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## Heritage Advisory Committee

### Date

2019/10/07

### Time

9:30 AM

### Location

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

### Members

Councillor George Carlson, Ward 11 (Chair)  
David Cook, Citizen Member (Vice-Chair)  
Councillor Carolyn Parrish, Ward 5  
Michael Battaglia, Citizen Member  
Alexander Hardy, Citizen Member  
James Holmes, Citizen Member  
Rick Mateljan, Citizen Member  
Lisa Small, Citizen Member  
Jamie Stevens, Citizen Member  
Melissa Stolarz, Citizen Member  
Terry Ward, Citizen Member  
Matthew N. Wilkinson, Citizen Member  
Adrian Zita-Bennett, Citizen Member

### Contact

Megan Piercey, Legislative Coordinator, Legislative Services  
905-615-3200 ext. 4915  
[megan.piercey@mississauga.ca](mailto:megan.piercey@mississauga.ca)

**NOTE:** To support corporate waste reduction efforts the large  
appendices in this agenda can be viewed at:  
<http://www.mississauga.ca/portal/cityhall/heritageadvisory.ca>

### Find it Online

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

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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 - September 10, 2019

5. **DEPUTATIONS**

5.1 Item 8.1 Julie Daly, Resident regarding a request to consider 51 Tannery House for Heritage Designation

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: 1174 Mississauga Rd (Ward 2)

7.2. Request to amend Designation Bylaw 441-2001: 5520 Hurontario Street (Ward 5)

7.3. Allocations for the Designated Heritage Property Grant Program - Round Two

8. **INFORMATION ITEMS**

8.1. Historical Assessment: 51 Tannery House (Ward 11)

8.2. 2020 Heritage Advisory Committee Meeting Schedule

9. **OTHER BUSINESS**

10. **DATE OF NEXT MEETING** – November 5, 2019

11. **ADJOURNMENT**

City of Mississauga  
**Minutes**



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## Heritage Advisory Committee

**Date**

2019/09/10

**Time**

9:32 AM

**Location**

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

**Members Present**

David Cook, Citizen Member **(Vice-Chair)**  
Councillor Carolyn Parrish, Ward 5  
Michael Battaglia, Citizen Member  
Alexander Hardy, Citizen Member  
James Holmes, Citizen Member  
Lisa Small, Citizen Member  
Melissa Stolarz, Citizen Member (Arrived 9:43 AM)  
Terry Ward, Citizen Member  
Matthew N. Wilkinson, Citizen Member

**Members Absent**

Councillor George Carlson, Ward 11 **(Chair)**  
Rick Mateljan, Citizen Member  
Jamie Stevens, Citizen Member  
Adrian Zita-Bennett, Citizen Member

**Staff Present**

John Dunlop, Supervisor, Heritage Planning  
Paula Wubbenhorst, Heritage Planner, Culture Division  
Brooke Herczeg, Heritage Analyst  
Megan Piercey, Legislative Coordinator

**Find it online**

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

1. CALL TO ORDER – 9:32 AM

2. APPROVAL OF AGENDA

Approved (M. Battaglia)

3. DECLARATION OF CONFLICT OF INTEREST - Nil

4. MINUTES OF PREVIOUS MEETING

4.1. Heritage Advisory Committee Minutes - July 2, 2019

Approved (L. Small)

5. DEPUTATIONS

5.1. Item 8.1 Krystyna Stechly, Resident regarding a request to consider Lakeview Park Public School for Heritage Designation

Ms. Stechly provided the committee with a summary of the Historical Assessment for Lakeview Park Public School and requested that the property be designated. Councillor Parrish noted that the property was under the Peel District School Board's jurisdiction and advised Ms. Stechly to delegate at a school board meeting.

RECOMMENDATION

HAC-0060-2019

That the deputation from Krystyna Stechly, Resident regarding a request to consider Lakeview Park Public School for Heritage Designation be received.

Received (Councillor Parrish)

6. PUBLIC QUESTION PERIOD - Nil

7. MATTERS CONSIDERED

7.1. Petition for Removal of Securities: 915 North Service Road (Ward 1)

John Dunlop, Supervisor, Heritage Planning, provided a brief review on the history of this property in terms of the designation and authorized changes. The committee noted support for the removal of securities as there was a new property owner who was making positive progress on the property.



RECOMMENDATION

HAC-0061-2019

That the removal of securities required as per condition of HPA 17-49 for 915 North Service Road (Ward 1) be approved.

Approved (M. Wilkinson)

7.2. Request to Alter a Heritage Designated Property: 850 Enola Avenue (Ward 1)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0062-2019

That the City approve restoration and repair work on the Adamson and Derry Houses at the subject property, as per the Corporate Report from the Commissioner of Community Services dated August 20, 2019.

Approved (J. Holmes)

7.3. Request to alter a Heritage Designated Property: 1352 Lakeshore Road East (Ward 1)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0063-2019

That the owner of the property at 1352 Lakeshore Road East, which is Designated under Part IV of the Ontario Heritage Act, is requesting to temporarily alter the north façade windows proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated August 20, 2019.

Approved (T. Ward)

7.4. Request to Alter a Heritage Designated Property: 7060 Old Mill Lane (Ward 11)

Jim Holmes, Citizen Member, provided the committee with the Meadowvale Village Heritage Conservation District (MVHCD) Subcommittee's comments and noted that it would be beneficial to have the garage removed in the future. Committee Members noted approval.

RECOMMENDATION

HAC-0064-2019

That the request to alter the heritage designated property at 7060 Old Mill Lane as per the Corporate Report from the Commissioner of Community Services dated August 20, 2019, be approved.

Approved (J. Holmes)

7.5. Request to Demolish a Heritage Listed Property: 1431 Stavebank Road (Ward 1)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0065-2019

That the property at 1431 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated August 20, 2019.

Approved (A. Hardy)

7.6. Request to Alter a Heritage Designated Property: 1060 Old Derry Road (Ward 11)

Jim Holmes, Citizen Member noted that the Meadowvale Village Heritage Conservation District (MVHCD) Subcommittee had concerns in regards to the type of asphalt used on the property. John Dunlop, Supervisor, Heritage Planning, noted that the Transportation and Works department did not approve of gravel driveways. Mr. Dunlop noted Heritage Planning staff had been in contact with the Transportation and Works department in order to come up with a solution that maintains the heritage characteristics of the Meadowvale Village.

RECOMMENDATION

HAC-0066-2019

That the request to alter the heritage designated property at 1060 Old Derry Road as per the Corporate Report from the Commissioner of Community Services dated August 20, 2019, be approved.

Approved (J. Holmes)

7.7. Request to Alter a Heritage Designated Property: 223 Queen Street South (Ward 11)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0067-2019

That the City approve the alteration of the designated property at 223 Queen Street South, as per the Corporate Report from the Commissioner of Community Services dated August 20, 2019.

Approved (Councillor Parrish)

7.8. Request to Demolish a Heritage Listed Property: 2417 Mississauga Road (Ward 8)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0068-2019

That the property at 2417 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated August 20, 2019.

Approved (A. Hardy)

7.9. Request to Demolish a Heritage Listed Property: 1641 Blythe Road (Ward 8)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0069-2019

That the property at 1641 Blythe Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated August 20, 2019.

Approved (Councillor Parrish)

7.10. Meadowvale Village Heritage Conservation District Advisory Subcommittee Report dated August 6, 2019

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0070-2019

That Recommendations MVHCD-0001-2019 to MVHCD-0002-2019 inclusive contained in the Meadowvale Village Heritage Conservation District Advisory Subcommittee Report 1 - 2019 dated August 6, 2019, be approved.

Approved (J. Holmes)

7.11. Memorandum from Megan Piercey, dated, August 26, 2019 with respect to Adrian Zita-Bennett – Request for Temporary Leave from the Heritage Advisory Committee

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0071-2019

1. That the memorandum from Megan Piercey, Legislative Coordinator dated August 26, 2019, entitled “Adrian Zita-Bennett – Request for Temporary Leave from the Heritage Advisory Committee”, be received.
2. That the Heritage Advisory Committee accepts and supports the request from Adrian Zita-Bennett, Citizen Member, for temporary leave from the Heritage Advisory committee until December, 2019.

Approved (Councillor Parrish)8. INFORMATION ITEMS8.1. Historical Assessment of 1239 Lakeshore Road East (Ward 1)

This item was discussed and received during item 5.1.

8.2. New Construction Adjacent to a Designated and Listed Property: 354 Meadow Wood Lane (Ward 2)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0072-2019

That the Memorandum dated August 20, 2019 from Paul Damaso, Director Culture Division, entitled “New Construction Adjacent to a Designated and Listed Property: 354 Meadow Wood Lane” be received.

Approved (M. Stolarz)8.3. Alteration Adjacent to a Listed Property: 411 Lakeshore Road East (Ward 1)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0073-2019

That the Memorandum dated August 20, 2019 from Paul Damaso, Director, Culture Division, entitled “Alteration Adjacent to a Listed Property: 411 Lakeshore Road East (Ward 1)” be received.

Approved (T. Ward)8.4. Alteration to a Listed Property: 1815 Outer Circle Road (Ward 8)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0074-2019

That the Memorandum dated August 20, 2019 from Paul Damaso, Director, Culture Division, entitled "Alteration to a Listed Property: 1815 Outer Circle Road (Ward 8)" be received.

Approved (M. Battaglia)

9. OTHER BUSINESS

Matthew Wilkinson, Citizen Member, provided the committee with the following events information:

- Doors Open in Streetsville on September 14, 2019 from 10:00 AM – 4:00 PM.
- Taste of Cooksville on September 22, 2019.
- 18<sup>th</sup> Annual Haunted Mississauga Heritage Tour at the Riverwood Conservancy on October 5, 2019.

Councillor Parrish advised the committee that the Third Annual Pinnacle Fall Fair in Ward 5 would be held on Saturday, September 21, 2019.

Paula Wubbenhorst, Heritage Planner, advised the committee that there would be a Public Workshop in regards to Phase 2 of the Conserving Heritage Landscapes Project on September 19, 2019 at Burnhamthorpe Community Centre from 7:00 – 9:00 PM. Ms. Wubbenhorst also advised that residents can participate by completing an online survey.

10. DATE OF NEXT MEETING – October 7, 201911. ADJOURNMENT - 10:11 AM (M. Wilkinson)

# City of Mississauga

## Corporate Report



Date: 2019/09/10

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:  
2019/10/07

## Subject

**Request to Demolish a Heritage Listed Property: 1174 Mississauga Rd (Ward 2)**

## Recommendation

That the property at Mississauga Rd, 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 September 10, 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.

## Comments

The owner of the subject property has submitted a heritage application to demolish the existing detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the Mississauga Road Scenic Route cultural landscape, recognized for its role as a pioneer road and its scenic interest and quality. The Heritage Impact Assessment is attached as Appendix 1. It is the consultant's conclusion that the house at 1174 Mississauga Rd is not worthy of heritage designation and the cultural landscape will not be impacted by the proposed development. Staff concurs with this opinion.

## Financial Impact

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

## Conclusion

The owner of 1174 Mississauga Rd has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a Heritage

Heritage Advisory Committee

2019/09/10

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Impact Assessment that provides information which does not support the building's nor the cultural landscape's merit for designation under the Ontario Heritage Act.

## Attachments

Appendix 1: Heritage Impact Assessment



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

Prepared by: Brooke Herczeg, Heritage Analyst

# Heritage Impact Assessment



1174 Mississauga Rd.  
Mississauga, Ontario  
L5H 2J2

Prepared for: [REDACTED]  
Prepared by: Stoyanovskyy Architects Inc.  
June 2019



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## 1. Property Information

Address: 1174 Mississauga Rd.

Legal Description: LOT 15, Registered Plan 794

Roll Number: 21-05-020-025-18700-0000

## 2. Property Heritage Listing

Heritage Status: Listed on the Heritage Register but NOT designated.

Location History: The property is part of Mississauga Road Scenic Route (F-TC-4). This area has been listed in the Cultural Landscape Inventory (2005) in the section entitled Cultural Features identified as a Transportation Corridor. Here is an excerpt from the above-mentioned document describing the area:

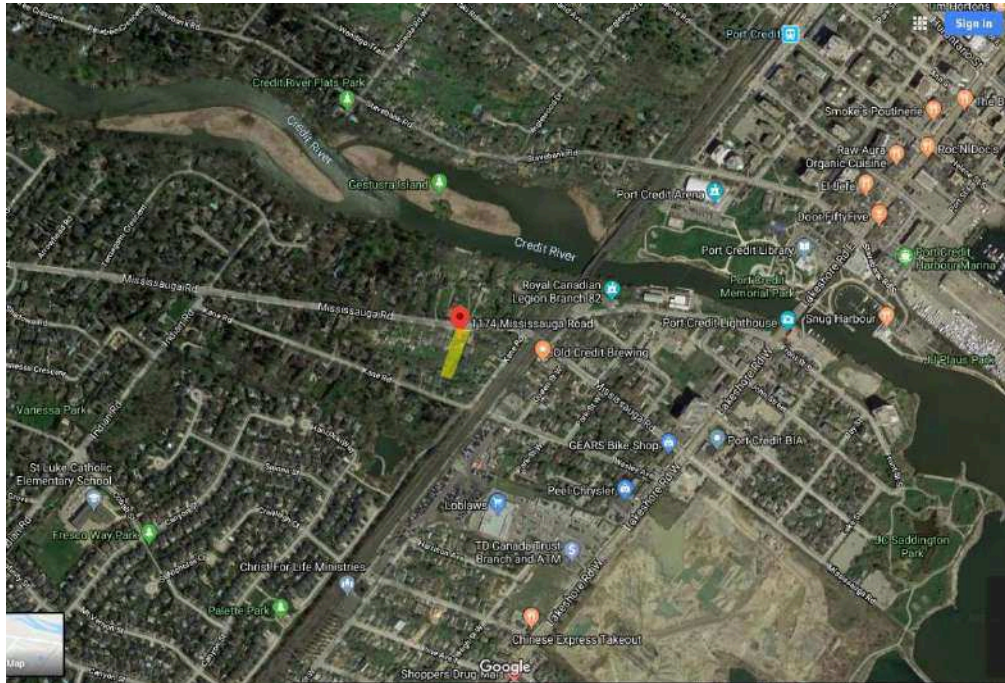
Mississauga Road is one of the oldest roads in Mississauga. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. It is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality<sup>1</sup>.

The purpose of this Heritage Impact Assessment is to outline the existing conditions on the property, provide information on the proposed project and to show that the proposed development is in line with the characteristics outlined in the Cultural Landscape Inventory.

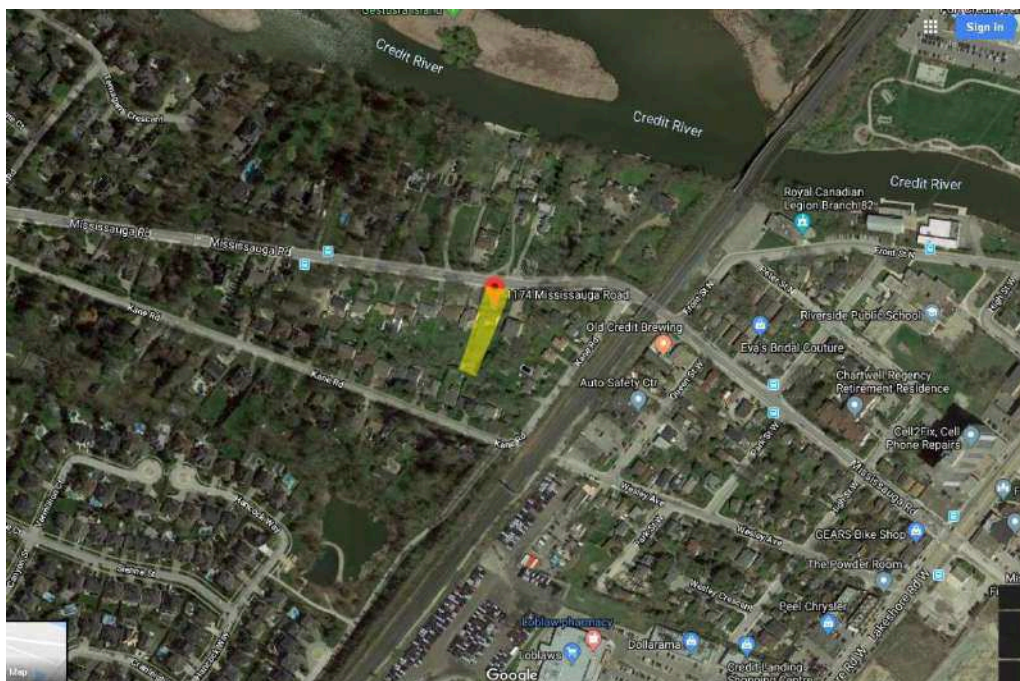
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<sup>1</sup>Cultural Landscape Inventory. Appendix 2. L-RES-6. 2005.

### 3. Location Map



Picture 1.



Picture 2.

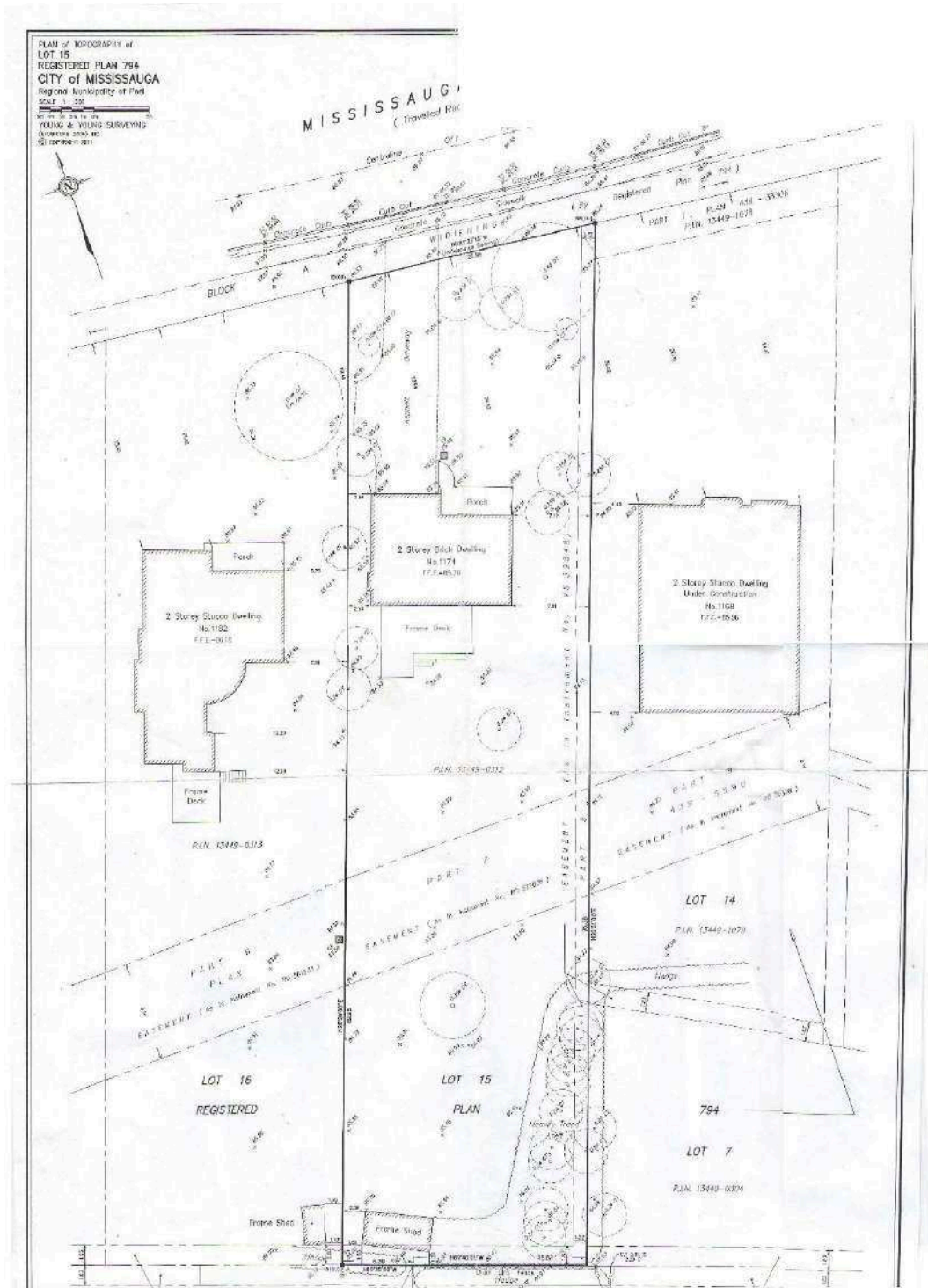


Picture 3.



## 4. Visual and Written Inventory (Existing)

### EXISTING SURVEY



Picture 4

を

## PICTURES OF THE EXTERIOR



Picture 5: Front View



Picture 6: Main Entrance and Side Entrance to the Garage





Picture 7: Rear Elevation



Picture 8: Partial Rear Elevation from the West Corner



Picture 9: North Side View



Picture 10: South Side View





Picture 11 Front Yard (View from the Front of the House)



Picture 12: Backyard (View from the North-West Corner of the Backyard)



Picture 13: Backyard (View from the House)



Picture 14: Street Facing Southward





Picture 15: Street Facing Northward

PICTURES OF THE INTERIOR  
First Floor



Picture 16: Living Room



Picture 17: Living Room with the Adjacent Dining



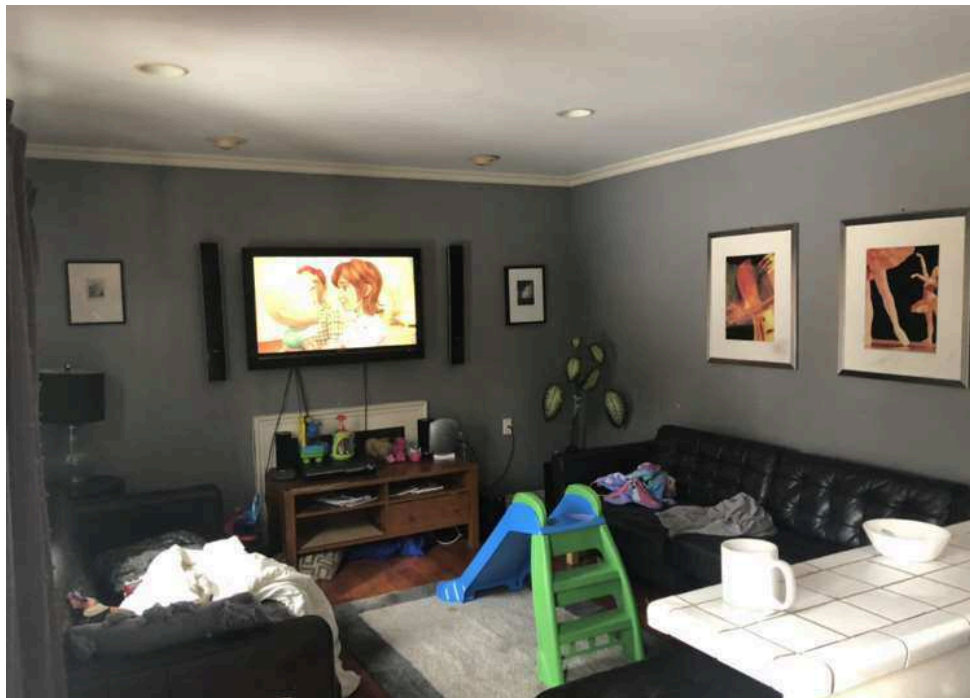
Picture 18: Dining Room



Picture 19: Kitchen



Picture 20: Kitchen with Family Room



Picture 21: Family Room





Picture 22: Door to the Backyard



Picture 23: Washroom



Picture 24: Staircase to the Second Storey



Second Floor



Picture 25: Master Bedroom



Picture 26: Bedroom 1



Picture 27: Den



Picture 28: Washroom 1



Picture 29: Washroom 2

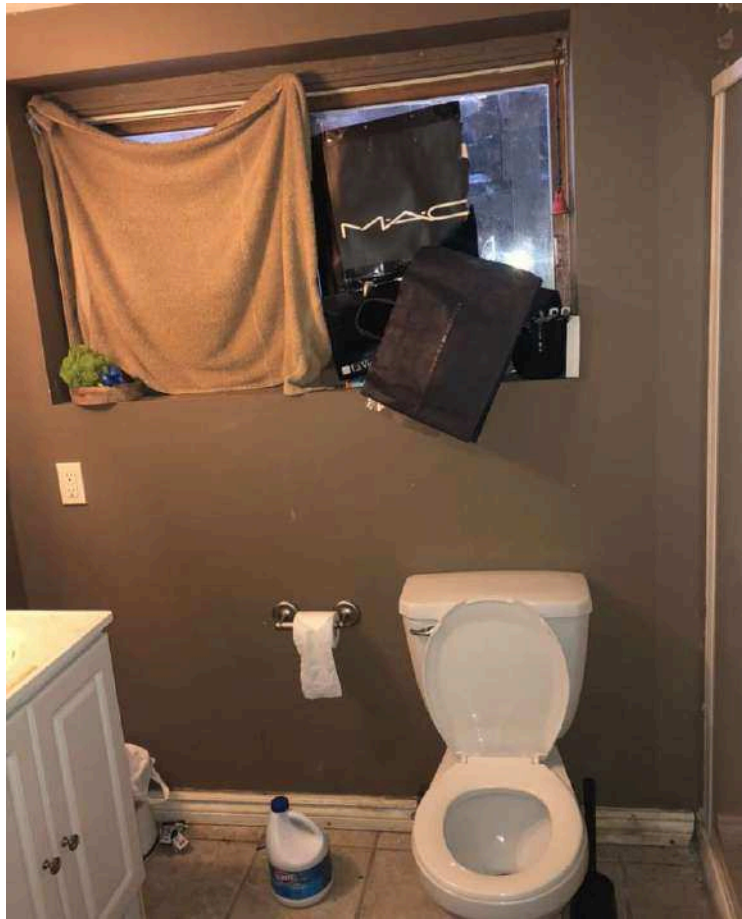
## Basement



Picture 30: Finished Basement



Picture 31: Laundry



Picture 32: Washroom



## Property Information

The existing home at 1174 Mississauga Road was built in the 1970s. The property is located on the West side of Mississauga Road on a rectangular lot that is 22.86m wide. It is 95.38m deep on the south side and 89.95m deep on the north side due to the shape of the Mississauga Rd. It is listed on the Heritage Register but has not been designated a heritage property. It is listed on the Register because the property is part of a Cultural Landscape.

There are a number of bushes and mature trees in front on the house (pic 5, 11.). A number of bushes are present along the south side of the house (pic.8). There are a number of mature trees on the north side of the house (pic. 9). In the back, the patio of the south side ends with a green fence (pic. 7). There is a mature maple tree in the middle of the backyard. (pic 12, 13) and a shed (pic.13). A mature green fence is located on the south-west side of the backyard and along the property line at the rear. A paved driveway on the north side of the property leads to a two-car garage (pic. 5). The garage is adjacent to the house and has an entrance door on the right from the house entrance (pic. 6).

The house placed on the property is a two-storey single family house. The exterior of the existing building is made of yellow brick with white siding that extends into the second floor erected over the main floor and half of the garage (pic. 5, 12). The windows are white with brown shutters (pic.6). The garage doors have a limestone colour and the entrance doors are red (pic. 5, 6). The front facade features a small porch supported by white thin columns (pic. 5). The back facade contains two doors, one from the kitchen and the other from the family room (pic. 7). There is an extensive wooden deck that leads to the backyard with stairs in the middle. Both north and south side elevations have no openings (pic. 9, 10).

When entering the house, we find ourselves in a small entrance hall with a built-in closet on the right wall and stairs to the second storey on the right side and a narrow corridor leading to the kitchen (pic. 24). The door on the left enters into a living room with a fireplace in the centre on the south wall (pic. 16,17). The kitchen is located opposite the main entrance with a dining room on its left located in the south-west corner of the house and adjacent to both the living room and kitchen (pic. 17, 18, 19). The family room is

located in the right part of the house, behind the garage (pic. 20, 21). The second storey features two bedrooms, a den, and two washrooms (pic. 25-29). All rooms are a very modest size.

Current owners have purchased the property in 2007. They have been looking for a property in this neighborhood and have lived here for a number of years. They appreciate the landscape of the area, its vegetation and atmosphere. The owners are looking to build a new dwelling that will cater to the needs of their family. The owners are informed by the styles employed in residential construction in the area. The owners propose to build a new 2-storey home that will adapt to the natural topography of the lot to fit and reinforce the charm of this area (see Section 7).





This particular land parcel (part of lot 8, Range 1, C.I.R ) has been subdivided in 1967 according to the survey dated May 15th, 1967 (Appendix A). At the time of the subdivision, the land belonged to Aldo DeGrandis, Fino DeGrandis, Thomas DeGrandis, Joseph DeGrandis, Teresa DeGrandis, Lena DeGrandis Moise. The ownership was transferred to Dulcie Developments Limited in October 1967 and was sold in 1969 to Kane Developments Limited. It was subsequently sold to Frank Music and Nada Music of Music Construction. In 1971, the property was sold to Johanna Coffeng and in 1981 to Kevin and Dorothea MacDonnell (Appendix B), who sold the property to Robert and Bernadette Brown in 1983. In March 2004, the property at 1174 Mississauga Rd. was sold to Waseem Butt. Following that, it was purchased by Afia Imtiaz and Ahmad Imtiaz in September of the same year. In 2007, the ownership was transferred to new owners ( [REDACTED] ), who remain current owners of the property (Appendix C).

To establish the significance of previous owners for the history of the area, their names have been looked up in Heritage Profiles Section of the Heritage of Mississauga website. Peel Region Archives have been searched with the same goal in mind, followed by the review of the resources available in the Canadiana Room located in the City of Mississauga's Central Library. A google search was performed as well. These efforts did not yield any results to support the significance of the previous owners.

## 6. Written and Visual Inventory (Proposed)

The proposed style is a contemporary house inspired by current trends in the area.

The owners of the property propose to build a new 2-storey home that adhere to current trends in architectural landscape of Mississauga. The immediate neighborhood is mostly traditional in terms of building style and includes a variety of houses inspired by traditional and classical architectural styles. There is a number of new developments around the site in question. These newer developments feature two-storey dwellings (pic. 35-39). When one takes into the consideration homes outside the immediate vicinity of the property, there are many examples of contemporary architecture (pic. 40-42). The front facade of the proposed dwelling will feature full-height glass outer walls in combination with stucco and stone planes (Elevations in Appendix D). This will create a light structure that will not be overpowering the neighbourhood. The house is positioned to preserve most of existing vegetation on the property and uses the land parcel efficiently (Site Plan in Appendix D). Such exterior undoubtedly fits into the neighborhood quite nicely. The existing shed in the backyard will be preserved.

## STREETSCAPE DRAWING Existing View



Picture 33

## Proposed View



Picture 34



## EXAMPLES OF HOMES IN THE IMMEDIATE AREA



Picture 35: 598 Shenandoah Dr.

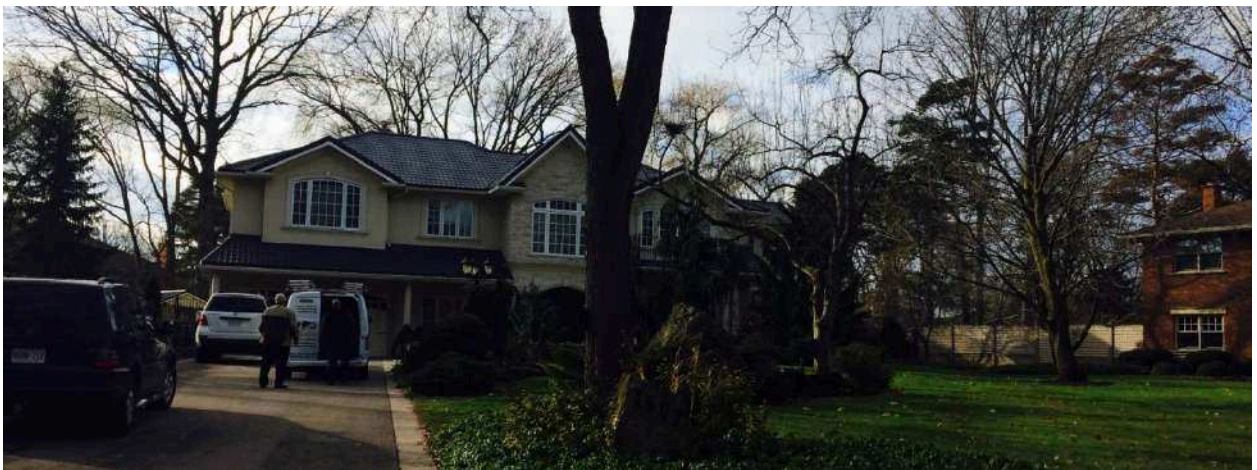


Picture 36: 618 Shenandoah Dr.





Picture 37: 1450 Wateska Blvd.



Picture 38: 1502 Wateska Blvd.



Picture 39: 1416 Shadowa Rd.



## EXAMPLES OF CONTEMPORARY HOMES



Picture 40: 1423 Indian Grove



Picture 41: 1375 Indian Grove



Picture 42: 1492 Gregwood Rd.

## 7. Cultural Landscape Criteria

The property 1174 Mississauga Rd. is part of the Mississauga Road Scenic Route (F-TC-4) (pic. 1-3) which is categorized as a cultural landscape in the Cultural Landscape Inventory of 2005.

Mississauga Road Scenic Route

Heritage or Other Designation: Scenic Road

Location: Parallels the Credit River on its west bank

Landscape Type: Transportation

The following information is provided in the mentioned document describing the criteria for this categorization and setting desirable characteristics for future development:

### a) Addressing the Cultural Landscape Criteria

The cultural heritage landscape inventory heritage impact statements must demonstrate how the proposed development will conserve the criteria that render it a cultural heritage landscape feature. The appointed below indicate the criteria for the Mississauga Road Scenic Route cultural heritage landscape:

#### LANDSCAPE ENVIRONMENT

- \_ Scenic and Visual Quality
- \_ Horticultural Interest
- \_ Landscape Design, Type and Technological Interest

#### HISTORICAL ASSOCIATION

- \_ Illustrates Style, Trend or Pattern
- \_ Illustrates Important Phase in Mississauga's Social or Physical Development

#### BUILT ENVIRONMENT

- \_ Consistent Scale of Built Features

#### OTHER

- \_ Historical or Archaeological Interest<sup>3</sup>:

To conserve the \_landscape environment:, \_historical association:, \_built environment qualities and \_significant ecological interest criteria", the

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<sup>3</sup>As listed in Cultural Landscape Inventory. Appendix 2. L-RES-6. 2005.



proposed alteration must be consistent with the retention of the appearance of the area to ensure that the character of this part of Mississauga remains intact.

**Proposed Project:** The proposed 2 storey house is located in the same location as the existing building with a larger footprint. However, mature vegetation on the property is preserved, retaining the appearance of greenery from the street and from the backyard.

The front line of the house is set in the exact same position preserving the existing front yard dimensions with the setbacks consistent with its neighbors. The existing driveway and grading of the lot will remain as is. The proposed dwelling extends farther into the back yard similarly to its neighbors on the south side. This is also less invasive when compared to the neighbors on the north. All proposed setbacks are in adherence to the zoning bylaws.

Architectural style of the proposed dwelling is consistent with the style of houses built in the last decade. This adds to the newly developed character of the area and supports new trends in the architectural style of the city.

The construction of the new house will largely coincide with the existing footprint of the house. Existing footprint of the house will be used, which did not yield archeological significance in the past. This conclusion was reached based on the inquiry with the Ministry of Tourism, Culture and Sport in regards to an archaeological assessment of the property in question. Based on the telephone conversation with Mr. Robert Vanbitter on August 9<sup>th</sup>, who performed a search of the property and adjacent lands, there are no known archaeological sites on or near the property.

If artifacts of archaeological value will be discovered during the construction phase of the project, the applicant will be guided by the conditions applied by the Province of Ontario to all development or construction projects within its jurisdiction:

- 4 Should previously undocumented archaeological resources be discovered during construction, there may be a new archaeological site and therefore be subject to Section 48(1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological

fieldwork, in compliance with Section 48(1) of the Ontario Heritage Act.

4 The Burial, Funeral and Cremation Services Act 2002, S.O. 2002, c.33 requires that any person discovering human remains must notify the police or coroner and the Register of Burials at the Ministry of Consumer Services<sup>4</sup>.

b) Addressing District Policies of Mississauga plan:

The architectural styles of the homes in the area vary greatly. There are many different sized lots and different natural topography as well as different styles that are typical of the trends that were popular at the time of the original construction. There are some of the original homes left in the area and there are many new homes that have been built recently.

The proposed dwelling on 1174 Mississauga Rd. is preserving the building setbacks and ditches along the roadside. All height restrictions are being followed for the 2-storey building. The natural topography and mature vegetation of the lot are being preserved. The size and style of the proposed dwelling is consistent with an existing trend of demolishing older houses and their replacement with new homes fitting nicely in the area. Existing grades and drainage patterns are preserved (Appendix D) .

c) The site plan of the proposed alteration (Appendix D) is consistent with the new homes being constructed in the area. The proposed home is a custom home that fits in with the quality housing stock of the area. The existing house along with its foundation will be demolished. The front yard setback of the new dwelling remains equal to the current. The new house extends further to the backyard. Grading respects the existing trees and established drainage patterns.

The proposed home has been designed with consideration for the subject lot dimensions, height requirements and architectural style of surrounding homes on the street and in the immediate surroundings. The scale, massing, and character of the proposed home compliments the surrounding homes in the neighborhood. The new house is of similar scale and does not impact but preserves all mature vegetation. There is no overshadowing or overlook to the adjacent neighbors.

The house design fits the scale and character of the area. It is a custom-built design yet adheres to policy. The building mass and setbacks are respecting the adjacent lots. The impact of the proposed home adheres to the District policies guidelines and satisfies the cultural landscape criteria.

The new house is a two-storey building featuring a family room, a living room, a dining room, kitchen, and a study on the first floor (Floor Plan Drawings in Appendix D). There are four bedrooms on the second floor (Floor Plan Drawings in Appendix D). The exterior is informed by contemporary trends of architecture popular in this area. To achieve a subtle look, the exterior will be finished using large glass windows, stone and stucco panels. Existing shed in the backyard will be preserved.

#### d) Mitigating Measures

These are not required.

## 8. Qualifications

Stoyanovskyy Architects Inc. is an architectural firm that has worked with the Credit Reserve Association in the area on plenty of successful design projects over many years. The firm has on staff a qualified architect to perform the architectural part of the report. All archival work has been compiled by Dr. Viktoriya Melnykevych (PhD), a consultant who has university training in archival work. Dr. Viktoriya Melnykevych has been working with the City of Mississauga in the past and has successfully submitted HIA for the following properties: 2471 Jarvis, 1232 Vesta., and 560 Shenandoah Dr. All of these were granted heritage permits.

**OREST STOYANOVSKYY**  
**PRINCIPAL at STOYANOVSKYY ARCHITECTS INC.**  
 194 Royal York Rd., Suite 101, Toronto, ON,  
[mail@stoyanovskyy.com](mailto:mail@stoyanovskyy.com) 416.571.34.93

## PROFILE

Mr. Stoyanovskyy is a principal architect and founder of Stoyanovskyy Architects Inc. Founded in 2006 formerly as Stoyanovskyy Design Inc. It is a full-service residential and commercial architectural practice located in Toronto, Ontario. The firm pursues a wide range of work from residential single-family housing, industrial and commercial projects to various real-estate development projects in Canada and overseas. Mr. Stoyanovskyy is involved in all aspects of architectural design, project management and administration, where quite a number of projects are sites that were listed or designated as heritage properties. As for an architect it is crucial to approach heritage properties respectfully with care and caution, preserving and contributing to the history of trade.

As principal of Stoyanovskyy Architects Inc., Mr. Stoyanovskyy founded his own firm after 10 years of working with top of the line Toronto-based architectural firms, such as Page and Steele Architects, Queen's Quay Architects, Atkins Architects, WZMH Architects, having opportunity to learn from the best professionals in the industry on a variety of projects dealing with historic heritage.

## PROFESSIONAL AFFILIATIONS

OAA (Ontario Association of Architects)

MRAIC (Member of Royal Architectural Institute of Canada)

## EDUCATION

B.Arch. - Lviv National University, Ukraine

M.Arch - Lviv National University, Ukraine

## LIST OF SELECTED PROJECTS IN THE VICINITY

608 Shenandoah Dr.,

809 Indian Rd.,

834 Ediste Cr.,

605 Vanessa Dr.,

1112 Caldwell Ave.,

1389 Glenwood Dr.,

560 Shenandoah Dr.,

1414 Indian Grove.,

10 Mississauga Rd N.,

1499 Gregwood Rd.



Viktoriya Melnykevych, PhD  
 Project Manager at STOYANOVSKYY ARCHITECTS Inc.  
 194 Royal York Rd., Suite 101, Toronto, ON,  
[stvita@yahoo.com](mailto:stvita@yahoo.com) 647.298.07.76

## PROFILE

Viktoriya Melnykevych is an experienced project manager with more than 10 years of involvement in a building industry. Since starting her work at Stoyanovskyy Architects Inc. in 2008, Viktoriya has been involved in all stages of permit application process starting with research and preparation of the application package, submission, tracking progress and expediting permit process. She is a strong leader and negotiator with excellent analytical and research skills and proven record of delivering timely results in high-volume and high-pace environment and has worked with various departments in the city halls in GTA and beyond.

## EDUCATION

B.A. - Lviv National University, Ukraine

M.A. - University of Toronto, Department of Germanic Languages and Literatures

Ph.D. - University of Waterloo, Department of Germanic and Slavic Studies

- Interdisciplinary dissertation thesis involving work in archives in Europe to discover documentation and compile historical analysis regarding development of theatrical structures, practices and audiences from the 18<sup>th</sup> century.

## LIST OF SELECTED PROJECTS IN THE VICINITY

608 Shenandoah Dr.,

809 Indian Rd.,

834 Ediste Cr.,

605 Vanessa Dr.,

1112 Caldwell Ave.,

1389 Glenwood Dr.,

560 Shenandoah Dr.,

1414 Indian Grove.,

10 Mississauga Rd N.,

1499 Gregwood Rd.,

## 9. Adherence to the Ontario Heritage Act (OHA) and Recommendations

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

RESPONSE SUMMARY: It does not meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act under section 29 of the act

If the subject project does not meet the criteria for heritage designation then it must be clearly stated as to why it does not.

RESPONSE SUMMARY:

The property does not have design value or physical value because

- a) it's not a rare, unique representative or early example of style, type, expression material and construction method.
- b) It does not display a high degree of craftsmanship nor demonstrate a high degree of technical or scientific achievement.

The property does not have historical value or associative value because

- a) There is no direct association with a theme or belief or organization or institution nor does it reflect the work or ideas of a significant artist, architect or designer in the community or culture or
- b) Does not yield, or has the potential to yield, information that contributes to an understanding of a community
- c) Does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The property does not have contextual value because

- a) it is not important in defining or maintaining or supporting the character of the area,
- b) is not, physically, functionally or visually or historically linked to its surroundings, or is a landmark

Note: Please see the full land registry report in Section 4. Census data, Archives of Ontario, Library and Archives Canada, Mississauga Directories, Canadian Cemetery Records and Google were searched for these families.

ð Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement?

RESPONSE SUMMARY: The building does not warrant conservation although all precautions to preserve the natural vegetation and regeneration will be taken to maintain the style of landscape including the streetscape.

Adherence to the Heritage Impact Statement Terms of Reference:

(f) Impact of Development or Site Alteration

An assessment identifying any impact the proposed development or site alteration may have on the cultural heritage resource(s). Negative impacts on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:

Destruction of any, or part of any, significant heritage attributes or features

No impact

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

No impact

Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden

No Impact

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship

No impact

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features

No impact

A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value

No impact

Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources

No impact

### Condition of Current Home

The property does not meet the criteria for heritage designation.

The existing house does not have any design or physical value. The house does not have historical value or associative value and it does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community. It also does not yield or have the potential to yield information that contributes to an understanding of a community or culture. As well, it does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.

There is little expression of style, type, or artistic impression used on the original home. The material used on the exterior of the home lack quality and meaningful craftsmanship. As a result, the home is not unique or a special example of a period architecture. The property in discussion does warrant some level of conservation to protect its heritage values, specifically to conserving the natural landscape features. All efforts will be made in the construction of a new home to preserve the natural landscape characteristics. The property is on the register because of its current surroundings, but the home itself is NOT designated. This is clearly stated in the Property Heritage Detail in the Cultural Landscape Inventory:

Mississauga Road is one of the oldest roads in Mississauga. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. It is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality<sup>5</sup>.

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<sup>5</sup>Cultural Landscape Inventory. Appendix 2. F-TC-4. 2005.

**Recommendation:**

Based on the evidence presented in this report, it is clear that the property 1174 Mississauga Road does not meet the criteria for heritage designation and is therefore not listed in the registry. The built structure on the lot does not have any design, physical, historical, or/and contextual value. Therefore, demolition of the existing structure should be permitted to allow re-development in accordance with this application. Proposed development preserves the mature look of the area by retaining the lots landscape and vegetation. In addition, suggested style of the proposed dwelling fits nicely into the existing architectural surroundings and contributes to the exclusivity of the area.



## BIBLIOGRAPHY

1996 Census Profile: Mississauga. February 1999.

[http://www5.mississauga.ca/research\\_catalogue/B-28\\_mineola1.PDF](http://www5.mississauga.ca/research_catalogue/B-28_mineola1.PDF)

(Accessed June 28, 2019)

Cultural Landscape Inventory.

[http://www5.mississauga.ca/pdfs/Cultural\\_Landscape\\_Inventory\\_Jan05.pdf](http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf)

(Accessed June 28, 2019)

Heritage Mississauga

<http://heritagemississauga.com/mississaugas-history/>

(Accessed July 18, 2019)

Ministry of Tourism, Culture and Sport

[http://www.mtc.gov.on.ca/en/archaeology/archaeology\\_assessments.shtml#a4](http://www.mtc.gov.on.ca/en/archaeology/archaeology_assessments.shtml#a4)

(Accessed July 31, 2019)

Ontario Heritage Act. [http://www.e-](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm)

[laws.gov.on.ca/html/statutes/english/elaws\\_statutes\\_90o18\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm)

(Accessed June 28, 2019)

Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c. 33

<https://www.ontario.ca/laws/statute/02f33>

(Accessed Aug. 28, 2019)



## Appendix B

**Ontario ServiceOntario**

LAND REGISTRY OFFICE #43

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIERS

13449-0032-181

PAGE 1 OF 1  
PREPARED FOR REGISTRATION  
ON 2019/03/08 AT 15:09:40

PROPERTY DESCRIPTION: LT 15, PL 794, S/T 0041049, R0574006 / MISSISSAUGA

PROPERTY REMARKS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) R05448423, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.

ESTATE/QUALIFIER: RECENTLY FACILITATED

REG. DATE: 1993/07/07

INSTRUMENT TYPE: TRANSFER

AMOUNT: 32

PARTIES FROM: BROWN, ROBERT WILLIAM BROWN, HENRIETTE

PARTIES TO:

NOTE: THIS PIN WAS ONCE REG PIN 13449-0312. THIS PROPERTY WAS CONVERTED TO LE ON 1999/03/23 RECEIVING PIN 13449-0312.

NOTE: ACQUIRING 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 VIEWED THEM ALL UP.

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LAND REGISTRY OFFICE #43

PAGE 1 OF 3  
PREPARED FOR MELITEVICH  
ON 2019/03/08 AT 13:46:23

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PROPERTY DESCRIPTION: LT 19, PL 794, 1/2 S/T R0275006, V039848 / MISSISSAUGA

13449-0312 (LT)

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

PROPERTY REMARKS:  
ESTATE/QUALIFIER:  
LT CONVERSION QUALIFIED  
OWNERS' NAMES  
ARMAD, IMTIAZ  
SHENNELA, OMISHEN

RECENTLY:  
RE-ENTRY FROM 13449-0432  
CAPACITY SHARE  
JTEN

FIN CREATION DATE:  
1998/03/23

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
**EFFECTIVE 2000/07/29		THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN**				
**WAS REPLACED WITH THE "FIN CREATION DATE" OF 1998/03/23**						
**PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/03/23**						
**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 EASEMENTS OR FUTURE 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: 1998/03/24**						
V039204 1967/05/12 AGREEMENT					THE CORPORATION OF THE TOWNSHIP OF TORONTO	C
V039848 1967/05/19 TRANSFER EASEMENT					THE BELL TELEPHONE COMPANY OF CANADA HYDRO-ELECTRIC COMMISSION OF THE TOWNSHIP OF TORONTO	C
V042583 1967/06/20 BYLAW						C
V01241462 1969/10/17 REST COV APL ANNEX						C
V0126147 1969/11/10 RELEASE						C
REMARKS: PARTIAL, V039204						C
4385590 1977/12/08 PLAN REFERENCE						C
R0275006 1981/04/09 TRANSFER EASEMENT					THE CORPORATION OF THE CITY OF MISSISSAUGA	C

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REGISTRY  
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PAGE 2 OF 3  
PREPARED FOR MELNYEVICH  
ON 2019/03/08 AT 11:46:37

13449-0312 (LX)

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHRG/ CIND
RO648423	1983/07/07	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	BROWN, ROBERT WILLIAM BROWN, BERNACETTE	
RO648424	1983/07/07	CHARGE		*** COMPLETELY DELETED ***	GUARANTY TRUST CO. OF CANADA	
RO1134685	1997/02/05	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	SCOTIA MORTGAGE CORPORATION	C
REMARKS: RO648424						
LT1845924	1998/07/06	NOTICE AGREEMENT		BROWN, ROBERT WILLIAM BROWN, BERNACETTE	SCOTIA MORTGAGE CORPORATION	
LT2136457	2000/10/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION	SCOTIA MORTGAGE CORPORATION	
REMARKS: RE: RO648424						
PR598464	2004/03/01	APL DEL EXECUTION		*** COMPLETELY DELETED *** BROWN, ROBERT WILLIAM BROWN, ROBERT WILLIAM	97-03999, 97-04109, 97-00097, 97-03999, 97-04159, 97-04266 & 97-00258.	
PR602316	2004/03/08	TRANSFER		*** COMPLETELY DELETED *** BROWN, ROBERT WILLIAM BROWN, ROBERT WILLIAM	CHRG. WASHEN	
PR602317	2004/03/08	CHARGE		*** COMPLETELY DELETED *** BUTT, WASHEN	THE EQUITABLE TRUST COMPANY	
PR719378	2004/09/15	TRANSFER		*** COMPLETELY DELETED *** WUJES, WASHEN	INTIAZ, ATIA AHMAD, INTIAZ	
PR718379	2004/09/15	CHARGE	9463.500	*** COMPLETELY DELETED *** INTIAZ, ATIA AHMAD, INTIAZ	THE EQUITABLE TRUST COMPANY	C
PR749819	2004/11/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE EQUITABLE TRUST COMPANY	CIBC MORTGAGES INC., TRADING AS FIRSTLINE MORTGAGES	
REMARKS: RE: PR602317						
PR903721	2005/06/10	LIDA		*** COMPLETELY DELETED *** LEGAL AID ONTARIO		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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LAND REGISTRY OFFICE #13

PAGE 3 OF 3  
PREPARED FOR MELAYEVICH  
ON 2019/01/28 AT 13:44:37

FANCL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13449-012 (12)

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

REG. NO.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRG
PR1105690	2006/01/23	DISCHARGE INTEREST		*** COMPLETELY DELETED ***	LEGAL AID ONTARIO	
	REMARKS: RE: PR027521					
PR1225163	2007/03/12	TRANSFER	\$220,000	AMMO, INTIAL SHERRELLA, UMBREIN		
PR1289135	2007/07/05	CHARGE		*** COMPLETELY DELETED *** AMMO, INTIAL SHERRELLA, UMBREIN	CANADIAN IMPERIAL BANK OF COMMERCE	
PR1395695	2007/12/29	CHARGE		*** COMPLETELY DELETED *** AMMO, INTIAL SHERRELLA, UMBREIN	CIBC MORTGAGES INC.	
PR1569367	2008/11/13	NOTICE		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	CHAYCHOP, SAIDHA LEE CHAYCHOP, TERRY WILLIAM SUGRIM, RANJAN SUGRIM, SATI BROWN, CYNTHIA AJMAM, NARESH AJMAM, RAVINDER KATE, KULINDER SINGH, SUPRESEV PRADIPATI, HEMANT PRADIPATI, VASUMATI AMMO, INTIAL SHERRELLA, UMBREIN	
	REMARKS: PR1288176, PR1288297, PR1288298, PR1294214, PR129440, PR1295135					
PR2137878	2013/02/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
	REMARKS: PR1289135					
PR2341653	2013/03/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
	REMARKS: PR1295695					
PR2356331	2013/04/02	CHARGE	\$995,000		CANADIAN IMPERIAL BANK OF COMMERCE	

NOTE: ADDITIONAL PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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## Appendix C

CON. NO.  
RANGE NO. 1 C. 1. 1.

TOWNSHIP OF DUNSTON

LOT NO. 1  
CON. NO.  
RANGE NO. 1 C. 1. 1.

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
GR. 4000	Cont.	10Feb1935	19Jul1935	William Macdoffe Ret.	Treasurer's Consent			Part.
30464	Grant	11Jul1935	19Jul1935	Sarah G. Macdoffe et al. Mary. William Macdoffe	Sarah G. Macdoffe	1/2	1 000. Part	
30506	Grant	29Jul1935	9 Aug1935	Wm. S. Elliot et ux	Wm. A. Taylor		2000 00	Part and C.O.
30509	Grant	12Mar1934	16Mar1934	Etzel Goodwin	Maria A. Boden		4500 00	Part and C.O.
30558	Grant	20Jul1934	24Jul1934	William A. Taylor et ux	Thomas Permanent High. W.		2000 00	Part and C.O. Resurveyed by W. S. Elliot
30563	F.O.F.	11Oct1934	20Oct1934	Achille Grouse (Platt)	Mary E. Madigan et al			Part. - Wm. S. Elliot et ux Resurveyed.
30565	Grant	10Dec1934	20Dec1934	Wm. A. Taylor et ux	Thomas Permanent High. W.		2000 00	Part and C.O.
30641	Grant	8 Feb1935	7 Feb1935	Co. side Permanent West. W.	William A. Taylor		1000 00	Resurveying No. 30642
30608	Grant	10Mar1935	11Mar1935	Edwin S. Monroe et ux	Edwin S. Monroe et ux		1000 00	Part as in No. 30606 and C.O.
30618	Grant	9 Jul1935	11Jul1935	Sadie Loisto and Joseph Loisto	Arthur J. Grouse et al. ux.		850 00	Part as in No. 30614
30614	Grant	9 Jul1935	11Jul1935	Arthur J. Grouse et ux.	Achille Grouse Sadie Loisto and Joseph Loisto		2000 00	Part and C.O. at a point in Wly. limit of road alias (Wesley St.) where C.O. is. Interest in the same Thence in a Wly. direction along N. of W. 1/4 of Sec. 30. 10' to an angle Thence Wly. 330' to a point in line Thence S.Wly. 330' to Wesley St. Thence Ely. along Wesley St. 750' to place of beginning. Treasurer's Consent attached.
30639	Grant	15Jul1935	21Jul1935	Maria A. Boden	Hilda Amy Benton		200 00	Part as in No. 30634
30640	Grant	16Jul1935	21Jul1935	Arthur J. Grouse et al.	Sadie Loisto et ux			Resurveying No. 30613
30683	Grant	24Jun1935	18Jul1935	Sadie Loisto et ux	William E. Wright		100 00	Part. C.O. at a point in 1180' of measured Ely. along with limit of road from Wly. limit of allowance for road between Ranges 1 & 2 C.O. Thence S.Wly. 150' x 10'
30605	Grant	30Apr1935	16Mar1935	Arthur J. Grouse et al. ux.	Wm. S. Harding		650 00	Part C.O. in Wly. limit alias Sec. 30. 10' to an intermediate point in line Thence Wly. 160' to Wesley St. Thence Ely. along Wesley St. 100' Thence Ely. at right angles to Wesley St. to Miss. road Thence N.Wly. 140' to place of beginning. Treas. Consent attached.
30429	Grant	7 Apr1935	23May1935	James Selworth et ux	Chester J. Walters		11800 00	Part and C.O. Thence S.Wly. 1/2 of No. 30. 10' to a point in line 1 & 2 in Ely. limit of Miss. Road Thence Ely. 1180' to place of beginning No. back to river.
30497	Q.C.	20Jan1935	22Jun1935	Joseph J. Grouse Rear. Achille Grouse.	Clifford M. Farnham		2 00	Part consent attached. Part as in No. 30496 and No. 30498

[illegible]



[illegible]





THIS PLAN REGISTERED 11, 1967				FOR PRIOR TITLE SEE FRONT PAGE OF PLAN.		SHEET NO.
OWNER				LOT NO.		13
LATER SUBDIVIDED				STREET		13
PL. 8, 81, 108				PLAN NO.		13
NUMBER	INSTRUMENT	DATE OF RECORDING	DATE OF RECORDING	GRANTOR	GRANTEE	REMARKS
125381	Release	27 Oct 1969	31 Oct 1969	The Hyper-Electric Commission of the Town of Mississippi	Thomas De Sandoz, Joseph De Sandoz, Seno De Sandoz, Tina De Sandoz, M. J. and Teresa De Sandoz	117900 All 10 & Released from 7p 3754341
126147	Release	4 Oct 1969	10 7700 1969	The Corporation of the Town of Mississippi	Thomas De Sandoz Joseph De Sandoz Seno De Sandoz Tina De Sandoz M. J. and Teresa De Sandoz	2275 79 All 10 & B Released from No. 3754341
See Report No. 134128 15/6 105587						
136277	MORTGAGE	24 Mar 1970	25 Mar 1970	Frank Music, Inc. Nada Music, Inc. Nada Construction	Music Management, Inc. Consultants Limited	200000 200000 200000
141466	D. m.	—	6 July 1970	Frank Music, Inc. Consultants Limited	Frank Music, Inc. Nada Music, Inc. Nada Construction	200000 200000 200000
147540	D. m.	3 July 1970	11 Aug 1970	Thomas De Sandoz Joseph De Sandoz Seno De Sandoz Tina De Sandoz M. J. and Teresa De Sandoz	Music Management, Inc. Consultants Limited	200000 200000 200000
152810	D. m.	27 July 1970	28 Oct 1970	Stacy Group	Stacy Group	200000 200000
142648	Grant	8 Feb 1971	16 Feb 1971	Frank Music, Inc. Nada Music, Inc. Nada Construction	Johnnie H. Haffner	200000 All
200012	Release	7 Feb 1972	10 Feb 1972	The Hyper-Electric Commission of the Town of Mississippi	Thomas De Sandoz, Joseph De Sandoz, Seno De Sandoz, Tina De Sandoz, M. J. and Teresa De Sandoz	200000 200000 200000

LOT 15      PLAN 774      PAGE NO 2

INSTRUMENT NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONVEYANCE	LAND AND REMARKS
2315570	Reference Plan			Part 7 to 2210" subject to easement in 41009-2	Part 8 to 128" subject to		
464096	D.A.	21 Dec 1977	13 Feb 1978	Edo Paper & Ink Co. Inc.	Edo Paper & Ink Co. Inc.		Discharging the 128" easement
542146	Grant	7 May 1980	15 May 1980	Edo Paper & Ink Co. Inc.	Edo Paper & Ink Co. Inc.		WAR 201081
575005	A. & B.			the Corporation of the City of Mississauga	Edo Paper & Ink Co. Inc.		2000 sq. ft. designated as part of the 128" easement
575006	Grant			the Corporation of the City of Mississauga	Edo Paper & Ink Co. Inc.		2000 sq. ft. designated as part of the 128" easement
580025	Grant			SAINT Management Ltd.	MACDONNELL, Kevin J.		2000 sq. ft. designated as part of the 128" easement
580024	Grant			MACDONNELL, Kevin J.	MACDONNELL, Kevin J.		2000 sq. ft. designated as part of the 128" easement
580025	Grant			MACDONNELL, Kevin J.	MACDONNELL, Kevin J.		2000 sq. ft. designated as part of the 128" easement
580026	MORT.			MACDONNELL, Kevin J.	MACDONNELL, Kevin J.		2000 sq. ft. designated as part of the 128" easement
609456	Mort			MACDONNELL, Kevin J.	MACDONNELL, Kevin J.		2000 sq. ft. designated as part of the 128" easement
610837	Grant			MACDONNELL, Kevin J.	MACDONNELL, Kevin J.		2000 sq. ft. designated as part of the 128" easement
645482	Grant			SAINT Management Ltd.	MACDONNELL, Kevin J.		2000 sq. ft. designated as part of the 128" easement



Page No. 7 LOT 15 PLAN 794

REGISTRATION NUMBER	DESCRIPTION	DATE OF INSTRUMENT	REGISTERED PARTY	GRANTOR	GRANTEE	AMOUNT	LAND USE DESIGNATION
648423	Grant	27.07.83	<del>Mr. &amp; Mrs. J. S. Brown</del> <del>Mr. &amp; Mrs. J. S. Brown</del>	<del>Mr. &amp; Mrs. J. S. Brown</del> <del>Mr. &amp; Mrs. J. S. Brown</del>	2000	Nil	Nil - Land Use Designation No: 5755064 5754575
648424	Grant	27.07.83	MR. & MRS. J. S. BROWN, Robert W. Brown, Camarade	GUARANTY Trust Co. of Canada	2,000	Nil	Nil - Land Use Designation No: 5755064 5754575 Assigned by NO 1134005 Re: Charge No. 403424
NO 1134005	Assignment	27.02.85	CENTRAL GUARANTY TRUST COMPANY	SCOTIA MORTGAGE CORPORATION			

NOTICE  
ALL TRANSFERS MUST BE  
MADE BY ACT

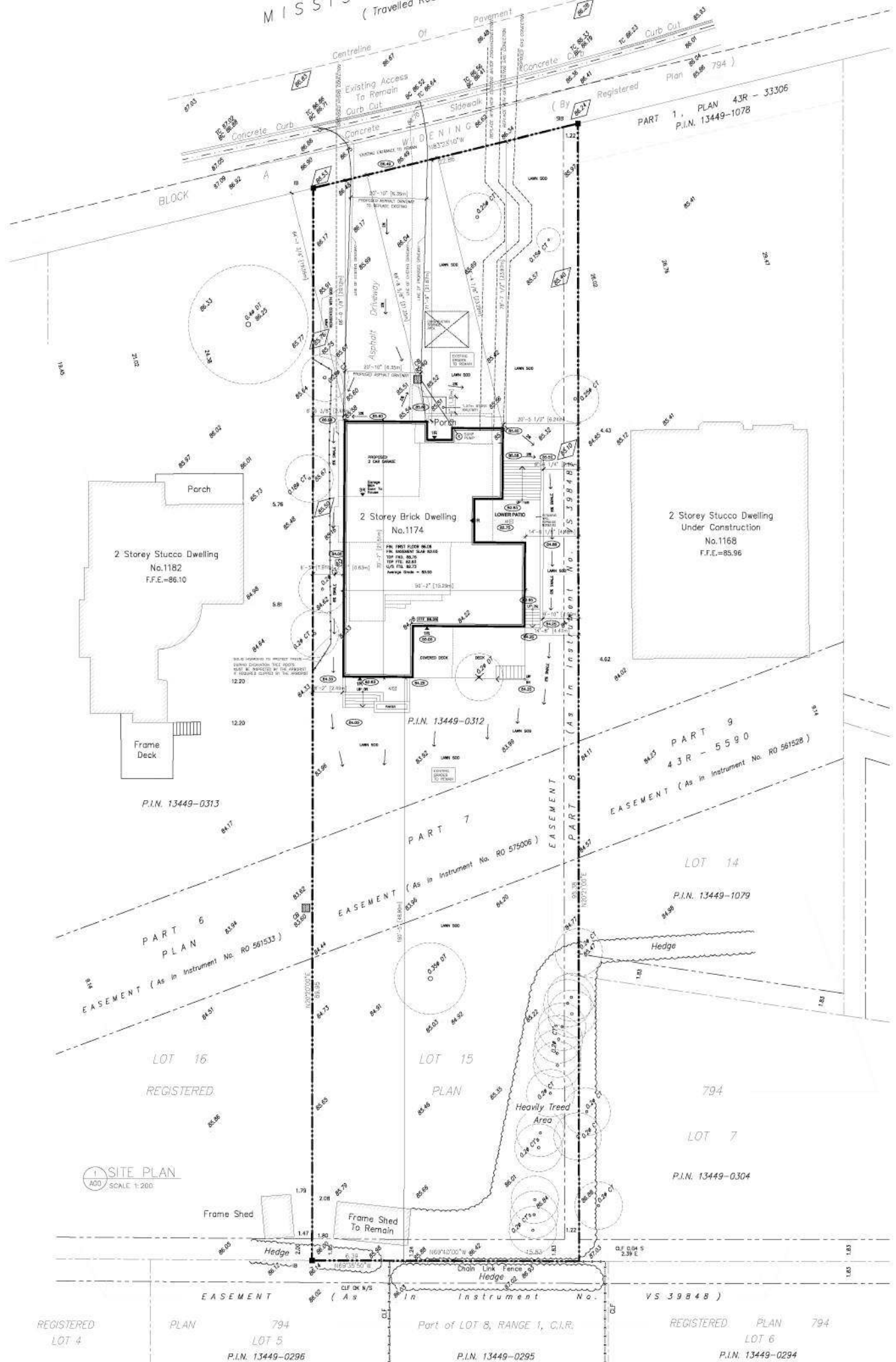
## Appendix D

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MISSISSAUGA ROAD  
(Travelled Road)

7.1 - 61



**GENERAL NOTES**

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDANCE TO BEST COMMON PRACTICE AND CONFORM TO THE CANADIAN BUILDING CODE.

**THE ALARM**  
 INTERIOR - THE ROOM THAT STANDS  
 CORNERING THE OTHER ALARM ROOM.  
 AN UNARMED TOUGHMAN STANDS  
 AND IN DISGUISE, SO AS TO KEEP  
 ALL ALARMS IN ONE ROOM.

**THE REAR ROOM**  
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 (OPPOSITE TO THE MAIN ROOM). HE  
 IS ABLE TO BE HEARD BY THE OTHERS IN  
 THE ROOM IN HIS OWN ROOM. HE  
 IS ALSO IN THE REAR ROOM, AND  
 HE IS ABLE TO HEAR THE OTHERS  
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 TO HEAR THE OTHERS IN THE REAR ROOM.



ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
OREST STODYANOVSKYY  
LICENSE  
8410

**STOYANOVSKYY**  
**ARCHITECTS**  
75 ADELINE ST., TORONTO, ON, M5A 3Y5  
Tel: (416) 591-3442 Fax: (416) 591-3883  
info@stoyanovskyy.com www.stoyanovskyy.com

**PROJECT**  
**MISSISSAUGA RD.,  
RESIDENCE**  
1174 MISSISSAUGA RD.,  
MISSISSAUGA, ONTARIO

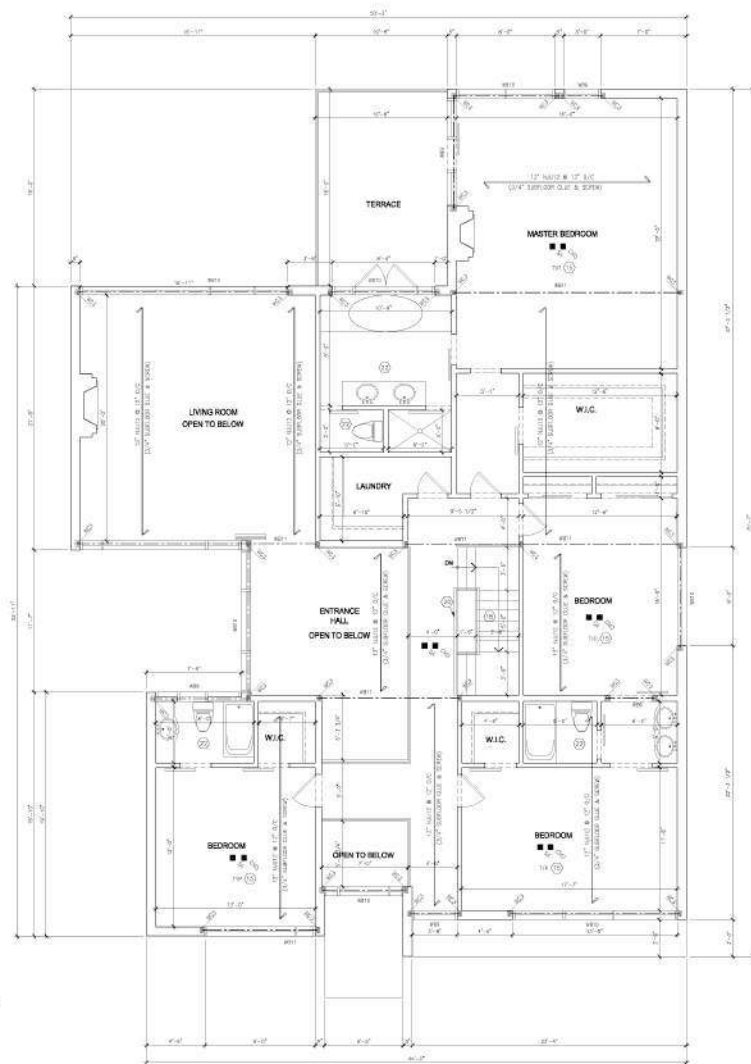
BASEMENT AND  
GROUND FLOOR  
PLAN

FIGURE	DRAWING NO.
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S.D.	
PLATED DATE	
NOV - 2018	
DESIGN	
AS NOTED	
CHECKED	
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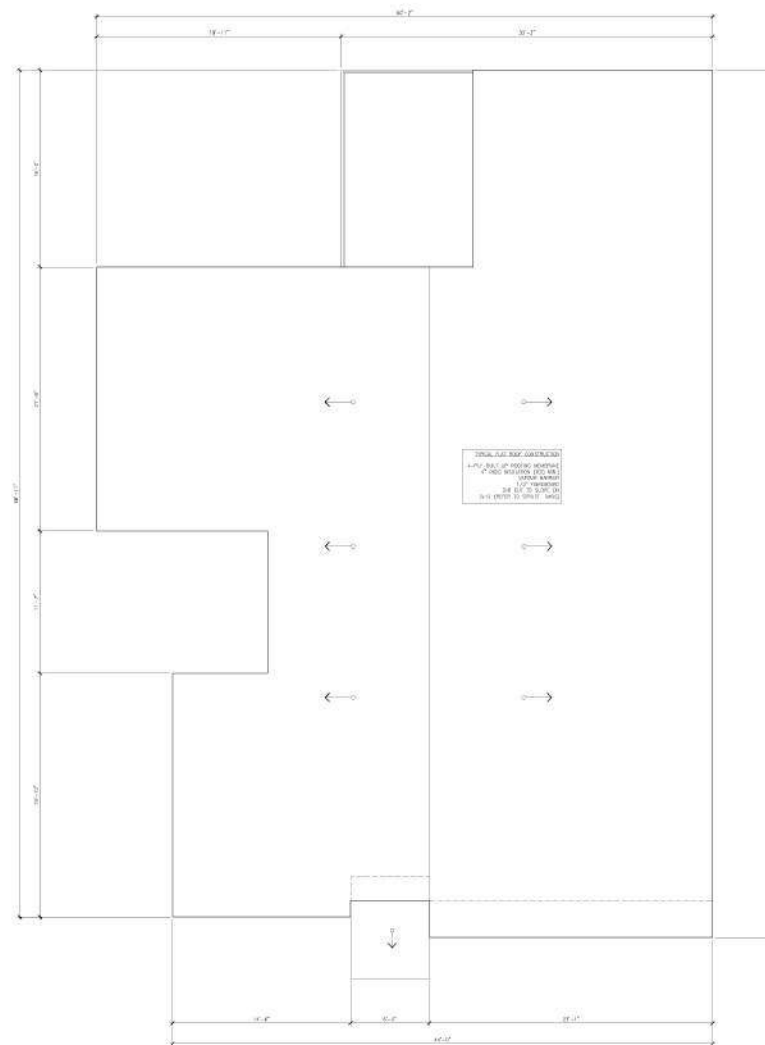


- | BEAMS AND LINTELS |                              |
|-------------------|------------------------------|
| W8                | 2-25x104 (2-2x5) 20" 6"      |
| W8                | 2-25x125 (2-2x7) 24" 8"      |
| W8                | 2-22 x 106 (2-2x7) 24" 8"    |
| W8                | 2-25x121 (2-2x6) 22" 6"      |
| W8                | 2-25x125 (2-2x6) 22" 6"      |
| W8                | 2-26x106 (2-2x7) 22" 6"      |
| W8                | 1-1 6"x 11 5/8" 20x100x14 10 |
| W8                | 2-1 6"x 11 5/8" 20x100x14 10 |
| W8                | 2-1 6"x 11 5/8" 20x100x14 10 |
| W8                | 2-1 6"x 11 5/8" 20x100x14 10 |

11.  $60-60 \div 6 \div 3 = 1/3^2 \div 3 = 1/3^3 = 1/27$
12.  $100-90 \div 6 \div 3 = 5 \div 3^2 = 5/9$
13.  $125-90 \div 6 \div 3 = 1/6^2 = 1/3^2 \div 3 = 1/3^3 = 1/27$
14.  $135-90 \div 10 \div 3 = 3/10^2 = 3/10^2 = 3/100$
15.  $180-170 \div 10 \div 3 = 1/3^2 = 1/9$



2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



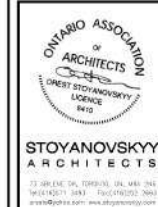
ROOF PLAN  
SCALE: 3/16" = 1'-0"

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7	REVISION	10/01/2019
8	REVISION	10/01/2019
9	REVISION	10/01/2019
10	REVISION	10/01/2019

GENERAL NOTES:  
ALL DIMENSIONS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT WRITING PERMISSION FROM THE ARCHITECT.  
CONSTRUCTION TO CHECK AND VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.  
USE METRIC SCALE DIMENSIONS.  
ALL CONSTRUCTION TO BE ACCORDING TO THE LATEST BUILDING CODE.

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MISSISSAUGA RD.,  
RESIDENCE

2ND FLOOR AND  
ROOF PLAN

PROJECT NO.	DATE
1001	10/01/2019
1002	10/01/2019
1003	10/01/2019
1004	10/01/2019
1005	10/01/2019
1006	10/01/2019
1007	10/01/2019
1008	10/01/2019
1009	10/01/2019
1010	10/01/2019
1011	10/01/2019
1012	10/01/2019
1013	10/01/2019
1014	10/01/2019
1015	10/01/2019
1016	10/01/2019
1017	10/01/2019
1018	10/01/2019
1019	10/01/2019
1020	10/01/2019

A02







# City of Mississauga

## Corporate Report



Date: 9/17/2019  To: Chair and Members of Heritage Advisory Committee	Originator's files:
From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services	Meeting date: 10/7/2019

### Subject

**Request to amend Designation Bylaw 441-2001: 5520 Hurontario Street (Ward 5)**

### Recommendation

That the reference plan of the designation by-law for 5520 Hurontraio Street, which is designated under Part IV of the *Ontario Heritage Act*, be amended; as per the Corporate Report from the Commissioner of Community Services dated September 17, 2019.

### Background

Council can amend an existing designation by-law made under Section 29 of the *Ontario Heritage Act* with an amending designation by-law, as per Section 30.1 of the same act. The designation process set out in Section 29 of the *Ontario Heritage Act* applies for all amending sections of the proposed amending designation by-law '*as though it were a by-law to designate property under that section*'.

Section 30.1 (2) of the *Ontario Heritage Act* states that the requirements set out in subsection 29(1) to (6), notice of intent and objections to the amending designation by-law, do not apply to an amending by-law if the purpose of the amendment is to correct the legal description of the property.

30.1 (5) states that the council of a municipality shall consult with its municipal heritage committee, if one has been established, before giving notice of a proposed amendment to the owner of property under subsection (3).

### Comments

The identification of an inconsistent reference plan for the designated building known as the Britannia Farm House came to light when heritage planning was reviewing a Committee of Adjustment application for this property. Heritage planning has reached out to the owner (Peel Board of Education) about this inconsistency and proposed an amendment. The owner has not

raised any concerns or objections to this by-law amendment. The subject property is designated under Part IV of the Ontario Heritage Act for its gothic vernacular and landscape features. This proposal will amend the inconsistent reference plan, which provides the general landscape context in which the structures sits, attached to the designation by-law 442-2001. The details regarding the new reference plan are attached as Appendix 1. Staff supports this proposal.

## Financial Impact

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

## Conclusion

Heritage Planning Staff are requesting an amendment to the designation by-law of the Britannia Farm House located at 5520 Hurontario Street. This amendment will include a correction to the reference plan attached to this by-law.

## Attachments


Appendix 1: Reference Plan



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

Prepared by: Brooke Herczeg, Heritage Analyst

  
VIOREL MARES  
ONTARIO LAND SURVEYOR



# City of Mississauga

## Corporate Report



Date: 9/10/2019

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:  
10/7/2019

## Subject

**Allocations for the Designated Heritage Property Grant Program - Round Two**

## Recommendation

1. That the Corporate Report entitled "Allocations to the Designated Heritage Property Grant Program - Round Two" dated September 10<sup>th</sup>, 2019 from the Commissioner of Community Services be approved.
2. That the Heritage Advisory Committee support a recommendation to Council to transfer \$22,302 from the Arts Reserve to fund an additional five applications as part of the Designated Heritage Property Grant program.

## Background

Council adopted the Heritage Grant By-law in May 2007 to provide grants to owners of heritage designated properties. The program assists heritage designated property owners with financial assistance from a minimum of \$500 to a maximum of \$5,000 in matching funds for conservation projects, and up to \$10,000 for structural projects. Properties must be designated under the *Ontario Heritage Act* and the work proposed must be a restoration or reconstruction of original architectural elements.

In 2019 the Heritage Advisory Committee approved a three-year pilot program to demonstrate demand for designated heritage property restoration and conservation grants (GC-0199-2019). The first round of funding launched in February 15, 2019 with nine heritage property owners approved for funding of \$50,699 (Appendix 1). With \$24,301 remaining in the budget, a second round of funding was made available.

## Comments

On June 24, 2019 the second round of funding for the Designated Heritage Property Grant program launched. The Culture Division received 10 applications requesting \$51,603. The Heritage Grant Working Group reviewed all of the applications and ranked them based on the following:

Heritage Advisory Committee	2019/09//10	2
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- Adherence to heritage conservation and protection best practices;
- Past history of receiving grants; and
- Ability to complete the work by the end of the year.

The top four applicants (Appendix 2) were approved for funding using the remaining 2019 budget. Based on the merit of applications, the Heritage Grant Working Group recommends the City fund the five other eligible applications (Appendix 2) from the City's Arts Reserve.

This is the first time in over six years this grant program has allocated all available funding and is oversubscribed. During this timeframe, a total \$172,622 of unspent Designated Heritage Property Grant funding was transferred into the Arts Reserve (Appendix 3); drawing from it now to fund these additional applications would be in line with its purpose.

## Financial Impact

City Council approved a \$75,000 budget for the 2019 DHG program. In round one, \$50,699 was allocated to nine eligible applicants. In round two, four additional applicants have been approved using the remaining \$24,301 from this budget.

An additional \$22,302 is required from the Arts Reserve to fund five additional eligible applications. The total amount of funding required for 19 eligible applications is \$97,302.

## Conclusion

For the first time in six years, the DHPG program was oversubscribed with 19 applications eligible to receive funding. Based on the \$75,000 approved budget, 14 applications were approved for funding. The Heritage Grants Working Group seeks approval from City Council to draw an additional \$22,302 from the Arts Reserve to fund five additional eligible applications.

## Attachments

Appendix 1: Summary of Designated Heritage Property Grants Round One

Appendix 2: Summary of Designated Heritage Property Grants Round Two

Appendix 3: Designated Heritage Property Grants Transferred to Arts Reserve




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

Prepared by: Andrew Douglas, Grants Coordinator



<b>Approved Applications</b>				
<b>Number</b>	<b>Address</b>	<b>Applicant</b>	<b>Project</b>	<b>Max. Grant Amount</b>
1	32 Front Street	Louie Manzo	Re-painting	\$5,000
2	1009 Old Derry Road	Joane Redhead	Removing and replacing cedar shakes	\$10,000
3	1234 Old River Road	Melissa Battey-Pratt	Restore seven wood windows and install 12 storm windows	\$5,000
4	7057 Pond Street	Susy Picco	Replacement of doors, window sills, backbands and brickmold.	\$3,133
5	223 Queen Street South	Lorenzo Cacciaccaro	Restoration of upper front balcony	\$5,000
6	292 Queen Street South	Gino Bonaccorso	Replacement of eaves troughs and fascia board	\$4,006
7	259 Queen Street South	Gregory Tyralla	Restoration of 2 front entrance doors	\$4,238
8	1173 Queen Victoria Avenue	Keith Davey	Tuck pointing of three brick chimneys	\$4,322
9	1155 Willow Lane	Edik Baibachaev	Restoration of the foundation	\$10,000
<b>Total \$</b>				<b>50,699.00</b>

<b>Not Funded</b>				
<b>Number</b>	<b>Address</b>	<b>Rational</b>	<b>Max. Grant Amount</b>	
1	1011 Old Derry Road	Funding has been allocated to this project but not used on two previous occasions		
2	7235 Second Line West	The application contained elements which were ineligible for funding. The property owners were directed to speak with heritage staff to develop a conservation plan prior to applying for funding		
<b>Total \$</b>				<b>-</b>

<b>Approved Applications</b>				
<b>Number</b>	<b>Address</b>	<b>Applicant</b>	<b>Project</b>	<b>Max. Grant Amount</b>
1	1900 Derry Road East	Anibal Claudino	Rebuilding and repointing existing brick and stone walls	\$10,000
2	32 Peter Street	Sarah Reid	Exterior painting of the property	\$5,000
3	2625 Hammond Road	Latiq Queshi	Repair and Restoration of front and side porch	\$5,000
4	141 Lakeshore Road East	Sohaib Ahmen Khan	Re-pointing and replacement of some brickwork	\$5,000
Total Approved Funding				\$25,000
5	41 Bay Street	Trevor Crawford	Replace Soffits and fascia	\$4,972
6	1090 Old Derry Road	Elisabeth Mowling	Repair and painting of stucco	\$2,450
7	1614 Wintergrove Gardens	Andreas Mueller	Re-pointing and replacement of some brickwork	\$5,000
8	1074 Old Derry Road	Bradley Baker	Replacement of wood front door	\$5,000
9	1011 Old Derry Road	Shannon Bubalo	Exterior painting	\$4,181
Total Additional Funding Request				\$21,603
Grand Total \$				46,603.00

<b>Not Funded</b>				
<b>Number</b>	<b>Address</b>	<b>Rational</b>	<b>Max. Grant Amount</b>	
1	7143 Pond Street South	Funding can only be requested for painting every 10 years and they received a grant in 2012 for painting.		
Total \$			-	

Designated Heritage Property Grant Transfers to 333333 Arts Reserve

Year	Budget	Grants Allocated	Budget Transferred To Arts Reserve
2013	\$75,000	\$57,028	\$30,298
2014	\$75,000	\$64,206	\$10,794
2015	\$75,000	\$26,921	\$48,079
2016	\$75,000	\$60,466	\$14,534
2017	\$75,000	\$27,764	\$47,236
2018	\$75,000	\$53,278	\$21,722
<b>Total</b>		<b>\$289,663</b>	<b>\$172,662</b>

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

**Heritage Characteristics and style: a description of the attributes of 51 Tannery House and property that contribute to its cultural heritage value and interest.**

Research reveals 51 Tannery Street, Mississauga (“Tannery house”) dates back to the 1920’s or earlier. City records are inaccurate and some may have been lost. The Corporation of the City of Mississauga confirm tax records for 1927. The following research supports that Tannery house is an Edwardian century home



(Edwardian Classicism), contributing to the historical/architectural character of downtown Streetsville. Additional research is needed. Anything of historic value should be saved.

### ***Historical Background:***

Paula Wubbenhorst, a City of Mississauga historical expert has supplied an obituary and concurs Joseph Phair likely built Tannery house. (See Appendix 1, page 24 ) Joseph is significantly linked Streetsville history as a builder and was the foreman for famous builder John Graydon for several years (John Graydon House<sup>1</sup>) before buying his business. Many buildings constructed by John Graydon in Streetsville that likely had input from Joseph Phair as a foreman. (Appendix 3, para. 16, page 27, poem)

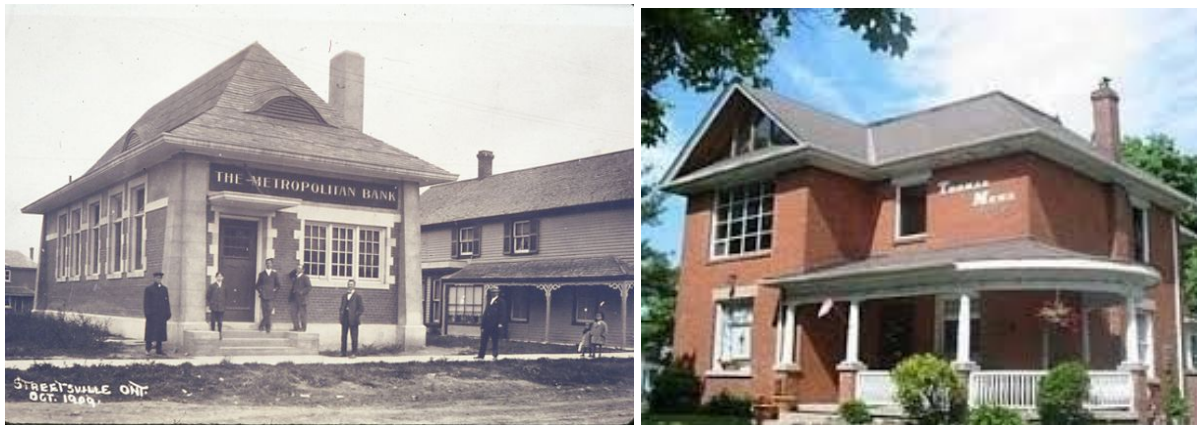
An additional local historian, Matthew Wilkinson from Heritage Mississauga, has confirmed other prominent owners of the land and Tannery House aside from Joseph Phair. (See Appendix 2, page 25). A prominent builder in Streetsville, Joseph purchased the property in 1923 but may have built it in the 1920’s or earlier. Census records dated

<sup>1</sup> <http://heritagemississauga.com/wp-content/uploads/2018/11/Streetsville-Heritage-Tour.pdf>

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

1911 show that Joseph was of Irish descent and was born in April 1859 in Ontario. (Can be provided) Other records show Joseph was living in Streetsville in 1901. He married Sarah Jane Kirby, Mar. 9, 1887 and had a daughter Edna. Joseph's position as an important builder in Streetsville is noted in the Streetsville Heritage walking tour pamphlet brief<sup>2</sup>:

"The Metropolitan Bank, 242 Queen Street, Streetsville, built by Joseph Phair in 1908. William J. Graydon was the first bank manager. It later became the Bank of Nova Scotia in 1915, until 1978 when it was used for commercial purposes. Various additions have been made to the building. It is presently a Starbucks. The building is listed on the Heritage Register."<sup>3</sup>



"Joseph Phair also continued in his influence (c. 1908) on Streetsville to build 20 Thomas Street. This house was utilized by Dr. Stanley Smith as both a residence and office. It has since been converted to a commercial property with altered windows, but the original form survives."<sup>4</sup>

Joseph contributed to Streetsville as a volunteer Fire Chief in 1912-1914. Joseph was also known as a carpenter and for his lumberyard/sawmill in the early 1900's on the south side of Thomas Street on the bank of Mullet creek. This site later became

<sup>2</sup> <http://heritagemississauga.com/wp-content/uploads/2018/11/Streetsville-Heritage-Tour.pdf>

<sup>3</sup>

[http://www.mississauga.ca/portal/residents/portraitsgallery;jsessionid=16ABF8C567FD4DD477DF55688F974A54.node1-1?paf\\_gear\\_id=13400033&imageId=5400038q&index=285&returnUrl=%2Fportal%2Fresidents%2Fportraitsgallery%3Bjsessionid%3D16ABF8C567FD4DD477DF55688F974A54.node1-1%3Fstart%3D281](http://www.mississauga.ca/portal/residents/portraitsgallery;jsessionid=16ABF8C567FD4DD477DF55688F974A54.node1-1?paf_gear_id=13400033&imageId=5400038q&index=285&returnUrl=%2Fportal%2Fresidents%2Fportraitsgallery%3Bjsessionid%3D16ABF8C567FD4DD477DF55688F974A54.node1-1%3Fstart%3D281)

<sup>4</sup> <http://heritagemississauga.com/wp-content/uploads/2018/11/Streetsville-Heritage-Tour.pdf>



## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

the Dominion Sash and Go station site. (Anne Byard, Streetsville Historical Society-other photo may be available.) Joseph's daughter Edna married Hugh Burns, (Appendix 2, 3, pages 25-26). Edna had a son, Kirby Rogers Burns. He married Jean A. Graydon, who is also descended from the prominent Graydon family of Streetsville. ("My Heritage" records-can be provided) In 1949 Kirby Burns was appointed Chief of the Volunteer Fire Department for Streetsville.

"Jean Burns parents were Austin and Bertha (née Shaw) Graydon. John Graydon was their father (1836-1904) who was a prominent builder in Streetsville from 1850-1900. John was a dedicated member of the Methodist Church and worked on the Public and High School Boards for more than thirty years. He was also a Streetsville Councillor and Reeve from 1877-1898, and a Warden of Peel County in 1897. A staunch supporter of the Conservative Party, he was a Justice of the Peace and was instrumental in the construction of the Credit Valley Railway that linked Streetsville with rail service in 1879. A notable aunt was Hattie who trained to be a nurse in Chicago and was Ontario's first public health nurse. She travelled all over Ontario and did a lot of work in northern Ontario."<sup>5</sup>

### ***Exterior heritage defining attributes of Tannery house:***

A Toronto blog writer describes the distinct durability of the Edwardian home:

"Almost all our building components today have a life span of twenty years or less. Not so with Edwardian homes built of double brick, and many still surviving with slate roofs. How can you identify Edwardian homes? Although you'll see a number of features that cross over from era to era...Unlike Toronto's Victorian housing stock which tends to be narrow and tall, with ornate trim like gingerbread, decorative patterned multi-coloured brickwork, and highly complicated stained glass windows, Edwardian housing tends to be more boxy, broader, with deeper front porches, simpler stained glass and solid front doors (often inset with glazing)."<sup>6</sup>

The actual architectural style of Tannery house fits with the design theme Joseph Phair built at 20 Thomas St. Streetsville and supports that he built Tannery house. 53 Isabella St. ("Isabella house") designated under the Ontario Heritage Act in Nov. 2013 by the

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<sup>5</sup>

[http://www.mississauga.ca/portal/discover/historicimagesgallery;jsessionid=EIYIG53WBY4NPTRPH3XD5XWOF25W4PW0?paf\\_gear\\_id=13200032&imgId=4800667n&index=1285&returnUrl=%2Fportal%2Fdiscover%2Fhistoricimagesgallery%3Bjsessionid%3DEIYIG53WBY4NPTRPH3XD5XWOF25W4PW0%3Fst%3D1281](http://www.mississauga.ca/portal/discover/historicimagesgallery;jsessionid=EIYIG53WBY4NPTRPH3XD5XWOF25W4PW0?paf_gear_id=13200032&imgId=4800667n&index=1285&returnUrl=%2Fportal%2Fdiscover%2Fhistoricimagesgallery%3Bjsessionid%3DEIYIG53WBY4NPTRPH3XD5XWOF25W4PW0%3Fst%3D1281)

<sup>6</sup> [http://www.urbaneer.com/blog/edwardian\\_residential\\_architecture\\_in\\_toronto](http://www.urbaneer.com/blog/edwardian_residential_architecture_in_toronto)

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

City of Brampton and other heritage properties in Ontario are similarly themed. Other links to the history of Streetsville (Appendix 2, page 25) reveal Tannery house is connected to other prominent Streetsville and Mississauga people.

Doctor T. Innes Bowie, a well known Streetsville figure, married a local, Harriet Jane (Jennie) Hardy in 1897, who was the daughter of builder and cabinet maker William Hardy and wife Martha Dowson. William Hardy was also a builder, connected to the issuance of a mortgage for Tannery house in 1940. He is noted in the city of Mississauga's featured articles.<sup>7</sup> Not all Tannery house owners history is included here.

Like Isabella house pictured below, Tannery house, is of simple design. Some windows at Tannery house appear to have been upgraded in part but have the same *stone sills* as Isabella house, a Heritage characteristic. 51 Tannery also has numerous similar Heritage style sash windows and a large bay window on the ground level, also a defining Heritage characteristic.



### **Red Brickwork**

Tannery house has a facade of smooth dark red bricks as other Edwardian homes do and the red bricks are a defining Heritage characteristic.<sup>8</sup>

<sup>7</sup>

[http://www.mississauga.ca/portal/residents/pastprofiles?paf\\_gear\\_id=9700018&itemId=56100049&returnUrl=%2Fportal%2Fresidents%2Fpastprofiles](http://www.mississauga.ca/portal/residents/pastprofiles?paf_gear_id=9700018&itemId=56100049&returnUrl=%2Fportal%2Fresidents%2Fpastprofiles)

<sup>8</sup> <https://hermis.alberta.ca/ARHP/Details.aspx?DeptID=1&ObjectID=4665-0550>

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

### ***Sandstone foundation***

Other heritage characteristics of the outside of Tannery house, are the sandstone foundation and sills, which are the same as those on Fairey Terrace, Edwardian row housing built in 1906 in Calgary AB, designated as a Provincial Historic Resource<sup>9</sup>.



Note the sandstone foundation and trims, corbelled brick work and two-storey bay windows that make the building unique. (David Bell/CBC)

Fairey Terrace

The heritage sandstone foundations at Tannery house, outside and inside are below:



An indication Tannery house could be older than the Edwardian period (1901-1910) although Edwardian styles carried on beyond 1910, is the stacked stone foundation, which usually dates back to the earlier Victorian era that preceded Edwardian era houses<sup>10</sup>.

<sup>9</sup> <https://hermis.alberta.ca/ARHP/Details.aspx?DeptID=1&ObjectID=4665-0550>

<sup>10</sup> [http://www.urbaneer.com/blog/edwardian\\_residential\\_architecture\\_in\\_toronto](http://www.urbaneer.com/blog/edwardian_residential_architecture_in_toronto)



## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

### ***Chimneys with clay flue:***

Another defining Heritage attribute of Tannery house are its three chimneys. These are a Heritage defining element of almost every historic house:

“It is a rare historic building that does not have at least a chimney. These sometimes functional...and often simply decorative items, add considerably to the complete design of a particular style.”<sup>11</sup>



51 Tannery House

### ***Stone Coach light:***

An additional defining heritage characteristic which sits on the front lawn of Tannery house is a stone coach light. It appears to have been in place for a long time.



Light at 51 Tannery House

<sup>11</sup>

[https://www.vaughan.ca/projects/policy\\_planning\\_projects/General%20Documents/7hWoodbridge%20Heritage\\_part7.pdf](https://www.vaughan.ca/projects/policy_planning_projects/General%20Documents/7hWoodbridge%20Heritage_part7.pdf)

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

All the heritage features of an Edwardian house can be found in Tannery house, summed up as: “characterized by a gable front, three or four bedrooms upstairs, and a generous front porch. These buildings generally have a smooth brick surface and many windows. The windows would have stone sills, the porch would be white painted wood with clustered columns”.<sup>12</sup>

### Special Interior Heritage Defining Features

A typical Edwardian entryway/foyer<sup>13</sup> was always of a generous size:



### Spacious Edwardian Foyer

Tannery house’s entryway/foyer, wood carvings/panels and wainscoting appear to be made out of mahogany and also confirm it’s Heritage attributes by comparison. The woodwork, wainscoting and newel posts are Edwardian:



51 Tannery house foyer

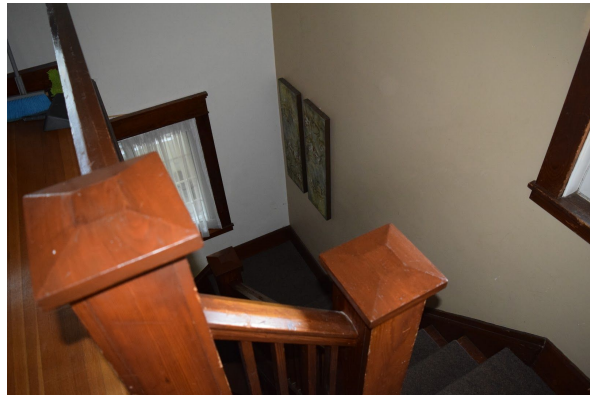
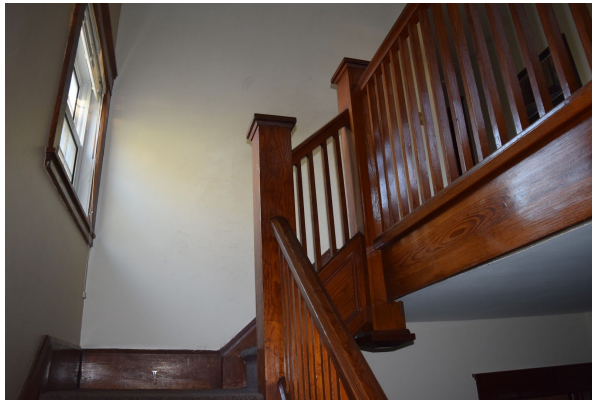
<sup>12</sup> <http://www.ontarioarchitecture.com/Edwardian.htm>

<sup>13</sup> <https://houseandhome.com/gallery/vote-best-house-home-entryway-2017/>



## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

Toronto Blogger for “Urbaneer” also describes Edwardian residential architecture and an Edwardian staircase nearly identical to that at Tannery house in the photo immediately above and below, identical knob and tube wiring and door hardware in existence at Tannery house<sup>14</sup>, common in houses built before 1930 and as far back as the 1880’s.<sup>15</sup>



51 Tannery house foyer and stairs and sitting room/parlour

<sup>14</sup> [http://www.urbaneer.com/blog/edwardian\\_residential\\_architecture\\_in\\_toronto](http://www.urbaneer.com/blog/edwardian_residential_architecture_in_toronto)

<sup>15</sup> <http://www.oldhouseweb.com/how-to-advice/knob-and-tube-wiring.shtml>

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3



Stair banisters and newel posts became rectangular rather than round, with a cleaner line than the carved intricacy typical of the Victorian era. Window trim and fireplace mantles also had less ornate detail; ceramic tiles on hearths and fireplace surrounds were simpler and more graphic. There was a movement towards uniform oak strip floors rather than refined mixed wood parquetry. In the formal reception room you

(same as Tannery house foyer)



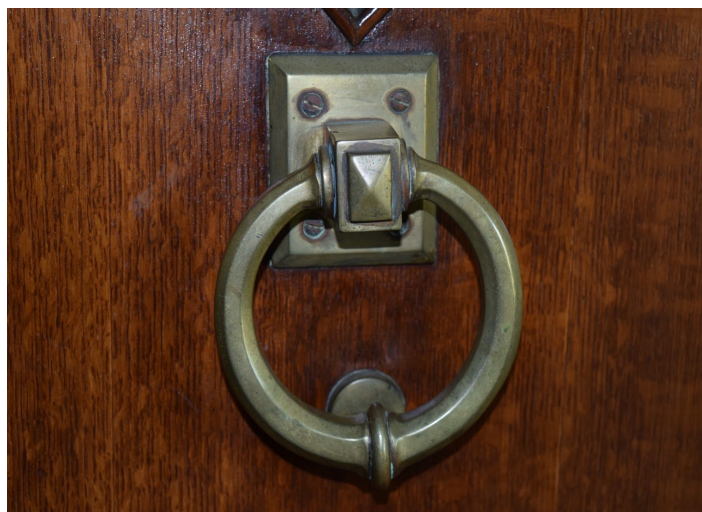
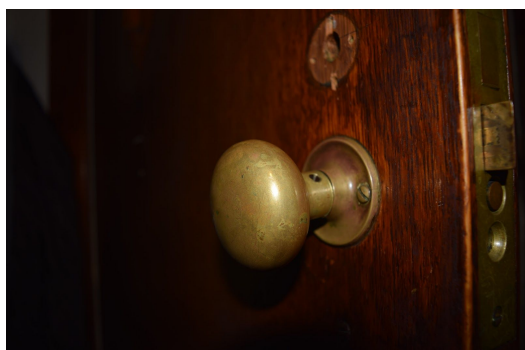
In a carry-over from the Victorian era, door knobs might still be glass, porcelain or bronze, but the hardware tended to be smaller and more understated, attracting less attention as a focal point. Electric switches - which was the new fad during this time - were push button connecting to knob and tube wiring. It's common to find knob and tube wiring in Toronto, given the age of the housing stock. Click [here](#) to read my post '[Knob and Tube Wiring](#)' to learn more.

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

### ***Heritage defining Edwardian Brass Door and Hardware: Main Door***

A large interior door at Tannery house appears to have been the main door on an open porch. It is located inside a glass enclosed porch and is obviously a century old in age or more and is a Heritage defining element. This heavy wooden door is distinct with 3 arrow shaped panes of bevelled glass sitting in the upper portion of the door. (Glazed) Fairey Terrace's glazed doors were noted for Heritage value in a city register.<sup>16</sup>

The solid brass door handle at Tannery house as well as the interior door knob and hardware, indicate the hardware is vintage. A similar door knocker can be located online named: "Fitzwilliam" Edwardian ring door knocker.<sup>17</sup> Another indication of the door knocker's age says it is art deco style and from the Edwardian period.<sup>18</sup> The ornate heavy brass door knocker seem typical for homes built around WW1, 1914-18



<sup>16</sup> <https://hermis.alberta.ca/ARHP/Details.aspx?DeptID=1&ObjectID=4665-0550>

<sup>17</sup> <https://www.blackcountrymetalworks.co.uk/fitzwilliam-ring-door-knocker.htm>

<sup>18</sup> <https://www.pinterest.ca/pin/504684701991429015/>



## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3



Porch, Tannery house  
house



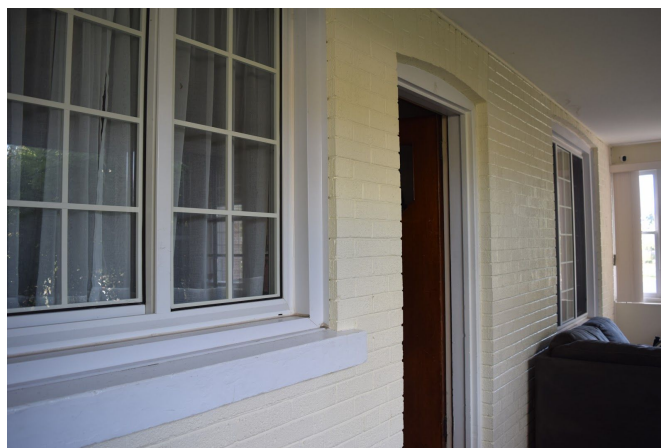
Additional sitting room, next to foyer, Tannery house

### ***Generous Front Porch-a defining Heritage characteristic***

The open porch that once seemed to exist but later enclosed contains three standing brick posts. They continue outside and indicate the brick posts may have once carried a roof (Gable front) and are characteristically Edwardian. (See photos below) The brick posts are now painted off white. The sandstone foundation continues around the base of the porch as do the sand stone sills. A white leaded glass door also sits on the outside of the house currently. Tannery house's porch architecture, is reminiscent of an Edwardian house designated as a Heritage in Guelph ON, at 46 Albert Street built in 1918 and most other Edwardian homes<sup>19</sup>. See photos below below:

<sup>19</sup> <http://www.ontarioarchitecture.com/Edwardian.htm>

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3



### 46 Albert St

Pt Lot 17 , Plan 37  
Built c. 1918

\* Designated by heritage district designation By-law (2014)-19812



Another house designated as heritage in Welland Ontario in similar style to Tannery house confirming it is Edwardian themed is located at 20 Evans Avenue:



## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

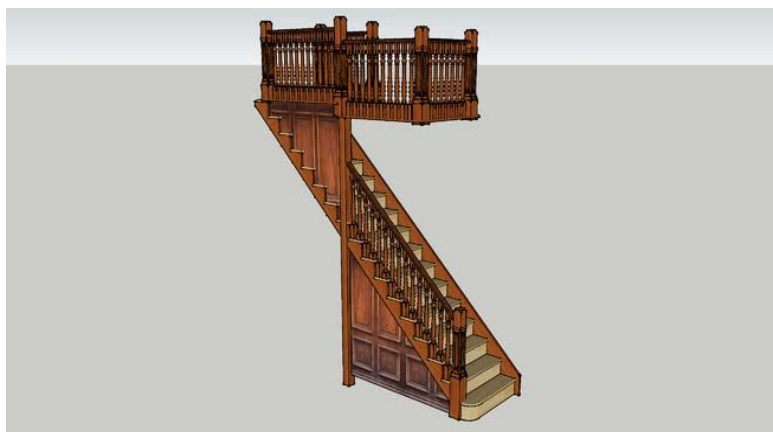


20 Evan Street is pictured on Friday January 15, 2016 in Welland, Ont. Franki Ikeman/Welland Tribune/Postmedia Network



The Raymond-Gross-MacLellan House is a well-known historic property in Welland. This red brick house received a heritage designation in 1992. Its story began in 1910, when county attorney Colonel Lorenzo Clarke Raymond purchased two blocks of land and built the home some time between 1911 and 1915.<sup>20</sup>

### ***Edwardian/Victorian Staircases:***



The large winding staircase and wainscoting inside Tannery house is made of beautiful dark wood and is a notable heritage characteristic. A photo to the left of model Edwardian stairs is nearly identical to the stairs that exist in Tannery house. The square

details as shown in the photo date at 1905.<sup>21</sup> Other indicators suggesting the staircase and woodwork may predate 1905 can be found online as other models reflect the

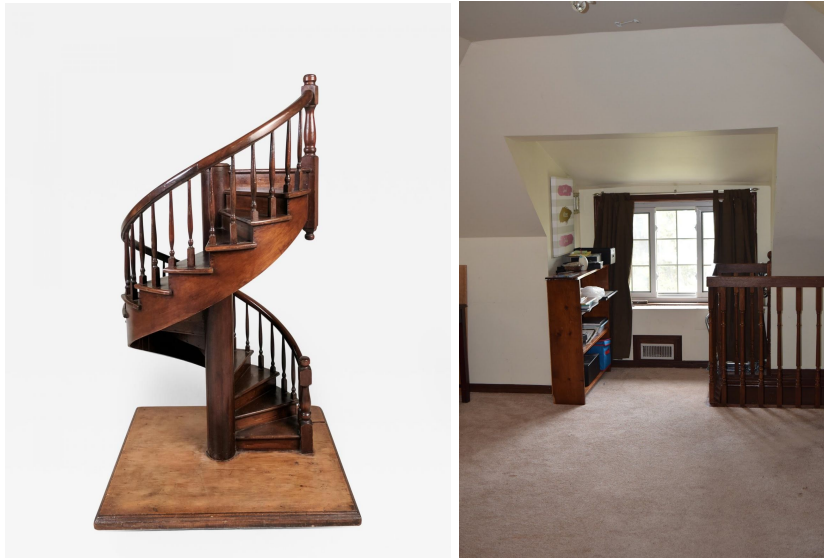
<sup>20</sup>

<https://www.niagarafallsreview.ca/news-story/8185207-search-engine-prominent-wellanders-lived-in-house/>

<sup>21</sup><https://3dwarehouse.sketchup.com/model/cdf17be3-673a-41e4-a2ea-8a131384541c/Edwardian-Staircase?hl=en>

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

Victorian period and may date back to 1901 because of the detail of the railings at the top of the spiral staircase in Tannery house.<sup>22</sup> Historical records have yet to confirm all. The spiral staircase in Tannery house leads to a third floor spacious loft and is classified as large scale Edwardian architecture. Lofts were also part of Edwardian architecture and were used as living space. Tannery house loft can be seen from the roof outside.<sup>23</sup>



Tannery house Edwardian staircase pictured below:



Old heavy wood doors lead into 3 separate rooms on the second level of 51 Tannery House and have period hardware on them. Ornate dark wood window frames exist

<sup>22</sup> <https://sothebyshome.com/antique-edwardian-staircase-model-acc-49090-37010.html>

<sup>23</sup> <https://www.livabl.com/2015/01/early-20th-century-toronto-housing-styles.html>

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

throughout the interior of the home. An antique grate sits on the second floor<sup>24</sup> which seems to date early 1900's as well as a claw-footed bathtub. Black and white tile in the bathroom appears to have come from the Victorian style but may have been updated. Other ornate gold vent covers are reminiscent of the Victorian era.



<sup>24</sup>

[https://www.etsy.com/ca/listing/735613441/antique-floor-heat-vent-register-grate?gpla=1&gao=1&utm\\_source=google&utm\\_medium=cpc&utm\\_campaign=shopping\\_ca\\_en\\_ca\\_ps-b-home\\_and\\_living-home\\_decor-other&utm\\_custom1=2cdac207-9cbd-4e91-b6f0-827b00ee66b8&utm\\_content=go\\_1773436682\\_71794012754\\_343023256953\\_pla-303663660129\\_c\\_735613441enca&gclid=CjwKCAjw2qHsBRAGEiwAMbPoDPiSDrT9f4U-2sbJlfUpg\\_uZtbKJ1y6CrSswD1UfNwftO0G9ij0SNhoCvR0QAvD\\_BwE](https://www.etsy.com/ca/listing/735613441/antique-floor-heat-vent-register-grate?gpla=1&gao=1&utm_source=google&utm_medium=cpc&utm_campaign=shopping_ca_en_ca_ps-b-home_and_living-home_decor-other&utm_custom1=2cdac207-9cbd-4e91-b6f0-827b00ee66b8&utm_content=go_1773436682_71794012754_343023256953_pla-303663660129_c_735613441enca&gclid=CjwKCAjw2qHsBRAGEiwAMbPoDPiSDrT9f4U-2sbJlfUpg_uZtbKJ1y6CrSswD1UfNwftO0G9ij0SNhoCvR0QAvD_BwE)



## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

The woodwork throughout the home belongs to the Edwardian era. Two photos below show an additional view of the Edwardian (mahogany) spiral staircase in Tannery house leading to the third floor loft and are a notable work of art and craftsmanship:



Spiral staircase, 51 Tannery House



***Interior Edwardian Woodwork: dining room, French Door, bevelled glass***



Edwardian Bay Window



## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

### ***Crystal Door Knob, Fireplace:***

Another telling piece of heritage character is a beautiful glass door knob on the French glass doors that sit adjacent to the entry foyer. Research shows the crystal door knob style originates from the 1890's to the 1920's<sup>25</sup>. These decorations were usually owned by the wealthy as not many were made. French doors lead to the sitting room containing a heritage fireplace and mantle, are also typically Edwardian with red brick flooring and Edwardian oak strip floors that are in many rooms of the house. The French door also contains bevelled glass indicating the affluence of the owners.



Fireplace inside 51 Tannery house:



Fireplace

<sup>25</sup>

<https://www.hippohardware.com/blogs/news/76418561-how-old-is-your-glass-doorknob-read-on-my-friends>



## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

A blogger's commentary about the existing parlour design at 51 Tannery is informative<sup>26</sup>

Broad pocket French doors are not uncommon in Edwardian houses - often separating the foyer from the sitting room, as well as between the sitting and dining rooms - with or without beveled glass depending on the affluence of the owner. For instance, in my current [Gracious Manse On Markham Street In The Coveted Palmerston Pocket](#) - which is showcased in most of these photos - you'll notice that the pocket doors have beveled glass, which creates a sense of height, keeping the light from being static.



The middle class people built houses in the outskirts of the towns and used to commute daily to the cities via railways. Till date Edwardian houses are located in the outskirts of the prominent cities. These houses are largely concentrated along the outskirts of the major towns like Bristol (in Clifton to be more specific), Manchester (Victoria park), Birmingham (Edgbaston), Leeds (Headingley) and throughout London city.

<---Edwardian house in England <sup>27</sup>

<sup>26</sup> [http://www.urbaneer.com/blog/edwardian\\_residential\\_architecture\\_in\\_toronto](http://www.urbaneer.com/blog/edwardian_residential_architecture_in_toronto)

<sup>27</sup> <http://victorian-era.org/edwardian-era-houses.html>

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

Tannery house may give the appearance of being deceptively younger than it actually is from the outside, especially if one is unfamiliar with Edwardian architecture and due to it being so well taken care of. The house appears to have retained its original form. Online commentary<sup>28</sup> describes Tannery house as an office building, which tends to misrepresent its historical integrity. The interior Edwardian wood and outside architecture of Tannery house is almost identical in style to a house in High Park, Toronto with same staircase.<sup>29</sup>



Beautiful Edwardian home in High Park area of Toronto

Another Edwardian home with similar architecture to Tannery house is in Wiarton at 451 Frank Street pictured below. The Heritage features may indicate other architectural influences at Tannery house and are best described as:

“One of Wiarton's finest homes built in 1902 during a period of the Edwardian ‘Georgian Revival’ in architectural design. The home features the classic Scottish faced red brick with a wide expansive wrap-around front veranda. The interior features a spacious foyer with beautiful oak trim, a commanding oak staircase and the original fireplace with over-mantel.”

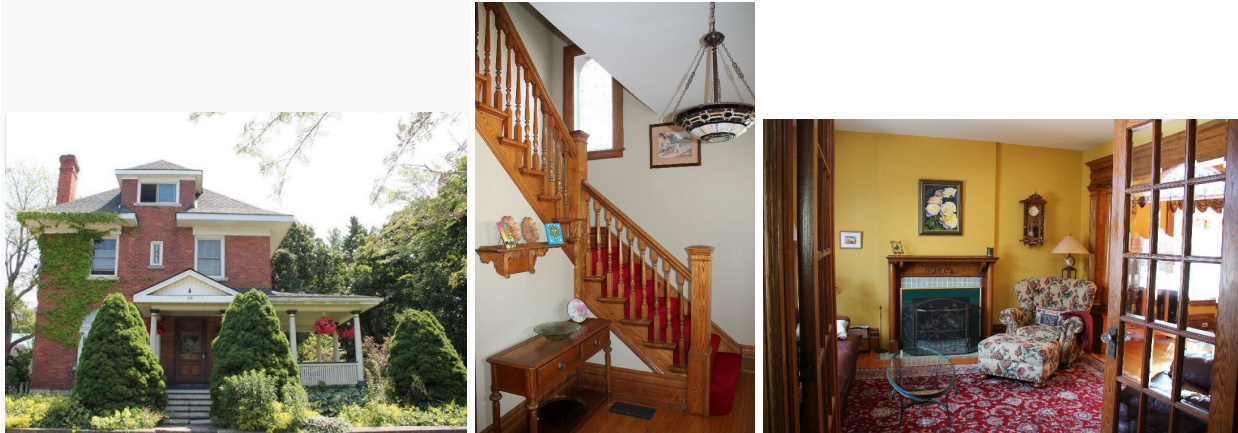
<sup>28</sup>

[https://www7.mississauga.ca/documents/Business/Archaeological\\_Assessment\\_\(Stage\\_I&II\)\\_-\\_April\\_2018\\_OZ18012W11.pdf](https://www7.mississauga.ca/documents/Business/Archaeological_Assessment_(Stage_I&II)_-_April_2018_OZ18012W11.pdf)

<sup>29</sup>

<https://fr.homeforexchange.com/listing/canada/toronto-beautiful-edwardian-home-in-high-park-area-of-toronto>

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3



### **Discussion:**

Tannery house provides Streetsville with an uncommon, rare and unique aspect of Ontario's cultural heritage. It's historical value is linked to the original settlement of the Streetsville area and to a specific period in the development of Mississauga, for the Edwardian era and to prominent builder(s) in Streetsville. This property's contextual value, both individually and collectively with the parcel of land as a whole and the remaining buildings left on it, contribute in a very significant way to the core identity, character and historical integrity of Streetsville.

The Ontario Heritage Act objective(s) of protecting Heritage properties in accordance with Provincial Policy that are of cultural value or interest should apply to Tannery house. This house is a Heritage resource because it informs of Streetsville's past and the pasts of other areas with potential for much more. Extra time is needed to fully understand the rich history of Tannery house. (*Ontario Heritage Act*, R.S.O. 1990, c. O.18 O. Reg. 10/06)

Tannery house is also of great Heritage value because:

1. It is an outstanding example of Edwardian architectural design and style on a large scale both externally and internally.
2. It is one of the few remaining Edwardian houses in Mississauga that affirm the Edwardian part of Mississauga's history and architecture for this time period. It appears only one Edwardian property is designated in Mississauga.

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

3. A study of the existing architectural styles in Mississauga reveal that Tannery house is one of the few Edwardian houses in existence in Streetsville. There appears to be one other Edwardian house in the downtown core of Streetsville at 323 Queen St. south<sup>30</sup>, (others unconfirmed, if any) Other historical properties in the area appear to be from different time periods and do not demonstrate the same architecture or connection with builder Joseph Phair's prominence.<sup>31</sup>
4. It is an example of significant method of construction;
5. It is a work of outstanding quality as a result of its plan, external and internal treatment of Edwardian materials, space and both artistic, architectural details and beautiful craftsmanship; Spiral staircases of Edwardian period are considered "fine art."<sup>32</sup>
6. It is representative of the Edwardian period of design in Ontario and land use (surrounding area);

Tannery house ought to be listed on the Heritage register and at the least should not escape careful analysis of its Heritage attributes and value because it arguably meets more than one of the required criteria under the *Ontario Heritage Act*, ONTARIO REGULATION 9/06. (Appendix 4, pages 27-28) The criteria confirm its cultural Heritage value, especially its architectural value. As such, it has not only design but physical value. The execution of the style and design of the building, the quality of work and historical integrity demonstrated by the building as a whole is exemplary and must be preserved.

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<sup>30</sup><https://www.google.com/maps/place/323+Queen+St+S,+Mississauga,+ON+L5M+1M3/@43.5776167,-79.7082447,3a,75y,33.81h,90t/data=!3m6!1e1!3m4!1shdjTGvsQsVzPUrbQ1VBOg!2e0!7i16384!8i8192!4m5!3m4!1s0x882b41bcd78d2ad:0xc5f286e391d758fc!8m2!3d43.5778008!4d-79.7080685>

<sup>31</sup> [http://www.mississauga.ca/file/COM/Mississauga\\_Architectural\\_Styles\\_2010.pdf](http://www.mississauga.ca/file/COM/Mississauga_Architectural_Styles_2010.pdf)

<sup>32</sup>

<https://fineart.ha.com/itm/paintings/three-edwardian-oak-architectural-staircase-models-19th-20th-century-17-high-x-8-3-4-wide-x-8-1-2-deep-inches-432-x-2/a/5189-65571.s> ,

<https://www.pinterest.ca/pin/484559241136444277/?lp=true>



## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

A perusal of Heritage properties shows English and European settlements were established in Ontario before the 19th century. Some buildings remain from the 1700's, but the great majority of those buildings designated by Ontario municipalities were built in the 1800's and the first third of the 1900's like Tannery house. The present-day condition of Tannery house and the fact that it has been well cared for increases its historical significance. The property also has the potential to yield information that contributes to a better understanding of Ontario's history which supports the *Ontario Heritage Act, ONTARIO REGULATION 10/06*. (Appendix 5, pages 28-29)

Though Tannery house is very attractive in appearance and visitors always comment with great enthusiasm on its beauty, interest and intriguing architectural elements, the house and property have contextual value, in defining, maintaining and adding to downtown historical character elements of Streetsville, also promoted by Streetsville historians. This commentary helps to understand Edwardian style history:

"Edwardian Classicism provided simple, balanced designs, straight rooflines, uncomplicated ornament, and relatively maintenance-free detailing...Edwardian architecture can be split into a few main categories. First there is the Edwardian Classicism which evolved from the Beaux Arts, and often overlapped with the Beaux Arts style...Most residential Edwardian architecture has not yet been rediscovered in Ontario...the styles vary so widely that often people take Edwardian residences for granted. The architect or 'designer built' houses are beautiful designs with modern conveniences but a rural cosiness that is lacking in 21st century homes. The exteriors are rather unassuming and humble compared to the extravagant styles of the late Victorian era. The interiors are where all the elegant paintings, fine tilework, stained glass and ornament inspired both by Art Nouveau and Arts and Crafts can be found...Houses built 'on spec' in new suburbs or expanded city streets often have these types of details, though not in so much abundance."<sup>33</sup>

Tannery house is vitally linked to the rest of historic Streetsville as it sits in a core area of Streetsville beside the Heritage railway tracks and close to other defining Heritage characteristics of Streetsville like the Cenotaph. Tannery house is significant to the cultural landscape and the aesthetic of Streetsville. It is as part of a distinct group of

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<sup>33</sup> <http://www.ontarioarchitecture.com/Edwardian.htm>



## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

heritage buildings sitting on some of the only remaining landscape and open green space. This part of Streetsville may lose its small village appeal if not preserved.



Tannery house is historically, architecturally and contextually significant as a reminder of the former rural setting, a proper place for this Heritage structure. The historical elements of Streetsville ought to be preserved in support of Provincial Policy. The aged trees and green space are also a part of the valuable history of early settlers and their lives. 323 Queen St South, Streetsville is another example of an Edwardian home in the photo on the left immediately below may lack the beauty of Tannery house.



Joseph Phair's influence throughout Streetsville through the existence of Tanney house ought to remain. He had direct associations with people, activities and institutions that are significant to the Streetsville community, as well as providing information that contributes to understanding historic Streetsville as a community.

A final note about Tannery house owner George Parker, who purchased Tannery house from Edna Burns in 1944 with his wife Marie. George, (if the same person) was manager of Reid Flour Milling factory, (27 Reid Drive) and involved in Streetsville politics. Hazel McCallion (Mississauga's former Mayor (1978-2014) lost the race for deputy reeve (elected chief executive) in 1964 as the first woman to run. George

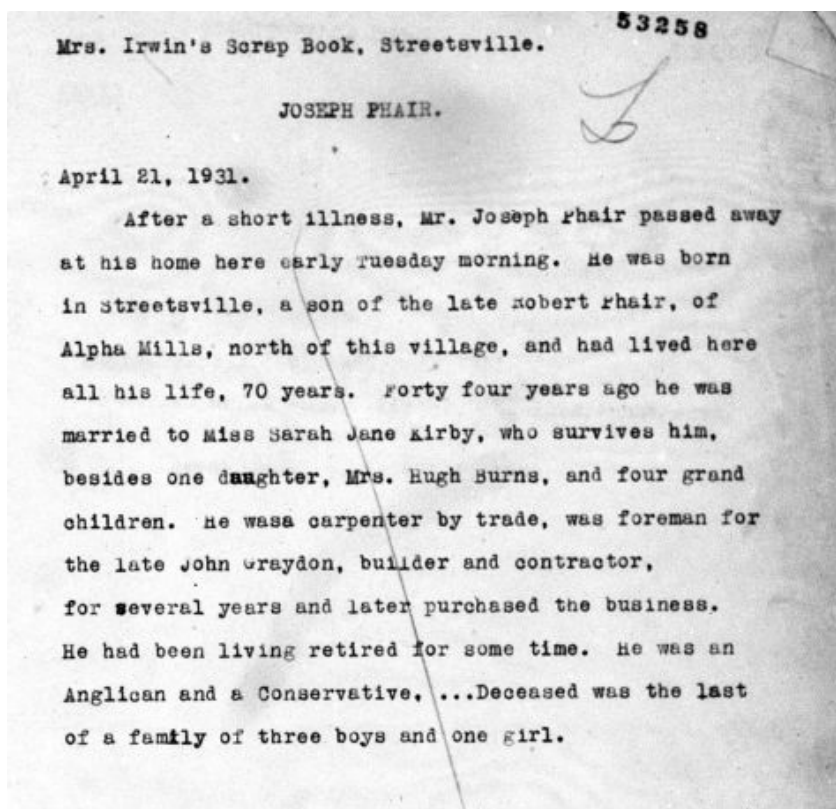
## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

defeated Hazel by two hundred votes<sup>34</sup> George Parker further connects Tannery house to significant historical events in Streetsville.

### Recommendation:

I personally recommend, as a resident of Tannery house the subject property should be reviewed for protection under all terms of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, on an urgent basis. This is due to imminent threat of loss due to development application OZ/OPA 18 12. Further information can be provided. Rob Ruggiero, city of Mississauga planner has accepted numerous other written submissions from me, for the city record. I was unable to compile this submission sooner for a number of reasons but passionately care about the subject property as do others.

### APPENDIX 1



<sup>34</sup> "Her Worship: Hazel McCallion and the Development of Mississauga"

[https://books.google.ca/books?id=2zXCcOcNgbAC&pg=PA33&lpg=PA33&dq=george+Parker+Streetsville&source=bl&ots=hQey8lqyqO&sig=ACfU3U001\\_KZ2tt2tEnelFyKYP48VAJ3Dw&hl=en&sa=X&ved=2ahUKEwiumlu30-7kAhXhV98KHbTmDOUQ6AEwA3oECAGQAQ#v=onepage&q=george%20Parker%20Streetsville&f=false](https://books.google.ca/books?id=2zXCcOcNgbAC&pg=PA33&lpg=PA33&dq=george+Parker+Streetsville&source=bl&ots=hQey8lqyqO&sig=ACfU3U001_KZ2tt2tEnelFyKYP48VAJ3Dw&hl=en&sa=X&ved=2ahUKEwiumlu30-7kAhXhV98KHbTmDOUQ6AEwA3oECAGQAQ#v=onepage&q=george%20Parker%20Streetsville&f=false)

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3



### APPENDIX 2

- 1877 Trustees of Presbyterian Church sold to H.H. Howard (96 acres excluding railway, \$800)
- 1878 H.H. Howard sold to J.M. Woods (96 acres, \$1000)
- 1880 James M. Woods sold to Francis Dundas (all acreage, \$825)
- 1884 Francis Dundas sold to Archibald Crozier (all acreage, \$800)
- 1886 Archibald Crozier sold to James Lamoreaux (Part lot, \$800)
- 1889 James Lamoreaux takes out mortgage from Canada Permanent Loan Co., discharged later same year (\$717)
- 1890 James Lamoreaux sold to John H. Miller (Part lot, \$435)
- 1906 Canada Permanent Mortgage Company sold to Edway Walterhouse (Part lot, \$650)  
-from the title chain, this is the subject property, divided under mortgage to James Lamoreaux)
- 1912 Edway Walterhouse sold to Emeline Wiltshire (\$900)
- 1923 Emeline Wiltshire sold to Joseph Phair (\$1)  
-property divided East and West of Railway – subject property is the lot West of the Railway
- 1940 Hugh Q. Burns, executor of Phair estate, registers mortgage on property from William Hardy (\$700, discharged 1942)
- 1942 Edna Burns takes out mortgage on property from William Hardy (\$1000, discharged 1943)
- 1944 Edna Burns sold to George and Marie Parker (\$1, all lands west of railway)
- 1971 Duncan, William, Charles and John Parker, executors of George Parker, create Parker Brothers Investments
- 1981 Parker Brothers Investments sold to Lanek Ltd. (\$2)

So, my thoughts: based on architecture, I would suggest that the building likely dates sometime around the Joseph Phair ownership period (1923-1940). I have a reference to Joseph Phair being a “builder”, and being connected with the building of “Thomas Mews” (20 Thomas Street). Joseph Phair is also listed as the Volunteer Fire Chief for Streetsville, 1912-1914.

In the 1921 census Joseph, aged 60 and born in Ireland, is living on Thomas Street in Streetsville with his wife Sarah. Joseph is listed as a Carpenter by trade. In the 1911 census, Joseph is listed as a Builder by trade.

## Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3

### APPENDIX 3

#### FAMILY HISTORY

1. JOSEPH PHAIR married by license Sarah Jane KIRBY on 9 March 1887, Markham Village, York County, Ontario, Canada.
2. He was age 28, a carpenter, born Streetsville, son of Robert & Jane Phair. Marriage record #015289 (ancestry.com)
3. Sarah Jane Kirby was age 24 when she married, born Halton County, Ontario, daughter of Henry and Sarah Jane Kirby (1828-Nov. 1893, Streetsville). She was born in 1862 and died in 1937 and is buried in the Streetsville Public Cemetery, Streetsville.
4. Joseph Phair died of pneumonia on 21 April 1931, Streetsville, Peel County, Ontario, age 70. His parents were born in Ireland.
5. Father: Robert Phair
6. Mother: Jane Trimble
7. (Death Certificate #027261)
8. In 1891 they lived in Streetsville with Sarah Jane's mother, Sarah Kirby, age 60, widow. Joseph was age 32 and a carpenter (name spelled as Joseph Phare).
9. In 1901 in Streetsville, Joseph, age 40, was a foreman carpenter. Daughter Edna M. Phair, age 8, born 24 Dec. 1893, wife Sarah J. Phair, age 38, born 6 Sept. 1843 (should be 1863).
10. Children of Joseph Phair
11. [1] Edna May Phair (or Edna Margaret Phair) (born 1892)
12. At age 20, she married by license 17 Sept. 1913, Streetsville, Peel County, Ontario, Hugh Quigley Burns, merchant, age 25 (born in Ireland). Her father, Joseph Phair listed as a builder.
13. They had a daughter, Margaret Burns, born 5 Oct. 1920, died 28 April 1939, age 18 years 6 mos 23 days.
14. Book: Through a Century with Streetsville, 1859-1959



## **Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3**

15. Page 105 Streetsville of Yesterday
16. Joseph Phair is our contractor, He builds houses fast and thick
17. Do you Remember? Page 103
18. Joe Phair, father of Mrs. H.Q. Burns... played lacrosse in the old flats, now our Recreation Centre, in 1875?
19. The four famous hecklers that attended all the political meetings, namely, Joe Drennan, Jim Caslor, Joe Phair, Chris Crozier?
20. Book: History of Street by Mary Manning, third revision, 2008. Page 17
21. Four years later [1900], Joseph Phair erected a building for the Metropolitan Bank, later taken over by the Bank of Nova Scotia, which had the field to itself until the Royal opened in 1955.

(Provided as a courtesy, from Matthew Wilkinson, Heritage Mississauga, [history@heritagemississauga.org](mailto:history@heritagemississauga.org))

### **APPENDIX 4**

#### **Ontario Heritage Act**

#### **ONTARIO REGULATION 9/06**

#### **CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

**Consolidation Period: From January 25, 2006 to the e-Laws currency date.**

No amendments.

*This is the English version of a bilingual regulation.*

#### **Criteria**

**1. (1)** The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(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,

## **Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3**

- 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. O. Reg. 9/06, s. 1 (2).

### **APPENDIX 5**

#### **Ontario Heritage Act**

#### **ONTARIO REGULATION 10/06**

### **CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST OF PROVINCIAL SIGNIFICANCE**

**Consolidation Period: From January 25, 2006 to the e-Laws currency date.**

No amendments.

*This is the English version of a bilingual regulation.*

**Heritage Value of 51 Tannery House, Mississauga, ON L5M 1V3****Criteria**

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 34.5 (1) (a) of the Act. O. Reg. 10/06, s. 1 (1).

(2) A property may be designated under section 34.5 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest of provincial significance:

1. The property represents or demonstrates a theme or pattern in Ontario's history.
2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. The property is of aesthetic, visual or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property. O. Reg. 10/06, s. 1 (2).

City of Mississauga  
**Memorandum**



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Date: 2019/09/27  
To: Chair and Members of Heritage Advisory Committee  
From: Megan Piercey, Legislative Coordinator  
Meeting Date: 2019/10/07  
Subject: 2020 Heritage Advisory Committee Meeting Schedule

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The 2020 meeting dates for the Heritage Advisory Committee (HAC) have been scheduled as follows:

Tuesday, January 14, 2020  
Tuesday, February 11, 2020  
Tuesday, March 10, 2020  
Tuesday, April 14, 2020  
Tuesday, May 12, 2020  
Tuesday, June 9, 2020  
Tuesday, July 14, 2020  
Tuesday, September 8, 2020  
Tuesday, October 13, 2020  
Tuesday, November 10, 2020

Unless otherwise advised, all meetings will be held at 9:30 AM at the Mississauga Civic Centre in the Council Chamber – 300 City Centre Drive, Mississauga L5B 3C1.

Meetings may be cancelled at the call of the Chair due to insufficient agenda items or lack of quorum.

Please kindly contact the Legislative Coordinator in advance of the meeting if you will be absent or late so that quorum issues can be anticipated and dealt with accordingly.

Megan Piercey  
Legislative Coordinator  
Legislative Services, Office of the City Clerk  
300 City Centre Drive, Mississauga, ON L5B 3C1  
(905) 615-3200 ext. 4915  
[megan.piercey@mississauga.ca](mailto:megan.piercey@mississauga.ca)