

Heritage Advisory Committee

Date: January 14, 2020
Time: 9:30 AM
Location: Civic Centre, Council Chamber
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

Members

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

Contact

Megan Piercey, Legislative Coordinator, Legislative Services
905-615-3200 ext. 4915
Email megan.piercey@mississauga.ca

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

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **DECLARATION OF CONFLICT OF INTEREST**

4. **MINUTES OF PREVIOUS MEETING**

4.1 Heritage Advisory Committee Minutes – November 5, 2019

5. **DEPUTATIONS**

Nil

6. **PUBLIC QUESTION PERIOD**

Pursuant to Section 42 of the Council Procedure By-law 0139-2013, as amended:

Heritage Advisory Committee may grant permission to a member of the public to ask a question of Heritage Advisory 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 to.
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: 795 First Street (Ward 1)

8. **INFORMATION ITEMS**

8.1 Resignation Email From Adrian Zita-Bennett, Citizen Member, Heritage Advisory Committee

9. **OTHER BUSINESS**

10. **DATE OF NEXT MEETING**

February 11, 2020

11. **ADJOURNMENT**

City of Mississauga
Minutes



Heritage Advisory Committee

Date

2019/11/05

Time

9:32 AM

Location

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

Members Present

Councillor George Carlson, Ward 11 **(Chair)**
David Cook, Citizen Member **(Vice-Chair)**
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

Members Absent

Councillor Carolyn Parrish, Ward 5
Michael Battaglia, Citizen Member
Alexander Hardy, Citizen Member
Adrian Zita-Bennett, Citizen Member

Staff Present

Michael Tunney, Manager, Heritage Planning
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 (D. Cook)
3. DECLARATION OF CONFLICT OF INTEREST - Nil
4. MINUTES OF PREVIOUS MEETING
- 4.1. Heritage Advisory Committee Minutes – October 7, 2019
Approved (J. Holmes)
5. DEPUTATIONS - Nil
6. PUBLIC QUESTION PERIOD - Nil
7. MATTERS CONSIDERED
- 7.1. Request to Demolish three structures on a Heritage Listed Property: 1200 Old Derry Road (Ward 11)

Committee Members noted disapproval of the original staff recommendation, as they felt the properties were worthy of preservation. Committee Members discussed options with staff to repurpose the Foreman's Residence. Committee Members agreed that the Foreman's house was in good shape and that the property had contextual value. Based on the comments from the committee John Dunlop, Supervisor, Heritage Planning advised that the committee may move to request that the developer withdraw their application or move to designate the property. Committee Members noted support to designate the properties.

RECOMMENDATION

HAC-0080-2019

That the structures, known as the Foreman's Residence and the Owner's Residence located at 1200 Old Derry Road, be designated under the Ontario Heritage Act for the physical/design, historical/associative and contextual value of the structures and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved, as amended (R. Mateljan)

- 7.2. Request to Demolish a Heritage Listed Property: 1414 South Service Road (Ward 1)

John Dunlop, Supervisor, Heritage Planning noted that the structural integrity of the property was poor. Committee Members noted approval.

RECOMMENDATION

HAC-0081-2019

That the property at 1414 South Service 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 October 15, 2019.

Approved (M. Wilkinson)

7.3. Request to Alter a Heritage Designated Property: 299 Queen Street (Ward 11)

Committee Members noted support for the sympathetic addition of the columbarium in the Streetsville Memorial Cemetery. Parks, Forestry & Environment staff noted that there would be more space in the cemetery for additional columbaria in the future.

RECOMMENDATION

HAC-0082-2019

That the request to alter the heritage designated property at 299 Queen Street, as per the Corporate Report from the Commissioner of Community Services, dated October 15, 2019 be approved.

Approved (D. Cook)

8. INFORMATION ITEMS8.1. Alteration to a Property adjacent to Listed Property: 956 Bexhill Road (Ward 2)

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

RECOMMENDATION

HAC-0083-2019

That the Memorandum dated October 15, 2019 from Paul Damaso, Director, Culture Division, entitled "Alteration to a Property adjacent to Listed Property: 956 Bexhill Road (Ward 2)" be received for information.

Received (T. Ward)

8.2. Alteration to a Listed Heritage Property: 869 Whittier Crescent (Ward 2)

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

RECOMMENDATION

HAC-0084-2019

That the Memorandum dated October 15, 2019 from Paul Damaso, Director, Culture Division, entitled "Alteration to a Listed Heritage Property: 869 Whittier Crescent (Ward 2)" be received for information.

Received (M. Wilkinson)

9. OTHER BUSINESS

Heritage Planning staff advised the committee of the Public Information Centre (PIC) for the Environmental Assessment entitled QEW Credit River Bridge Replacement. John Dunlop, Supervisor, Heritage Planning noted that The Ministry of Transportation as well as Infrastructure Ontario had proposed the demolition of the heritage bridge which is listed on the City's heritage register for both the significance of the bridge and as a cultural heritage landscape. Mr. Dunlop encouraged members of the Heritage Advisory Committee to attend and provide comment at the PIC on November 7, 2019 from 4:00 – 8:00 PM at the Anapilis Halls, Archives Hall located at 2185 Stavebank Road in Mississauga.

Matthew Wilkinson, Citizen Member noted the following events held within the City of Mississauga in regards to the Mississauga Train Derailment and Evacuation Anniversary:

- November 8, 2019 – The Credits, Heritage Mississauga's Awards Gala
- November 8, 2019 – Launch at The Credits of "Tested By Fire: Remembering the Mississauga Train Derailment" mini documentary from Heritage Mississauga
- November 8, 2019 – Unveiling of two new interpretive plaques at The Credits, to be installed at a later date at the derailment site
- November 10, 2019 – Open house at The Grange, 2:00 - 4:00 PM, commemorating the 40th Anniversary of the Train Derailment
- November 10, 2019 – Release of "Legend of the Mississauga Miracle" comic book from Heritage Mississauga
- November 12, 2019 – Public presentation on the derailment at the Mississauga Central Library, 7:00 PM
- November 14, 2019 – Public presentation on the derailment at PAMA (Peel Art Gallery, Museum & Archives) in Brampton

10. DATE OF NEXT MEETING – January 14, 2020

11. ADJOURNMENT - 10:38 AM (R. Mateljan)

City of Mississauga
Corporate Report



<p>Date: 2019/12/19</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services</p>	<p>Meeting date: 2020/01/14</p>

Subject

Request to Demolish a Heritage Listed Property: 795 First Street (Ward 1)

Recommendation

That the property at 795 First Street, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated December 19, 2019.

Background

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

Comments

The owner of the subject property has submitted a heritage application to demolish the existing structure. The subject property is listed on the City's Heritage Register for its association with "Silver Moon Dance Gardens," a popular gathering place, established in 1932. The roof and main floor of the building burned in 1946 and the property was subsequently rebuilt and used for furniture manufacturing and other uses. The Heritage Impact Assessment is attached as Appendix 1. The report finds that: "The existing building [...] shares none of the architectural or historical attributes of the original community hall." As such, it is the consultant's conclusion that the property at 795 First Street is not worthy of heritage designation. Staff concurs with this opinion.

Financial Impact

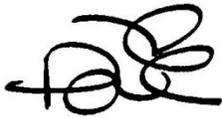
There is no financial impact resulting from the recommendation in this report.

Conclusion

The owner of 795 First Street 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 Impact Assessment that provides information which does not support the building's merit for designation under the Ontario Heritage Act.

Attachments

Appendix 1: Heritage Impact Assessment



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

Prepared by: P. Wubbenhorst, Heritage Planner

795 First Street, Mississauga, ON

Heritage Impact Assessment



Prepared by

Heritage Resources Consulting

November 2019

795 FIRST STREET, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

INTRODUCTION

795 First Street, Mississauga is a large, rectangular structure that was originally built as a community hall and, more recently, served as a single-family domestic residence. The current owner wishes to demolish this building, subdivide the existing lot into two properties and erect a modest, single family home on each new lot. The existing property is located in the community of Lakeview and is listed on the City of Mississauga's list of properties of cultural heritage value because of its past functions. It is not designated under Part IV of the Ontario Heritage Act nor is it situated in a cultural or landscape heritage area. Heritage Resources Consulting has been engaged to prepare a Heritage Impact Statement.

DESCRIPTION OF 795 FIRST STREET TODAY

The property is located in the community of Lakeview about three kilometres northeast of Port Credit. It is situated on the northeast corner of Greaves and First streets, one block north of Lakeshore Road East. The residence at 795 First Street is a simple rectangular structure most

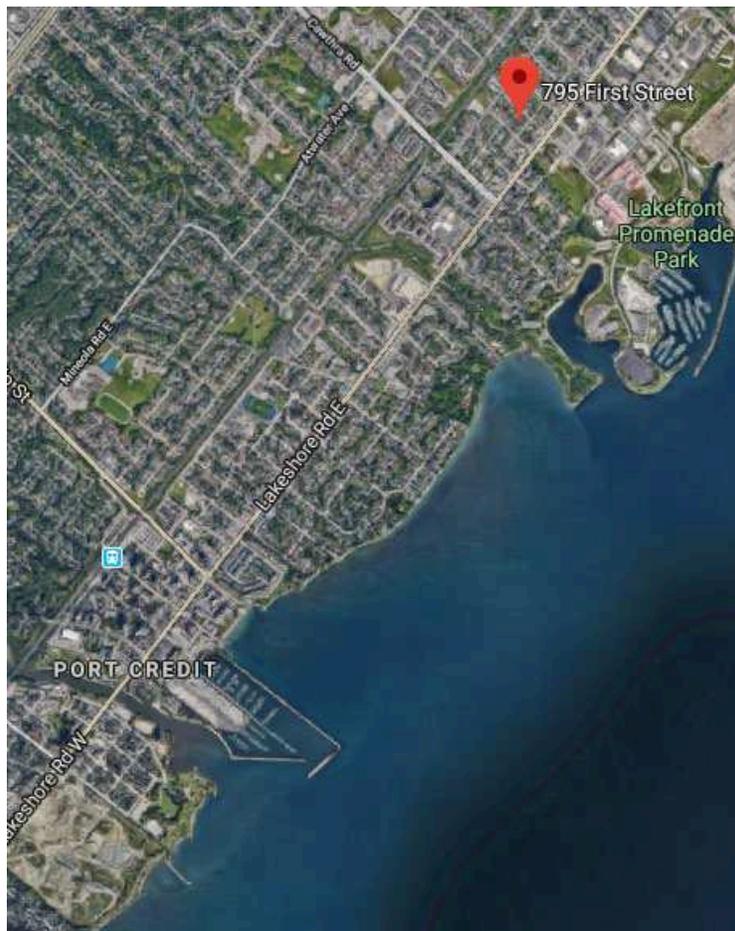


Figure 1 *An aerial view of 795 First Street, Mississauga and its relationship to Port Credit.*
(Google Image, <https://www.google.com/maps/place/795+First+St,+Mississauga,+ON/@43.560333,-79.5912349,6249m/data=!3m1!1e3!4m5!3m4!1s0x882b4628c44a9275:0x91892076525b5e09!8m2!3d43.5727228!4d-79.5650414>.)

795 FIRST STREET, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT



Figure 2 795 First Street, Mississauga, in situ. (Image from Mississauga Property Information, Mississauga web site.)

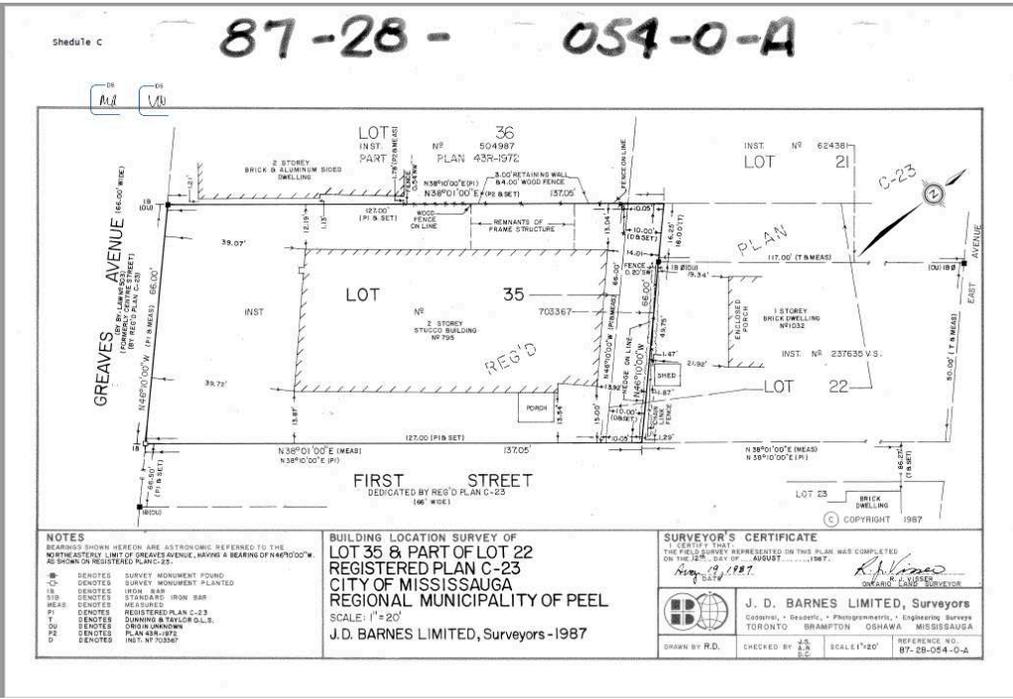


Figure 3 Survey of lot 35, Plan C23, formerly part of lot 10, concession 2 SDS, Toronto Township, 19 Aug. 1987. (Image from the owner.)

795 FIRST STREET, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT



795 FIRST STREET, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT



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795 FIRST STREET, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

Toronto Township was surveyed by Samuel Wilmot.³ Further sales took place in 1818 and 1820, an indication of the unrelenting tide of newcomers seeking farmland and establishing communities. The following map shows the Mississauga lands, both the areas ceded and those for a time retained. The one-mile wide strip of land on either side of the Credit River was also ceded in the 1820 treaties but would remain unsettled for another quarter century.

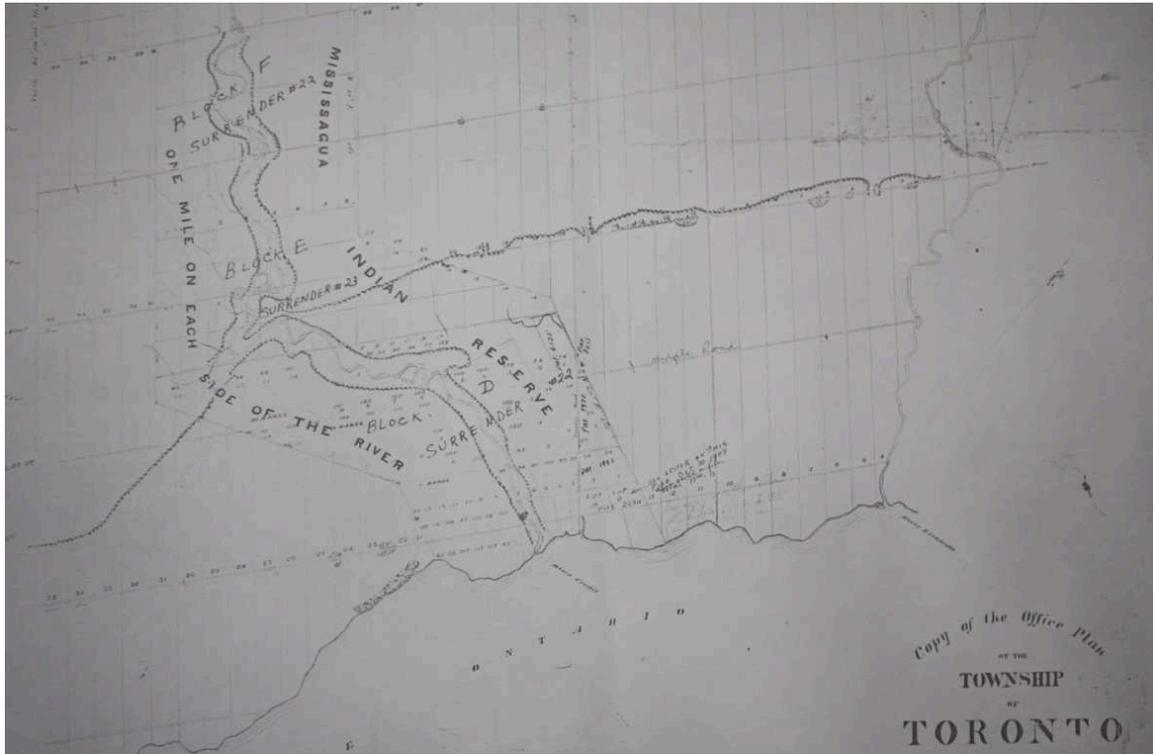


Figure 9 *Lands along the Credit River surrendered by the Mississauga, 1818 and 1820, detail. (Library and Archives Canada [hereafter LAC], National Map Collection [hereafter NMC], 13121.)*

A patent for lot 10, concession 2 SDS was issued to Joseph Cawthra in May 1808, very soon following the initial survey and a recognition of the value of land close to Lake Ontario. Joseph Cawthra was a successful York [Toronto] merchant and apparently used this property as a summer retreat.⁴ Most of lot 10 remained in the Cawthra family's hands well into the twentieth century.

³ D. B. Simpson, "Major Samuel Street Wilmot," *Association of Ontario Land Surveyors*, <https://www.aols.org/sites/default/files/Wilmot-S.S.pdf>, pp. 108-11.

⁴ Paul Romney, "Joseph Cawthra," *Dictionary of Canadian Biography*, Vol. VII; http://www.biographi.ca/en/bio/cawthra_joseph_7E.html. Kathleen A. Hicks, *Lakeview: Journey From Yesterday* (Mississauga Library System: Mississauga, ON, 2005), p. 163.

795 FIRST STREET, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

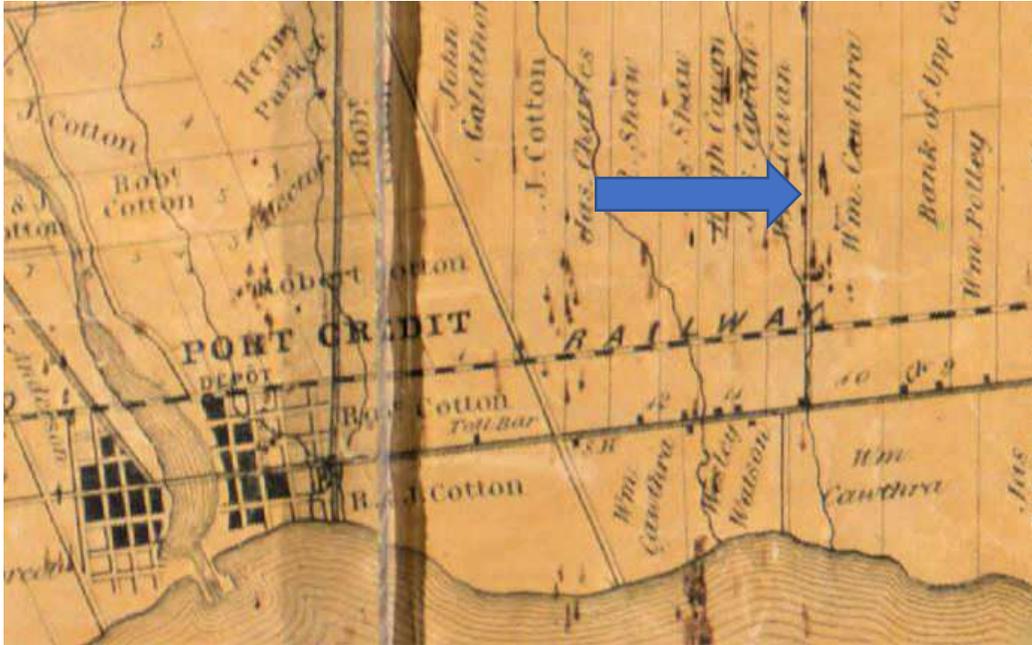


Figure 10 Detail of the Tremaine Map of 1859 showing the location of lot 10, concession 2, Toronto Township in relation to Port Credit.

(<http://maps.library.utoronto.ca/hgis/countymaps/peel/index.html>.)



Figure 11 Detail of Map of 1877 showing the location of lot 10, concession 2, Toronto Township in relation to Port Credit. (Historical Atlas of Peel County;

<http://digital.library.mcgill.ca/CountyAtlas/Images/Maps/TownshipMaps/pee-m-toronto-s.jpg>.)

795 FIRST STREET, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

1923 TO 2019

In September 1922 grandson William Henry Cawthra sold the southern 31 1/4 acres to Hubbs & Hubbs Limited, local real estate brokers for \$46,375 and in 1923 a subdivision Plan was registered, creating six new streets and 136 building lots. Lot 35, street address 795 First Street,

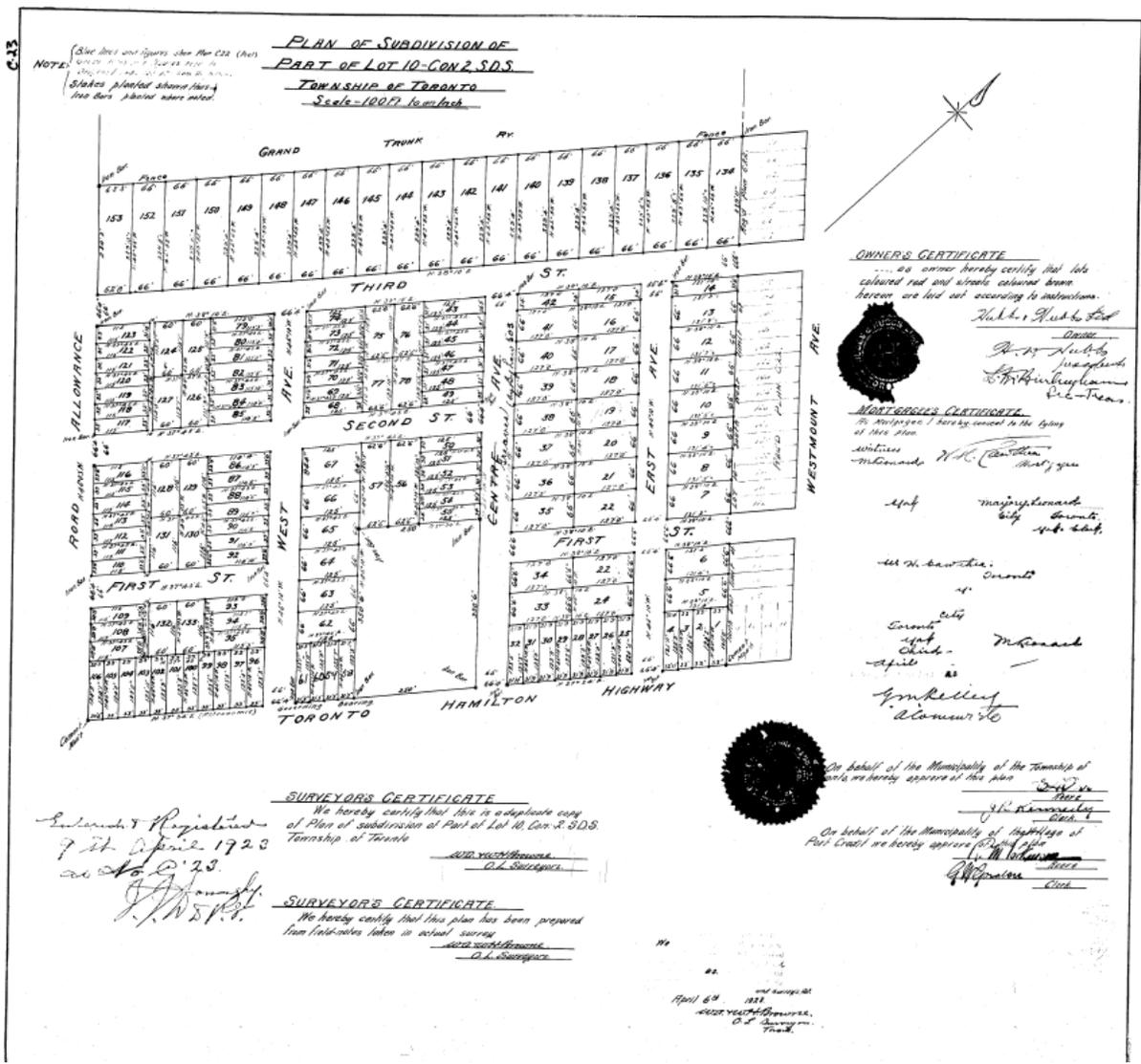


Figure 12 The new subdivision registered by Hubbs and Hubbs, 9 Apr. 1923. (Peel Regional Land Registry Office, Plan C23, 9 Apr. 1923.)

was first sold in November 1923 to the Grand Army of United Veterans as the location for a Legion hall that was built in 1926. In November 1932 the hall was purchased by Ralph D. and Margaret Hogg who established the "Silver Moon Dance Gardens" there.

795 FIRST STREET, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT



Figure 13 1954 Aerial Photo of lakeview showing the location of 795 First Street, Mississauga. (Mississauga Property Information, Mississauga Web Site.)



Figure 14 Margaret and Ralph Hogg's Silver Moon Dance Gardens, 1933. (Image from Kathleen A. Hicks, *Lakeview: Journey From Yesterday* (Mississauga Library System: Mississauga, ON, 2005), p. 163.)

795 FIRST STREET, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

They ran the dance hall there for some years and then was rented to a variety of organizations including a dance studio and the Lakeview Boys Club. In May 1946 the main floor of the property burned down but was rebuilt in its present utilitarian form by Ralph Hogg. The following year the western ten feet of lot 22, immediately east, was added to lot 35. In July 1948 the enlarged property became home to the Duralite Furniture Manufacturing Company which employed twelve workers and produced tubular furniture, chairs and tables for home and office use.⁵ This was followed by a company that manufactured cleaning products such as soaps and powders. In 1987 the property was sold to Frank DeTurse whose firm Abbie-Innes Manufacturing Limited produced mannequins and clothes forms. Abbie-Innes attempted, without success, for permission to add a residential floor to the structure.⁶ In 1995 a new owner, Mehanga Ram requested but was refused permission to operate a martial arts school on the site. In 1995 yet another owner, Sida Shakti asked permission to use the building for the storage and warehousing of non-perishable food and general grocery items. Temporary approval was provided but it is not known if the plan was implemented. In 2000 the property was sold to Gary Winder who used it as a residence until it was recently sold to the current owner. During these years the interior main floor was renovated, creating a foyer, five bedrooms, a living room, kitchen, laundry room and one and a half bathrooms. The basement remained open.

795 FIRST STREET: ANALYSIS OF THE EXISTING PROPERTY

The structure at 795 First Street is a large, strictly utilitarian building, designed first as a community hall and more recently renovated as a family residence (Figure 15). It appears to have changed little over the past 40 years (Figure 16). The alterations in the exterior windows, shown in the two photos below, highlight the building's transformation from factory to residence. Figures 17, 18 and 19 show the interior renovations that divided the space into a variety of rooms. The images also indicate the extent of water damage that has occurred in recent years and show the largely undivided basement (Figure 20).



Figure 15 795 First Street, Mississauga, looking northwest, 2019. (Photo by author.)

⁵ Kathleen A. Hicks, *Lakeview: Journey From Yesterday* (Mississauga Library System: Mississauga, ON, 2005), p. 163.

⁶ City of Mississauga, Property Information, 795 First Street; Mississauga Web Site.

795 FIRST STREET, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT





Figure 18 *The central hall, 795 First Street, Mississauga. (Photo by author, 2019.)*



Figure 19 *One of the rooms in 795 First Street, Mississauga. (Photo by author, 2019.)*

795 FIRST STREET, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT





Figure 22 *A residence immediately east of 795 First Street. (Photo by author, 2019.)*



Figure 23 *Looking west from East Avenue toward 795 First Street. (Photo by author, 2019.)*

PROPOSED DEVELOPMENT

The owner wishes to demolish the existing building and divide the property, now zoned as Residential, into two lots approximately 69 by 66 feet in size. The owner hopes to build two modest single family homes on these lots. Such a development would be in keeping with the architecture of the neighbourhood which is composed largely of single family homes.

HERITAGE EVALUATION OF 795 FIRST STREET UNDER ONTARIO REGULATION 9/06

The government of Ontario has provided a series of booklets to explain the concept of cultural heritage properties. *Heritage Property Evaluation* is a guide for determining the cultural heritage values of a property and the means by which a municipality may protect those values.⁷ The guide provides the following description of the evaluation process:

Non-designated properties listed on the municipal register of cultural heritage properties and newly identified properties may be candidates for heritage conservation and protection. Section 29 of the Ontario Heritage Act enables municipalities to pass bylaws for the protection (designation) of individual real properties that have cultural heritage value or interest to the municipality. Heritage designation is a protection mechanism with long-term implications for the alteration and demolition of a cultural heritage property.

Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.

To ensure a thorough, objective and consistent evaluation across the province, and to assist municipalities with the process, the Ontario Heritage Act provides that: 29(1) The council of a municipality may, by bylaw, designate a property within the municipality to be of cultural heritage value or interest if, (a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed by regulation, the property meets the prescribed criteria;

Regulation 9/06 prescribes the criteria for determining property of cultural heritage value or interest in a municipality. The regulation requires that, to be designated, a property must meet "one or more" of the criteria grouped into the categories of Design/Physical Value, Historical/Associative Value and Contextual Value.⁸

The evaluation criteria are provided in Ontario Regulation 9/06 of the Ontario Heritage Act (2006) as Criteria For Determining Cultural Heritage Value of Interest.⁹ The criteria are:

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).

⁷ Government of Ontario, *Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* (Queen's Printer, 2006.)

⁸ Government of Ontario, *Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* (Queen's Printer, 2006), p 20.

⁹ <https://www.ontario.ca/laws/regulation/060009>.

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

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).¹⁰

Criteria 1: Design Value or Physical Value

795 First Street is not a rare, unique, representative or early example of a style, type, expression, material or construction method. It does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement.

Criteria 2: Historical Value or Associative Value

795 First Street which was reconstructed in 1948 does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. It does not yield yields, or have the potential to yield, information that contributes to an understanding of a community or culture. It does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

¹⁰ Emphases added.

Criteria 3: Contextual Value

795 First Street is not important in defining, maintaining or supporting the character of an area. It is not physically, functionally, visually or historically linked to its surroundings, and it is not a landmark in the area.

HERITAGE EVALUATION OF 795 FIRST STREET UNDER THE PROVINCIAL POLICY STATEMENT

The *Provincial Policy Statement (2014)* provides the following guidance on the conservation of cultural heritage properties:

2.6 Cultural Heritage and Archaeology

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

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent

lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.¹¹

The *Policy* defines Conserved in these terms:

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

795 First Street does not exhibit significant built heritage resources that should be conserved under the terms of the Provincial Policy Statement (2014).

SUMMARY STATEMENT AND RECOMMENDATION

795 First Street was placed in the inventory of properties of cultural heritage interest of value for the following reasons:

The building was constructed in the 1920s, beginning as the Canadian Legion Post #86. In the early 1930s it was bought by Ralph and Margaret Hogg who named it the

¹¹ Government of Ontario, *Provincial Policy Statement (2014)*, p. 20.

795 FIRST STREET, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

" Silver Moon Dance Gardens ", a local popular spot for dances, parties and euchre. In 1946 the top floor was destroyed by fire and the building was reconfigured with a flat roof as it exists today. The building has had many uses including a furniture factory, soap making manufacturing, and is now used as a private assembly hall.

The problem with this depiction is that most of it refers to the original structure that was erected in 1926 and burned down in May 1946. The reference to "the top floor" being destroyed understates the extent of the damage. The original building did have two floors but it was the main floor that was destroyed. What remained, and what was built upon, was the original raised basement floor. The existing building, as rebuilt shortly thereafter, shares none of the architectural or historical attributes of the original community hall.

After addressing the detailed criteria above individually, it can be said that 795 First Street, in its current form, has no design or physical value, no historical or associative value and no contextual value.

Based on the above analysis it can also be stated with confidence that the property at 795 First Street does not fall within the purview of the *Provincial Policy Statement (2014)* in that it does not exhibit the cultural heritage values required for consideration.

CHAIN OF OWNERSHIP

- 26 May 1808, patent for 200 acre lot 10, concession 2 SDS, Toronto Township is issued to Joseph Cawthra
- 7 May 1842, through his will Joseph Cawthra passed the property to his son Henry Cawthra, memorial 19685
- 6 Apr. 1867, land passed from William Cawthra, another son of Joseph Cawthra, to his son Henry Cawthra, memorial 1215
- 4 June 1894, Henry Cawthra passes property to his son, William H. Cawthra, memorial 8491
- 5 Apr. 1923, William H. Cawthra sells southern portion of lot 10, 31¼ acres to Hubbs & Hubbs real estate brokers for \$46,875, memorial 23031
- 9 Apr. 1923, Hubbs and Hubbs register Plan C23 on their property, memorial C23.
- 21 Nov. 1923, Hubbs & Hubbs Limited sell lot 35 of Plan C23 to Harry Long et al to Grand Army of United Veterans for \$1,500, memorial 24048
- 15 Oct. 1932, George M. Kelley, representative of the Grand Army of United Veterans, sells lot 35 to Ralph D. Hogg for \$1,300, memorial 34981
- 11 Jan 1947, Ralph D. and Margaret Hogg sell lot 35 to Jack Moss for \$1.00, memorial 49242
- 11 Jan. 1947, John and Jean Robinson sell western 10 feet of lot 22, Plan C23 to Jack Moss, memorial 49241
- 11 Jan. 1947, Jack Moss sells lot 35 and part of lot 22 to David D. Martin for \$1.00, memorial 49243
- 3 Feb. 1948, David D. Martin sells lot 35 and part of lot 22 to Robert D. Ivor and Frank Killravey in partnership under Duralite Manufacturing Company, memorial 51799
- 26 July 1948, Robert D. Ivor and Frank Kilravey sell lot 35 and part of lot 22 to the Duralite Furniture Manufacturing Company Limited, memorial 53128
- 15 Jan. 1986, Frank Kilvaney and Robert D. Ivor grant lot 35 and part of lot 22 to Abbie-Innes Manufacturing Limited, memorial 103367
- 31 Dec. 1987, Abbie-Innes Manufacturing Limited grant lot 35 and part of lot 22 to Francis and Elsie Elizabeth DeTurse, memorial 830839
- 24 Feb. 1992, Francis and Elsie Elizabeth DeTurse grant lot 35 and part of lot 22 to Mehanga Ram and Satya Devi as joint tenants for \$295,000, memorial 998365
- 4 Jan. 1995, Mehanga Ram and Satya Devi transfer lot 35 and part of lot 22 to Sidh Shakti, Baba Balak, Nath Bibi, Satya Devi and Satsang Bhavan, memorial 1082647
- 11 Sept. 1995, Sidh Shakti, Baba Balak, Nath Bibi, Satya Devi and Satsang Bhavan transfer lot 35 and part of lot 22 to Nabil Aulawi in trust for \$170,000, memorial 1098356
- 1 Nov. 1996, Nabil Abulawi transfers lot 35 and part of lot 22 to Hassib Abrick for \$2.00, memorial 1127611
- 22 June 2000, property purchased by Gary Winder for \$200 000, memorial 2087979
- 2019 property purchased by current owner

QUALIFICATIONS OF AUTHOR

Robert Joseph Burns

Principal

Heritage Resources Consulting

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Education

- Ph.D. in history, University of Western Ontario, London, ON

Career Highlights

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

Summary

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

Heritage Assessment Projects

Heritage Assessments prepared for the Federal Heritage Buildings Review Office

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

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

795 FIRST STREET, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

- Margaree Harbour Rear Range Light, Heritage Assessment, 2008.
- Thunder Bay Main Lightstation, Heritage Assessment, 2008.
- West Sister Rock Lighthouse, Heritage Assessment, 2008.

Heritage Assessments prepared for the federal Heritage Lighthouse Preservation program

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

Heritage Assessments prepared for the private sector

- Madill barn, 6250 Hurontario Street, Mississauga, ON, Heritage Assessment, 2009.
- Stone residence, 7129 Tremaine Road, Milton, ON, Heritage Assessment, 2009.
- Smye estate, 394 Lakeshore Road West, Mississauga, ON, Heritage Assessment, 2009.
- Dudgeon cottage, 305 Lakeshore Road West, Oakville, ON, Heritage Assessment, 2010.
- five domestic structures, Bronte Road, Bronte, ON, Heritage Assessment, 2010.
- Lorne Park Estates cottage, 1948 Roper Avenue, Mississauga, ON, Heritage Assessment, 2012.
- Farm house, 11687 Chinguacousy Road, Brampton, ON, Heritage Assessment, 2012.
- Farm house, 3650 Eglinton Ave., Mississauga, ON, Heritage Assessment, 2013.
- Downtown Campbellford Properties, Heritage Assessment, 2013.
- residence, 1422 Mississauga Road, Heritage Impact Statement, 2015.
- residence, 2560 Mindemoya Road, Mississauga, Heritage Impact Statement, 2018.
- residence/offices, 70 Queen Street South, Mississauga, Heritage Impact Assessment, 2018.
- residence, 869 Sangster Avenue, Lorne Park Estates, Mississauga, Heritage Impact Assessment, 2018.
- residence, 1341 Stavebank Road, Mississauga, Heritage Impact Assessment, 2019.
- residence, 972 Bexhill Road, Mississauga, Heritage Impact Assessment, 2019.
- residence, 795 First Street, Mississauga, Heritage Impact Statement, 2019.

Heritage Assessments and Plaque Texts prepared for the Ontario Heritage Trust

- J. L. Kraft, Fort Erie, ON, 2003.
- Reid Mill, Streetsville, ON, 2004.
- George Weston, Toronto, ON., 2005.
- Pauline McGibbon, Sarnia, ON, 2006.
- W. P. Bull, Brampton, ON, 2007.
- Founding of Englehart, ON, 2008.
- George Drew, Guelph, ON, 2008.
- Founding of Latchford, ON, 2009.
- Ball's Bridge, Goderich, ON, 2011.
- Canadian Tire Corporation, 2012.
- Ontario Paper Mill, 2013.
- Louise de Keriline Lawrence, 2016.

Publications and Other Major Projects

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

- of Canadian Biography*, Vol. VIII, Toronto, 1985.
- "The Burns and Gamble Families of Yonge Street and York Township [with Stanley J. Burns]", *O.G.S. Seminar '85* (Toronto: Ontario Genealogical Society, 1985).
 - "Starting From Scratch: the Simcoe Years in Upper Canada", *Horizon Canada*, No. 22, July 1985.
 - "Upper Canada In the Making, 1796-1812", *Horizon Canada*, No. 23, August 1985.
 - A review of Bruce G. Wilson, *The Enterprises of Robert Hamilton: A Study of Wealth and Influence in Early Upper Canada, 1776-1812* (Ottawa: Carleton University Press, 1983) in the *Canadian Historical Review*, LXVI, No. 3, Sept. 1985.
 - Lila Lazare (comp.) with an intro. by Robert J. Burns, "Artifacts, consumer goods and services advertised in Kingston newspapers, 1840-50: a resource tool for material history research", *Manuscript Report Series No. 397*, Parks Canada, 1980.
 - "W.A. Munn and the discovery of a Viking occupation site in northern Newfoundland", Historic Sites and Monuments Board agenda paper, 1982.
 - Research and writing of "The Loyalists," a booklet to accompany the Loyalist Bicentennial travelling exhibit prepared by Parks Canada, 1983.
 - "Paperboard and Paper Packaging in Canada 1880-1930: An Interim Report" *Microfiche Report Series No. 210* (1985).
 - "Packaging Food and Other Consumer Goods in Canada, 1867-1927: A guide to Federal Specifications For Bulk and Unit Containers, Their Labels and Contents" *Microfiche Report Series No. 217* (1985).
 - "Paperboard Packaged Consumer Goods: Early Patterns of Product Availability" (1986).
 - "Thomas Ridout" in the *Dictionary of Canadian Biography*, Vol. VI, Toronto, 1987.
 - "Paperboard and Paper Packaging in Canada, 1880-1930", 2 Vols. *Microfiche Report Series No. 393* (1989).
 - Curator, along with Marianne McLean and Susan Porteus, of "Rebellions in the Canadas, 1837-1838," an exhibition of documents and images sponsored by the National Archives of Canada, 1987.
 - "Marketing Food in a Consumer Society: Early Unit Packaging Technology and Label Design" in *Consuming Passions: Eating and Drinking Traditions in Ontario* (Meaford, Ont.: Oliver Graphics, 1990).
 - "Robert Isaac Dey Gray" reprinted in *Provincial Justice: Upper Canadian Legal portraits from the Dictionary of Canadian Biography*, ed. Robert L. Fraser (Toronto: University of Toronto Press, 1992).
 - "John Warren Cowan" and "Thomas McCormack" published in the *Dictionary of Canadian Biography*, Vol. XIII, 1994.
 - *Guardians of the Wild: A History of the Warden Service of Canada's National Parks* (University of Calgary Press, 2000).
 - "'Queer Doings': Attitudes toward homosexuality in nineteenth century Ontario," *The Beaver*, Apr. May. 2003.

- “Bombs in the Bush: The Strategic Air Command in Goose Bay, 1953,” *The Beaver*, Dec. 2004/Jan. 2005.
- preparation of a history of the Royal Canadian Mounted Police under contract for the Force, 2004-2007.
- press releases regarding heritage plaque unveilings for Parks Canada, Ottawa, ON, 2010.
- a review and analysis of heritage bulk containers in the Parks Canada Artifact Collection, Ottawa, ON, 2011.
- *Port Stanley: The First Hundred Years, 1804-1904*, with Craig Cole (Heritage Port: Port Stanley, ON, 2014).

Related Professional Associations

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

From: [Adrian ZB](#)
To: [Megan Piercey](#)
Subject: Re: HAC resignation note
Date: 2020/01/06 1:48:52 PM

Hi Megan,

As discussed earlier, here is my note regarding my resignation from HAC, to be added to the Agenda for next meeting:

Dear Members of the City of Mississauga Heritage Advisory Committee,

Given previously unforeseen changes to my academic and work schedules – including added responsibilities and time commitments in recent months – I regret to inform you that I am unable to devote full and satisfactory attention to being a Committee Member and cannot regularly attend meetings moving forward. As a result, please accept this note as formal notice of my resignation, effective January 14th, 2020.

I want to express my deep gratitude for the opportunity to serve alongside you over the past several months, and I commend the exemplary work of the Committee in building and maintaining the heritage footprint of our great City.

Thank you for this opportunity and I wish you all the best for 2020 and beyond.

With kind regards,

Adrian Zita-Bennett

Also, regarding the parking pass, at my earliest opportunity I will send it back to City Hall. Please let me know if you need anything more from me.

I wish you all the best in the future and I am grateful for your understanding concerning my change in circumstances that effectively preclude me from being able to continue as a HAC member.

Sincerely,

Adrian