the building with modern plantings. The rear yard is flat and featureless and contains a lawn. There is no garage and vehicles are parked on the paved driveway on the south side of the house.



Raised planting beds along the front and south side of the building are not original.

4.0 HERITAGE STATUS

The subject property is currently listed on the *Municipal Heritage Register* as a *non-Designated* property. According to the City's online Property Information, the property is listed for 'architectural' reasons as an example of a 'Colonial Revival – Spanish Pueblo' style building built in 1930. The building style is a variant of the Spanish

Colonial Revival Style popular in the 1920s and 30s, known as Mission or Pueblo Style, because it employs simple forms with a stepped roofline and stucco emulating adobe brick

The listing identifies it as the 'Unity Church of Mississauga'. The construction materials are identified as stucco over cinder block. The photos included on the inventory show features that have since been removed or altered including the following:

- the 2 over 2 wood windows have been replaced with fixed single-pane vinyl clad window units
- the solid wood front door with separate glazed sidelights has been replaced with a modern single-unit entry with a glazed door and integrated sidelights
- the window shutters on the main elevation have been removed
- the wood railings at the front and side entrance have been replaced with iron railings and canvas canopies have been installed at both entrances
- small conifers and hedging in front of the building have been removed and new landscaping, including raised beds across the
- a paved driveway on the north side of the building has been removed
- the exterior stucco has been sprayed with a grey spray stucco and a raised frame detail has been added around the window and door openings
- new flashing in a contrasting colour has been installed on top of the parapet



Heritage Inventory photos, City of Mississauga Property Information

5.0 HISTORICAL CONTEXT

See Appendix C: Land Records

See Appendix D: Historic Mapping

Historically, the subject property is associated with the 20th century subdivision of Lot 3 following the death of Timothy Conner/O'Connor in 1898. (See separate *Heritage Impact Assessment for 24 Ann Street* for more information about Timothy Conner/O'Connor). In 1905, Margaret M. Robinson purchased all of Lot 3 from Timothy Conner/O'Connor's widow Catherine. The lot was subsequently divided into 6 lots that were developed at different times, resulting in a varied streetscape.



78 Park Street
c. 1860s



22 Ann Street
c. 1970s



21 Ann Street
c. 1860s



26 Ann Street
c. 1930s



28 Ann Street
c. 1930s



30 Ann Street
c. 1930s

Lot 3 – 2 extant 19th century dwellings and later 20th century infill

In 1948, the portion that corresponds to the subject property was sold to 'Loyal Orange Lodge No. 165' (later referred to as No. 163 in the abstract, perhaps a typo?). Four years later, in 1952, ownership of the property was transferred to the 'Anne Street Hall Corporation', either a trust set up by the Orangeman or perhaps a separate entity. In 1984 the property was sold to the 'Divine Peace Evangelical Lutheran Church'. Two years later, in 1986 it was transferred to Elisa De Sante in Trust, perhaps a member of the Lutheran congregation. In 1990 it was sold to the Unity Church of Mississauga. In 1999 it was transferred to 'Faith Incorporated'. In 2006 it was purchased by the current owner and converted to a private residence.

The ownership of the subject property is listed below:

- 1948-52 Loyal Order Lodge No. 165 (or 163?)
- 1952-84 Anne Street Hall Corporation
- 1984-86 Divine Peace Evangelical Lutheran Church
- 1990-99 Unity Church of Mississauga
- 1999-06 Faith Incorporated
- 2006-present Current owner

The date of construction included on the inventory sheet is 1930. The source for this is not provided but it is consistent with the original materials (ie; cinder-block, stucco and wood sash) and style of the building (ie; Spanish Pueblo, popular c. 1910s-40s). The building does not appear on the 1928 Fire Insurance Map but does appear on the 1952 Fire Insurance Plan. This is consistent with a construction date of 1930.

Although Land Records indicate that the title of the property was not transferred to the Orange Order until 1948, it is possible that they constructed a lodge on this site prior to 1948 with permission of the owner. The registration in 1948 may be associated with the transfer of the property in 1952 to the 'Anne Street Hall Corporation'.

There was an earlier Orange Hall in Port Credit that was built before 1875 and was located on Lakeshore Road, opposite the Rifle Range. This building was moved to Stavebank Road in 1875. When St. Andrew's Presbyterian Church was constructed on this site in 1927, the old Orange Hall was moved again to a site behind the old Fire Hall in Port Credit. The Old Hall was used as a Municipal building and then as a public library.



Left: The New Orange Hall. 26 Ann Street - constructed on the subject property c. 1930 and later repurposed as a Lutheran church in the 1980s and a Unitarian Church in the 1990s.



Right: The Old Orange Hall, originally on Lakeshore Road that was repurposed as Port Credit's Municipal Building in the 1870s and the Public Library in the 1920s (demolished)

A research request for information about the Loyal Orange Order was made to the Peel Regional Archives and Heritage Mississauga but did not yield any further information about the Loyal Orange Lodge in Port Credit. Due to the privacy and secrecy associated with this type of fraternal order, Lodge records are not typically turned over to public collections.

There is a large Orange Lodge in Streetsville that is a *Part IV Designated* heritage building. The 2-storey brick hall in Streetsville was built by Orange Lodge No. 290 in 1855 and is representative of a meeting hall constructed during the height of the organization's membership and influence in Peel County. In comparison, the modest hall constructed on the subject property is more indicative of the modest means of the Port Credit branch and the decline of the organization's membership and influence in Peel County in the 20th century.



Left: Orange Parade, Streetsville, July 1912



Right: Orange Lodge No 290, Streetsville – a prominent building on the main commercial street in the historic core

The Orange Order (or the Loyal Orange Institution) is a Protestant fraternal order that was founded in Northern Ireland in 1795. It takes its name from the Dutch-born Prince William of Orange-Nassau, called William of Orange, who became King William III of England, Ireland and Scotland in 1689. Its members are referred to as Orangemen.

Irish-born Protestant immigrants and soldiers transplanted the Orange Order to British North America in the early 19th century. The Orange Order in Canada was primarily dominated by Irish Protestants but included English, Scottish, German and First Nations members, as well as some United Empire Loyalists. In Canada, the Order was strongest in Ontario, New Brunswick and Newfoundland. It reached its peak in 1920 when there were about 100,000 members in 2,000 lodges throughout Canada and the British colony of Newfoundland.

Lodges were places for social activities and the Orange Order provided financial assistance to members during times of illness or unemployment, and, upon a member's death, the Order often alleviated the financial burden on widows and orphans by covering funeral costs and defraying burial fees. The Orange Order held regular meetings and held an annual parade on or around the 12th of July. A hall or 'lodge' was built to serve as a meeting place. Land and money for the Lodge was donated or raised by members. There was no standard design for halls, but in Ontario they tended to be fairly plain structures, 1 or 2-storey in height with a rectangular plan and windows on all sides to provide natural light to the hall interior.

In the 20th century Orangemen promoted temperance, morality and self-improvement and hosted social activities to promote these values. Since the 1960s, the Order declined greatly in popularity and influence due to a number of factors including a decline in the British connection, the rise of the welfare state that led to a declining need for fraternal societies, ethnic diversity, secularization and alternative means to spend one's free time. As a result many Lodges became inactive and property and buildings owned by the Lodge were sold. Membership in Canada today is estimated around 5,000-6,000 people scattered throughout a few hundred lodges.

After 1984, the subject building was used by three different religious groups; the Divine Peace Evangelical Lutheran Church from 1986-9, Unity Church Mississauga from 1990-99, and Faith Incorporated from 1999-2006. During this period, minor changes were made but in general the building and grounds were not well maintained.

The current owner has improved the building and grounds. These improvements resulted in the removal and alteration of original elements.

c. 1980



c. 1990



2018



26 Ann Street – alterations include application of a modern spray-stucco to the entire exterior, replacement of all of the original windows, changes to the front door, changes to the front entrance stairs, installation of canopies, and changes to the landscape.

6.0 HERITAGE VALUE

In terms of its architectural character, the subject building contrasts with other buildings in this area. Although Orange Halls were not built to standardized designs, they typically had a distinctive architectural character. The Spanish Colonial Style is not common in Ontario. This style worked well for a simple and economical hall building and gave it a distinctive character that appealed to Lodge members who wanted to show their ideological/political independence. The subject building is a very simplified and reduced example of this style since it does not have a tiled roof or exposed rafter ends and has a simple rectangular plan. Therefore, the subject building does not have significant architectural value as an example of Spanish Colonial architecture.

In terms of its original use, the subject building contrasts with other buildings in this area. It was originally constructed as a meeting hall for Loyal Orange Order No. 165. This was the meeting place for the local Port Credit chapter of a fraternal organization that had Lodges in communities across Canada. In this context, the Port Credit lodge is a very modest structure that is indicative of the small membership and limited means of the Port Credit chapter as well as the general decline in membership and influence of the Orange Order that occurred in the 20th century. This was a small private organization that did not have a significant impact on the community. Therefore this building does not have significant historical or associative value to the community.

The three religious groups associated with the subject dwelling between 1984 and 2006, do not have strong connections with this building because their ownership was fairly brief and the subject building does not reflect those groups.

6.1 EVALUATION ACCORDING TO ONT. REG. O9/06

24 Ann Street, Port Credit (MISSISSAUGA), ONTARIO		
Criteria to Determine Cultural heritage value or interest	Assessment (Yes/No)	Rationale
1. Design or physical value:		
a) Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	NO	<i>It is a modified example of a c. 1930 Orange Hall that has some characteristics associated with a 20th century Colonial Revival Style called 'Spanish Mission or Pueblo'.</i>
b) Displays a high degree of craftsmanship or artistic merit	NO	<i>It is one-storey cinder-block building built c. 1930 that has been significantly modified and aside from its general outline and exterior walls, does not have any of its original exterior and interior finishes or features.</i>
c) Demonstrates a high degree of technical or scientific achievement	NO	<i>It is a small one-storey cinder-block building with a flat roof and a stucco exterior.</i>
2. Historical or associative value:		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	NO	<i>It is primarily associated with a fraternal organization called Loyal Orange Lodge No. 165 that no longer exists. Loyal Orange Lodge No. 165 had a small membership and did not have a significant impact on the community of Port Hope. The historical and associative value of the Orange Order in this area is commemorated elsewhere in the City of Mississauga, specifically by Orange Lodge in Streetsville (47 Queen St South) that is Designated under Part IV of the Ontario Heritage Act.</i> <i>It was briefly associated with 3 faith groups in the community; the Divine Peace Evangelical Lutheran Church from 1986-90, Unity Church Mississauga from 1990-99 and Faith Incorporated from 1999-2006. These associations are limited because these groups did not make significant changes to the building associated with their short tenure there.</i>
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	NO	<i>Due to the lack of documentation available about Loyal Orange Lodge No. 165, this property has limited potential to contribute to an understanding of the community of Port Credit.</i>
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	<i>This building has been significantly modified on the exterior and interior and the original designer/builder is unknown. There is no evidence to suggest that was designed by an architect.</i>
3. Contextual value:		
a) Is important in defining, maintaining, or supporting the character of an area	NO	<i>This is an area in transition. Contextual associations have been lost.</i>
b) Is physically, functionally, visually, or historically linked to its surroundings	NO	<i>This is an area that has been heavily impacted by 20th century re-development. Historic links have been lost.</i>
c) Is a landmark	NO	<i>This is a modest one-storey hall converted to residential use. It is not a landmark.</i>

7.0 PROPOSED DEVELOPMENT

The applicant plans to demolish the subject property and two adjacent properties on the west side of Ann Street. The three properties are: 26 Ann Street (the subject property), 24 Ann Street (to the south) and 78 Park Street (to the south). A proposal for the site has not yet been prepared. The site has been identified as Special Site 12 in the Port Credit Local Area Plan and high-density development to support the Port Credit Mobility Hub is expected here. A maximum building height of 22-storeys is permitted here. There is an existing 27-floor apartment building behind the subject property. Given the current planning policies for this area, and the fact that there is a tall building on this block already, higher density and height seem appropriate for this location.

8.0 IMPACT ON HERITAGE VALUE

Based on an *Evaluation according to Ontario Regulation 09/06*, this property does not have significant heritage value and does not meet criteria for Designation under the *Ontario Heritage Act*. Therefore, potential heritage impacts resulting from demolition are negligible.

9.0 CONSERVATION STRATEGY

Given that this property does not have significant heritage value and does not meet criteria for Designation, a conservation strategy is not warranted. Research and documentation contained in this report are adequate mitigation. No further mitigation is required.

10.0 CONCLUSIONS & RECOMMENDATIONS

The subject property contains a heavily modified one-storey cinderblock hall that was built c. 1930 as a meeting hall for Loyal Orange Lodge 265 in a vernacular Spanish pueblo style. It does not meet any of the criteria for Designation under the *Ontario Heritage Act*. It is located in an area that has limited historical or contextual value due to major impacts in the 20th century as a result of suburbanization. This is an area in transition where greater density is required to support the Port Credit Mobility Hub. It is therefore recommended that this property be removed from the Heritage Register so that a demolition permit can be issued.

11.0 QUALIFICATIONS OF THE AUTHOR

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 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art and architectural 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*.

12.0 SOURCES

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<https://www.thecanadianencyclopedia.ca/en/article/orange-order>

APPENDIX A: PHOTO-DOCUMENTATION

CONTEXT



Figure 1: 26 Ann Street – CONTEXT – part of residential streetscape comprised of 1.5-2-storey single detached houses & a 3-storey walk-up apartment – backs onto a property containing a 27-storey tower



Figure 2: 26 Ann Street – CONTEXT – directly opposite the Port Credit GO Transit parking lot



Figure 3: 26 Ann Street – CONTEXT – view looking north on Ann Street toward the rail line with GO Train waiting on the track



Figure 4: 26 Ann Street – CONTEXT – view looking north on Ann Street



Figure 5: 26 Ann Street – CONTEXT – adjacent residential properties to the north



Figure 6: 26 Ann Street – CONTEXT – adjacent residential properties to the south

EXTERIOR



Figure 7: 26 Ann Street – EXTERIOR – Front elevation facing Ann Street



Figure 8: 26 Ann Street – EXTERIOR – Paved driveway (south side)



Figure 9: 26 Ann Street – EXTERIOR – Stairs to front entrance



Figure 10: 26 Ann Street – EXTERIOR – Stairs to side entrance



Figure 11: 26 Ann Street – EXTERIOR – Wood fencing along north side



Figure 12: 26 Ann Street – EXTERIOR – Side yard (north side)



Figure 13: 26 Ann Street – EXTERIOR – Back yard

INTERIOR



Figure 14: 26 Ann Street – INTERIOR – Front entrance



Figure 15: 26 Ann Street – INTERIOR – Side entrance



Figure 16: 26 Ann Street – INTERIOR – Office 1

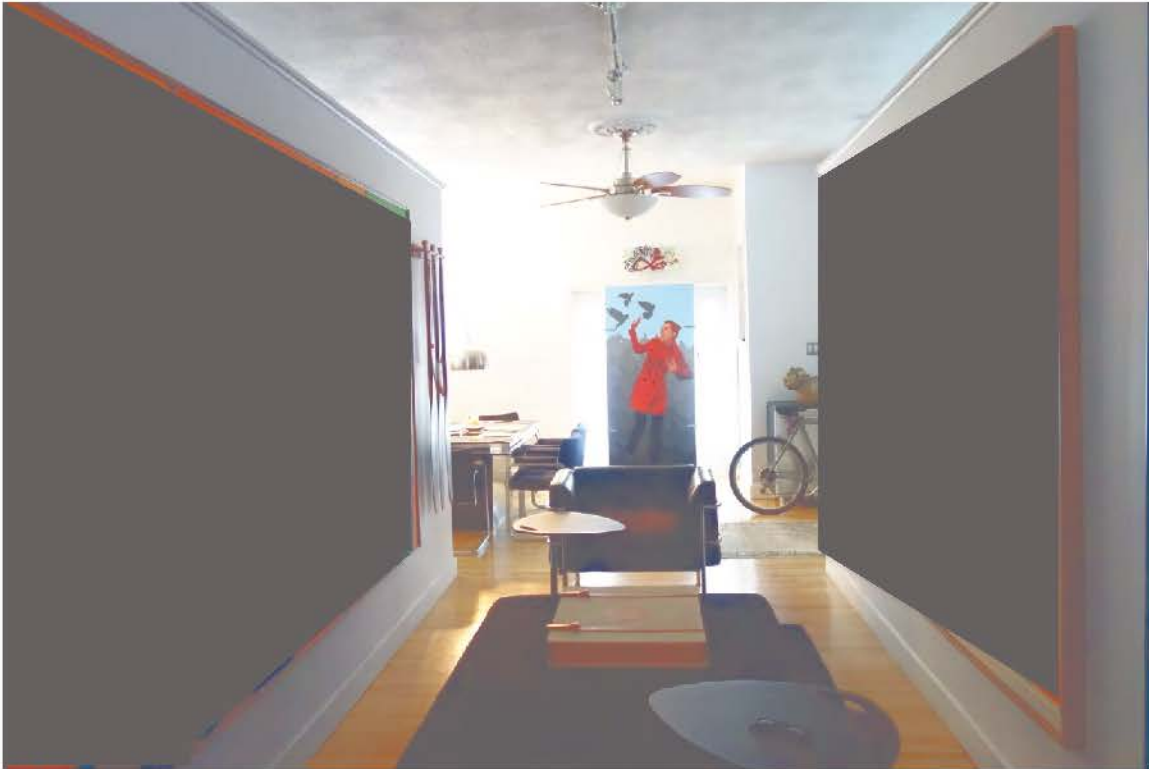


Figure 17: 26 Ann Street – INTERIOR – Gallery

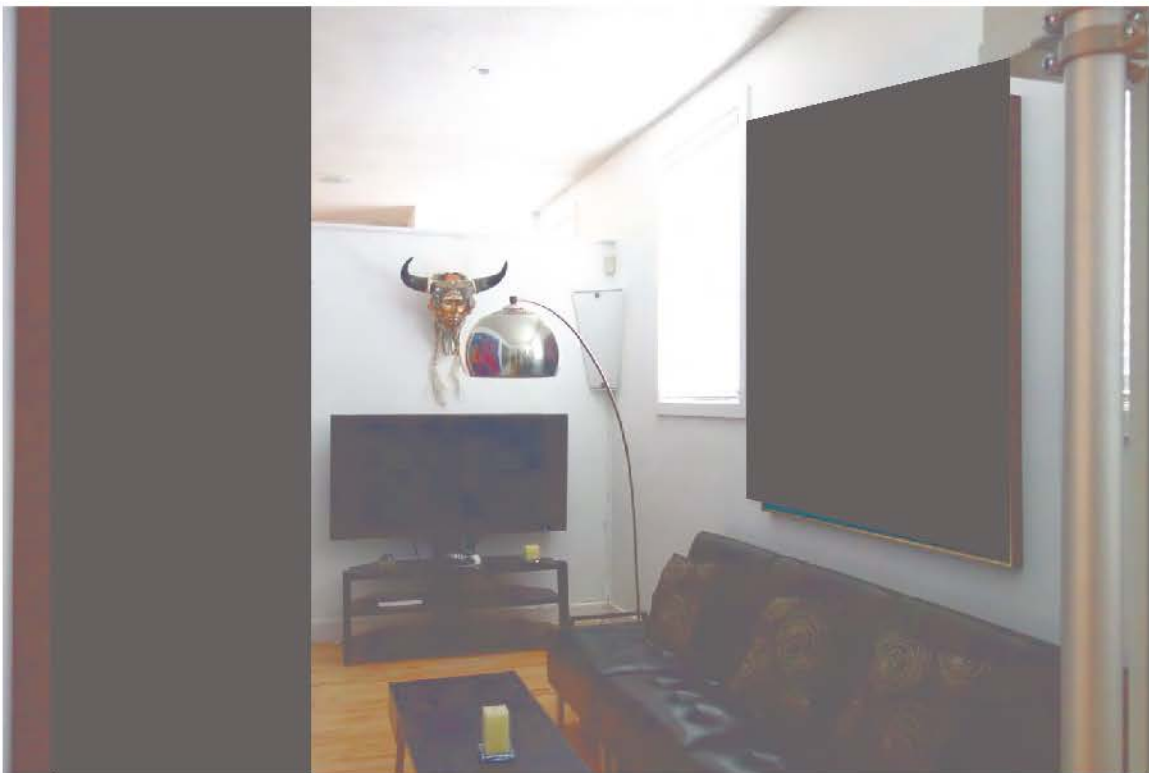


Figure 18: 26 Ann Street – INTERIOR – Office 2



Figure 19: 26 Ann Street – INTERIOR – Office 2



Figure 20: 26 Ann Street – INTERIOR – Office 3

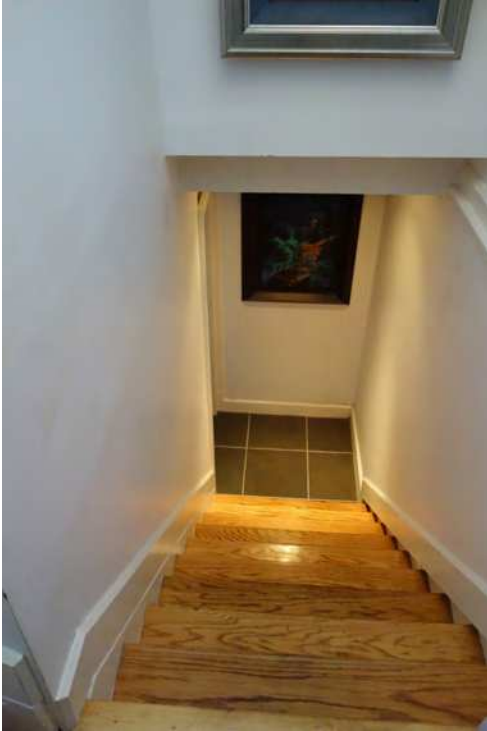


Figure 21: 26 Ann Street – INTERIOR – Stairs to basement



Figure 22: 26 Ann Street – INTERIOR – BASEMENT – exercise room (left) and bathroom (right)



Figure 23: 26 Ann Street – INTERIOR – BASEMENT – Recreation room

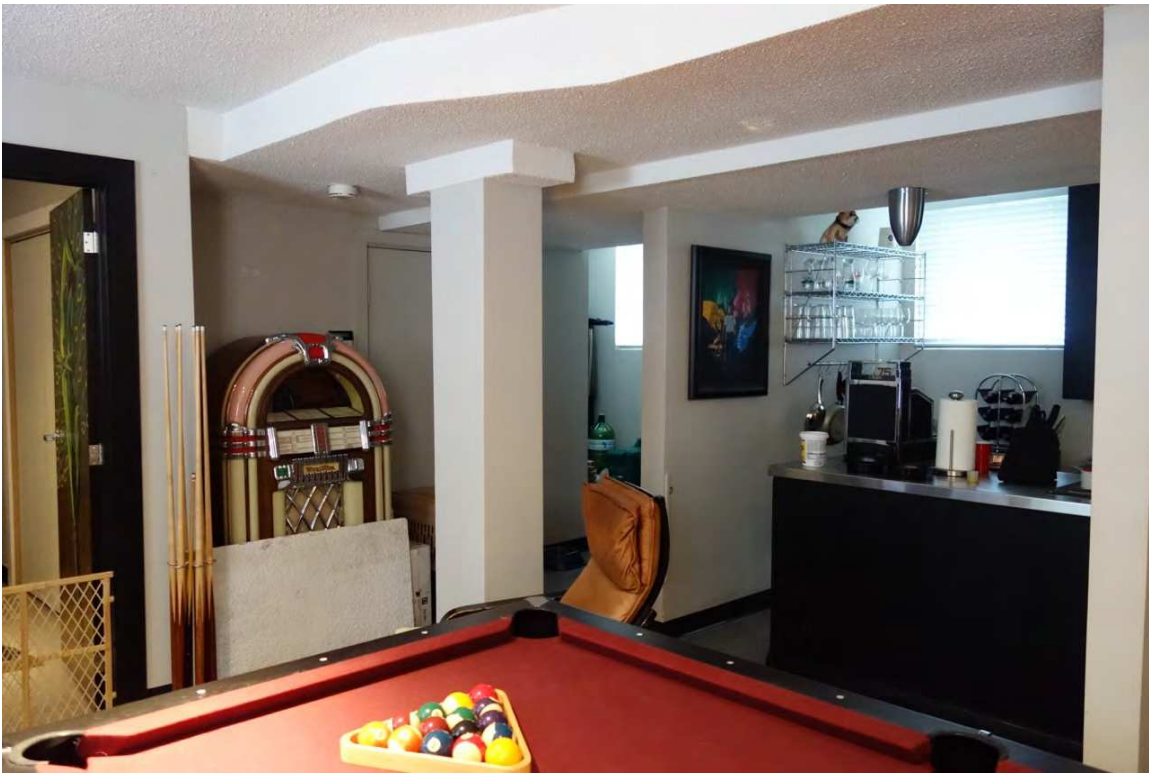


Figure 24: 26 Ann Street – INTERIOR – BASEMENT – Recreation room



Figure 25: 26 Ann Street – INTERIOR – BASEMENT – Kitchen



Figure 26: 26 Ann Street – INTERIOR – BASEMENT – Bedroom



Figure 27: 26 Ann Street – INTERIOR – BASEMENT – Back hallway

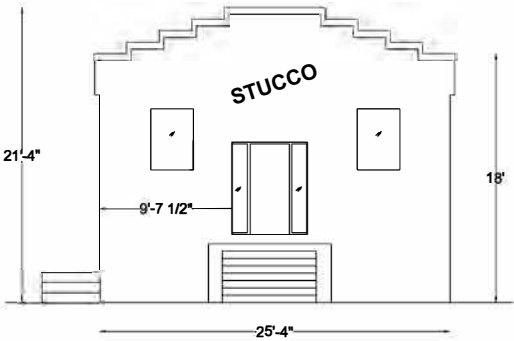


Figure 28: 26 Ann Street – INTERIOR – BASEMENT – Back hallway

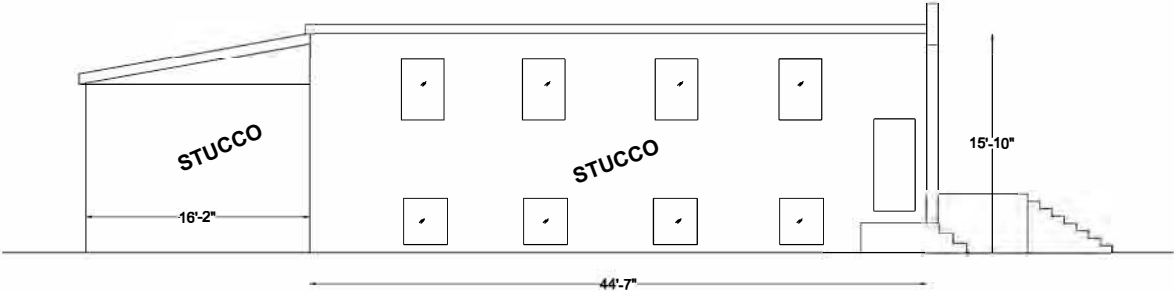


Figure 29: 26 Ann Street – INTERIOR – BASEMENT – Back stairwell

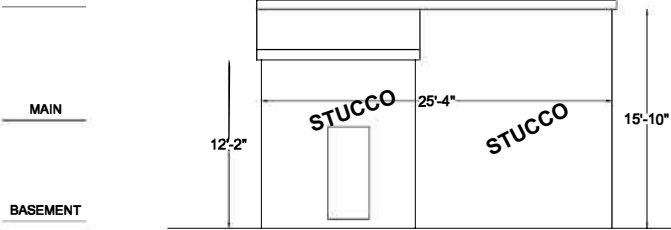
26 ANN STREET
PORT CREDIT, ONTARIO



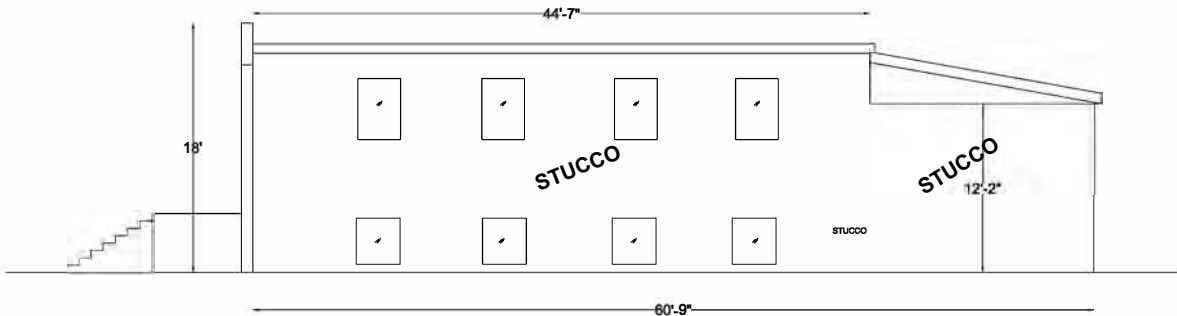
EAST ELEATION (FRONT)



SOUTH ELEVATION (SIDE)



WEST ELEVATION (REAR)

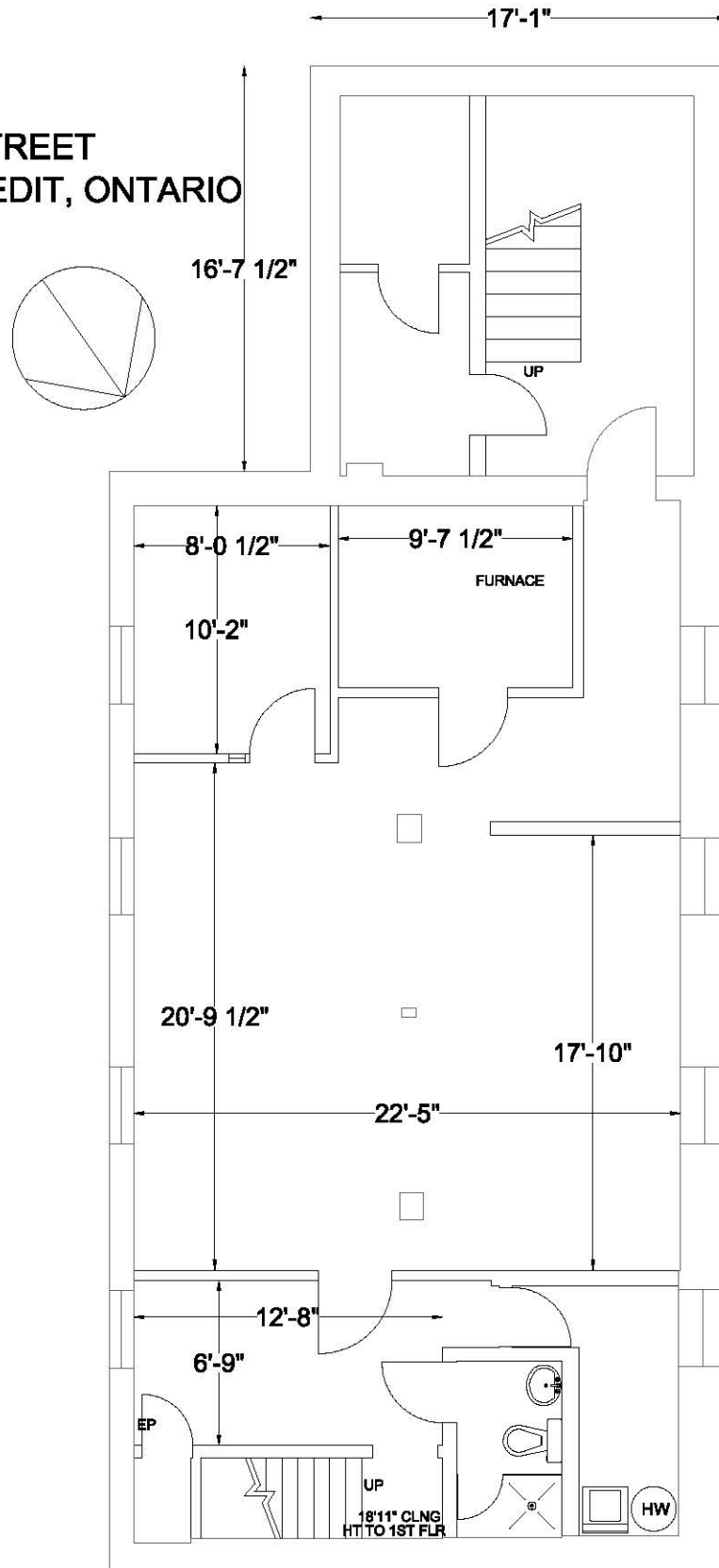


NORTH ELEVATION (SIDE)

MAIN
BASEMENT
SECTION

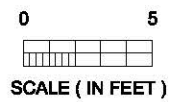


26 ANN STREET
PORT CREDIT, ONTARIO



BASEMENT

1,423 SF



APPENDIX C: LAND RECORDS

ADDRESS: 26 Ann Street, Mississauga

LEGAL DESCRIPTION: Plan 300E, Part Lot 3 (PC-2, E OF CREDIT RIVER)

INST. NO.	DATE	TYPE	GRANTOR	GRANTEE	LANDS
466834	1857 *Registered 1978	PATENT	CROWN	O'CONNOR	All Lot 3
11837	1905	B & S	O'CONNOR Estate	Margaret M. ROBINSON	All Lot 3
2911	1948	Grant	Margaret M. Young (formerly Margaret M. ROBINSON)	LOYAL ORANGE LODGE No. 165	Pt. Lot 3 60' x 110'
5156	1952	Grant	LOYAL ORANGE LODGE No. 163	ANNE STREET HALL CORPORATION	Pt. Lot 3 55' x 110'
670444	1984	Grant	ANNE STREET HALL CORPORATION	DIVINE PEACE EVANGELICAL LUTHERAN CHURCH	"
766172	1986	Grant	DIVINE PEACE EVANGELICAL LUTHERAN CHURCH	Elisa DE SANTE (IN TRUST)	"
949109	1990	Grant	Elisa DE SANTE (IN TRUST)	UNITY CHURCH OF MISSISSAUGA	"
LT1959682	1999	Transfer	UNITY CHURCH OF MISSISSAUGA	FAITH INCORPORATED	"
PR1177761	2006	Transfer	FAITH INCORPORATED	CURRENT OWNER	"

*Title search provided by Chirs Aplin, MCA Paralegal Services

CITY OF
MISSISSAUGA

No. 466834
 Registry Division of Peel (No. 43).
 I CERTIFY that this instrument is registered as of

1978 MAR 9 PM 3 06

In The Land
 Registry Office
 at Brampton,
 Ontario.

Shera Porter
 LAND REGISTRAR

PROPERTY OF LAND REGISTRY OFFICE
 PEEL (No. 43)

ABSTR.	<i>mf</i>	<i>Je</i>
ALPH. INDEX.		
MICROF'L'D		

*entered P 2
 pg 350*

*7/11/78
 9/11/78*

10.00 1 copy

1.27 abstr.

*51100418 A
 1000T

*Crown
 Grant*

Crlick

*Miss MK
 ✓ 466834 ✓*

466834

3

G R A N T

to

Timothy Conner

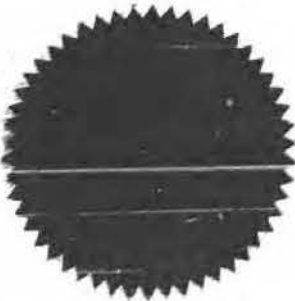
Dated 7th March, 1857.

Department of Consumer and Corporate Affairs
Registration Division, March 8, 1978.

I hereby certify the within to be a true and
faithful copy of the record of the original Grant
as entered in Liber FB, Folio 220.

L. McBurn

Deputy Registrar General of Canada



ND HEAD.

220.

PROVINCE OF CANADA.

Victoria, by the Grace of God, of the United Kingdom of Great Britain and Ireland, QUEEN, Defender of the Faith.

To all to whom these Presents shall come—Greeting:

Whereas the Lands hereinafter described are part and parcel of those set apart for the use of the Indians; And Whereas We have thought fit to authorize the Sale and Disposal of the Lands hereinafter mentioned, in order that the proceeds may be applied to the benefit, support and advantage of the said Indians, in such manner as We shall be pleased to direct from time to time; AND WHEREAS

Timothy Connor of the Town of Port Credit in the County of Peel

hath contracted and agreed to and with Our Superintendent of Indian Affairs, duly authorized by Us in this behalf, for the absolute purchase at and for the price and sum of *Eighty pounds* of lawful money of Our said Province, of the Lands and Tenements hereinafter mentioned and described, of which We are seized in right of Our Crown.

NOW KNOW YE, that in consideration of the said sum of *Eighty pounds* by *him* the said *Timothy Connor* to Our said Superintendent of Indian Affairs, in hand well and truly paid to Our use, at or before the sealing of these Our Letters Patent, We have granted, sold, aliened, conveyed and assured, and by these Presents do grant, sell, alien, convey and assure, unto the said *Timothy Connor* his heirs and assigns for ever, all that Parcel or Tract of Land, situate, lying and being in the Town of *Port Credit* in the County of *Peel* of Our said Province, containing by admeasurement *half an acre* be the same more or less;

which said Parcel or Tract of Land may be otherwise known as follows, that is to say: being composed of

Lot Number Three on the North Side of Park Street East of the River in the aforesaid Town of Port Credit

Recorded 18th March 1857.

The Governor
Edw. Rogers

To have and to hold the said Parcel or Tract of Land, hereby granted, conveyed and assured unto the said *Timothy Connor* his heirs and assigns, for ever; saving, excepting and reserving, nevertheless, unto Us, Our Heirs and Successors, all Mines of Gold and Silver, and the free uses, passage and enjoyment of, in, over and upon all navigable waters that shall or may be hereafter found on or under, or be flowing through or upon any part of the said Parcel or Tract of Land hereby granted as aforesaid.

GIVEN under the Great Seal of Our Province of Canada: WITNESS, Our Trusty and Well-beloved SIR EDMUND WALKER HEAD, Baronet, Governor General of British North America, and Captain General and Governor in Chief in and over Our Provinces of Canada, Nova Scotia, New Brunswick, and the Island of Prince Edward, and Vice-Admiral of the same, &c., &c., &c.

At TORONTO, this *Seventh* day of *March* in the year of Our Lord, one thousand eight hundred and *fifty-six*, and in the Twentieth year of Our Reign.

By Command of His Excellency in Council

Ord. No. 2240.

Dec. No. 2275.

M. J. L.
Printed

A. H. Smith
Secretary.

Joseph Bowdler
Commissioner of Crown Lands.



DATE PLAN REGISTERED
OWNERS Crown Survey

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Répertoire par lot

Blk. / Concession PC2

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3939	Grant	11 July 1955	Margaret M. Young (formerly Robinson)	Loyal Orange Lodge No. 163	\$1.00 & c	Part Comm in W limit of Ana St. 100' S of Queen St. Thence S 60' X W 110' X N 60' X E 110' to pofc
4177	Grant	29 Nov 1950	Margaret M. Young	William H. Thomson	\$1425.00	Part Comm in W limit of Ana St. 160' S of Queen St. thence S 95' X W 110' X N 95' X E 110' to pofb

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day mth year

East of Credit River

Park to Queen Street

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement XXXXXX	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
6415	Grant	17 June 1954	Margaret M. Young	Micael Vukovic & Roza Vukovic as joint tenants	\$8,500 00	Part Comm on W side Ann St. 255' S of Queen St. Thence S 53'3" X W 109'3" X N 53' X E 109' to pofc
GR11330	Cert.	3 Dec 1958	Treasurers Consent	William H. Thomson		re: #4177 & 4507
9989	Grant	3 Dec 1958	Hazel I. Thomson et al sur Exrs. William H. Thomson	Arturo D'Ovidio & Anna D'Ovidio as joint tenants	\$1.00 & c	Part Comm in W limit of Ann St. 155' S of Queen St. Thence S 50' X W 110' X N 50' X E 110' to pofc.
10714	Grant	18 Mar 1960	Arturo D'Ovidio Anna D'Ovidio	Lucy Guidone	\$2.00 & c	Part as in no. 9989
10843	Grant	30 May 1960	Hazel I. Thomson et al Extrs of William H. Thomson Est.	Silvio Visconti	2.00 & c	Part Comm 205' S of Queen St. Thence S 50' X W 110' X N 50' X E 110' to pofc
11134	Grant	14 Nov 1960	Silvio Visconti	Joseph Stefanik & Josephine Stefanik as joint tenants	\$2.00	Part as in No. 10843
13457GR	Cert.	31 Jan 1962	Treasurers Consent	Minnie B. Goodison Estate		re: No. 5294 & O.L. 92105100 ADUR UR
12747	Grant	2 Oct 1963	Joseph Stefanik & Josephine Stefanik	Charles Kosowicz Delma Kosowicz as joint tenants	2.00 & c	Part as in no. 11134
11591 vs	Grant	9 June 1966	Lucy Guidone	Cesare Di Bernardo and Geltrude Di Bernardo as joint tenants	2.00 & c	Part Comm W 155' Thence S 50' X W 110' X N 50' X E 110' to pofc

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East of Credit River

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1591 vs

day mth year

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement XXXXXX	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Terrain-fonds/Observations
21433 vs	Cert	27 Sep 1966	Treasurers Consent	Arthur C. Peer Est.		Re: No. 12135 & O.L. <i>4102 12</i> <i>12105106</i>
218321 vs	Grant	30 June 1972	Charles Kosowicz & Elma Kosowicz	Jean Kowba	2.00 & c	Pt as in no. 10843 except pofc is 205' S from N L
220089 vs	Deposit	13 July 1972	Re: No. 11134			
466834 <i>pic</i>	Crown Grant	9 Mar 1978	Victoria (Queen)	Timothy Conner	£15	All
466960	Grant	10 Mar 1978	Cesare Di Bernardo & Geltrude Di Bernardo	Fausto Palumbo & Margaret Palumbo as joint tenants, 1/2 int. Antonio Sbrocchi & Filomena Sbrocchi as joint tenants, 1/2 int.	\$2.00 & c	Part as in No. 11591 vs except pofc is Comm Nly L
535474	Grant	21 Nov 1979	Antonio Sbrocchi & Filomena Sbrocchi	Fausto Palumbo & Margaret Palumbo	\$2.00 & c	Part as in No. 466960

a. described a.
VUKOVIC, MicaelVUKOVICH, Mandy
as JT

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East of Credit River

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PC2

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day mth year

Registration Number N° d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement XXXXXX	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
	Deposit		See Deposit no. 750313			pt as in no. 705824
750839	Grant	01 05 86	VUKOVICH, Joe VUKOVICH, Mandy	BONIWELL, John B. BONIWELL, Diana H. as JT 50% int. WALKER, Aurion J. WALKER, Gertrude M. 50% int. as JT		pt Comm E L Thence SW 110.03' X NW 52.96' X NE 110.03' X SE 53.25' to pofc.
750848	Mort DISCHARGED BY # <u>BO 1076299</u> ASST. DEP. LAND REG. <u>UR 9410930</u>	01 05 86	BONIWELL, John B. BONIWELL, Diana H. WALKER, Aurion J. WALKER, Gertrude M.	ROYAL Trust Corp of Canada	\$116,250.00	pt as in no. 750839

793718

Grant

02 04 87

BELERIQUE, Antonio
BELERIQUE, Hirondina

ESPERANCE, Manuel
ESPERANCE, Grace
cob as M & G Holdings

Pt as in 759471

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PC2

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793718

DAY MON YR

Registration Number N° d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Long/Remarks Bien-fonds/Observations
858794	Grant	15 03 1988	JAROCKIS, Heidi	LATKA, Gabriela		part as in 785743 Comm 155' Sly of W Thence Sly 50' X Wly 110' X Nly 50'

RO 1049270	Charge	93 10 05	ALBRECHT, Anita	WIRTH, Katharina	25,000.00	Part as in 948888 RO 1070077 ASST DEP. LAND REG. LR 94/07/08
RO 1058737	Transfer	94 02 18	ALBRECHT, Anita	1047064 Ontario Inc.	234,000.00	Part as in no. 948888
RO 1070076 22 Nov 94	Charge	94 07 08	1047064 Ontario Inc.	CIBC Mortgage Corporation	132,000.00	Part as in RO 1058737
RO 1072028	Transfer	94 08 02	BONIWELL, John Bowers BONIWELL, Diana Hammond as JT 50%int. WALKER, Aurion James WALKER, Gertrude Marie as JT 50%int.	STARKEY, Christopher STARKEY, Cynthia as JT	168,000.00	Part as in 705824
RO 1072029	Charge	94 08 02	STARKEY, Christopher STARKEY, Cynthia	Firstline Trust Company	142,000.00	Part as in no. 705824 DISCHARGED BY RO 1164847 ASST DEP. LAND REG. LR 94/08/27
RO 1135625	Transfer	97 02 19	O'DELL, William James	O'DELL, William James O'DELL, Marion Grace as JT	\$2.00	Nly 50' as in 2750

NOTICE
All Document/Instruments
subsequent to
MAR 19 1997



Ontario

ServiceOntario

LAND
REGISTRY
OFFICE #43

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

7.1 - 42

13463-0101 (R)

PAGE 1 OF 1
PREPARED FOR CA
ON 2018/12/10 AT 12:54:19

PROPERTY DESCRIPTION: PT LT 3, PL PC-2, E OF CREDIT RIVER, PARK TO QUEEN ST AS IN R0949109, (N SIDE OF PARK ST E) ; MISSISSAUGA

PROPERTY REMARKS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) R0949109, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.

ESTATE/QUALIFIER:

RECENTLY:
PARCELIZEDPIN CREATION DATE:
1997/03/18

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/03/18						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/03/14 **						
THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1997/03/18						
FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK						
NOTE: THIS PIN WAS ONCE REG PIN 13463-0009. THIS PROPERTY WAS CONVERTED TO LT ON 1998/02/23 REUSING PIN 13463-0009.						
R0949109	1990/09/04	TRANSFER	\$2		UNITY CHURCH OF MISSISSAUGA	C

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

PROPERTY DESCRIPTION: PT LT 3, PL PC2 ECR , "NORTH SIDE OF PARK ST" AS IN R0949109; MISSISSAUGA: (" AMENDED 1999 06 30 BY J.GARDNER)

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 13463-0101

PIN CREATION DATE:
1998/02/23

OWNERS' NAMES
DEFABRIZIO, LOU

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE"	OF 1998/02/23				
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 1998/02/23 **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES:	1998/02/24 **					

REMARKS: RE: R0960340

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

LAND
REGISTRY
OFFICE #43

7.1 - 44
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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
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REMARKS: RE: PR1147836			MCAP SERVICE CORPORATION
PR3366325	2018/08/17	DISCH OF CHARGE	*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION
REMARKS: PR1177762.			

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

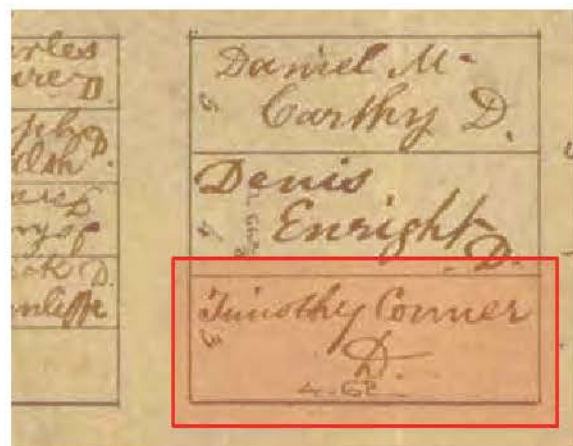
APPENDIX D: HISTORIC MAPS

ADDRESS: 26 Ann Street, Mississauga

LEGAL DESCRIPTION: Plan 300E, Part Lot 3 (PC-2, E OF CREDIT RIVER)



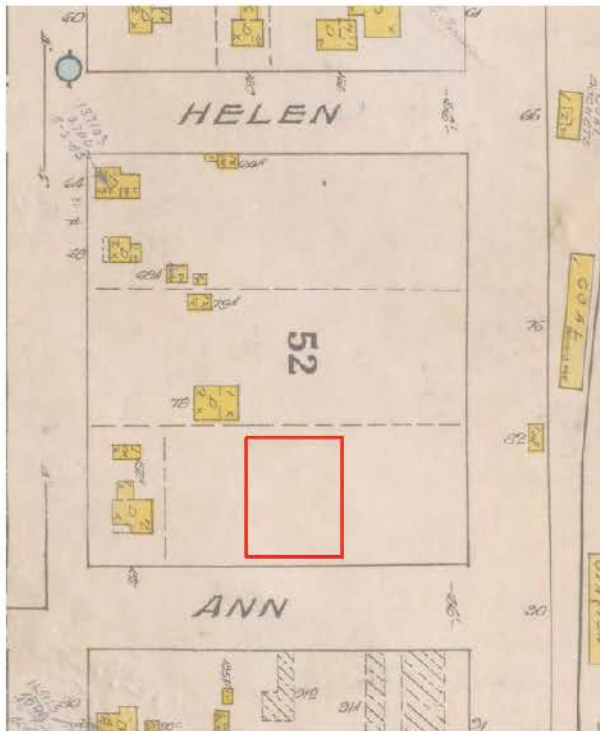
1846 Plan of the Extension of the Town Plot of Port Credit, Canada, Chief Surveyor, Dep of Indian Affairs



1850 Toronto Township Plan No. 80; Port Credit, Crown Lands Dept.

A historical map of the New York City area, showing the Hudson River, the city grid, and the location of the New York Public Library. The map is titled "NEW YORK CITY" and includes labels for "Hudson River", "New York City", "New York Public Library", and "New York City". A red rectangle highlights the location of the New York Public Library.

1877 Illustrated Atlas of Peel County, Toronto Township South



1928 Goad's Insurance Atlas of Port Credit, Sheet 4



1929 Map of the Village of Port Credit, LRO



1954 Aerial photograph of Toronto, cropped

City of Mississauga

Corporate Report



Date: 2019/02/19

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:
2019/03/05

Subject

Request to Demolish Heritage Listed Properties: 869 Sangster Avenue (Ward 2)

Recommendation

That the property at 869 Sangster Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to alter and demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated February 19, 2019.

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 rear addition, demolish the wooden deck canopy and the existing garage. The subject property is listed on the City's Heritage Register as it forms part of Lorne Park Estate Cultural Heritage Landscape. The City's Heritage Register includes the following description: "This unique shoreline community combines a low density residential development with the protection and management of an amazing forested community representative in many ways of the pre-settlement shoreline of Lake Ontario. Mature specimens of white pine, red oak, etc. give this residential area a unique visual quality. This cultural landscape is recognized for its wonderful balance between residential development and the protection of a mature forest community."

Comments

The owner of the subject property has requested permission to demolish and replace the existing rear addition, demolish the wooden deck canopy and the existing garage. The applicant has provided a Heritage Impact Assessment, attached as Appendix 1. The consultant has

concluded that the property at 869 Sangster Avenue does not meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act. Staff concurs with this finding.

Financial Impact


There is no financial impact resulting from the recommendation in this report.

Conclusion

The owner of 869 Sangster Avenue has requested permission to alter and demolish the structures on the properties that are listed on the City's Heritage Register. The property does not merit heritage designation when reviewed against the criteria for Ontario Regulation 9/06. The applicant's request to demolish should proceed through the applicable process.

Attachments

Appendix 1: Heritage Impact Assessment



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

Prepared by: Brooke Herczeg, Heritage Analyst

Heritage Impact Assessment
869 Sangster Avenue
Lorne Park Estates, Mississauga



Prepared by
Heritage Resources Consulting
December 2018

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INTRODUCTION

The owners of 869 Sangster Avenue in Lorne Park Estates have retained Heritage Resources Consulting to prepare a Heritage Impact Assessment of their property. The owners wish to renovate the rear portion of the residence to create more living space. The new construction will be slightly wider but the owners' design plans recognize and support the existing architectural values of the residence and the larger footprint will not impinge on the current landscape. The property is listed in the Heritage Register because it lies within the Lorne Park Estates Cultural Landscape Area, but it is not itself a designated heritage property.

SITE HISTORY

The following site overview traces the evolution of 869 Sangster Avenue, originally part of broken lot 23, concession 3 SDS, Toronto Township and now registered as lot 12, Block H, Plan B88, Toronto Township, Mississauga. Changes in the structure are noted where evidence is available.

PRE-SETTLEMENT

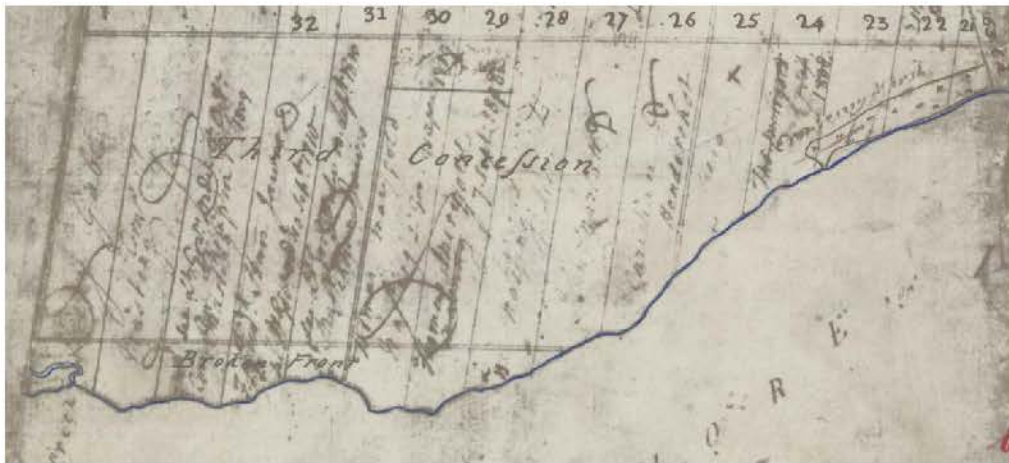
In the 18th century much of what is now southern and southwestern Ontario was the territory of the Ojibwe and a large tract of land along the western shores of Lake Ontario including the Credit River valley was the traditional hunting grounds of the Mississauga, part of the larger Ojibwe cultural group.¹ Here, at the mouth of the Credit River, the Mississauga met French and, after 1761, English traders and began exchanging furs for European manufactured good. It is said that the name of the river derives from the willingness of the French to extend credit to their native partners, a gesture of good will by and an economic benefit for the Europeans.

By the 1780s settlers began to stream into what would become Upper Canada, and eventually Ontario. The first arrivals were refugees of the American Revolution, the United Empire Loyalists, and they settled mostly in the eastern portion of the territory and in the Niagara Peninsula. In 1791 Upper Canada was established as a separate colony and two years later its first Lieutenant Governor, John Graves Simcoe, had a road cut through the western lands. This was Dundas Street which runs in an east-west direction through the City of Mississauga and remains a major transportation artery to this day.

1805 TO 1878

In August 1805 the Mississauga surrendered 80,000 acres of their lands on the north shore of Lake Ontario from Etobicoke Creek west to Burlington Bay, retaining the fishing rights to the

¹ Mississauga Heritage Web Site, "Aboriginal Culture"; <http://www.heritagemississauga.com/page/Aboriginal-Culture>.



http://ao.minisisinc.com/FS_IMAGES/I0050669.jpg

<https://www.aols.org/sites/default/files/Wilmot-S.S.pdf>

http://www.biographi.ca/en/bio/capreol_frederick_chase_11E.html

OF THE

TORONTO & LORNE PARK

SUMMER RESORT COMPANY.

(LIMITED.)

Capital, - \$50,000,
IN 2,500 SHARES OF \$20 EACH.

— 0 —

No Subscription for Stock will be considered
binding, and no call will be made until
\$20.00 is subscribed, when 20 per cent. will be
payable.

3/5

OBJECT.

This Company is to be formed for the purpose of acquiring the property known as Lorne Park, and making it a first-class summer resort.

The property consists of 75 acres of elevated land, and commands a splendid view of Lake Ontario. It is 14 miles from Toronto and 36 from Hamilton; it is equally accessible by rail or water, and is one of the healthiest places in Ontario. The 6.5-acre track runs within 300 yards of the Park gate, and there is a substantial wharf on the lake front of the grounds. There is also a hotel on the premises, with 28 good bedrooms, large dining, ice cream and lunch rooms, kitchen and servants' apartments, bowling alley, tennis-house, etc.; two spacious pavilions for the accommodation of picnic and other gatherings.

It is proposed to fit up the Hotel for the accommodation of summer boarders, and run it on the European plan, so that persons visiting cottages or tents on the grounds need not have the trouble of cooking their own meals, but pay for what they eat.

NO INTOXICATING LIQUORS of any kind will be allowed to be sold on the Property, or on the Steamboats plying between the Park and the City.

Power will be asked for in the shorter or longer term, to run one or more first-class steamboats, to ply between the Park and Toronto at regular hours daily through the season—Monday to Sunday.

A morning and evening train service will also be arranged.

SHAREHOLDERS WILL BE ENTITLED TO PICKETS for themselves on the steamer plying to the Park, at a reduction of thirty per cent. on the regular rate.

It is proposed to lay out 120 building lots of say 500 sq. ft., which will be leased for a term of 99 years, with proper regulations as to the use of the lots, and the amount to be paid to be laid out at \$500 each; shareholders to have choice in order of their subscription.

Subscribers to the extent of \$200 of stock will be entitled to a building lot free.

Arrangements have been made for a supply of tents of all sizes, which will be supplied at once, or rented at low rates to parties requiring.

A proper system of water supply, drainage and lighting will be arranged for, and every effort done in order to make this clearing spot the most attractive for any picnic ground or summer resort in the vicinity of Toronto. The stock book is now open, and plans of the grounds can be seen at my office.

P. MONTRE

27 ADELAIDE STREET EAST,

⁸ Lorne Park Estates Historical Committee, *A Village Within a City: The Story of Lorne Park Estates* (Boston Mills Press: Cheltenham, ON., 1980), p. 37.

7.2 - 8
869 SANGSTER AVENUE, LORNE PARK

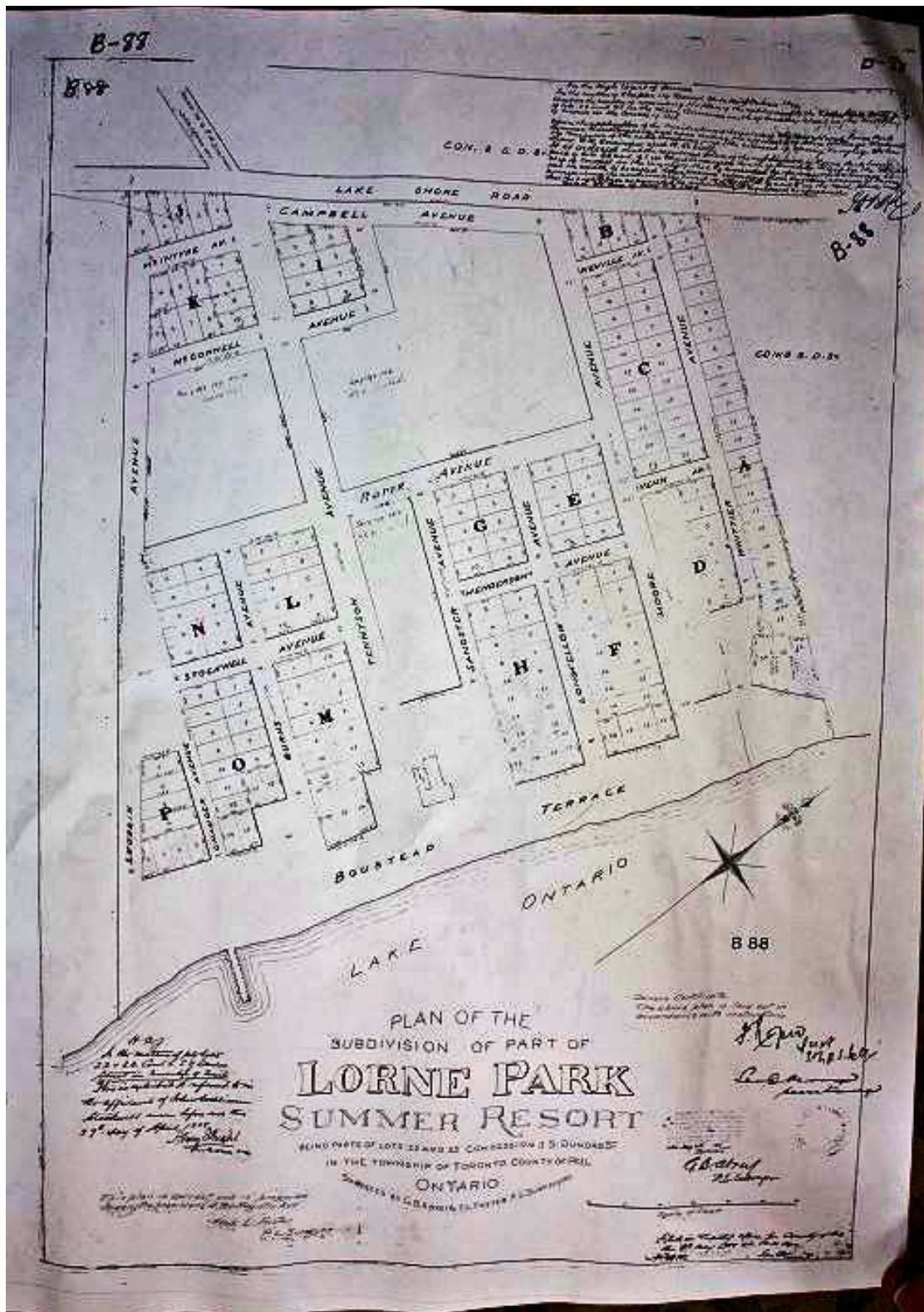


Figure 3 1888 Survey of Lorne Park showing cottage lots. (Image from Plan B88, Peel County Land Registry Office, Nov. 2018.)

7.2 - 9
869 SANGSTER AVENUE, LORNE PARK

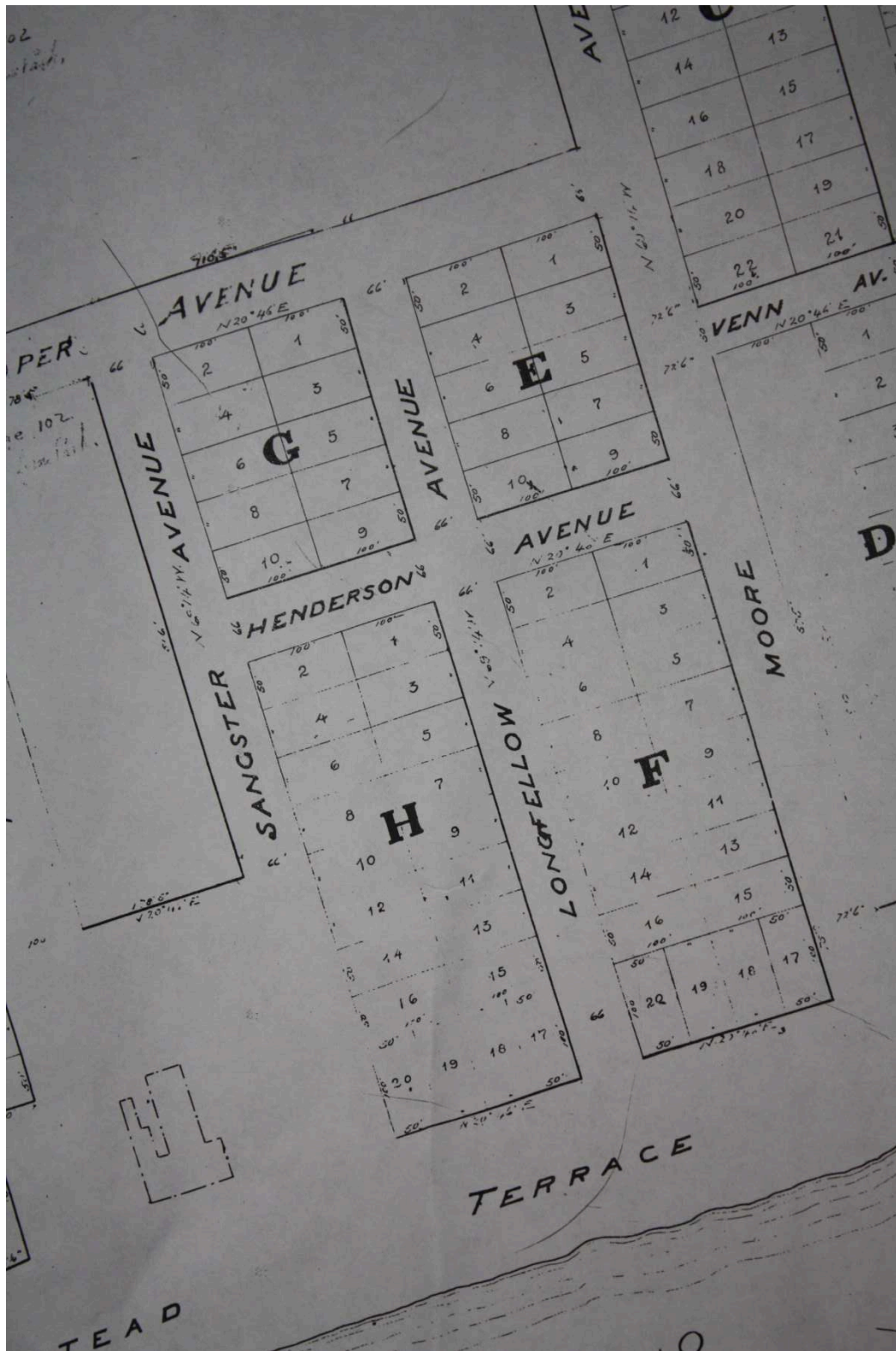
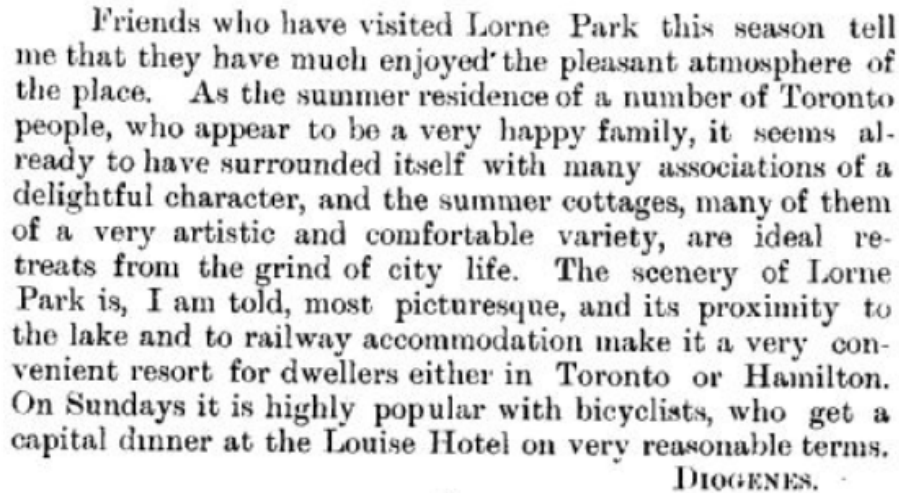


Figure 4 Detail of 1888 Survey of Lorne Park showing cottage lots. (Image from Plan B88, Peel County Land Registry Office, Nov. 2018.)

The magazine *The Week* provided the following positive description of Lorne Park in 1895:



Friends who have visited Lorne Park this season tell me that they have much enjoyed the pleasant atmosphere of the place. As the summer residence of a number of Toronto people, who appear to be a very happy family, it seems already to have surrounded itself with many associations of a delightful character, and the summer cottages, many of them of a very artistic and comfortable variety, are ideal retreats from the grind of city life. The scenery of Lorne Park is, I am told, most picturesque, and its proximity to the lake and to railway accommodation make it a very convenient resort for dwellers either in Toronto or Hamilton. On Sundays it is highly popular with bicyclists, who get a capital dinner at the Louise Hotel on very reasonable terms.

DIOGENES.

Figure 5 *A letter published in The Week, August 1895. (Image from The Week, Vol. 12, No. 37, 9 August 1895.)*

1890 TO 2018

869 Sangster Avenue, formerly lot 12, Block H, Plan B88 sits in the forested enclave of Lorne Park Estates which in turn fronts on Lake Ontario two kilometres west of Port Credit in Mississauga (Figure 8). The lot was first sold to Streetsville entrepreneur and master builder John Graydon in July 1890 for \$100. He in turn sold the property in March 1900 for \$650 to Margaret J. Langton. She sold the property in May 1906 for \$1,300 to Annette A. Stovel.⁹ The current structure at 869 Sangster Avenue was built during this period, likely before 1900 when the property sold for \$650, above the \$400 required for a cottage on the Lorne Park lot deeds. No evidence has been found to date to suggest that the building was designed by prominent architect Edmund Burke who was responsible in the 1880s and 1890s for many other, usually more substantial, Lorne Park summer homes erected for the well to do of Toronto and surrounding areas. The residence at 869 Sangster Avenue may have been constructed by John Graydon who built his own Streetsville residence about 1865 and the Orange Lodge building across the street in 1855. Both structures are now designated properties under Part IV of the Ontario Heritage Act.

⁹ Abstract of Indexes, lot 12, Block H, Plan B88, Toronto Township. (Peel County Land Registry Office.)

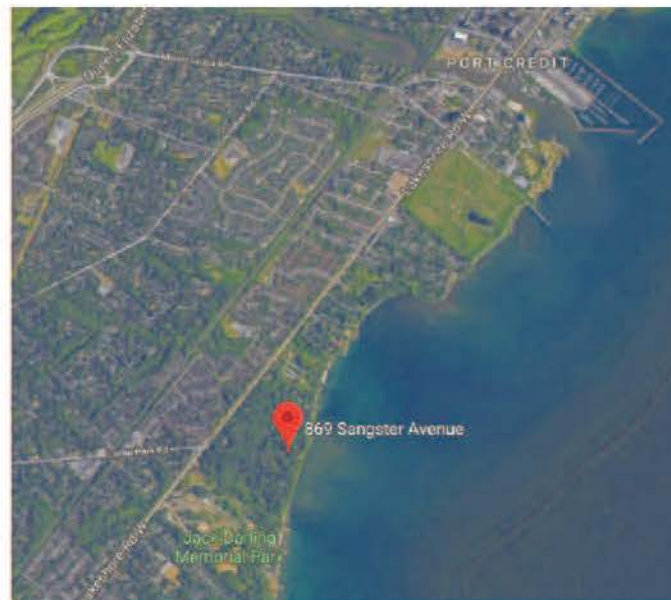
7.2 - 11
869 SANGSTER AVENUE, LORNE PARK



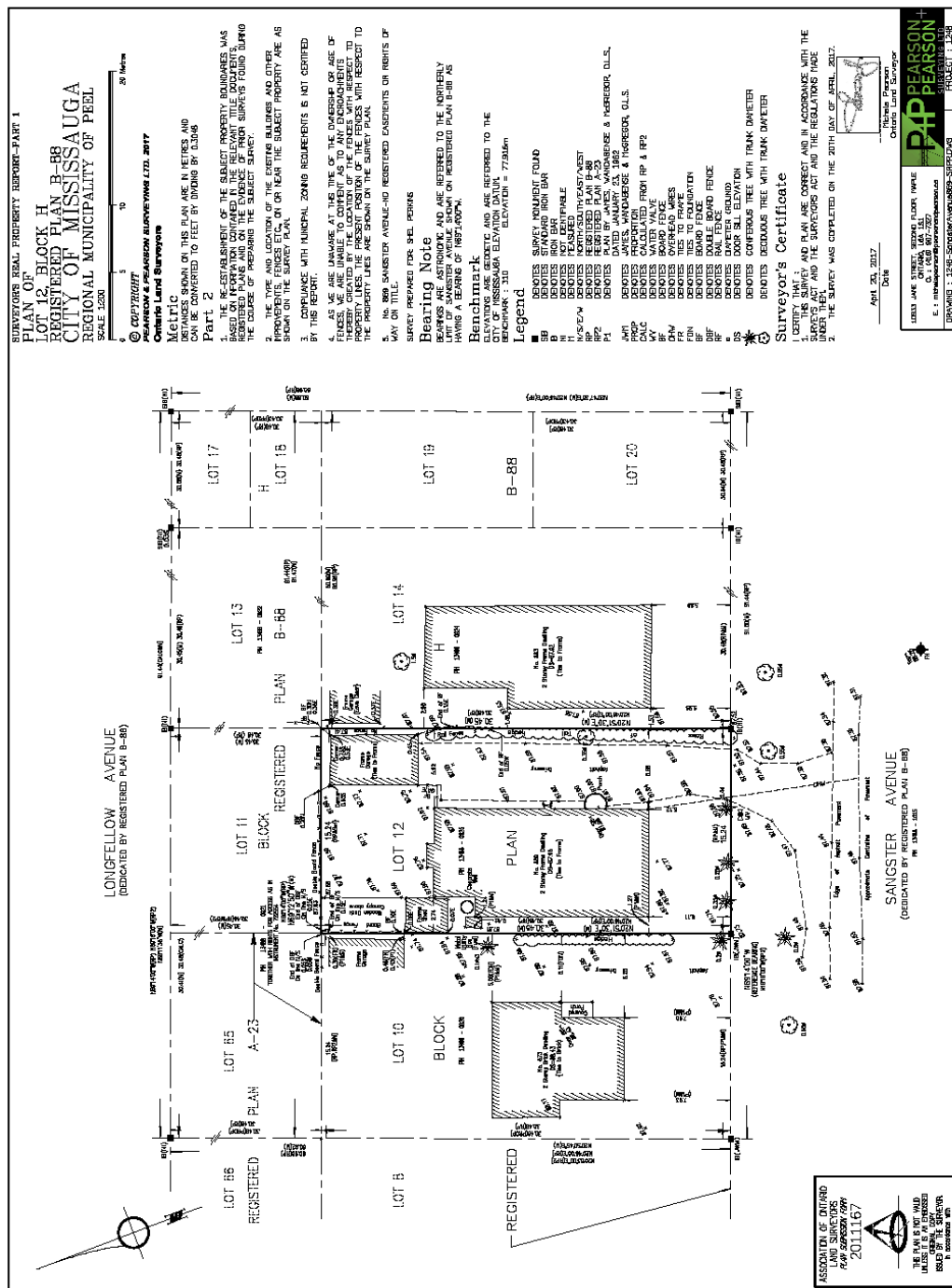
Figure 6 *The Graydon House, 62 Queen Street South, erected circa 1865 by John Graydon. (Canada's Historic Places Web Site; <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=15494&pid=0>.)*



Figure 7 *The Orange Hall, 47 Queen Street South, was built by John Graydon in 1855 on land donated by Henry Rutledge. (Historic Places.ca; <https://www.historicplaces.ca/en/rep-reg/image-image.aspx?id=15500#i1>.)*







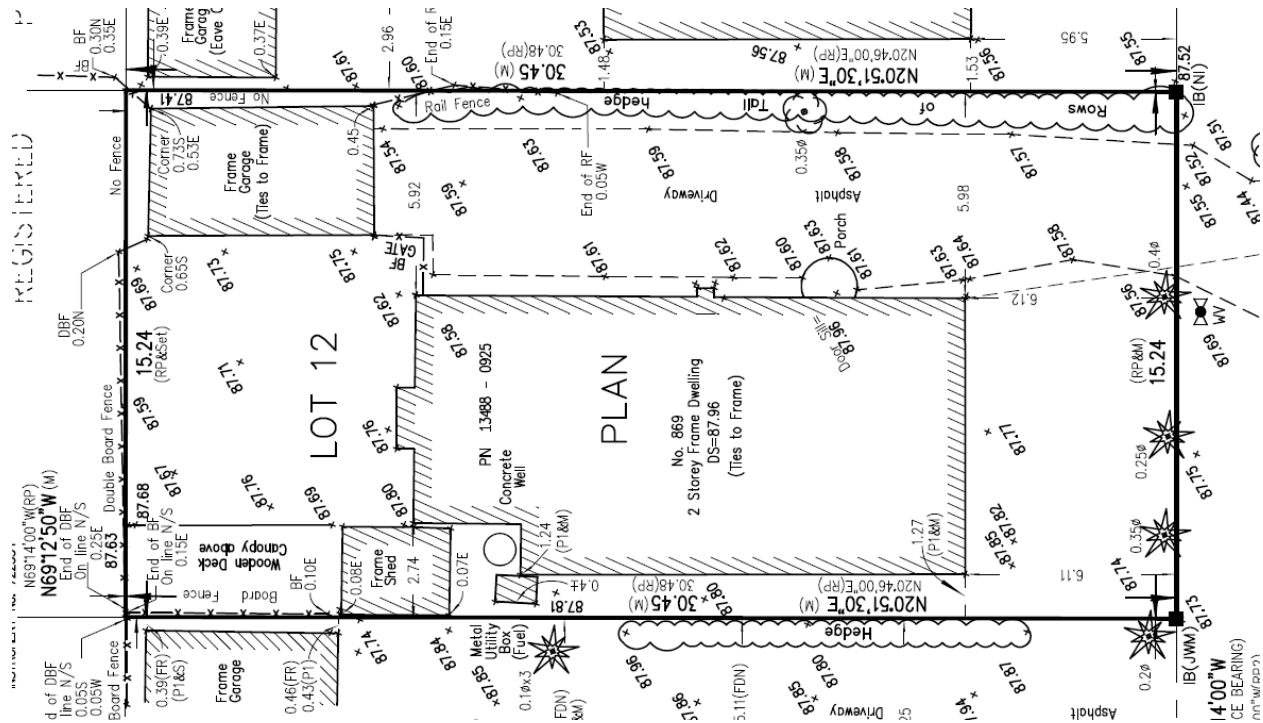


Figure 13 Detail of survey of lot 12, block H, Plan B88, 869 Sangster Avenue. (Image from owners.)

869 SANGSTER AVENUE: ANALYSIS OF THE EXISTING PROPERTY

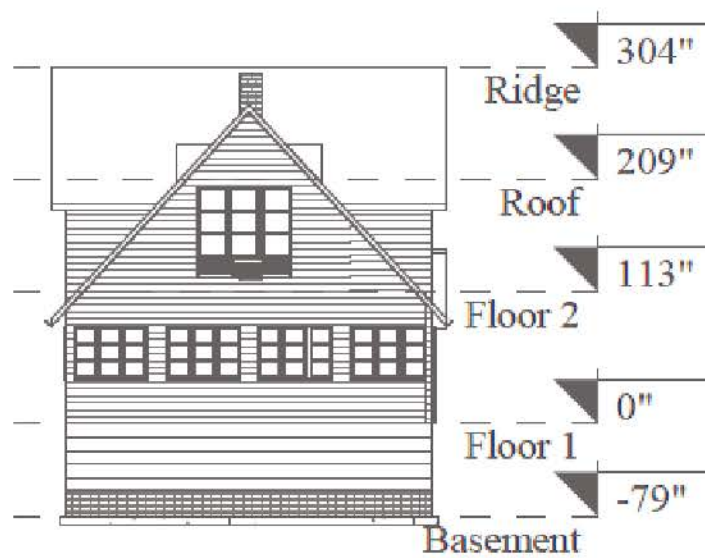
STRUCTURE

EXTERIOR

While little documentary evidence remains of external changes, the front façade of 869 Sangster Avenue underwent substantial alteration when the original front and west side veranda was enclosed (Figures 14 and 15). This process removed much of the original wooden detailing that identified the structure as a late 19th century summer cottage. The renovation may have occurred between 1945 and 1947 when the value of the property rose from \$2,500 to \$3,650, an increase of \$1,150. The front entrance was also closed off at this time and replaced by an entryway on the east façade facing the driveway. When the verandah was enclosed the original interior walls on the south and west sides of the main floor were removed to increase the interior space of the living room. In this process much of the exterior and interior detailing of the original building were lost. The exterior walls remain covered with treated cedar shakes. There are four sets of three over three windows on the main level of the front façade and one similar set on the second level. Windows on the other façades are placed more randomly. There is a one vehicle garage, a small shed and an open sitting area in the backyard. An asphalt driveway runs from Sangster Avenue along the east side of the residence past the main entrance and stops at the existing garage.

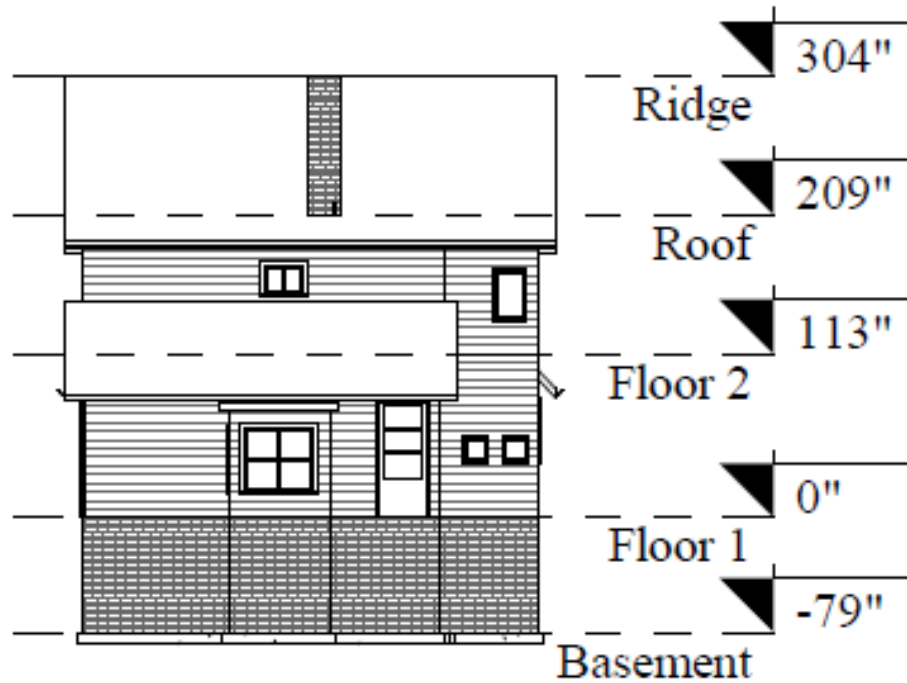


Figure 14 869 Sangster Avenue, undated photo passed from owner to owner over the years.
(Photo from owners, Nov. 2018.)



8 South (EXISTING)

1/16" = 1'-0"



9 North (EXISTING)
 $1/16'' = 1'-0''$

Figure 17 Existing Structure, rear elevation, 869 Sangster Avenue. (Image from owners.)



10 West (EXISTING)
 $1/16'' = 1'-0''$

Figure 18 Existing Structure, west elevation, 869 Sangster Avenue. (Image from owners.)



11 East (EXISTING)
1/16" = 1'-0"

Figure 19 Existing Structure, east elevation, 869 Sangster Avenue. (Image from owners.)



12 3D (EXISTING)

Figure 20 Sketch of Existing Structure, front and east elevations, 869 Sangster Avenue. (Image from owners.)

7.2 - 20
869 SANGSTER AVENUE, LORNE PARK

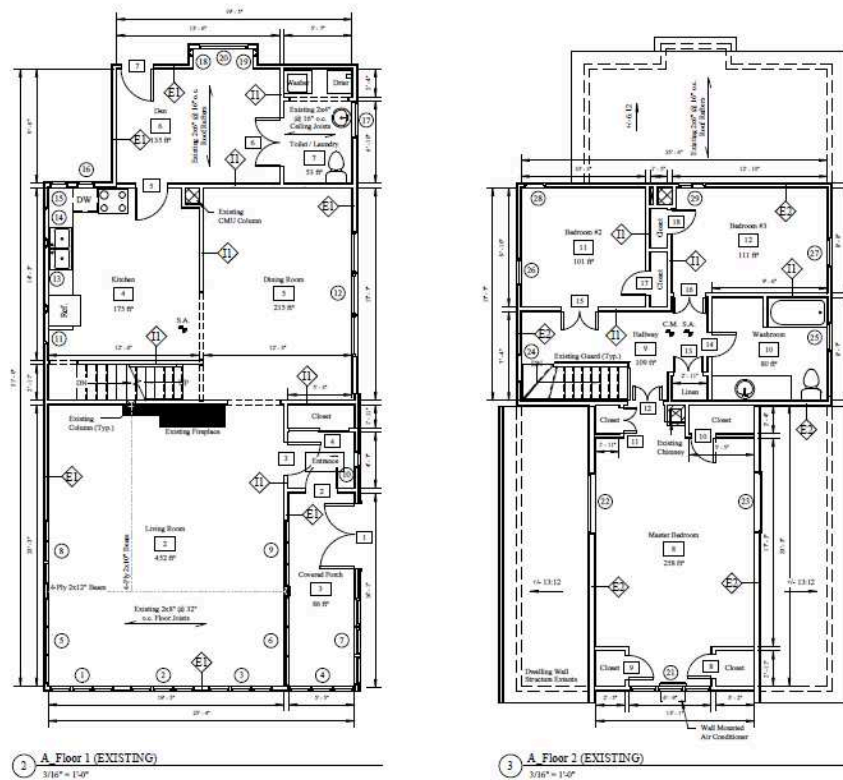


Figure 21 Floorplans of existing first and second floors, 869 Sangster Avenue. (Image from owners.)



Figure 22 The front and east façades of 869 Sangster Avenue. (Photo from owners.)

7.2 - 21
869 SANGSTER AVENUE, LORNE PARK



Figure 23 *The main entrance on the east side of 869 Sangster Avenue. (Photo from owners.)*



Figure 24 *The north or rear façade of 869 Sangster Avenue. (Photo from owners.)*

7.2 - 22
869 SANGSTER AVENUE, LORNE PARK



Figure 25 *The west façade of 869 Sangster Avenue. (Photo from owners.)*



Figure 26 *The garage behind the main residence, 869 Sangster Avenue. (Photo from owners.)*

7.2 - 23
869 SANGSTER AVENUE, LORNE PARK



Figure 27 *The garage at 869 Sangster Avenue. (Photo from owners.)*



Figure 28 *The small shed and open sitting area in the backyard of 869 Sangster Avenue. (Photo from owners.)*

INTERIOR

Little of the original interior remains in place. As noted above, the front and west walls were removed when the verandah was enclosed. The image below shows that space now.



Figure 29 *The front interior of 869 Sangster Avenue, looking south and west. (Photo from owners.)*

The following images show the kitchen area, the stairs and the front room. The floor boards

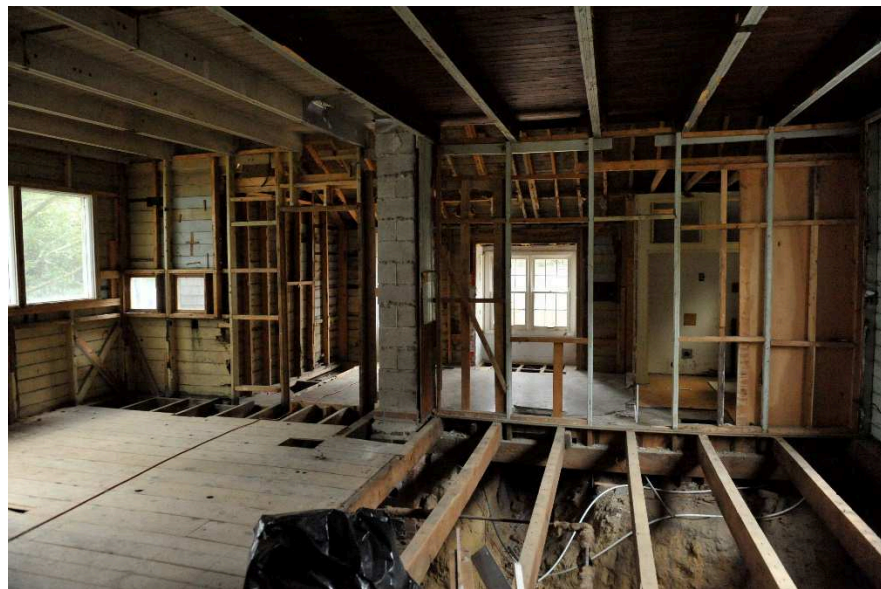


Figure 30 *The kitchen area looking north, 869 Sangster Avenue. (Photo from owners.)*

7.2 - 25
869 SANGSTER AVENUE, LORNE PARK



Figure 31 *The interior stairs, looking south, 869 Sangster Avenue. (Photo by owners.)*



Figure 32 *The upstairs area, looking north, 869 Sangster Avenue. (Photo from owners.)*



Figure 33 *The upstairs main bedroom, looking south, 869 Sangster Avenue. (Photo by owners.)*

have been removed in several places on the main floor to expose the partial basement and the remaining unexcavated areas.

LANDSCAPE AND STREETScape

The central focus of the cultural landscape of Lorne Park Estates is its wooded nature and its abundance of flora and fauna. 869 Sangster Avenue occupies just a small plot of this area, a lot 50' wide and 100' in depth. The following two images show the placement and canopies of the existing deciduous and coniferous trees, and shrubs on the property. The proposed additions do not impinge on these assets.

The Sangster Avenue streetscape is dominated by trees as the following images portray. The south side of the road is wooded or used for community recreation. The nearby homes are an eclectic mix of modern structures and original cottages, some designed by Edmund Burke but much modified over the years.

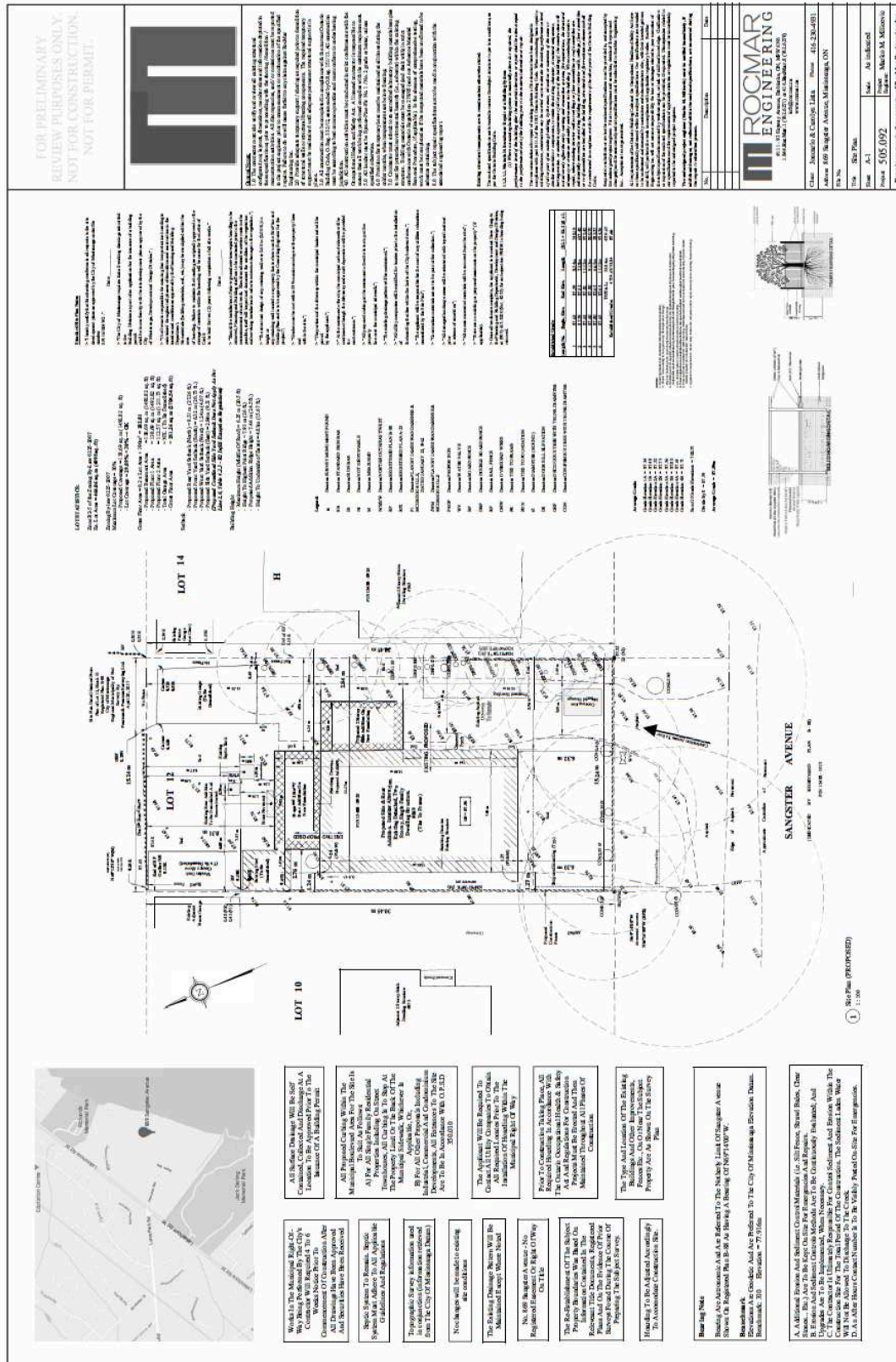


Figure 34 *Survey of flora on 869 Sangster Avenue. (Image from owners.)*

7.2 - 28
869 SANGSTER AVENUE, LORNE PARK

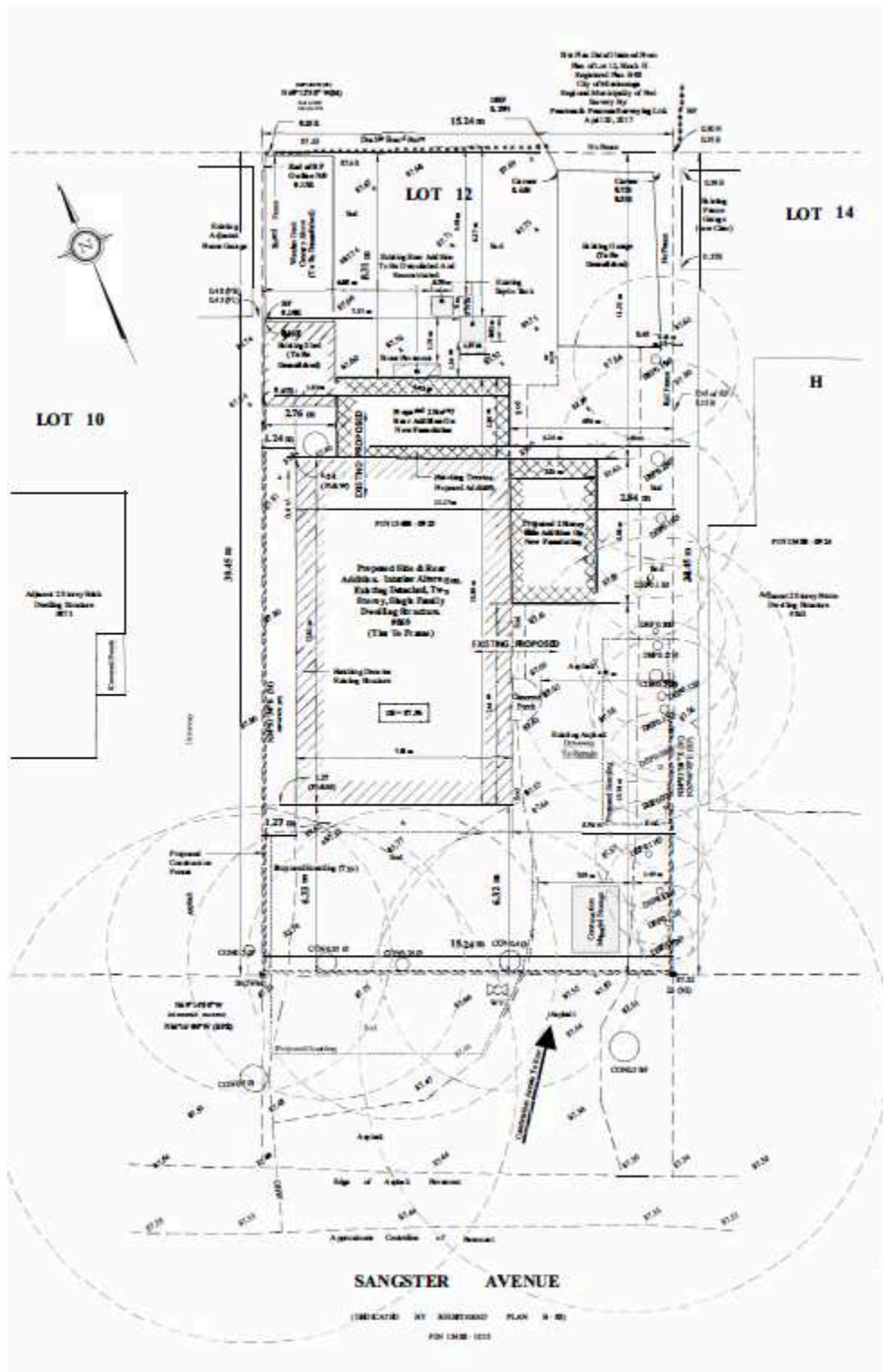


Figure 35 Detail of survey of flora on 869 Sangster Avenue. (Image from owners.)

7.2 - 29
869 SANGSTER AVENUE, LORNE PARK



Figure 36 *Looking west on Sangster Avenue. (Photo from owners.)*



Figure 37 *Looking east on Sangster Avenue. (Photo from owners.)*

7.2 - 30
869 SANGSTER AVENUE, LORNE PARK



Figure 38 *869 and 863 Sangster Avenue, the latter was designed by Langley and Burke, and was built about 1888. It is designated under Part IV of the Ontario Heritage Act. (Photo by owners.)*



Figure 39 *881 Sangster Avenue, listed but not designated by the City of Mississauga. (Photo by owners.)*



Figure 40 913 Sangster Avenue, the “Briggs House,” another John Graydon property that may have been designed by Edmund Burke, it is now designated under Part IV of the Ontario Heritage Act. (Photo from owners.)

PROPOSED DEVELOPMENT: STRUCTURE AND LANDSCAPE

The owners wish to make a number of changes to the exterior of the existing dwelling while maintaining its major architectural features. The most significant structural change would be the enlargement of the rear portion of the house to the east where the driveway now sits and the creation of a second storey here. This would be the only change to the footprint of the existing house. The rear one storey extension would also be increased to two storeys. The main structure and the new construction will retain the original roof lines, replacement dormers will be pitched to match the existing roof lines and the residence will be clad with cedar shakes to match the existing exterior.

The existing four sets of windows on the front façade are to be replaced by three symmetrical sets of balcony doors. The eastern most set of doors are to be removed and the east side porch opened up as it was originally. A new entrance door at the back of the porch will provide access to the house. The existing front doors are to be replaced with a window providing light to the entrance foyer. These changes retain the symmetry of the current front façade, bring the main entry way back to its original front location and open up a part of the once encompassing

verandah. All of the existing windows are to be replaced with a grid design that will reflect that of the existing windows.

Little change is contemplated for the property's landscape. The eastward extension of the rear portion will extend over the existing driveway. The garage, rear shed and sitting area are to be removed, but no change is to be made to the landscape itself.

While the proposed changes are significant, they do strive to retain the overall design elements of the existing residence. It should also be kept in mind that much of the original cottage style detailing was lost when the verandah was enclosed and the original exterior south and west walls were removed to provide more interior space. The following images provide a sense of the changes proposed.

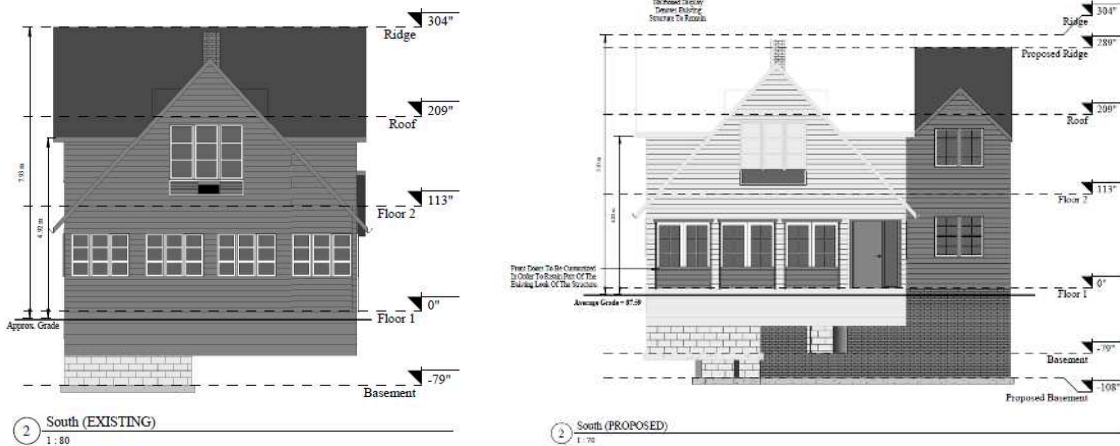


Figure 41 *Existing and proposed front façades, 869 Sangster Avenue. (Images from owners.)*

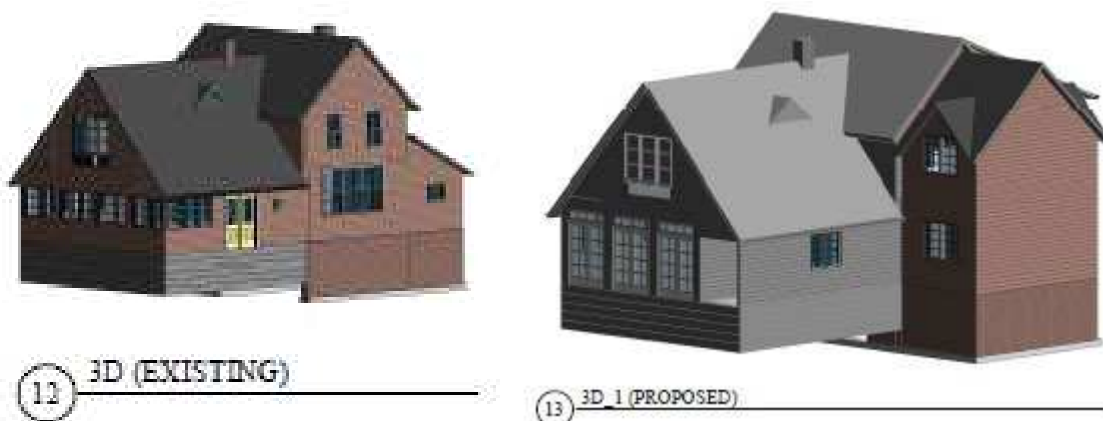


Figure 42 Drawings of existing and proposed front and east façades, 869 Sangster Avenue.
(images from owners.)

7.2 - 33
869 SANGSTER AVENUE, LORNE PARK

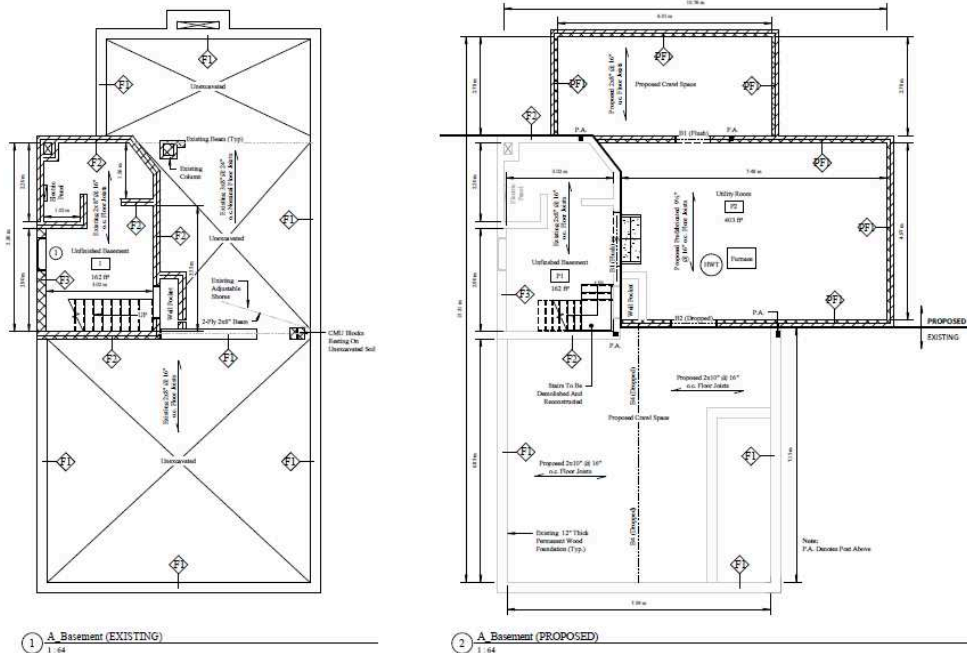


Figure 43 Existing and proposed basement plans, 869 Sangster Avenue. (Images from owners.)



Figure 44 Existing and proposed main floor plans, 869 Sangster Avenue. (Images from owners.)

7.2 - 34
869 SANGSTER AVENUE, LORNE PARK

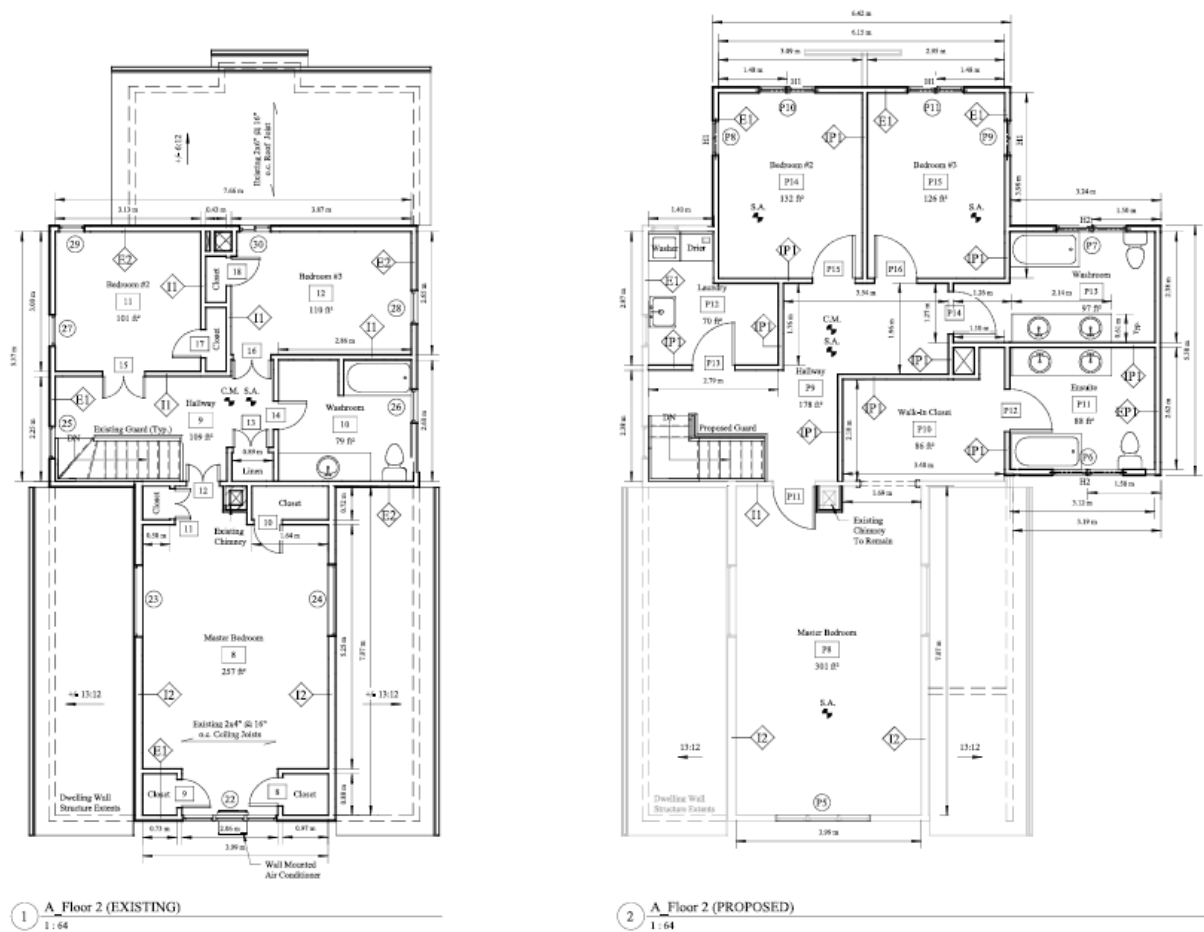


Figure 45 Existing and proposed second floor plans, 869 Sangster Avenue. (Images from owners.)

ASSESSMENT OF THE EXISTING PROPERTY BASED ON REGULATION 9/06 OF THE ONTARIO HERITAGE ACT

The following criteria were prepared as a guide in the designation of properties of cultural heritage value or interest under Part IV of the Ontario Heritage Act and are presented in the Ontario Heritage Tool Kit published in 2006.

ONTARIO REGULATION 9/06
MADE UNDER THE
ONTARIO HERITAGE ACT

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

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

1. The property has design value or physical value because it,

- i. is 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.

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.

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.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

Figure 46 “Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Properties in Ontario’s Communities,” (Queen’s Printer for Ontario: Toronto, 2006), p. 22.)

DESIGN OR PHYSICAL VALUE

The original structure at 869 Sangster Avenue was with its whimsical architectural detailing an excellent example of the smaller summer cottages built in Lorne Park between 1886 and 1890. As the photos on the cover page of this report indicates, most of this detailing has been removed as is the case with the remaining original cottages built during this period. Along with enclosure of the front and west verandah came the removal of the original walls to provide more useable interior space. The original roof lines have been retained and are not substantially modified by the proposed development. Internally very little of the original fabric remains in place. 869 Sangster Avenue is not a rare, unique, or early example of a style, type, expression, material or construction method. It does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement.

HISTORICAL OR ASSOCIATIVE VALUE

869 Sangster Avenue was part of the original cottage building era at Lorne Park. It does not appear to have been a Langley and Burke architectural design and, while it may have been built by Streetsville master builder and entrepreneur, there is no definitive evidence of this connection. An overview of ownership suggests that the property does not exhibit historical or associative values.

CONTEXTUAL VALUE

869 Sangster Avenue supports the architectural character of the area but cannot be considered a landmark property.

ASSESSMENT OF EXISTING PROPERTY FOR CONSERVATION BASED ON THE ONTARIO PROVINCIAL POLICY STATEMENT

The Ontario Provincial Policy Statement provides the following direction for the conservation of cultural heritage:

“2.6.1 Significant built heritage resources and significant heritage landscapes shall be preserved.”

While the question of the cultural heritage landscape values of 869 Sangster Avenue are dealt with below, the above built heritage evaluation indicates that the property does not contain significant built heritage resources.

ASSESSMENT OF PROPOSED DEVELOPMENT IN TERMS OF HERITAGE LANDSCAPE VALUES

869 Sangster Avenue is located in the Lorne Park Estates Cultural Landscape Area. The criteria established by the city of Mississauga for the evaluation of properties within these areas are as follows:



SITE DESCRIPTION

This unique shoreline community combines a low density residential development with the protection and management of an amazing forested community representative in many ways of the pre-settlement shoreline of Lake Ontario. Mature specimens of white pine, red oak, etc. give this residential area a unique visual quality. This cultural landscape is recognized for its wonderful balance between residential development and the protection of a mature forest community. The area was initiated as the 75 acres Lorne Park pleasure resort in 1879. In 1886, the Toronto and Lorne Park Summer Resort Company acquired the property and built summer cottages. In 1990, the last remaining cottage was demolished due to damage from an earlier fire. This neighbourhood remains a privately held community.

Figure 47 City of Mississauga, Community Services, Cultural Landscape Inventory, Jan. 2005; (http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf.)

The image shows a form from the City of Mississauga, titled 'Cultural Landscape Inventory'. The form is for 'Lorne Park Estates' and 'L-RES-7'. It contains several sections with checkboxes for evaluation. The 'LANDSCAPE ENVIRONMENT' section has four checkboxes, with the first three checked. The 'BUILT ENVIRONMENT' section has five checkboxes, with the first and third checked. The 'HISTORICAL ASSOCIATION' section has four checkboxes, all of which are unchecked. The 'OTHER' section has four checkboxes, with the third checked. The form is divided into two columns by a vertical line, with the 'LANDSCAPE ENVIRONMENT' and 'HISTORICAL ASSOCIATION' sections on the left, and the 'BUILT ENVIRONMENT' and 'OTHER' sections on the right. The 'Location' field is filled with 'Located south of Lakeshore Road at Lorne Park Road'. The 'Heritage or Other Designation' field is filled with 'None'. The 'Landscape Type' field is filled with 'Residential (Neighbourhood)'.

		Cultural Landscape Inventory	
Lorne Park Estates		L-RES-7	
Location	Located south of Lakeshore Road at Lorne Park Road		
Heritage or Other Designation	None		
Landscape Type	Residential (Neighbourhood)		
LANDSCAPE ENVIRONMENT		BUILT ENVIRONMENT	
<input checked="" type="checkbox"/> Scenic and Visual Quality		<input checked="" type="checkbox"/> Aesthetic/Visual Quality	
<input checked="" type="checkbox"/> Natural Environment		<input type="checkbox"/> Consistent Early Environs (pre-World War II)	
<input type="checkbox"/> Horticultural Interest		<input checked="" type="checkbox"/> Consistent Scale of Built Features	
<input checked="" type="checkbox"/> Landscape Design, Type and Technological Interest		<input type="checkbox"/> Unique Architectural Features/Buildings	
		<input type="checkbox"/> Designated Structures	
HISTORICAL ASSOCIATION		OTHER	
<input type="checkbox"/> Illustrates Style, Trend or Pattern		<input type="checkbox"/> Historical or Archaeological Interest	
<input type="checkbox"/> Direct Association with Important Person or Event		<input type="checkbox"/> Outstanding Features/Interest	
<input type="checkbox"/> Illustrates Important Phase in Mississauga's Social or Physical Development		<input checked="" type="checkbox"/> Significant Ecological Interest	
<input type="checkbox"/> Illustrates Work of Important Designer		<input type="checkbox"/> Landmark Value	

Figure 48 City of Mississauga, Community Services, Cultural Landscape Inventory, Jan. 2005; (http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf.)

LANDSCAPE ENVIRONMENT

1. SCENIC AND VISUAL QUALITY

The landscape at 869 Sangster Avenue reflects the wooded nature of Lorne Park Estates. There are three coniferous trees just inside the front or south boundary of the property and two deciduous trees on Sangster Avenue in front of the residence. A tall hedge runs along much of the eastern boundary. None of this landscape will be impacted by the proposed development.



Figure 49 *Landscaping at 869 Sangster Avenue. (Photo from owners.)*

2. NATURAL ENVIRONMENT

The property at 869 Sangster Avenue supports the surrounding natural environment but does not contain flora of special interest.

4. LANDSCAPE DESIGN, TYPE AND TECHNOLOGICAL INTEREST

869 Sangster Avenue exhibits no special landscape design or technical interest.

HISTORICAL ASSOCIATION (PROVIDED FOR COMPARATIVE PURPOSES AS THE LORNE PARK ESTATES CULTURAL LANDSCAPE AREA DOES NOT INCLUDE THE CATEGORY OF HISTORICAL ASSOCIATION)

1. ILLUSTRATES STYLE, TREND OR PATTERN

Though the exterior of 869 Sangster Avenue has been greatly changed from its original cottage style, the structure remains a modest representative of the cottage design still evident in many Lorne Park Estate residences.

3. ILLUSTRATES IMPORTANT PHASE IN LORNE PARK'S SOCIAL OR PHYSICAL DEVELOPMENT

The property at 869 Sangster Avenue is an original Lorne Park residence and, as such, it does in a modest manner illustrate the beginnings of the area's cottage era.

BUILT ENVIRONMENT

1. AESTHETIC/VISUAL QUALITY

869 Sangster Avenue, despite its external changes, retains sufficient aesthetic and visual qualities to make it a pleasing example of Lorne Park's original cottage era.

3. CONSISTENT SCALE OF BUILT FEATURES

All of Lorne Park's buildings serve as domestic residences but vary significantly both in style and scale. Both the existing structure and the new development proposed for 869 Sangster Avenue are consistent with the widely varying scale of the surrounding built environment.

5. DESIGNATED STRUCTURES (NOT A CATEGORY OF THIS CULTURAL LANDSCAPE)

Two properties on Sangster Avenue are designated under Part Four of the Ontario Heritage Act. One is the Briggs House at 913 Sangster Avenue. The second is the William J. Davis Cottage contiguous to our property. Both properties are noted above in the **STREETSCAPE** portion of this report.

OTHER

1. HISTORICAL OR ARCHITECTURAL INTEREST

While there is no evidence of features of historical or archaeological interest on the property at 869 Sangster Avenue, there is archaeological potential due to its proximity to Lake Ontario and the mouth of the Credit River. The proponent is cautioned that during development activities,

should archaeological materials be found on the property the Ontario Ministry of Tourism, Culture and Sport (MTCS) should be notified immediately (416.314.7143). In the event that human remains are encountered during construction, the proponent should immediately contact both MTCS and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392).

CULTURAL LANDSCAPE: HERITAGE IMPACT STATEMENT TERMS OF REFERENCE

4 IMPACT OF DEVELOPMENT OR SITE ALTERATION

The development proposed for 869 Sangster Avenue in this report will have virtually no impact on the property's cultural heritage resources as identified above. The images on the cover page indicate that the structure has undergone significant changes since its initial construction. The proposed re-arrangement of windows, and the re-introduction of a door, on the front façade reflects the existing alignment which likely dates to the 1940s and is not part of the original design. The only change to the site footprint consists of an extension of the original building over what is now an asphalt driveway. The proposed addition to the existing structure is designed to reflect the current architectural detailing, including roof lines. The alteration is, in short, sympathetic and compatible with the existing structure.

There is to be no change to the existing natural features of the property, no change to the property's use as a domestic residence and no land disturbances including grade changes that could alter soils or drainage patterns that might adversely affect the property's cultural heritage resources. The owners have proposed a development plan that respects the existing cultural heritage resources of the property and Lorne Park's wooded cultural landscape.

5 MITIGATION MEASURES

Mississauga's "Cultural Landscape: Heritage Impact Statement Terms of Reference" state:

*The Heritage Impact Statement must assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the cultural heritage resources.*¹⁰

Keeping in mind the current state of the structure's interior and the expense that will be required to create a habitable residence, the owner is faced with three alternative development processes. The first would be renovate the existing exterior of a building that was originally designed as a summer home or cottage. The owner has rejected this option as it would not provide sufficient living space for a year-round family residence. The second option would be to request a demolition permit and erect a completely new residence. The owner does not wish to follow this option as he purchased the property with the desire to retain its existing cultural heritage

¹⁰ Mississauga, Planning Department, "Cultural Landscape: Heritage Impact Statement Terms of Reference"; http://www.mississauga.ca/file/COM/Cultural_Landscape_Heritage_Impact_Statment_Terms_of_Reference_June_2012.pdf.

resources and to expand its interior living space. The third option which the owner wishes to follow consists of an expansion of the rear portion of the existing structure over the existing driveway and the retention of current design features in this endeavour. The changes to the front façade reflect the existing structural details and bring back a front door to the residence. It is the view of Heritage Resources Consulting that the owner's chosen option is the best way to extend the habitability of the existing structure while at the same time minimizing any negative impact on its cultural heritage resources.

RECOMMENDATION

As researched and evaluated above, the property at 869 Sangster Avenue does not meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act. Nor does the property warrant preservation under the definition in the Provincial Policy Statement which reads:

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. This may be assessed through a conservation plan or heritage impact assessment.¹¹

The property does not exhibit significant landscape environment features as outlined in the City of Mississauga's Cultural Landscape Inventory for Lorne Park Estates. The proposed development does not affect the existing landscape and complements the architectural attributes of the present structure. It is recommended that the current owners be permitted to carry out the development of their property as delineated above.

¹¹ Ontario Provincial Policy Statement, 2005 (Queen's Printer for Ontario: Toronto, 2005), p. 29.

QUALIFICATIONS OF AUTHOR

Robert Joseph Burns

Principal

Heritage Resources Consulting

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Web site: www.deliveringthepast.ca

Education

- PhD. in history, University of Western Ontario, London, ON

Career Highlights

- Principal, Heritage Resources Consulting, 1995 to the present
- Historian, Parks Canada, 1976 to 1995
- Manuscript editor, *Dictionary of Canadian Biography*, University of Toronto, 1973 to 1976

Summary

Dr. Burns has over four decades of experience in historical research and analysis. As a Parks Canada Project Historian he prepared a narrative and structural history of Inverarden, a Cornwall, Ontario domestic property built in 1816, and a structural and social history of Fort Wellington National Historic Site at Prescott, Ontario. As a member (history) of the Federal Heritage Buildings Review Office (FHBRO) from 1990 to 1995 he participated in the review of some 500 federal properties including CFB Esquimalt and the Kingston Penitentiary. As a consultant since 1995 he has completed a wide range of heritage assessment and research projects in co-operation with Heritage Research Associates, Inc., Ottawa and has prepared FHBRO cultural heritage assessment reports on numerous federal properties including CFB Goose Bay and its buildings, hangars, munitions bunkers and former nuclear weapons storage facilities. His examination of the temporary storage of nuclear weapons at Goose Bay during the Korean War crisis led to the publication of "Bombs in the Bush," *The Beaver*, Jan. 2005.

Heritage Assessment Projects

Heritage Assessments prepared for the Federal Heritage Buildings Review Office

- CFB Goose Bay, Heritage Assessment of 124 buildings, 2000. Building functional types included barracks, hangars, storage bunkers for conventional and nuclear weapons, guard towers, warehouses, and offices.
- CFB Goose Bay, Heritage Assessment of 16 buildings, 2001. Building functional types consisted of hangars for medium and heavy bombers.

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- CFB Gagetown, Heritage Assessment of 77 buildings, 2002. Building Functional types included office/admin buildings, barracks, drill halls, garages, gate/guard houses, lecture/training buildings, mess halls, quarters, shops and recreational buildings.
- Bedford Institute of Oceanography, Heritage Assessment of the Van Steenburgh and Polaris Buildings, 2003.
- Hudson's Bay Company Post (abandoned), Ukkusiksalik National Park, Nunavut, 2005.
- Nanaimo Foundry, Nanaimo, BC, 2005.
- Heritage Assessments of the following lighthouses, lightstations and range light towers in the Great Lakes and Atlantic regions, 2006-2008:
 - Shoal Island Lighthouse, Manitoulin Island, Heritage Assessment 2006.
 - Badgeley Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Byng Inlet Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Brebeuf Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Pigeon Island Rear Range Light Tower, Lake Ontario, Heritage Assessment 2006.
 - Pointe Au Baril Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Rondeau East Pier Light Tower, Lake Erie, Heritage Assessment 2006.
 - Stokes Bay Rear Range Light Tower, Lake Huron, Heritage Assessment 2006.
 - Owen Sound Front Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Brebeuf Island Front Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Chantry Island Lighthouse Dwelling, Lake Huron, Heritage Assessment 2006.
 - Gros Cap Reef Lighthouse, St. Mary's River, Heritage Assessment 2006.
 - Janet Head Lighthouse, Manitoulin Island, Heritage Assessment 2006.
 - Red Rock Lighthouse, Georgian Bay, Heritage Assessment 2006.
 - Snug Harbour Lighthouse, Georgian Bay, Heritage Assessment 2006.
 - Byng Inlet Front Range Light Tower, Georgian Bay, Heritage Assessment 2007.
 - Kagawong Lighthouse, Manitoulin Island, Heritage Assessment 2007.
 - Manitouwaning Lighthouse, Manitoulin Island, Heritage Assessment 2007.
 - Shaganash Light Tower, Lake Superior, Heritage Assessment 2007.
 - Saugeen River Front Range Light Tower, Lake Huron, Heritage Assessment 2007.
 - Saugeen River Rear Range Light Tower, Lake Huron, Heritage Assessment 2007.
 - Shoal Light Tower, Lake Rosseau, ON., Heritage Assessment 2007.
 - Wilson Channel Front Range Light Tower, near Sault Ste. Marie, Heritage Assessment 2007.
 - Wilson Channel Rear Range Light Tower, near Sault Ste. Marie, Heritage Assessment 2007.
 - Canso Front Range Light, Heritage Assessment, 2008.
 - Canso Rear Range Light, Heritage Assessment, 2008.
 - Cape Croker Light Tower, Heritage Assessment, 2008.
 - Jones Island Front Range Light, Heritage Assessment, 2008.
 - Jones Island Rear Range Light, Heritage Assessment, 2008.
 - Margaree Harbour Front Range Light, Heritage Assessment, 2008.
 - Margaree Harbour Rear Range Light, Heritage Assessment, 2008.

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- Thunder Bay Main Lightstation, Heritage Assessment, 2008.
- West Sister Rock Lighttower, Heritage Assessment, 2008.

Heritage Assessments prepared for the federal Heritage Lighthouse Preservation program

- Great Duck Island, Georgian Bay, ON, 2010.
- Janet Head Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Kagawong Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Killarney East Lighthouse, Georgian Bay, Heritage Assessment, 2010.
- Killarney Northwest Lighthouse, Georgian Bay, Heritage Assessment, 2010.
- Manitouwaning Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Victoria Beach Lighthouse, NS, Heritage Assessment, 2011.
- Schafner Point Lighthouse, NS, Heritage Assessment, 2011.
- Port Bickerton Lighthouse, NS, Heritage Assessment, 2011.
- McNab Point Lighthouse, Heritage Assessment, 2011.
- Saugeen River Front Range Light, Heritage Assessment, 2011.
- Saugeen River Rear Range Light, Heritage Assessment, 2011.
- Pointe au Baril Front Range Light, Heritage Assessment, 2014.
- Pointe au Baril Rear Range Light, Heritage Assessment, 2014.
- Snug Harbour Front Range Light, Heritage Assessment, 2014.
- Snug Harbour Rear Range Light, Heritage Assessment, 2014.

Heritage Assessments prepared for the private sector

- Madill barn, 6250 Hurontario Street, Mississauga, ON, Heritage Assessment, 2009.
- Stone residence, 7129 Tremaine Road, Milton, ON, Heritage Assessment, 2009.
- Smye estate, 394 Lakeshore Road West, Mississauga, ON, Heritage Assessment, 2009.
- Dudgeon cottage, 305 Lakeshore Road West, Oakville, ON, Heritage Assessment, 2010.
- five domestic structures, Bronte Road, Bronte, ON, Heritage Assessment, 2010.
- Lorne Park Estates cottage, 1948 Roper Avenue, Mississauga, ON, Heritage Assessment, 2012.
- Farm house, 11687 Chinguacousy Road, Brampton, ON, Heritage Assessment, 2012.
- Farm house, 3650 Eglinton Ave., Mississauga, ON, Heritage Assessment, 2013.
- Downtown Campbellford Properties, Heritage Assessment, 2013.
- residence, 1422 Mississauga Road, Heritage Impact Statement, 2015.
- residence, 2560 Mindemoya Road, Mississauga, Heritage Impact Statement, 2018
- residence/offices, 70 Queen Street South, Mississauga, Heritage Impact Assessment, 2018
- residence, 869 Sangster Avenue, Lorne Park Estates, Mississauga, Heritage Impact Assessment, 2018

Heritage Assessments and Plaque Texts prepared for the Ontario Heritage Trust

- J. L. Kraft, Fort Erie, ON, 2003.
- Reid Mill, Streetsville, ON, 2004.

- George Weston, Toronto, ON., 2005.
- Pauline McGibbon, Sarnia, ON, 2006.
- W. P. Bull, Brampton, ON, 2007.
- Founding of Englehart, ON, 2008.
- George Drew, Guelph, ON, 2008.
- Founding of Latchford, ON, 2009.
- Ball's Bridge, Goderich, ON, 2011.
- Canadian Tire Corporation, 2012.
- Ontario Paper Mill, 2013.
- Louise de Keriline Lawrence, 2016

Publications and Other Major Projects

- "God's chosen people: the origins of Toronto society, 1793-1818", *Canadian Historical Association: Historical Papers*, 1973, Toronto, 1974. Republished in J. Bumsted (ed.), *Canadian History Before Confederation: Essays and Interpretations*, 2nd ed. (Georgetown, Ont.: Irwin-Dorsey Ltd., 1979).
- "James Grant Chewett", "William Botsford Jarvis", "George Herkimer Markland" and "Thomas Gibbs Ridout" published in the *Dictionary of Canadian Biography*, vol. IX, Toronto, 1976.
- "The post fur trade career of a North West Company partner: a biography of John McDonald of Garth", *Research Bulletin No. 60*, Parks Canada, 1977. Reprinted in *Glengarry Life*, Glengarry Historical Society, 1981.
- "Inverarden: retirement home of North West Company fur trader John McDonald of Garth". *History and Archaeology No. 25*, Parks Canada, 1979. First printed as *Manuscript Report Series No. 245*, 1978.
- "Fort Wellington: a Narrative and Structural History, 1812-38", *Manuscript Report Series No. 296*, Parks Canada, 1979.
- A review of J.M.S. Careless (ed.), *The Pre-Confederation Premiers: Ontario Government Leaders, 1841-1867* (Toronto: University of Toronto Press, 1980) in *Ontario History*, LXXIII, No.1, March 1981.
- A review of Mary Larratt Smith (ed.), *Young Mr. Smith in Upper Canada* (Toronto: University of Toronto Press, 1980) in *Ontario History*, LXXIV, No. 2, June 1982.
- "William Jarvis", "Robert Isaac Dey Gray" published in the *Dictionary of Canadian Biography*, Vol. V, Toronto, 1983.
- "Bulk packaging in British North America, 1758-1867: a guide to the identification and reproduction of barrels", *Research Bulletin No. 208*, Parks Canada, December 1983.
- "Cornwall, Ontario" in *The Canadian Encyclopedia* (Edmonton: Hurtig Publishers, 1985).
- "Samuel Peters Jarvis [with Douglas Leighton]" and "Samuel Smith Ridout" in the *Dictionary of Canadian Biography*, Vol. VIII, Toronto, 1985.
- "The Burns and Gamble Families of Yonge Street and York Township [with Stanley J. Burns]", *O.G.S. Seminar '85* (Toronto: Ontario Genealogical Society, 1985).

- "Starting From Scratch: the Simcoe Years in Upper Canada", *Horizon Canada*, No. 22, July 1985.
- "Upper Canada In the Making, 1796-1812", *Horizon Canada*, No. 23, August 1985.
- A review of Bruce G. Wilson, *The Enterprises of Robert Hamilton: A Study of Wealth and Influence in Early Upper Canada, 1776-1812* (Ottawa: Carleton University Press, 1983) in the *Canadian Historical Review*, LXVI, No. 3, Sept. 1985.
- Lila Lazare (comp.) with an intro. by Robert J. Burns, "Artifacts, consumer goods and services advertised in Kingston newspapers, 1840-50: a resource tool for material history research", *Manuscript Report Series No. 397*, Parks Canada, 1980.
- "W.A. Munn and the discovery of a Viking occupation site in northern Newfoundland", Historic Sites and Monuments Board agenda paper, 1982.
- Research and writing of "The Loyalists," a booklet to accompany the Loyalist Bicentennial travelling exhibit prepared by Parks Canada, 1983.
- "Paperboard and Paper Packaging in Canada 1880-1930: An Interim Report" *Microfiche Report Series No. 210* (1985).
- "Packaging Food and Other Consumer Goods in Canada, 1867-1927: A guide to Federal Specifications For Bulk and Unit Containers, Their Labels and Contents" *Microfiche Report Series No. 217* (1985).
- "Paperboard Packaged Consumer Goods: Early Patterns of Product Availability" (1986).
- "Thomas Ridout" in the *Dictionary of Canadian Biography*, Vol. VI, Toronto, 1987.
- "Paperboard and Paper Packaging in Canada, 1880-1930", 2 Vols. *Microfiche Report Series No. 393* (1989).
- Curator, along with Marianne McLean and Susan Porteus, of "Rebellions in the Canadas, 1837-1838," an exhibition of documents and images sponsored by the National Archives of Canada, 1987.
- "Marketing Food in a Consumer Society: Early Unit Packaging Technology and Label Design" in *Consuming Passions: Eating and Drinking Traditions in Ontario* (Meaford, Ont.: Oliver Graphics, 1990).
- "Robert Isaac Dey Gray" reprinted in *Provincial Justice: Upper Canadian Legal portraits from the Dictionary of Canadian Biography*, ed. Robert L. Fraser (Toronto: University of Toronto Press, 1992).
- "John Warren Cowan" and "Thomas McCormack" published in the *Dictionary of Canadian Biography*, Vol. XIII, 1994.
- *Guardians of the Wild: A History of the Warden Service of Canada's National Parks* (University of Calgary Press, 2000).
- "'Queer Doings': Attitudes toward homosexuality in nineteenth century Ontario," *The Beaver*, Apr. May. 2003.
- "Bombs in the Bush: The Strategic Air Command in Goose Bay, 1953," *The Beaver*, Dec. 2004/Jan. 2005.
- preparation of a history of the Royal Canadian Mounted Police under contract for the Force,

2004-2007.

- press releases regarding heritage plaque unveilings for Parks Canada, Ottawa, ON, 2010.
- a review and analysis of heritage bulk containers in the Parks Canada Artifact Collection, Ottawa, ON, 2011.
- *Port Stanley: The First Hundred Years, 1804-1904*, with Craig Cole (Heritage Port: Port Stanley, ON, 2014).

Related Professional Associations

- Professional member of Canadian Association of Heritage Professionals.

- Member of Federal Heritage Building Review Board (retired).
- Chair, Heritage Central Elgin.
- President of the Sparta (Ontario) and District Historical Society.
- Member, St. Thomas-Elgin Branch of the Architectural Conservancy of Ontario.
- Member (Past), Board of Directors, Elgin County Archives Association.
- Member, Board of Directors, Sparta Community Association.
- Former member, Board of directors, and Publications Committee Chair, Ontario Historical Society.
- Past president, Stormont, Dundas and Glengarry Historical Society.
- Past chair, Local Architectural Conservation Advisory Committee, Cornwall, ON.
- Former chair, Heritage sub-committee, "Central Elgin - Growing Together Committee," Municipality of Central Elgin.

APPENDIX I

CHAIN OF OWNERSHIP 869 SANGSTER AVENUE LORNE PARK ESTATES

- lot 12, Block H, Plan B88 (now 869 Sangster Avenue) was sold in July 1890 to John Graydon for \$100 by the Toronto & Lorne Park Summer Resort Company, memorial 7241
- John Graydon and his wife sold the property in March 1900 to Margaret J. Langton for \$650, memorial 10141
- in May 1906 Margaret J. Langton and the Lorne Park Company Ltd. sold the property and other land to Annette A. Stovel for \$1,300, memorial 12234
- in August 1931 Albert E. Stovel willed the property to Doris A. Stovel, memorial 40140
- in August 1931 Doris A. Dolphin granted the land to Helena H. Stedman and Margaret Stedman for \$1,400, memorial 33961
- in August 1944 Helena H. Stedman and Margaret Stedman granted the property to Peter Dron for \$2,000, memorial 44521
- in July 1945 Peter Dron and his wife granted the property to Nathan Gilbert for \$2,500, memorial 45780
- in July 1947 Nathan Gilbert granted the property to Harry F. Switzer and Ruth Switzer for \$3,650, memorial 50487
- in August 1948 Harry F. Switzer and Beth Switzer granted the property to Elizabeth L. Ewens and William E. Ewens for \$2.00, memorial 53244
- in January 1955 Elizabeth L. Ewens and William E. Ewens granted the property to George and Elish E. Ikeson for \$2.00, memorial 86217
- in July 1963 George and Elish E. Ikeson granted the property to Robert Gordon Perkins and Ellen Mavis Perkins for \$18,000, memorial 155902
- in April 2018 Gilbert Gordon and Ellen Mavis Perkins transferred the property to Robert Sheldon Perkins, memorial PR331501
- in 2018 the property was sold to the current owners

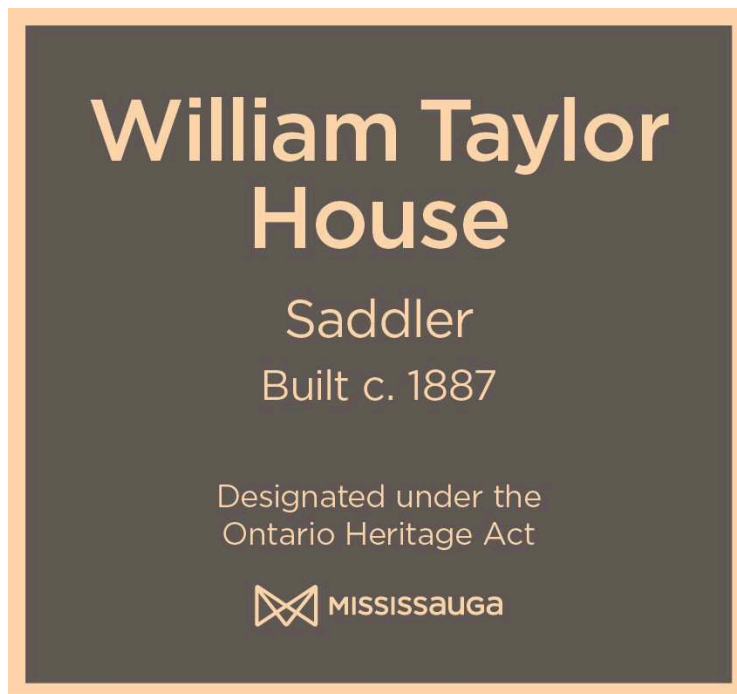
City of Mississauga
Memorandum



Date: 2019/02/11
To: Chair and Members of Heritage Advisory Committee
From: Paul Damaso, Director, Culture Division
Meeting Date: 2019/03/05
Subject: New Heritage Designation Plaque Design

This memorandum is presented for HAC's information.

The City's Communications Division has redesigned the plaques to be affixed to properties designated under the Ontario Heritage Act to align with its new design standards as part of the City's rebranding. The new design is below:

A handwritten signature in black ink, appearing to read 'Paul Damaso'.

Prepared by: Paul Damaso, Director, Culture Division

City of Mississauga
Memorandum



Date: 2019/01/24

To: Chair and Members of Heritage Advisory Committee

From: Paul Damaso, Director, Culture Division

Meeting Date: 2019/03/05

Subject: New Construction Adjacent to a Listed Property: 3650 Eglinton Avenue West
(Ward 8)

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

Section 7.4.1.12 of the Mississauga Official Plan states that: "The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction." An addendum to a 2013 report on the property (http://www7.mississauga.ca/documents/agendas/committees/heritage/Item_7_Appendix_1.pdf) is attached.

A handwritten signature in black ink, appearing to read 'Paul Damaso', written in a cursive style.

Prepared by: Paul Damaso, Director, Culture Division

Attachments

Appendix 1: Appendix 1

**ADDENDUM TO:
CULTURAL HERITAGE IMPACT STATEMENT
3650 EGLINTON AVENUE WEST
RELATING TO DEVELOPMENT LOCATED AT
(LEGAL DESCRIPTION) PART OF BLOCKS 1 AND 3
REGISTERED PLAN 43M-1977, AND ALL OF BLOCK 1
REGISTERED PLAN 43M-1875
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL**

Prepared for:
Minuk Contracting Company Ltd.

and

City of Mississauga

SCARLETT JANUSAS ARCHAEOLOGY INC.

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jscarlett@amtelecom.net

www.actionarchaeology.ca



Former report dated February 8, 2011
December 11, 2018 revised January 16, 2019
©SJA 2018

Executive Summary

The proponent, Minuk Contracting Company Ltd., retained the services of Scarlett Janusas Archaeology Inc. (SJAi) to supply an addendum to the report prepared previously for The Erin Mills Development Corporation, dated February 8, 2011, and titled, "Cultural Heritage Impact Statement, 3650 Eglinton Avenue West, Part Lot 4, Concession 2 NDS, Part Lot 2, Registrar's Compiled Plan 1542, Part 2 on 43R25632, City of Mississauga, Former Township of Trafalgar, Former County of Halton (now RM of Peel), Ontario (filed with the City of Mississauga) conducted by Scarlett Janusas Archaeological and Heritage Consulting and Education (SJAHCe). The property located at 3650 Eglinton Avenue West shall, for the purposes of this report, be referred to as the "Subject Property".

The addendum includes a report on the physical status of the Subject Property and its immediate environs compared to the same observed in 2011; an evaluation of proposed impact to the Subject Property in relation to the new development proposed in 2018; and, proposed mitigation measures based on new information collected in 2018.

The City of Mississauga required an addendum to the 2011 cultural heritage impact statement for the Subject Property.

A site visit was conducted in 2018 to evaluate current Subject Property conditions. A comparison was made of existing conditions to those reported in 2011, and to determine if there were any significant changes.

The property continues to remain in private ownership in 2018 and does not form part of the proposed development. No significant changes have been made to the Subject Property since its initial evaluation in 2011.

There will be no direct impact to the Subject Property and the proposed adjacent buildings, being only single storey, have only minimal indirect impact.

It is recommended that the existing fence be maintained, or if removed by the owners of the Subject Property, replaced with similar fencing, and the screening of the development augmented by planting trees around the perimeter of the Subject Property on three sides (not Eglinton Avenue West) to ensure privacy screening of the Subject Property. Trees should be higher than the existing fence, or have the capacity to grow higher than the existing fence within a couple of years.

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Project Personnel

Project Manager	Scarlett Janusas
Report Preparation	Scarlett Janusas Pete Demarte
Site Visit	Pete Demarte
Graphics	Scarlett Janusas

**ADDENDUM TO: CULTURAL HERITAGE IMPACT STATEMENT
3650 EGLINTON AVENUE WEST
RELATING TO DEVELOPMENT LOCATED AT
(LEGAL DESCRIPTION) PART OF BLOCKS 1 AND 3
REGISTERED PLAN 43M-1977, AND ALL OF BLOCK 1
REGISTERED PLAN 43m-1875
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL**

1.0 PROJECT CONTEXT

1.1 Background to the Addendum

The proponent, Minuk Contracting Company Ltd., retained the services of Scarlett Janusas Archaeology Inc. (SJA) to supply an addendum to the report prepared previously for The Erin Mills Development Corporation, dated February 8, 2011, and titled, "Cultural Heritage Impact Statement, 3650 Eglinton Avenue West, Part Lot 4, Concession 2 NDS, Part Lot 2, Registrar's Compiled Plan 1542, Part 2 on 43R25632, City of Mississauga, Former Township of Trafalgar, Former County of Halton (now RM of Peel), Ontario (filed with the City of Mississauga) conducted by Scarlett Janusas Archaeological and Heritage Consulting and Education (SJAHCE). The property located at 3650 Eglinton Avenue West shall, for the purposes of this report, be referred to as the "Subject Property" (Figure 1). The Subject Property is legally described as Plan 1542, Part of Lots 1, 2, 43R25632 Parts 2, and 3, having an area of 3885.12 square metres, and is a single detached home (not on water) (<https://www.mississauga.ca/portal/services/>).

The addendum includes a report on the physical status of the Subject Property and its immediate environs compared to the same observed in 2011; an evaluation of proposed impact to the Subject Property in relation to the new development by Minuk Contracting Company Ltd.; and, proposed mitigation measures based on new information collected in 2018.

The City of Mississauga has required an addendum to the 2011 cultural heritage impact statement for the Subject Property.

The proposed development is located on Part of Block 1 and 3, Registered Plan 32M-1977 and all of Block 1, Registered Plan 43M-1875 and will occupy 14.37 acres in total (Figure 2). It will be a mix of both commercial and residential development. The entire site plan is presented in Figure 2, and Figure 3 shows the portion of the site plan with the Subject Property in Figure 3, labelled as "Hold Out Property". The boundaries of the Subject Property, excepting facing Eglinton Avenue West, will be separated from the proposed development by a permanent fence 1.2 metres in height. To the southwest

and northeast of the Subject Property will be proposed commercial buildings, Buildings H and I, and to the southeast, a sidewalk and then parking.

Figure 1: Location of 3650 Eglinton Avenue West

(<http://www6.mississauga.ca/missmaps/maps.aspx#map=17/-8875322.1/5394304.95/0>)

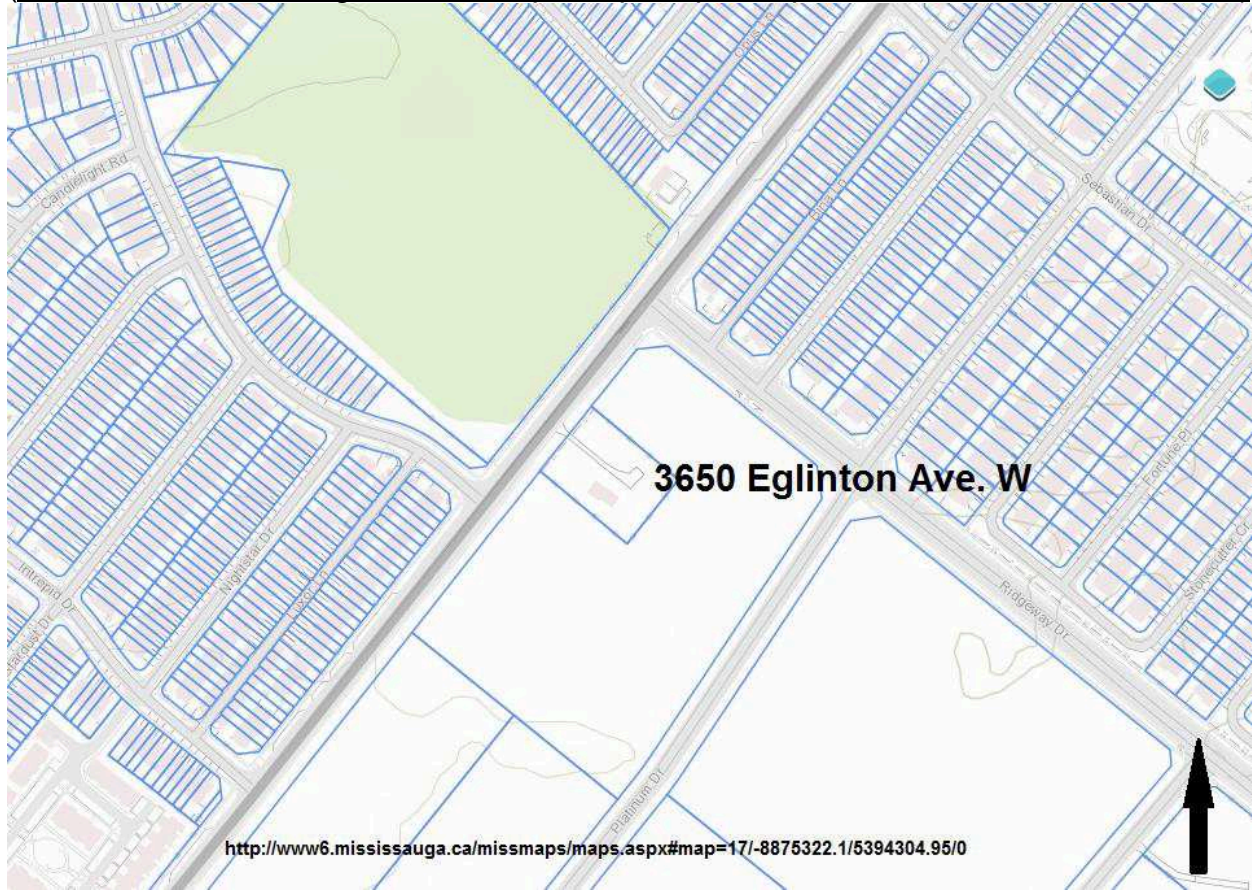
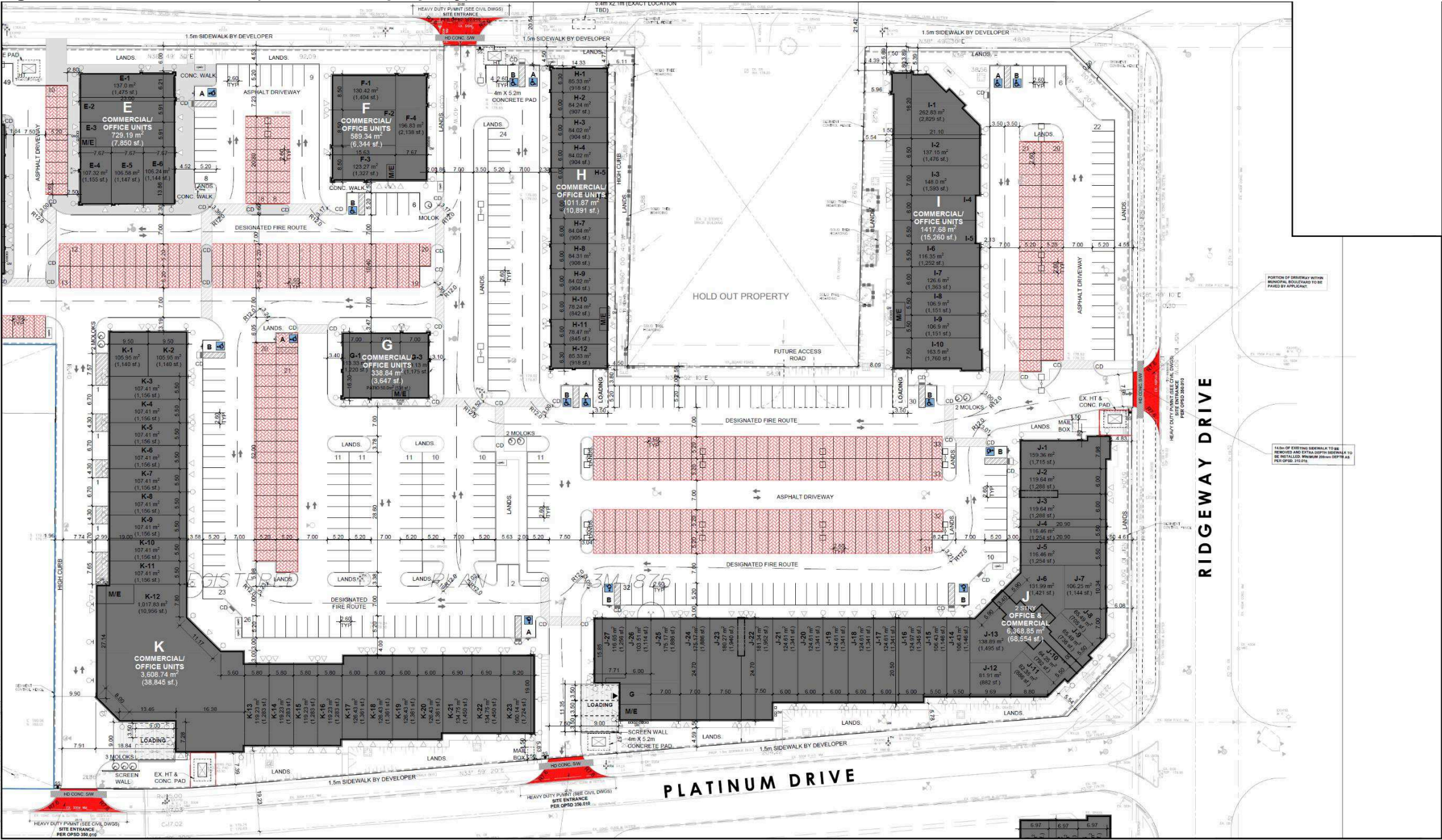


Figure 3: Part 2 of Site Plan (with hold out property)



No.	ISSUED	DATE
1	ISSUED FOR SPA	JUNE 22, 2018
2	ISSUED FOR REVIEW	OCT. 11, 2017
3	ISSUED FOR COORDINATION	MAY 18, 2016
4	ISSUED FOR COORDINATION	JUNE 19, 2016
5	ISSUED FOR SPA	JUNE 22, 2018

6	ISSUED FOR MINOR VARIANCE AFFILIATION	OCT. 24, 2019
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No.	REVISION	DATE
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200-7800 Jane St | Vaughan ON | L4K 4R8
T. 905.660.0722 | www.baldassarra.ca
OWNERS INFORMATION

Erin Mills - Minuk
3700-3980 Eglinton Ave. West,
4700 Ridgeway Drive,
3465- 3525 Platinum Drive.
Mississauga, Ontario

Site Plan
Part II
SP 18/80 W2
DATE: May / 2018
DRAWN BY: j.d.h.
CHECKED: [blank]
SCALE: 1:400
PROJECT NO: 18-05
DRAWING NO: **A-1.2**

1.2 2011 Report

The following is cited from the 2011 report (SJA 2011: 22):

“The property at 3650 Eglinton Avenue West was listed on the heritage register of the City of Mississauga in 1989, but is not designated [Photographs 1 – 3]. It is listed as #155, and indicates that it was constructed in the 1870s. The listing provides the additional information.

The subject property was added to the City’s Heritage Inventory in 1989. Believed to be a mid to late nineteenth century building, it is a one and a half storey red brick structure with a low pitched roof and small gable in the front roofline. Simple cornice and plain fascia with returned eaves on the gable ends. Windows varied, some six over six and other, probably added later to the enclosed portion of the front porch were six over one. A brick addition, two storey, has been added to the rear. A stone foundation and cellar.

The property was listed in 1989 based on architecture and was considered vernacular in style. Many changes have occurred to the structure and property since 1989 that impact on the former reason for listing (i.e. garage demolished, and main structure altered through renovations).”

Photographs 1 -3 3650 Eglinton Avenue West and Outbuilding



Photos Courtesy of Trafalgar Historical Society

This photographs are not a representation of the current state of the property.
The date of these photographs is unknown.

(SJAHCe 2011:9)

1.2.1 Principal Building Components

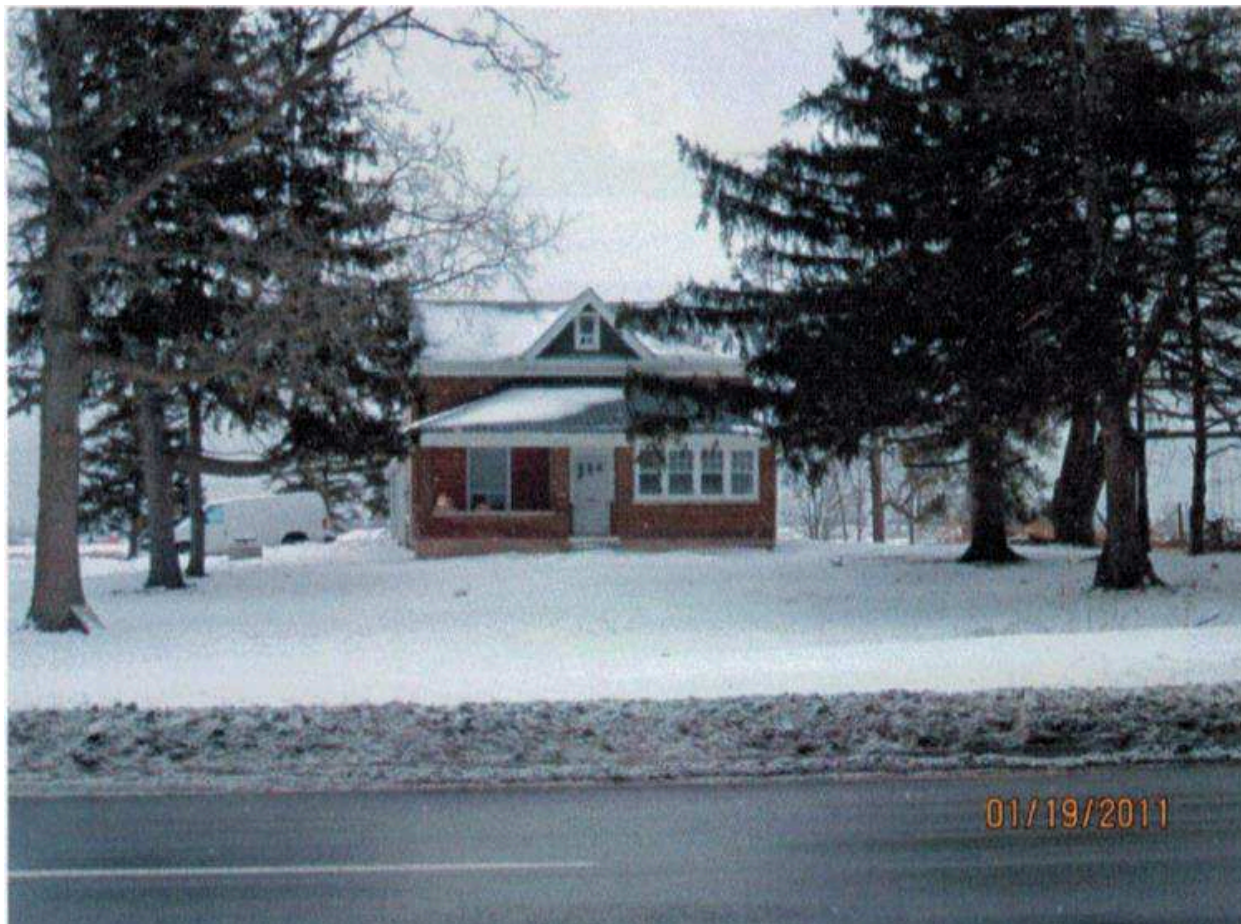
The following is from the 2011 SJAHCe report (25-28):

“The property located at 3650 Eglinton Avenue West consists of the original building (north elevation) and porch. The original building has return eaves, as illustrated in [Photograph 4]. The building is a 1 ½ storey house, red brick, with a low pitched roof and central gable [Photograph 4]. It appears that the windows in the original house have all been replaced, and the roof is not original to the building.

The original porch would have been a verandah running along the front façade of the building. The original porch was probably not originally enclosed, and this is supported

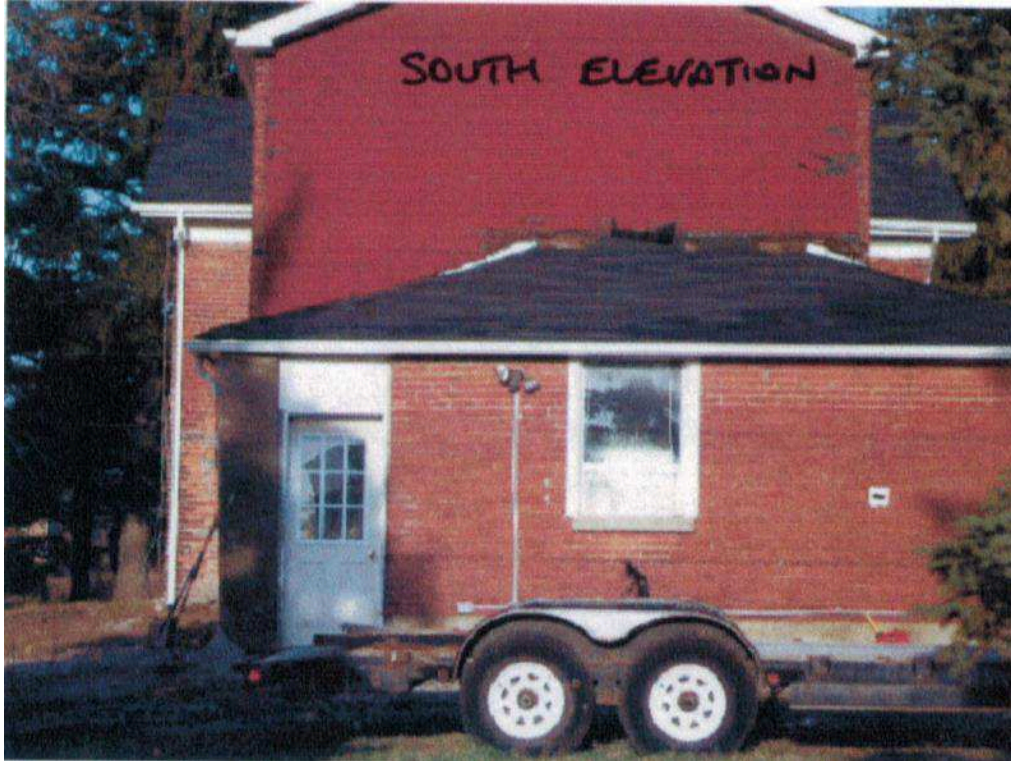
by the “central” door [Photograph 4]. The original doorway is directly beneath the gable. The age of the enclosed porch is unknown.

Photograph 4: Original Structure and Porch Facing South (SJAHCE 2011: 25)



Directly behind (to the south) of the original house is a two storey addition [Photograph 5]. The addition is a two storey red brick which is centered along the rear wall (south side) of the original house. The south elevation has been painted red, but the underlying brick is still red brick. The addition has 2 windows on the second floor directly above two windows on the first floor, and two basement windows, which are largely underground in the present day. This window configuration occurs both on the east and west faces of the 2 storey addition [Photograph 6]. All of the windows appear to have been replaced and are not original to the building. A skylight breaks the roof line on the west elevation of the addition [Photograph 7].

Photograph 5: South Elevation, Rear of 2 Storey Addition – 2010 (SJAHCE 2011: 26)



Photograph 6: East Elevation – 2011 (SJAHCE 2011: 26)

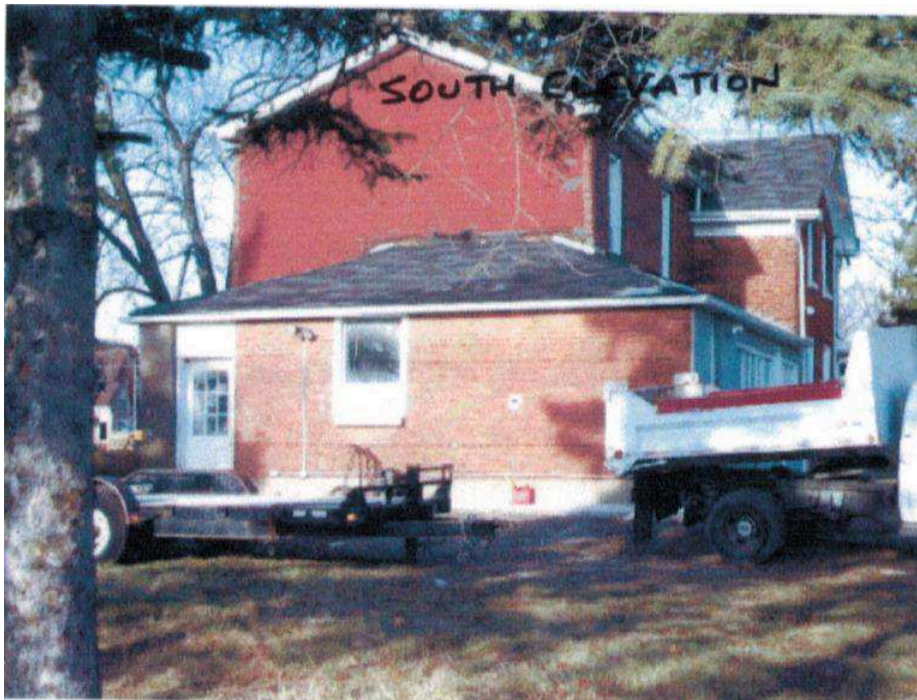


Photograph 7: East Elevation – 2010 (SJAHCE 2011: 27)



To the rear (south) and east side of the 2 storey additional is a more recent addition of red brick, and parged foundation. The window configuration of this single storey addition are the same as in Photograph 1, but the windows have all been replaced [Photograph 8].

Photograph 8: South Elevation – 1 Storey Addition – 2010 (SJAHCE 2011: 27)



There are no extant outbuildings located on the property...

The interior of the house was not accessible to this study, as this is not part of the proposed development, but an adjacent property”.

1.2.2 Vegetation Related to Land Use

The 2011 SJAHC report (2011: 32) indicates the following conditions in 2011:

“The property is depicted as having an orchard in the late 19th century (1877 Historical Atlas of Halton County”. There is no longer any trace of an orchard visible on the property. There are remnants of the windrows sheltering the former farm lands, but the aspect of the windrow is diminished from its original grandeur.

Agricultural fields are still extant to the south, west and partially to the east of 3650 Eglinton Avenue West. These fields lie within the proposed Eglinton Ridgeway Commercial Centre development”.

In 2018, the former agricultural fields have all had topsoil stripped away in preparation for development.

1.2.3 Landscape of 3650 Eglinton Avenue West

The 2011 SJAHC report (2011: 32-33) indicates the following conditions in 2011:

“The landscape of the lot has been altered significantly since historic times, and even more recently. Photographs 1 and 2 (date unknown) depict flowerbeds along the sides of the house and manicured bushes in the front. [Observations] from 2010 illustrate the absence of these former garden/decorative landscapes. There are still the remnants of tree rows which would have lined the drive leading beside the house and back towards the former barn location. These trees are primarily coniferous but there are also a mix of deciduous trees around the periphery of the lot.

Access to the residence is from Eglinton Avenue along a small paved and gravel driveway which has its original turn towards the former garage location. Recent construction on the property (new windows) has also produced a larger gravel area on the east side of the house. There is a small concrete walkway along the front and east side of the house.”

2.0 2018 OBSERVATIONS

A review of the heritage inventory (December 3, 2018) confirms that there has been no change in the status of the Subject Property. It remains “listed” on the heritage inventory, but there is no designation of the building/property (<https://www.mississauga.ca/>).

In 2017, a septic tank was replaced at the Subject Property (ibid).

2.1 Principal Building Components

The 2018 field visit was conducted to determine if there were any differences from the 2011 field visit. Figure 4 illustrates the location of photographs taken and the orientation of the same. Table 1 presents the image log with a brief description of each image and its orientation.

Table 1: 2018 Images and Orientation

Image #	Description	Direction (Grid North)
9	Southern Elevation of House	N
10	View from Southern Elevation of House	S
11	Western Elevation of House	NE
12	Western Elevation of House	SE
13	View from Western Elevation of House	SW
14	View from Western Elevation of House	W
15	View from Western Elevation of House	NW
16	Northern Elevation of House	S
17	View from Northern Elevation of House	NW
18	View from Northern Elevation of House	NE
19	Eastern Elevation of House	W
20	View from Eastern Elevation of House	NE
21	View from Eastern Elevation of House	E
22	View from Eastern Elevation of House	SE
23	View from Northeast Corner of Lot	SW
24	View from Northwest Corner of Lot	SE
25	View from Southwest Corner of Lot	NE
26	View from Southeast Corner of Lot	NW
27	View of House & Lot from Eglinton Avenue West	SW
28	View of House & Lot from Eglinton Avenue West	SE

Figure 4: 2018 Photographs



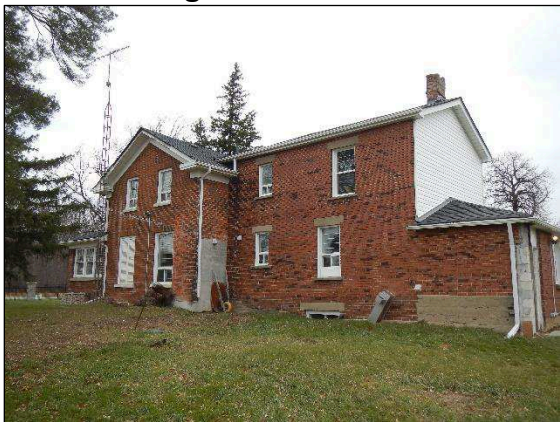
Photograph 9: Southern Elevation of House



Photograph 10: View from Southern Elevation of House facing South



Photograph 11: Western Elevation of House facing Northeast



Photograph 12: Western Elevation of House facing Southeast



Photograph 13: View from Western Elevation of House facing Southwest



Photograph 14: View from Western Elevation of House facing West



Photograph 15: View from Western Elevation of House facing Northwest



Photograph 18: View from Northern Elevation of House facing Northeast



Photograph 16: Northern Elevation of House facing South



Photograph 19: Eastern Elevation of House facing West



Photograph 17: View from Northern Elevation of House facing Northwest



Photograph 20: View from Eastern Elevation of House facing Northeast



Photograph 21: View from Eastern Elevation of House facing East



Photograph 24: View from Northwest Corner of Lot facing Southeast



Photograph 22: View from Eastern Elevation of House facing Southeast



Photograph 25: View from Southwest Corner of Lot facing Northeast



Photograph 23: View from Northeast Corner of Lot facing Southwest



Photograph 26: View from Southeast Corner of Lot facing Northwest



Photograph 27: View of House & Lot from Eglinton Avenue West facing Southwest



Photograph 28: View of House & Lot from Eglinton Avenue West facing Southeast



Photographs 16 and 27 illustrate the north façade of the house in 2018. Photograph 4 illustrates the north façade in 2011. There are no changes noted from 2011 to 2018 for the north façade.

Photographs 8 and 24 illustrate the south façade of the house in 2018. Photographs 8 and 11 illustrate the south façade in 2010. The left side of the doorway, and the lower half of the brick on the west projection has been covered with concrete parging, suggesting some structural damage to the brick. The south elevation has been covered in a white vinyl. None of these applications are irreversible.

Photographs 19 and 26 illustrate the east façade in 2018. Photograph 9 and 10 illustrate the east façade in 2010 and 2011. There are no changes noted from 2010/2011 to 2018 for the east façade.

Photographs 11 and 12 illustrate the west façade in 2018. There were no west façade photographs available in 2011 due to vegetation and limitation to access of the property. The west façade has the porch area, the original 2 storey building, a more recent 2 storey addition, and a single storey addition. The original 2 storey building has return

eaves, two symmetrically placed upper storey windows (new windows) over two larger symmetrically placed lower storey windows (new windows). The four windows all of concrete sills, and brick voussoirs. The original building is red brick. The addition is also red brick, and is placed behind the original building presenting a T-shaped floor plan. It has a straight roof line (no return eaves or decoration). There are four windows on the east façade of the first addition. The first two, closest to the original building, are new windows, but are symmetrical where the upper storey aligns directly over the lower storey window. The second set of windows are set to the other side of the addition, and are not symmetrical. The upper storey window sits slightly more towards the rear of the addition than does the lower storey window. They are not the same size windows, either. The lower storey window lies directly over the basement window which appears more than half underground. The lower storey and upper storey windows all have concrete voussoirs and sills, and the basement window also have a concrete voussoir. The rear addition is a single storey red brick with some concrete parging on the lower third of the west façade. There are no windows on this addition. The rear addition aligns with the central addition.

There are no extant outbuildings on the Subject property, as was reported in 2011.

The interior of the house was not accessible, as this property is not part of the development, but privately owned.

Table 2 presents a summary of features from 2011 to 2018.

Table 2: Comparative Features from 2011 and 2018

Feature	2011	2018	
<i>South façade</i>		Concrete parging noted on middle and rear addition. Upper storey of rear of middle addition has white vinyl cladding.	
<i>North façade</i>			No changes
<i>East façade</i>			No changes
<i>West façade</i>	No observations in 2011	2 storey red brick original building with return eaves and symmetrically placed upper and lower storey windows, brick voussoir and concrete sills, all replaced windows 2 storey red brick addition, (T-plan with original building), straight eaves, no decoration, two symmetrically placed windows, two asymmetrically placed windows, one basement window, concrete sills and voussoir, all new windows	

Feature	2011	2018	
		1 storey red brick addition in alignment with above noted addition, no windows, some concrete parging on lower third of bricks	

2.2 Vegetation Related to Land Use

In 2011 there were agricultural fields located south, west and partially of the east of the Subject Property.

2.3 Landscape of 3650 Eglinton Avenue West

From the 2011 SJAHCE report (2011: 32 – 33):

“...There are still remnants of tree rows which would have lined the drive leading beside the house and back towards the former barn location. These trees are primarily coniferous but there are also a mix of deciduous trees around the periphery of the lot.

Access to the residence is from Eglinton Avenue along a small paved and gravel driveway which has its original turn towards the former garage location. Recent construction on the property (new windows) has also produced a larger gravel area on the east side of the house. There is a small concrete walkway along the front and east side of the house”.

The 2018 description of the landscape is as follows. There are several mature coniferous and deciduous trees throughout the lot. On the southern end (using Grid North) of the Subject Property there are four mature pine trees aligned in an east-west row near the fence line. These are approximately 40-50 ft. in height (Photograph 9). There is also a small deciduous tree in the far southwest corner of the property next to the fence (Photograph 12).

On the western side of the Subject Property are four mature pine trees aligned in a north-south row near the fence line. These are also approximately 40-50 ft. in height (Photographs 13 and 14). There is also a large, mature deciduous tree of similar height located directly to the west of the house next to the fence (Photographs 13 and 14).

On the northern end of the property there is one mature pine tree and one mature deciduous tree. These are also approximately 40-50 ft. in height (Photograph 17).

On the eastern side of the property there are three mature deciduous trees aligned in a north-south row near the fence line. Two of which are approximately 40-50 ft. in height, while the third (nearest to Eglinton Ave. W.) is roughly 15 ft. tall (Photographs 19 and 20).

In summary, the trees that were there in 2011 and remain, have grown in height. It appears that many of the trees have been removed that used to line the driveway. A modern wooden fence, approximately 1.2 metres in height runs east, west and south of the standing house along the lot boundaries. There is also a metal fence with concrete and stone facing pillars running along the front of the Subject Property, paralleling Eglinton Avenue West. The fences are new since 2011.

3.0 DEVELOPMENT IMPACTS

There are no known proposed direct development impacts to the Subject Property.

The boundary around the Subject Property will have a permanent fence with a height of 1.2 metres. The area to the southeast and northwest of the Subject Property will have commercial development, identified on Figure 3 as Buildings H and I. To the south of the property will be sidewalk adjacent to a parking area.

All buildings in the development, with the exception of Building J near Platinum Drive, will be single storey buildings, including those immediately adjacent to the Subject Property, Buildings H and I (Figures 12 and 13)

Figures 5 to 15 illustrate the elevation of the proposed development in relation to the Subject Property (hold out property). Figures 12 and 1 show the elevations for the immediately adjacent development to the Subject Property, those of buildings H and I.

Figure 16 illustrates the Eglinton Avenue West streetscape including the Subject Property. The single storey development will have minimal impact on the Subject property given its low elevation, and separation with an existing wooden fence (~1.2 metres in height) and existing trees on the Subject Property.

Figure 5: Proposed Development Elevation: 1 of 11

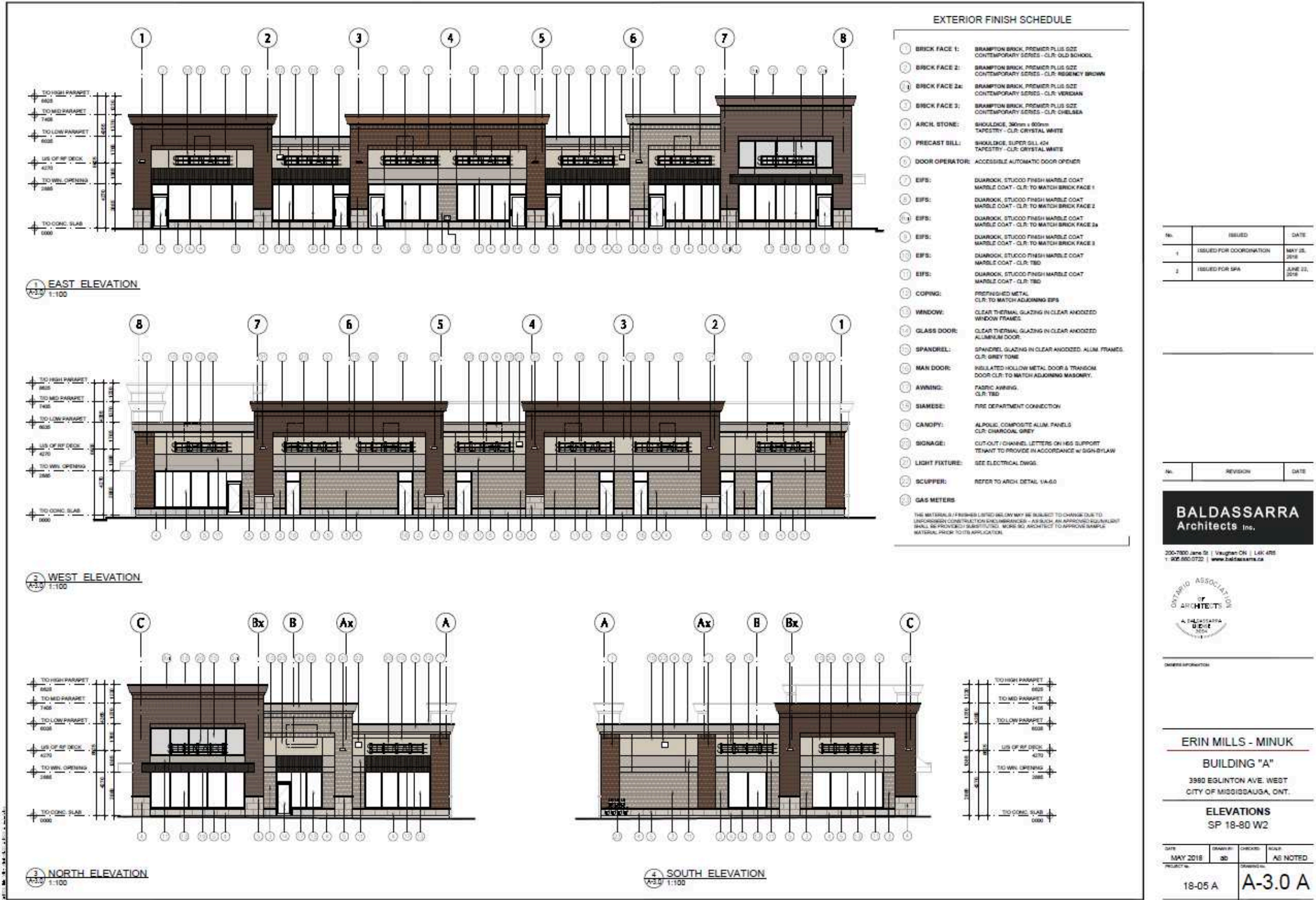


Figure 6: Proposed Development Elevation: 2 of 11

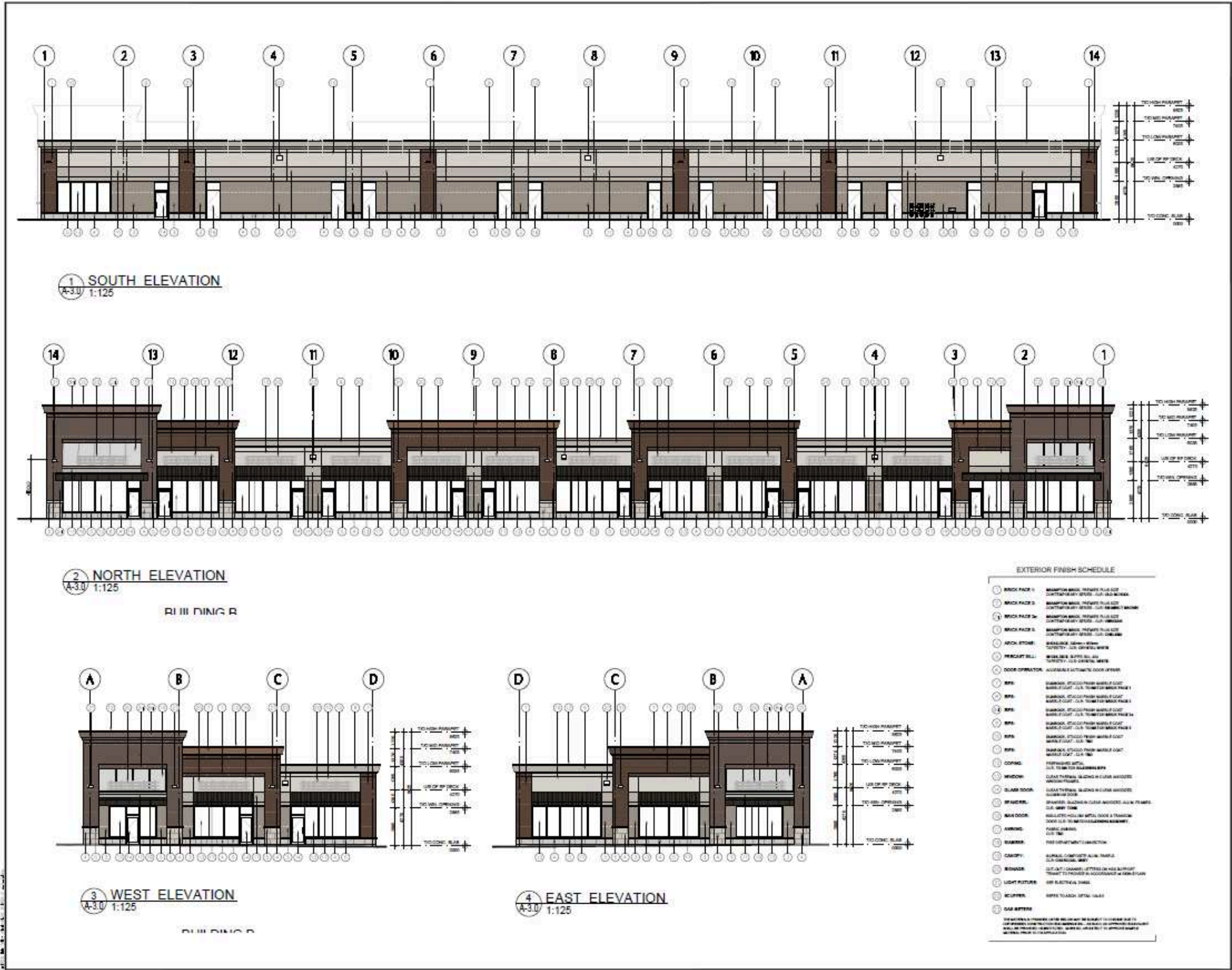


Figure 7: Proposed Development Elevation: 3 of 11

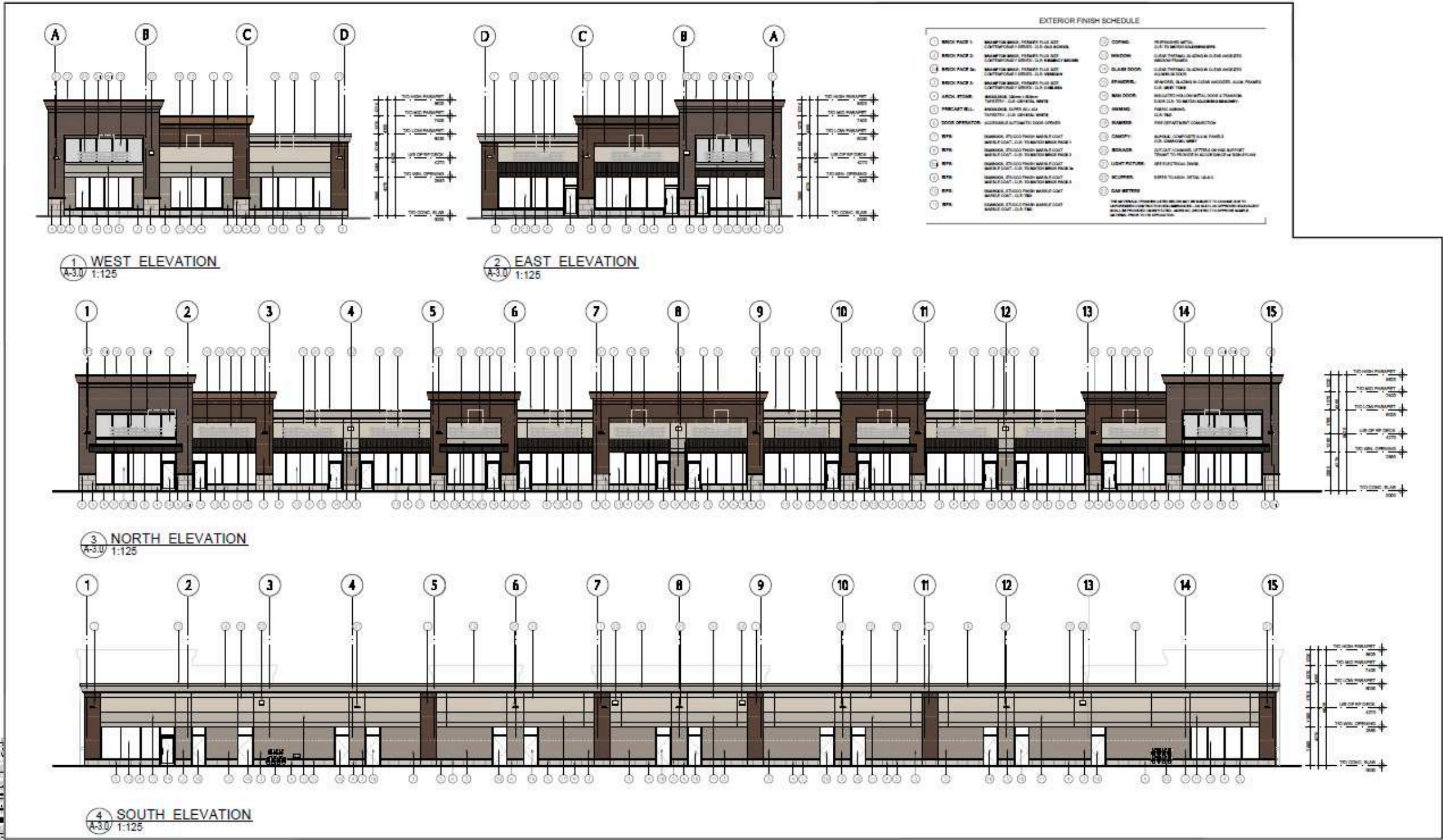


Figure 8: Proposed Development Elevation: 4 of 11



Figure 9: Proposed Development Elevation: 5 of 11

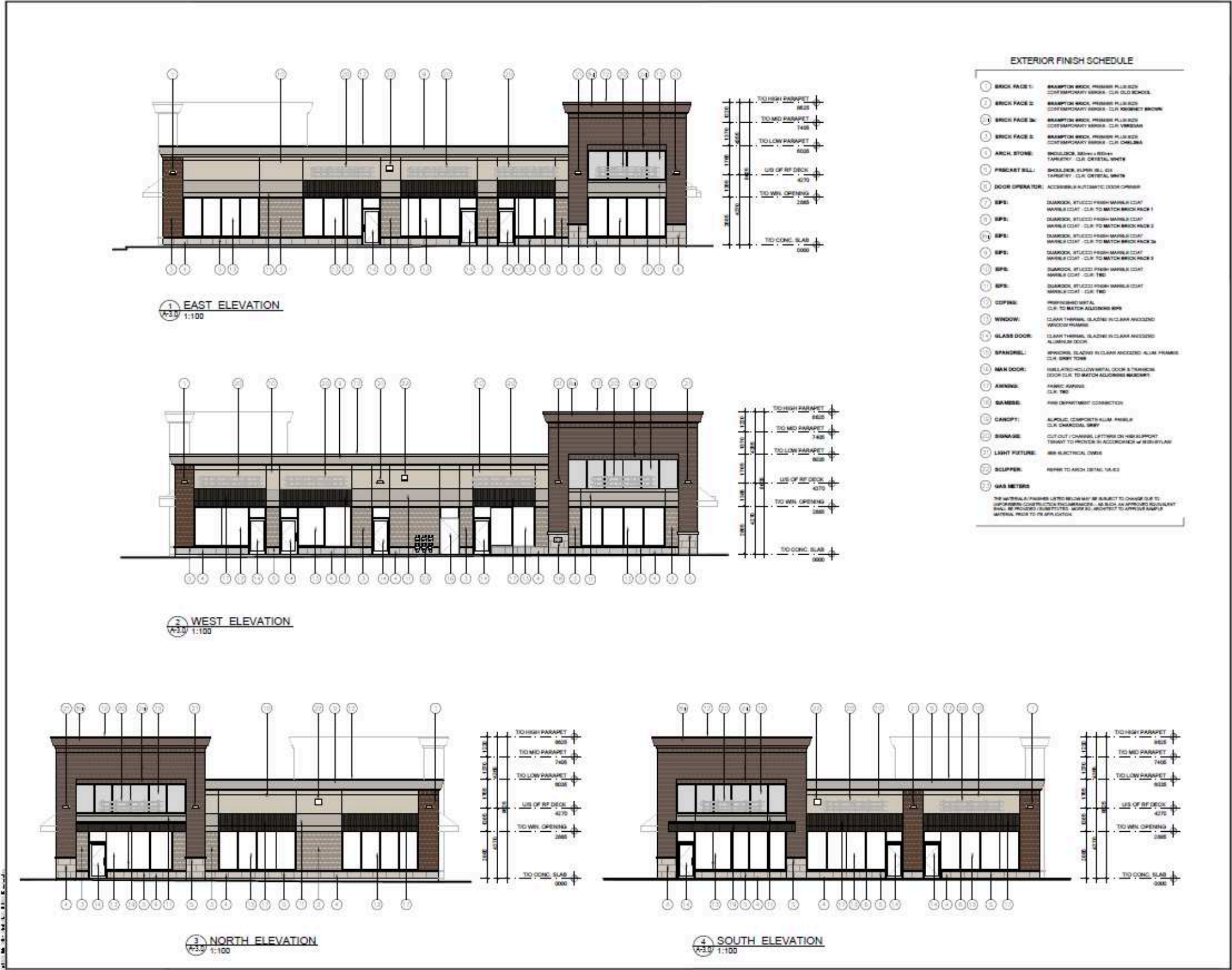


Figure 10: Proposed Development Elevation: 6 of 11



The figure displays four architectural elevation drawings of a building, each with a corresponding title and scale:

- 1 SOUTH ELEVATION** (A-3.0' 1:100): Shows the south side of the building with a central entrance and large windows. Elevation markers on the right indicate heights: TO HIGH PARAPET (8625), TO MID PARAPET (7465), TO LOW PARAPET (6035), US OF 2ND DECK (4270), TO WIN. OPENING (2885), and TO CONC. SLAB (0000).
- 2 NORTH ELEVATION** (A-3.0' 1:100): Shows the north side of the building. Elevation markers on the right indicate heights: TO HIGH PARAPET (8625), TO MID PARAPET (7465), TO LOW PARAPET (6035), US OF 2ND DECK (4270), TO WIN. OPENING (2885), and TO CONC. SLAB (0000).
- 3 WEST ELEVATION** (A-3.0' 1:100): Shows the west side of the building. Elevation markers on the right indicate heights: TO HIGH PARAPET (8625), TO MID PARAPET (7465), TO LOW PARAPET (6035), US OF 2ND DECK (4270), TO WIN. OPENING (2885), and TO CONC. SLAB (0000).
- 4 EAST ELEVATION** (A-3.0' 1:100): Shows the east side of the building. Elevation markers on the right indicate heights: TO HIGH PARAPET (8625), TO MID PARAPET (7465), TO LOW PARAPET (6035), US OF 2ND DECK (4270), TO WIN. OPENING (2885), and TO CONC. SLAB (0000).

EXTERIOR FINISH SCHEDULE

1	BRICK FACE 1:	BRAMPTON BRICK, PRIMER, PLUS 50% CONTEMPORARY BRICK - CLR. OLD SCHOOL
2	BRICK FACE 2:	BRAMPTON BRICK, PRIMER, PLUS 50% CONTEMPORARY BRICK - CLR. KIMMERT BRICK
3	BRICK FACE 3:	BRAMPTON BRICK, PRIMER, PLUS 50% CONTEMPORARY BRICK - CLR. VINCENNA
4	BRICK FACE 4:	BRAMPTON BRICK, PRIMER, PLUS 50% CONTEMPORARY BRICK - CLR. CHALKMA
5	ARCH STONE:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
6	PREFABR. BELL:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
7	DOOR OPERATOR:	ACCESSIBLE KIT CRYSTAL DOOR OPERATOR
8	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
9	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
10	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
11	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
12	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
13	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
14	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
15	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
16	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
17	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
18	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
19	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
20	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
21	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
22	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
23	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
24	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
25	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
26	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
27	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
28	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
29	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
30	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
31	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
32	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
33	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
34	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
35	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
36	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
37	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
38	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
39	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
40	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
41	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
42	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
43	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
44	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
45	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
46	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
47	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
48	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
49	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
50	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
51	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
52	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
53	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
54	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
55	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
56	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
57	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
58	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
59	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
60	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
61	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
62	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
63	SPF:	SHOULDER STONE + 50% TANBURY - CLR. CRYSTAL WHITE
64	SPF:	SHO

NO.	ISSUED	DATE
1	ISSUED FOR COORDINATION	MAY 04, 2018
2	ISSUED FOR SPA	JUN 22, 2018

No.	REVISION	DATE
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CLINICAL INFORMATION

Erin Mills - Minuk

Building "G"

3874 Eglinton Avenue West
CITY OF MISSISSAUGA, ONT

Elevations

DATE May / 2018	DRAWN BY C.J.	CHECKED	SCALE 1:100
PROJECT No. 18-05 G		DRAWING No. A-3.0 G	

Figure 12: Proposed Development Elevation: 8 of 11

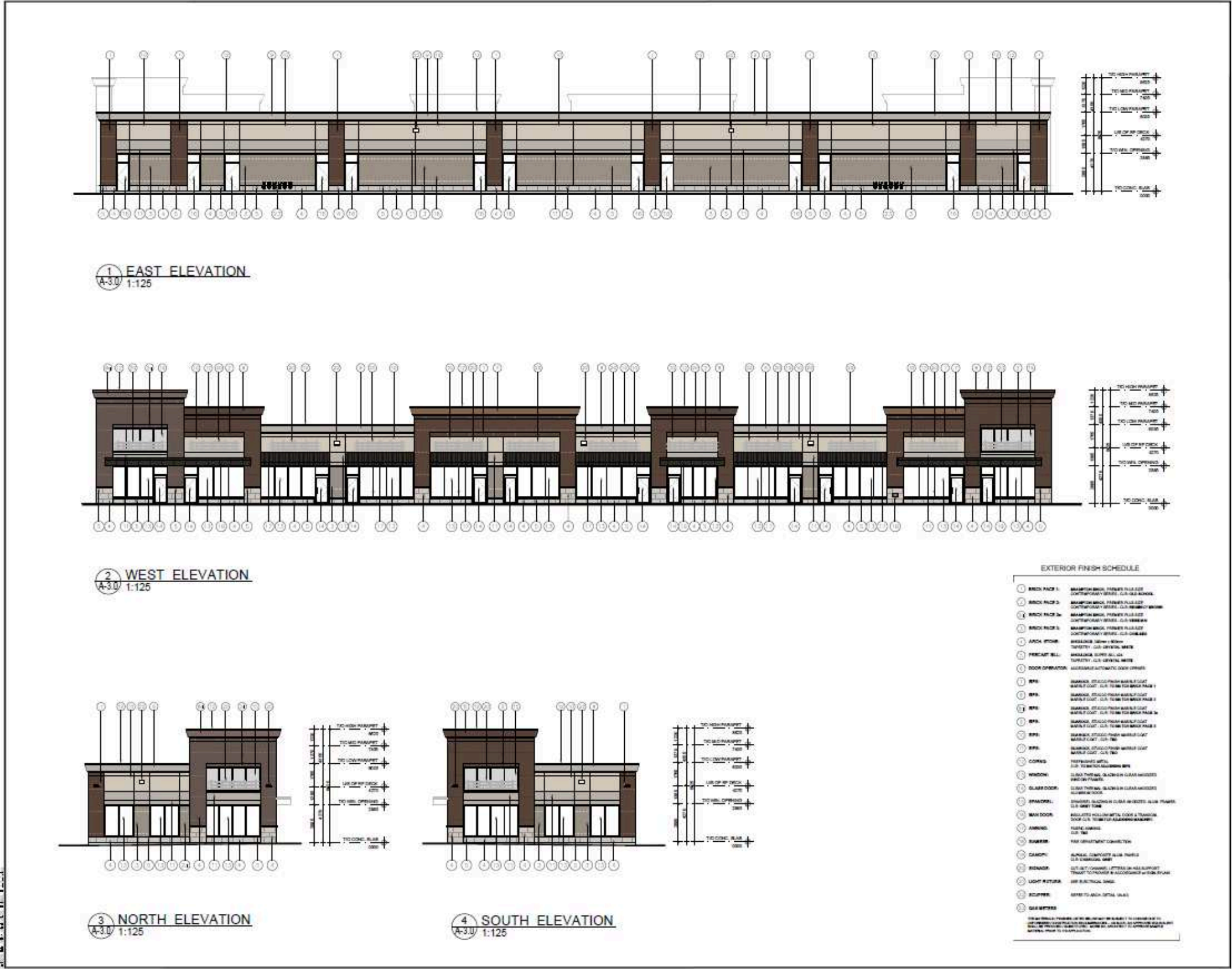


Figure 13: Proposed Development Elevation: 9 of 11



No.	ISSUED	DATE
1	ISSUED FOR COORDINATION	JUNE 04 2015
2	ISSUED FOR CPA	JUNE 22 2015

NO.	PROVISION	DATE
-----	-----------	------

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Oversize Information



Erin Mills - Minuk

Building "I"

4700 Ridgeway Drive
CITY OF MISSISSAUGA, ONT.

Elevations

DATE	Drawn By	CHECKED	SCALE
May/2018	ab		1:125
PROJECT No.		Drawing No.	
18-051		A-3.0	

[illegible]

No.	ISSUED	DATE
1	ISSUED FOR COORDINATION	JUNE 12, 2018
2	ISSUED FOR CPA	JUNE 22, 2018

NO.	REVISION	DATE
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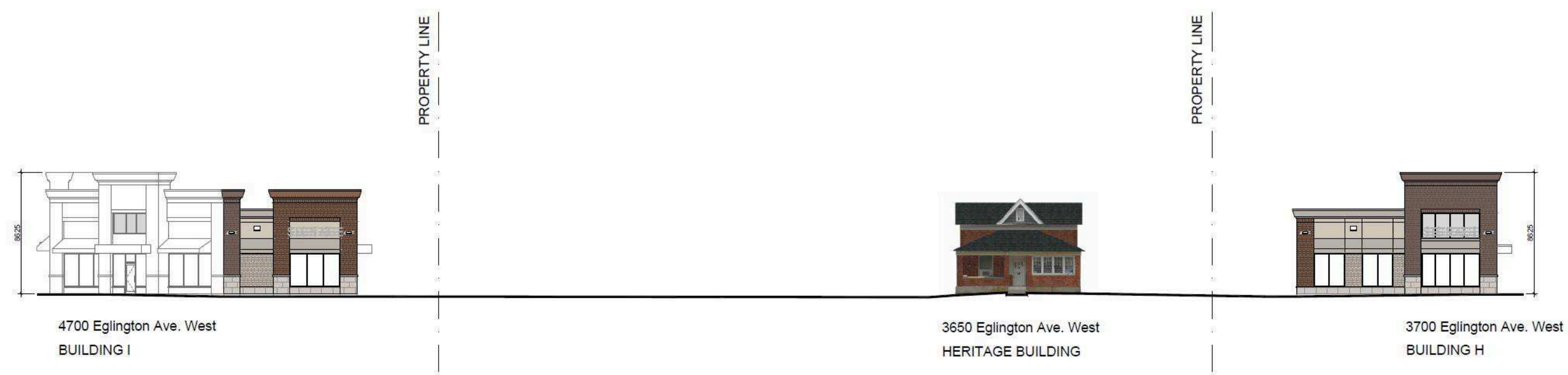
3525 Platinum Drive
CITY OF MISSISSAUGA, ONT.

DATE	DRAWN BY	CHECKED	SCALE
May 2018	ab		1:150

18-05 K

A-3.0 K

Figure 16: Streetscape with Subject Property



4.0 MITIGATION RECOMMENDATIONS

The 2011 cultural heritage impact statement noted the following:

“The property located at 3650 Eglinton Avenue West could not be accessed [interior] because it is not the property of the proponent. There are no known plans for the development of this property. The following recommended options for the listed property have been identified:

Option 1. Do nothing.

Option 2. Provide partial screening of the property at 3650 Eglinton Avenue West with planning and landscaping.”

The property continues to remain in private ownership in 2018 and does not form part of the proposed development. No significant changes have been made to the Subject Property since its initial evaluation in 2011.

It is recommended that the existing fence be maintained, or if removed by the owners of the Subject Property, replaced with similar fencing, and the screening of the development augmented by planting trees around the perimeter of the Subject Property on three sides (not Eglinton Avenue West) to ensure privacy screening of the Subject Property. Trees should be higher than the existing fence, or have the capacity to grow higher than the existing fence within a couple of years.

5.0 BIBLIOGRAPHY AND SOURCES

City of Mississauga – heritage inventory, building permits, etc.

<https://www.mississauga.ca/>

Scarlett Janusas Archaeological and Heritage Consulting and Education

2011 Cultural Heritage Impact Statement, 3650 Eglinton Avenue West, Part Lot 4, Concession 2 NDS, Part Lot 2, Registrar's Compiled Plan 1542, Part 2 on 43R25632, City of Mississauga, Former Township of Trafalgar, Former County of Halton (now RM of Peel), Ontario. On file with City of Mississauga.