

# AGENDA



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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, JANUARY 24, 2012 - 9:00 A.M.**

**COUNCIL CHAMBERS**

**SECOND FLOOR, CIVIC CENTRE**

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

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

### Members

Councillor George Carlson, Ward 11 (CHAIR)

Councillor Jim Tovey, Ward 1 (VICE-CHAIR)

David Dodaro, Citizen Member

Mohammad N. Haque, Citizen Member

James Holmes, Citizen Member

Rick Mateljan, Citizen Member

Cameron McCuaig, Citizen Member

Deanna Natalizio, Citizen Member

Michael Spaziani, Citizen Member

Michelle Walmsley, Citizen Member

Matthew N. Wilkinson, Citizen Member

CONTACT PERSON: Julie Lavertu, Legislative Coordinator  
Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181  
[Julie.Lavertu@mississauga.ca](mailto:Julie.Lavertu@mississauga.ca)

CALL TO ORDER

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

PRESENTATIONS/DEPUTATIONS

- A. Item 7 Dave Beaton, Supervisor, Community Outreach, Credit Valley Conservation, with respect to Credit: Our River, Toward a Heritage River Designation.

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held November 22, 2011.

RECOMMEND APPROVAL

2. Updating of the Meadowvale Village Heritage Conservation District Plan, Ward 11

Corporate Report dated November 21, 2011 from the Commissioner of Community Services with respect to the updating of the Meadowvale Village Heritage Conservation District Plan.

*\* Appendix 1 has been distributed to Members of Council and Committee members. To obtain this Appendix, please contact the Office of the City Clerk.*

RECOMMENDATION

That the Corporate Report dated November 21, 2011 from the Commissioner of Community Services, entitled "Updating of the Meadowvale Village Heritage Conservation District Plan," be approved.

RECOMMEND APPROVAL

3. Request to Replace a Structure on a Heritage Designated Property within the Old Port Credit Village Heritage Conservation District, 24 John Street South, Ward 1

Corporate Report dated December 6, 2011 from the Commissioner of Community Services with respect to a request to replace a structure on a heritage designated property within the Old Port Credit Village Heritage Conservation District located at 24 John Street South.

*\* Appendix 1 has been distributed to Members of Council and Committee members. To obtain this Appendix, please contact the Office of the City Clerk.*

RECOMMENDATION

1. That the residential structure at 24 John Street South, located within the Old Port Credit Village Heritage Conservation District, designated under Part V of the *Ontario Heritage Act*, be allowed to be demolished and removed and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
2. That the Building Inventory for the Old Port Credit Village Heritage Conservation District be updated to indicate that the heritage status of 24 John Street South has changed from a property of "historic interest" to a property that is "complementary."
3. That the proposed new house be accepted in principle.

RECOMMEND APPROVAL

4. Request to Demolish a Heritage Listed Property, Bexhill Sewage Pumping Station 550, 680, and 699 Bexhill Road, Ward 2

Corporate Report dated December 6, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property, Bexhill Sewage Pumping Station, located at 550, 680, and 699 Bexhill Road.

*\* Appendix 1 has been distributed to Members of Council and Committee members. To obtain this Appendix, please contact the Office of the City Clerk.*

RECOMMENDATION

That the Bexhill Sewage Pumping Station, 550, 680, and 699 Bexhill 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 the structure proceed through the applicable process.

RECOMMEND APPROVAL

5. Request to Demolish a Heritage Listed Property, 277 Pinetree Way, Ward 1

Corporate Report dated December 6, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 277 Pinetree Way.

*\* Appendix 1 has been distributed to Members of Council and Committee members. To obtain this Appendix, please contact the Office of the City Clerk.*

RECOMMENDATION

That the property at 277 Pinetree Way, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure proceed through the applicable process.

RECOMMEND APPROVAL

6. Request to Demolish a Heritage Listed Property, 1459 Stavebank Road, Ward 1

Corporate Report dated December 6, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1459 Stavebank Road.

*\* Appendices 1 and 2 have been distributed to Members of Council and Committee members. To obtain these Appendices, please contact the Office of the City Clerk.*

RECOMMENDATION

That the property at 1459 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 the structure proceed through the applicable process.

RECOMMEND APPROVAL

7. Credit: Our River, Toward a Heritage River Designation

PowerPoint presentation dated January 24, 2012 prepared by Dave Beaton, Supervisor, Community Outreach, Credit Valley Conservation, with respect to Credit: Our River, Toward a Heritage River Designation.

DIRECTION REQUIRED

8. Heritage Advisory Committee and Related Staff Milestones: 2011 Year in Review

Corporate Report dated December 20, 2011 from the Commissioner of Community Services with respect to Heritage Advisory Committee and related staff milestones: 2011 year in review.

RECOMMENDATION

That the Corporate Report dated December 20, 2011 from the Commissioner of Community Services, entitled "Heritage Advisory Committee and Related Staff Milestones: 2011 Year in Review," be received.

RECOMMEND RECEIPT

9. Heritage Resources Centre – Upcoming Workshops

Email message dated January 11, 2012 from the Heritage Resources Centre with respect to Heritage Resources Centre – upcoming workshops.

DIRECTION REQUIRED

10. Ontario Heritage Week 2012 – February 20 to 26

Correspondence dated November 28, 2011 from Richard Moorhouse, Executive Director, Ontario Heritage Trust, with respect to Ontario Heritage Week 2012 – February 20 to 26.

RECOMMEND RECEIPT11. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated January 24, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, identifying the status of outstanding issues from the Heritage Advisory Committee.

RECOMMEND RECEIPTSUBCOMMITTEE UPDATES FROM CHAIRS12. Designated Heritage Property Grant Subcommittee13. Heritage Designation Subcommittee14. Heritage Tree Subcommittee15. Meadowvale Village Heritage Conservation District Review Committee16. Public Awareness SubcommitteeINFORMATION ITEMS

DATE OF NEXT MEETING – Tuesday, February 21, 2012 at 9:00 a.m., Council Chambers

OTHER BUSINESSADJOURNMENT

**IT IS RECOMMENDED THAT HERITAGE ADVISORY COMMITTEE MEMBERS VISIT THE PROPERTIES LISTED ON THE AGENDA PRIOR TO THE MEETING.**



# MINUTES

## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, NOVEMBER 22, 2011 - 9:30 A.M.**

**COUNCIL CHAMBERS**

**SECOND FLOOR, CIVIC CENTRE**

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

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

MEMBERS PRESENT:

- Councillor George Carlson, Ward 11 (CHAIR)
- Councillor Jim Tovey, Ward 1 (VICE-CHAIR) (arrival at 9:33 a.m.)
- David Dodaro, Citizen Member
- Mohammad N. Haque, Citizen Member
- James Holmes, Citizen Member
- Rick Mateljan, Citizen Member
- Cameron McCuaig, Citizen Member
- Deanna Natalizio, Citizen Member (departure at 10:30 a.m.)
- Michael Spaziani, Citizen Member
- Matthew N. Wilkinson, Citizen Member

MEMBERS ABSENT:

- Michelle Walmsley, Citizen Member

STAFF PRESENT:

- Susan Burt, Director, Culture Division
- Elaine Eigl, Heritage Planner
- Laura Waldie, Heritage Planner
- Paula Wubbenhorst, Acting Senior Heritage Planner

CONTACT PERSON: Julie Lavertu, Legislative Coordinator

Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181

[Julie.Lavertu@mississauga.ca](mailto:Julie.Lavertu@mississauga.ca)

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CALL TO ORDER – 9:30 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – Nil

PRESENTATIONS/DEPUTATIONS – Nil

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held October 25, 2011

Approved (M. Wilkinson)

2. Final Disbursement of 2011 Designated Heritage Property Grants

Corporate Report dated October 31, 2011 from the Commissioner of Community Services with respect to the final disbursement of 2011 Designated Heritage Property Grants.

Mr. McCuaig asked if there was a contingency plan for the unspent funds, whether excess funds could be directed to cultural and natural heritage, and the possibility of the Heritage Designation and Public Awareness Subcommittees being involved with this matter. Ms. Eigl said that this program is often oversubscribed, but that some property owners do not complete their projects. She noted that staff was trying to maximize the funding and that she would explore if the by-law needed to be changed to expand the use of the funds.

Councillor Tovey arrived at 9:33 a.m.

Ms. Burt noted that a by-law would need to be changed to expand the use of the funds, that she was open to the Committee's suggestions, and that the program has had unspent funds in the past due to the non-completion of projects. Ms. Burt noted that the program is advertised in April of every year and that any changes would need to be made in the next few months. The Chair discussed Mr. McCuaig's suggestion and directed Heritage staff to ask Finance staff if unspent monies could be set aside in a capital reserve account.

Recommendation

HAC-0094-2011

That the recommended grant awards as outlined in the Corporate Report dated October 31, 2011 from the Commissioner of Community Services entitled "Final Disbursement of 2011 Designated Heritage Property Grants" be approved.

Approved (C. McCuaig)

3. Heritage Impact Statement, 2370 Mississauga Road, Ward 8

Memorandum dated October 28, 2011 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 2370 Mississauga Road.

Mr. Wilkinson asked about the house and the lack of inside photos and floor plans in the Heritage Impact Statement (HIS). Ms. Wubbenhorst said that Planning and Building staff mistakenly issued a demolition permit to the property owner without consulting Heritage staff and that the property owner did not provide inside photos or floor plans.

Recommendation

HAC-0095-2011

That the Memorandum dated October 28, 2011 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, entitled "Heritage Impact Statement, 2370 Mississauga Road" be received.

Received (M. Wilkinson)

4. Heritage Impact Statement, 350 Indian Valley Trail, Ward 1

Memorandum dated November 7, 2011 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 350 Indian Valley Trail.

Ms. Wubbenhorst noted that this property was vacant land and that there was no house to demolish. The Vice-Chair indicated that the Arborist Report was very good and thorough.

Recommendation

HAC-0096-2011

That the Memorandum dated November 7, 2011 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, entitled "Heritage Impact Statement, 350 Indian Valley Trail" be received.

Received (J. Tovey)

5. 2012 Cultural Heritage Property Awards of Excellence – Request for Expressions of Interest in Participating in the Judging

Memorandum dated November 11, 2011 from Elaine Eigl, Heritage Coordinator, with respect to 2012 Cultural Heritage Property Awards of Excellence – request for expressions of interest in participating in the judging.

Ms. Eigl summarized her Memorandum and stated that she was seeking two Committee members to act as judges for this Awards program. Some Committee members expressed their interest in participating and others interested were asked to contact Ms. Eigl directly.

Recommendation

HAC-0097-2011

That the Memorandum dated November 11, 2011 from Elaine Eigl, Heritage Coordinator, entitled "2012 Cultural Heritage Property Awards of Excellence – Request for Expressions of Interest in Participating in the Judging" be received.

Received (M. Wilkinson)

6. Heritage Resources Centre – Upcoming Workshops

Email message, dated November 10, 2011, from the Heritage Resources Centre with respect to Heritage Resources Centre – upcoming workshops.

Mr. Wilkinson said that he would like to attend the April 2012 workshop in St. Mary's, Ontario. In response to a question from the Chair, Ms. Lavertu said that conference-related fees for Citizen Members were charged to the Committee's budget and that the Committee needed to pass a recommendation if Citizen Members wished to attend.

Recommendation

HAC-0098-2011

1. That the email message dated November 10, 2011 from the Heritage Resources Centre with respect to Heritage Resources Centre – upcoming workshops be received; and
2. That the request from Matthew Wilkinson, Heritage Advisory Committee Citizen Member, to attend the Heritage Resources Centre's "Architectural Styles" Workshop in St. Mary's, Ontario on Saturday, April 14, 2012 and Sunday, April 15, 2012 be approved and that approximately \$365 (\$225 for registration fees and \$140 for mileage costs) be allocated in the Heritage Advisory Committee's 2012 budget (Account #28609) for these expenditures.

Received/Direction (M. Wilkinson)

7. Carleton Heritage Symposium 2012

Email message, dated November 13, 2011, from Lashia Jones and Natalie Whidden with respect to the Carleton Heritage Symposium 2012.

Ms. Lavertu noted that Mr. Wilkinson attended last year and discussed approximate costs. Mr. Wilkinson stated that he attended last year's Symposium and that it was exceptional and informative. He encouraged Committee members to attend and noted that there were over 150 heritage professionals in attendance last year, including many from the GTA.

Recommendation

HAC-0099-2011

That the email message dated November 13, 2011 from Lashia Jones and Natalie Whidden with respect to the Carleton Heritage Symposium 2012 be received.

Received (J. Holmes)

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8. 2012 Heritage Advisory Committee Meeting Dates

Memorandum dated November 15, 2011 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to 2012 Heritage Advisory Committee meeting dates.

Recommendation

HAC-0100-2011

That the Memorandum dated November 15, 2011 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, entitled "2012 Heritage Advisory Committee Meeting Dates" be received.

Received (D. Natalizio)

9. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated November 22, 2011 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, identifying the status of outstanding issues from the Heritage Advisory Committee.

Ms. Burt indicated that Heritage staff would review the chart with the Committee, as it was becoming lengthy, confusing, and contained items that could be removed.

Heritage Tree Proposals

Ms. Burt noted that this matter was considered by the Committee and Council in the fall of 2011 and that, in her opinion, everything outstanding on this matter had been done and suggested that it be removed from the chart. The Chair noted that removing an item from the chart would not remove the matter from the Committee's future agendas.

Bell Tower Meadowvale Village Hall

Ms. Wubbenhorst suggested that this matter be removed from the chart because it could be ongoing for many years, as funds needed to be raised by the community. The Chair asked that this matter remain on the chart because staff were meeting on this matter today.

Rooftop Solar Panels

Ms. Wubbenhorst noted that this matter was outstanding and should remain on the chart.

Dowling House

Ms. Wubbenhorst noted that this matter was outstanding and should remain on the chart. Mr. Wilkinson asked for an update on the property. Ms. Eigl said that she had not heard from the property owner's agents since August and that Heritage staff were monitoring the property. Mr. Spaziani stated that Mark Hall was no longer an agent for the property owner and that he had been asked to work on the file and had refused. The Chair noted

disappointment about the status of the property, especially with the upcoming winter, and asked if by-laws could enforce the property's preservation. Ms. Burt said that Heritage staff would ask Planning and Building staff to visit the property and document any issues.

#### McClure-Lafferty House

Ms. Eigl gave an overview of the property and noted that the property owners were planning to restore the property for a tenant, that there appears to have been no action on the property since the property owners came to the Committee in December 2010, and that the designation by-law would need to be amended if the proposed work was done. Ms. Wubbenhorst suggested that this matter be removed from the chart, as the work may never occur. Mr. Spaziani said that he had been retained, that he would declare a conflict on this matter when it comes to the Committee, that relocation/adaptive reuse was being proposed by the property owner, and that this matter would return to the Committee.

#### Mississauga (sic.) Golf and Country Club

Ms. Wubbenhorst asked the Committee about possible dates and times for a visit in January 2012 and stated the visit would include an orientation session by the Ministry of Tourism and Culture and a presentation by Mr. Wilkinson. She indicated that staff would notify the Committee by email once a date was finalized with the Club and speakers.

#### Port Credit Post Office, Customs House and Armoury

Ms. Wubbenhorst said that Heritage staff had received the HIS and that the Committee would be reviewing this matter at an upcoming Committee meeting in 2012.

#### Nunan/Halk Property

Ms. Eigl said that the barn was dismantled and that much of the materials were salvaged. Mr. Wilkinson noted that a new store in Mississauga planned to decorate their store with some of the salvaged barn materials. Ms. Burt said that this item should be removed from the chart because salvaging had occurred. The Chair expressed support for salvaging the materials and suggested that a thank you letter be written to the property owner. Ms. Eigl explained that the property owner was initially reluctant to salvage, but eventually agreed and that she would draft a thank you letter for the Chair's review and signature.

#### Credit Valley Conservation Resolution 33/11 to designate the Credit River as a Heritage River

Ms. Burt said that Legal staff was reviewing the legal aspects of Resolution 33/11, that Heritage staff was waiting to hear from Credit Valley Conservation (CVC), and that this matter should be removed from the chart until it was returned to the Committee. The Vice-Chair noted that CVC had hired a full-time historian to work on this matter, that a website was set up ([www.creditourriver.ca](http://www.creditourriver.ca)), that the CVC would approach the Region's Heritage Advisory Committees, and that himself and Ward 2 Councillor Pat Mullin were speaking to area Councils. The Chair said that this item should be taken off the chart.

### Outdoor Rifle Range

Ms. Wubbenhorst said that Heritage staff would contact the Region of Peel to see if they supported designation. The Vice-Chair encouraged staff to continue working on this matter and indicated that reinstating a nearby wetland may impact the property and the Region's position. Ms. Burt said that Heritage staff would cooperate with Region staff.

### Queen Elizabeth Way Credit River Bridge Notice of Public Information Centre #2

Ms. Wubbenhorst suggested that this matter should be removed from the chart.

### Heritage Advisory Committee's 2011 Budget

Ms. Lavertu noted that the Committee's spending history would be provided in 2012 after the Office of the City Clerk's 2011 Workplan was completed. The Vice-Chair asked if Heritage staff could provide the Committee with a session about the budget for heritage at a future meeting. Ms. Burt provided a brief overview about the budget and noted that no additional money to the tax base was being requested, that more staff would be requested for 2013, as the workload of Heritage staff had increased, and that a brief session about the budget could be provided to the Committee. The Chair said that it would be useful for Heritage staff to review capital amounts for heritage grants for future budget years.

### Samit-Linke House

Ms. Eigl gave a brief overview. The Vice-Chair noted that he had visited the property, but that he had not spoken to the property owner, and suggested that this item be removed from the chart. Ms. Eigl and Ms. Wubbenhorst said that the property was on Heritage staff's internal list of properties for potential designation. Committee members discussed the property and its heritage and architectural features and overall importance.

### Clarkson General Store and William Clarkson House

Ms. Eigl provided an update and noted that the trial occurred, but that the judge had not yet issued a decision. Ms. Wubbenhorst suggested that this item remain on the chart.

### Port Credit Library Sign

Ms. Burt gave an overview and suggested that this item be removed from the chart. The Vice-Chair noted that it would be costly to replace the sign, that he had offered to help residents fundraise for a new sign, and that the City is exempt from the Sign By-Law. Committee members discussed the sign, the Sign By-Law, the Port Credit Library's heritage status, the possibility for the Committee to review future signage in heritage areas, and signs on hydro posts in the City. Ms. Burt said that the Culture Master Plan, expected in 2012 or 2013, would deal with the Sign By-Law and that Heritage staff would work with Planning and Building staff to revise the Sign By-Law. Ms. Wubbenhorst explained that the library was a listed property within a Cultural Landscapes Inventory.

Cabin 3

Ms. Wubbenhorst noted that this property was on Heritage staff's internal research list. Ms. Eigl stated that she had followed up with the various contacts provided by Edward J.F. Bavington, but that she had not heard back from them or others in the community.

Proposed Rebuild of an Overhead Electrical System in a portion of the Meadowvale Village Heritage Conservation District

Ms. Wubbenhorst suggested that this item be removed from the chart, as this matter would return to the Committee in the future via Corporate Report. The Chair noted that Council rejected funding an underground rebuild, that the Mayor would meet with residents in the near future to discuss this matter, and that he supported heritage lighting fixtures for the District. Mr. Holmes noted that the rebuild would take place in two phases and that the second part, expected in 10-15 years, would include the main street area.

Tree-Related Information in Heritage Impact Statements

Ms. Wubbenhorst noted that this matter had now been addressed by Heritage staff.

Heritage Advisory Committee/Subcommittee Reviewing Preliminary Design Plans for Heritage Listed Properties

Ms. Burt noted that Heritage staff would be meeting with Planning and Building staff on this matter soon and would update the Committee at a meeting in 2012.

Recommendation

HAC-0101-2011

That the chart dated November 22, 2011 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, identifying the status of outstanding issues from the Heritage Advisory Committee be received.

Received (M. Haque)

SUBCOMMITTEE UPDATES FROM CHAIRS

10. Designated Heritage Property Grant Subcommittee -- No update

11. Heritage Designation Subcommittee

Mr. Dodaro indicated that the Subcommittee would be meeting immediately after today's Committee meeting and would update the Committee in the near future about their work.

12. Heritage Tree Subcommittee

The Chair asked if this Subcommittee was still active. Ms. Lavertu responded that three

Committee members were appointed to the Subcommittee, that it was still active, and that changes to its status needed to be approved by the Committee. She added that the City Manager's Office was currently reviewing the Committee structure and that draft Terms of Reference for the Subcommittees would not be finalized until after this had occurred.

13. Meadowvale Village Heritage Conservation District Review Committee – No update
14. Public Awareness Subcommittee – No update

#### INFORMATION ITEMS – Nil

DATE OF NEXT MEETING – Tuesday, January 24, 2012 at 9:00 a.m., Council Chambers

#### OTHER BUSINESS

##### McDonald House Fire

Committee members discussed the fire at the McDonald House, insurance for heritage properties, the causes of the fire, and the Public Awareness Subcommittee possibly working with staff to promote insurance to property owners of heritage properties.

Ms. Wubbenhorst indicated that the house was destroyed, that the property owner had no insurance, and that the property owner was planning to rebuild the property. Ms. Eigl noted that she documented the property after the fire and asked the property owner to contact Heritage staff. She added that there are insurance options for heritage properties and that this topic was discussed in-depth at a recent meeting for heritage planners.

◀ The Chair noted that the fire was devastating to the property owner who lost tools and equipment, and that the house was likely not salvageable. He suggested that Heritage staff contact real estate agents and the Insurance Bureau of Canada about the importance of insuring heritage properties. Mr. Mateljan noted that the property owner was renovating the house without permits and planned to list the property yesterday as a vacant lot.

Ms. Natalizio departed at 10:30 a.m.

##### Streetsville Historical Society Meeting

The Chair noted that he would be speaking at the next Streetsville Historical Society meeting about War of 1812 events in Streetsville and future refurbishment and rededication plans for Timothy Street's gravesite.

ADJOURNMENT – 10:32 a.m. (M. Spaziani)



# Corporate Report

Clerk's Files

Originator's  
Files

Heritage Advisory Committee JAN 24 2012
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**DATE:** November 21, 2011

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: January 24, 2012.

**FROM:** Paul A. Mitcham, P. Eng, MBA  
Commissioner of Community Services

**SUBJECT:** **Updating of the Meadowvale Village Heritage Conservation  
District Plan, Ward 11**

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**RECOMMENDATION:** That the Corporate Report dated November 21, 2011 from the Commissioner of Community Services, entitled "Updating of the Meadowvale Village Heritage Conservation District Plan," be approved.

**BACKGROUND:** In 1980 the City of Mississauga created, under Part V of the *Ontario Heritage Act*, the Meadowvale Village Heritage Conservation District through City By-law 453-80. Meadowvale became Ontario's first Heritage Conservation District. Since this Designation, several changes have been made to the *Ontario Heritage Act*. These changes include Amendments made in 2005 that specifically pertain to the protection of Heritage Conservation Districts.

The Ontario Ministry of Culture and Tourism recommends all municipalities update their Heritage Conservation District Plans every five to seven years to keep them in line with current *OHA* legislation. The Heritage Conservation Plan for Meadowvale District has not been updated since its creation in 1980 (Appendix 1).

In order to ensure the Meadowvale Village Heritage Conservation

(MVHC) Plan reflects the most up-to-date heritage legislation, staff propose initiating a process to update the plan. This will bring improved protection to the MVHC District and further protect the character of the Village.

**COMMENTS:**

There are several steps required under the *Ontario Heritage Act* to ensure the MVHC District Plan is current including:

- A statement of the objectives to be achieved in designating the area as a heritage conservation district;
- A statement explaining the cultural heritage value or interest of the heritage conservation district;
- An updated description of the current heritage attributes of the heritage conservation district and of all the properties in the district;
- Policy statements, updated guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- A description of the alterations, or classes of alterations, that are minor in nature and that the property owner may carry out on the exterior of the property dwelling without obtaining a permit.

Each of these steps will require consultation with residents of the Village as well as with staff from the Planning Department. At a minimum the OHA stipulates the staff must:

- Ensure a copy of the revised plan is made public;
- Public meetings are held with residents with respect to the revised plan for their feedback and comments; and
- The Heritage Advisory Committee (HAC) is consulted throughout the process with respect to the revised plan.


Staff anticipate it will take over a year to complete these steps.

Once these steps are complete, the revised MVHC Plan can then be officially adopted by City Council through a separate By-law.

**FINANCIAL IMPACT:** Costs associated with this project are requested in the 2012 Culture Division budget through the use of the Arts Reserve.

**CONCLUSION:** The current Meadowvale Village Heritage Conservation District Plan is not up to date with current *Ontario Heritage Act* legislation. In order to bring improved protection to the MVHC District and further protect the heritage character of the Village, staff are recommending the Plan be updated as outlined in this report.

**ATTACHMENTS:** Appendix 1: City of Mississauga: Meadowvale Village Heritage Conservation District Plan, 1980.



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

*Prepared By: Laura Waldie, Heritage Coordinator - Special Projects.*



# Corporate Report

Clerk's Files

Originator's  
Files

Heritage Advisory Committee

JAN 24 2012

**DATE:** December 6, 2011

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: January 24, 2012

**FROM:** Paul A. Mitcham, P. Eng, MBA  
Commissioner of Community Services

**SUBJECT:** **Request to Replace a Structure on a Heritage Designated Property  
Old Port Credit Village Heritage Conservation District  
24 John Street South  
(Ward 1)**

- RECOMMENDATION:**
1. That the residential structure at 24 John Street South, located within the Old Port Credit Village Heritage Conservation District, designated under Part V of the *Ontario Heritage Act*, be allowed to be demolished and removed and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
  2. That the Building Inventory for the Old Port Credit Village Heritage Conservation District be updated to indicate that the heritage status of 24 John Street South has changed from a property of "historic interest" to a property that is "complementary."
  3. That the proposed new house be accepted in principle.

**BACKGROUND:** The subject property forms part of the Old Port Credit Village Heritage Conservation District. The City designated the district in 2004. The district plan recognizes differences among buildings of historic interest, complementary buildings and other buildings. 24 John Street South is identified as a building of historic interest. The District Building Inventory states that it was built between 1917 and 1921 by Ellis Chandler.

The property owner has applied to demolish the existing cottage and build a new one and half storey house. Under the *Ontario Heritage Act*, Council permission, in consultation with the Heritage Advisory Committee, is required to alter a property within a heritage conservation district. A Heritage Impact Statement, which includes a structural assessment and an environmental inspection report, is attached as Appendix 1.

**COMMENTS:**

As the author of the Heritage Impact Statement (HIS), Richard Collins, suggests, the existing structure was likely classified as a building of historic interest due to its age. The alleged builder, Ellis Chandler, was from a prominent Port Credit family. However, the land transactions suggest that the house was built for resale purposes only. Its first resident was likely Annie Knight, of whom nothing is known.

Collins points out that the cottage's location on the lot and the fact that it is a single storey make the building somewhat unique in its immediate context and within the district respectively. The houses on either side of the subject property sit closer to the front property line than the subject dwelling. This speaks to the post World War II desire for large back yards. Additionally, the subject house is one of only three in the district that are only one storey. Collins suggests that it represents the second phase of home construction in the village, when middle class commuters were settling in the area.

Mark Shoalts, an engineer with extensive heritage experience, conducted a structural assessment of the building and filed a report in September 2011. Shoalts' conclusion is that the house is not worth saving. The dwelling has undergone numerous modifications and was not built well to begin with. Most importantly, Shoalts deems the structural framing "inadequate."

Staff concur that the house is of modest historical value; it would not meet the criteria for designation of a single property under the *Ontario Heritage Act*. However, these criteria do not apply to properties in heritage conservation districts.

The *Ontario Heritage Act* sets no criteria for demolition. Demolition is considered on a case by case basis. Because the cottage has been subject to numerous modifications, was not built well from the start

and is structurally inadequate, staff recommend that Council allow it to be demolished.

Although the house may be removed, because the property forms part of the Old Port Credit Village Heritage Conservation District, it remains designated under the *Ontario Heritage Act*. As such, the proposed replacement is subject to Council approval, in consultation with the Heritage Advisory Committee. Additionally, the status of the property should be changed from a building of historic interest to a complementary building.

Drawings of the proposed new structure are included in the HIS. The proposal complies with the Old Port Credit Village Heritage Conservation District design guidelines. However, because a site plan application has yet to be submitted, it is still subject to review by the Planning & Building department. As such, it is recommended that the proposal be accepted in principle only and that the final plans remain subject to approval.

**FINANCIAL IMPACT:** There is no financial impact.

**CONCLUSION:** The subject property forms part of the Old Port Credit Village Heritage Conservation District. Because the structural framing is deemed to be "inadequate" by an engineer with heritage expertise, the building should be allowed to be demolished and replaced with a house that is in keeping with the district guidelines.

**ATTACHMENTS:** Appendix 1: Heritage Impact Statement



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

*Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator*



# Corporate Report

Clerk's Files

Originator's  
Files

Heritage Advisory Committee  
JAN 24 2012

---

**DATE:** December 6, 2011

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: January 24, 2012

**FROM:** Paul A. Mitcham, P.Eng, MBA  
Commissioner of Community Services

**SUBJECT:** **Request to Demolish a Heritage Listed Property**  
**Bexhill Sewage Pumping Station**  
**550, 680, 699 Bexhill Road**  
**(Ward 2)**

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**RECOMMENDATION:** That the Bexhill Sewage Pumping Station, 550, 680 and 699 Bexhill 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 the structure proceed through the applicable process.

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

The Bexhill Sewage Pumping Station was presumably built between 1967 and 1969 for Phase 1 of the Rattray Park Estates subdivision. It is listed on the City's Heritage Register as it forms part of the Rattray Marsh cultural landscape, a wetland noted for its plant and wild life.

**COMMENTS:** The owner of the subject property requests permission to demolish the Bexhill Pumping Station. The Heritage Impact Statement, by Ecoplans

Limited, a Landscape Architecture and Heritage Consulting Group, is attached as Appendix 1. It is the consultant's conclusion that the pumping station is not worthy of heritage designation. Staff concurs with this opinion.

The demolition will entail the removal of three Ash trees and one of each of the following tree species: Eastern White Cedar, Staghorn Sumac and Manitoba Maple. Herbaceous species will also be removed and/or disturbed within the construction perimeter. According to Ecoplans, these trees and plants are not noteworthy species, nor do they significantly contribute to the overall ecological community. Landscape Architecture staff from the Community Services department has reviewed the demolition proposal and has no concerns.

**FINANCIAL IMPACT:** There is no financial impact

**CONCLUSION:** The owner of Bexhill Sewage Pumping Station has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report that provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

**ATTACHMENTS:** Appendix 1: Heritage Impact Statement



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

*Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator*

JAN 24 2012



# Corporate Report

Clerk's Files

Originator's  
Files

**DATE:** December 6, 2011

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: January 24, 2012

**FROM:** Paul A. Mitcham, P.Eng, MBA  
Commissioner of Community Services

**SUBJECT:** **Request to Demolish a Heritage Listed Property**  
**277 Pinetree Way**  
**(Ward 1)**

**RECOMMENDATION:** That the property at 277 Pinetree Way, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure proceed through the applicable process.

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

The owner of the subject property submitted a Site Plan application under file SPI 11/26 W1, to replace the existing single detached dwelling with a new one. The subject property is listed on the City's Heritage Register as it forms part of the Mineola West cultural landscape, noted for its original large lotting pattern, mature trees, undulating topography and overall character of early twentieth century development.

**COMMENTS:**

The owner of the subject property requests permission to demolish the existing structure. The Heritage Impact Statement, by David Small Architect, is attached as Appendix 1. It is the consultant's conclusion that the house at 277 Pinetree Way is not worthy of heritage designation. Staff concurs with this opinion.

The City's current terms of reference for Heritage Impact Statements for Cultural Landscapes noted for their natural environment require an arborist report. Because no trees are proposed for removal, an arborist report is not included with this application.

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

**FINANCIAL IMPACT:** There is no financial impact

**CONCLUSION:**

The owner of 277 Pinetree Way has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report that provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

**ATTACHMENTS:**

Appendix 1: Heritage Impact Statement



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

*Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator*

JAN 24 2012



# Corporate Report

Clerk's Files

Originator's  
Files

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**DATE:** December 6, 2011

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: January 24, 2012

**FROM:** Paul A. Mitcham, P.Eng, MBA  
Commissioner of Community Services

**SUBJECT:** **Request to Demolish a Heritage Listed Property**  
**1459 Stavebank Road**  
**(Ward 1)**

---

**RECOMMENDATION:** That the property at 1459 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 the structure proceed through the applicable process.

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

The owner of the subject property submitted a Site Plan application under file SPI 11/113 W1, to replace the existing single detached dwelling with a new one. The subject property is listed on the City's Heritage Register as it forms part of the Mineola West cultural landscape, noted for its original large lotting pattern, mature trees, undulating topography and overall character of early twentieth century development.

**COMMENTS:**

The owner of the subject property requests permission to demolish the existing structure. The Heritage Impact Statement, by Strickland Mateljan, is attached as Appendix 1. It is the consultant's conclusion that the house at 1459 Stavebank Road is not worthy of heritage designation. Staff concurs with this opinion.

As per the City's current terms of reference for Heritage Impact Statements for Cultural Landscapes noted for their natural environment, an arborist report is attached as Appendix 2. The landscaping and urban design related issues are being reviewed as part of the Site Plan review process to ensure that the project respects the character of the surrounding community.

**FINANCIAL IMPACT:** There is no financial impact

**CONCLUSION:**

The owner of 1459 Stavebank Road has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report that provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

**ATTACHMENTS:**

Appendix 1: Heritage Impact Statement  
Appendix 2: Arborist Report



---

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

*Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator*

# Credit: Our River

toward a Heritage River Designation

Mississauga Heritage Advisory Committee - January 24th, 2012

Heritage Advisory Committee  
JAN 24 2012

# Outline

- Canadian Heritage River System
  - What is it?
- What is the process?
- What is involved?
- How do we get there together?

# Canadian Heritage Rivers

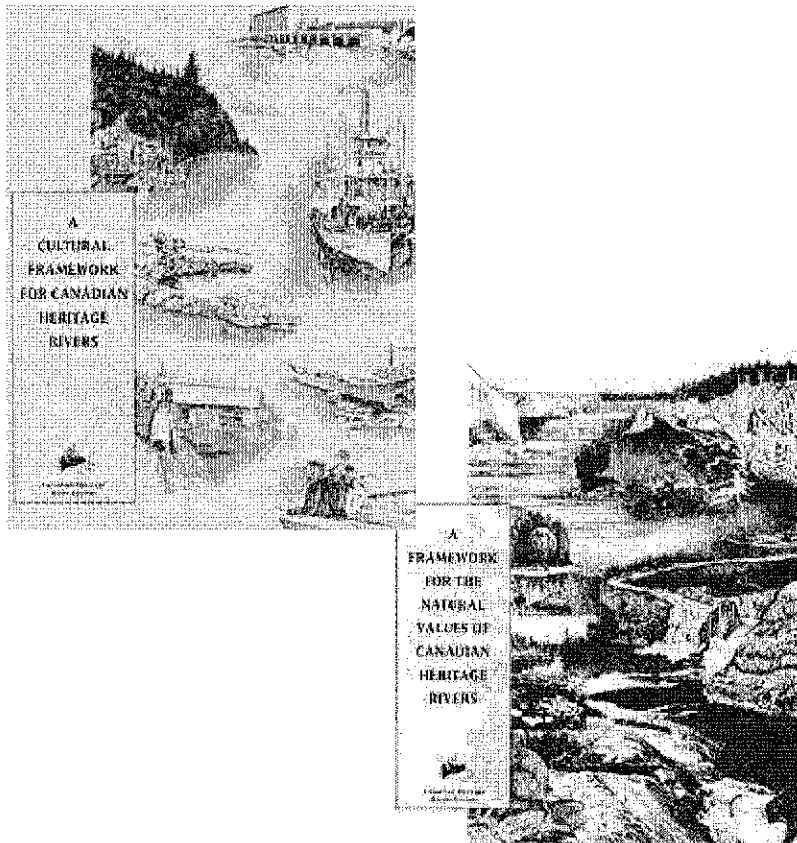


- Established in 1984 to highlight best examples of Canada's river heritage.
- Cultural, Natural, and Recreational Values
- 41 Rivers Across Canada are designated
- Including the Grand (1994) and Humber (1999)
- Visit the Canadian Heritage Rivers System at [www.chrs.ca](http://www.chrs.ca)

# Heritage River - Process

1. **Pre-Screening Document**
2. **Background Study & Nomination** – making the case to the Heritage River Board based on research and consultation
3. **Management Plan** – show how the objectives of the CHRS will be met and demonstrate commitment
4. **Designation** joint announcement by federal and provincial ministers
4. **10-Year Monitoring Report**

# Cultural & Natural Heritage Frameworks



- Natural Heritage and Cultural Heritage – tightly linked
- CVC leading Watershed Plan covering Natural Heritage Framework
- Nomination Document – December 2012
  - Linking natural & cultural heritage values
- Federal Process

# Cultural Themes

## 1. Resource Harvesting

- Fishing
- Shoreline Resource Harvesting
- Extraction of Water

## 2. Water Transport

- Commercial Transportation
- Transportation Services
- Exploration and Surveying

## 3. Riparian Settlement

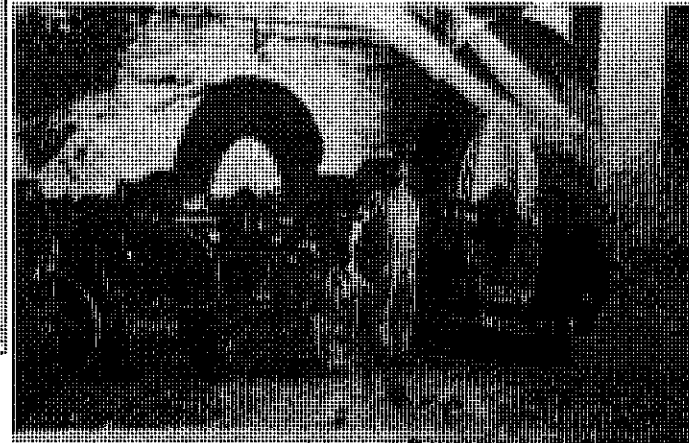
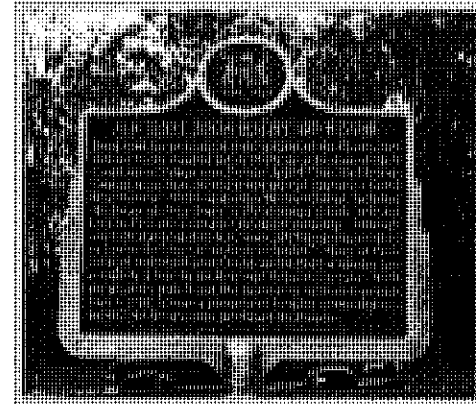
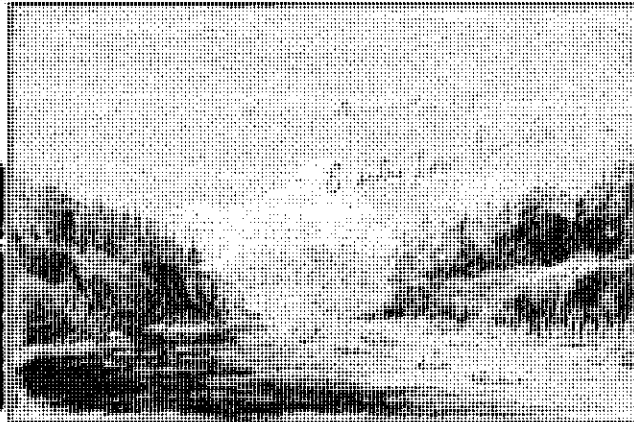
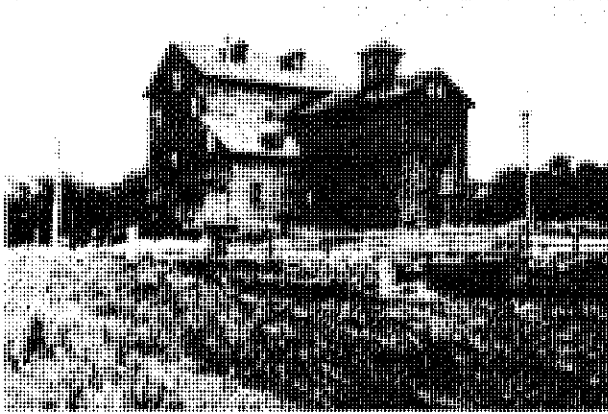
- Siting of Dwellings
- River-based Communities
- River-influenced Transportation

## 4. Culture and Recreation

- Spiritual Associations
- Cultural Expression
- Early Recreation

## 5. Jurisdictional Use

- Conflict and Military Associations
- Boundaries
- Environmental regulation



Mississauga Heritage Advisory Committee - January 24th, 2012

# Benefits of Working Towards Heritage River Status

- Cultural, Environmental, and Recreational groups working together
- “Source of community pride”
- Provides a community focal point for river-related initiatives
  - Tourism, recreation, historical site development
- Working together, stakeholders and governments can enhance environmental and cultural protection, improve recreational opportunities, encourage research and education, and support broad-based stewardship.

# Important Point

- Does Canadian Heritage River designation mean new regulations and rules?
- No. The CHRS has no legislative authority. The program is driven by voluntary participation, partnership, and community involvement. Following designation, governments retain their regular powers and responsibilities.

# What has happened so far

- Heritage & First Nations Groups meetings
- City of Mississauga Strategic Plan
- April 2nd – Giving our River Its Credit – 80 participants
- Staff member seconded to project
- Website launched [www.creditourriver.ca](http://www.creditourriver.ca)
  - Background material
  - Presentations, Documents, and FAQ
  - Blog & Social Media
- Presentation to Joint Heritage Committees of Peel
- Presentation to Heritage Caledon, Heritage Brampton, Heritage Halton Hills, Erin Heritage Committee
- Meeting with Mississaugas of the New Credit
- Letter to Canadian Heritage River Board
- Gathering material from Heritage Mississauga & Beyond

Mississauga Heritage Advisory Committee - January 24th, 2012

# Heritage River – Structure & Organization

## Heritage River Council

- Champions from various sectors
- CVC facilitated
- Natural Heritage
  - Organized through Watershed Plan
- **Cultural Heritage Subcommittee**
  - Representatives from your committee, First Nations, Municipal Heritage Committees, Ontario Heritage Trust, Historical Societies, Academics, others
    - Charged with researching, analyzing, and writing in response to Federal Cultural Heritage framework

## How do we get there together?

- Continued Heritage staff and heritage committee buy in for project
- Build community awareness and support
- Provide content for Creditourriver.ca website
- Identify committee members (eg. Local historians)
- Compile research and organize background report
- Resolution to council providing support in principle of seeking Canadian Heritage River status
- Seeking support and assistance from the Mississauga Heritage Advisory Committee
- Support from Heritage Mississauga and Museums of Mississauga

JAN 24 2012



# Corporate Report

Clerk's Files

Originator's  
Files

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**DATE:** December 20, 2011

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: January 24, 2012

**FROM:** Paul A. Mitcham, P.Eng, MBA  
Commissioner of Community Services

**SUBJECT:** **Heritage Advisory Committee and Related Staff Milestones:  
2011 Year in Review**

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**RECOMMENDATION:** That the Corporate Report dated December 20, 2011 from the Commissioner of Community Services, entitled "Heritage Advisory Committee and Related Staff Milestones: 2011 Year in Review," be received.

**BACKGROUND:** Council established the Heritage Advisory Committee (HAC), then known as the Local Architectural Conservation Advisory Committee in 1976. The Heritage Advisory Committee advises and assists Council on matters relating to the identification, conservation and preservation of Mississauga's cultural heritage property. This report is the 2011 update on the accomplishments of the Heritage Advisory Committee and related staff milestones.

**COMMENTS:** **Heritage Permit Application Review**  
Heritage staff and the Heritage Advisory Committee reviewed 73 heritage applications in 2011. There were 56 heritage applications in 2010.

In addition, Heritage staff comment on every Official Plan Amendment, Rezoning and Plan of Subdivision application, as well as Site Plan and Committee of Adjustment applications that pertain to heritage properties.

### Heritage Grant Program

Twenty grant applications were submitted in 2011. Four projects were deemed ineligible. Unfortunately, three eligible projects were not completed, resulting in the following thirteen properties receiving grants:

#	Project Address	Actual Grant
1.	7059 Second Line West	\$4,698.00
2.	1155 Willow Lane	\$3,410.74
3.	42 Bay Street	\$,497.25
4.	36 Lake Street	\$3,842.00
5.	32 Front Street South	\$5,000.00
6.	7015 Pond Street	\$1,997.50
7.	1090 Old Derry Road	\$1,184.00
8.	1614 Wintergrove Gardens	\$1,336.24
9.	1101 Old Derry Road	\$5,000.00
10.	989 Southdown Road	\$5,000.00
11.	295 Queen Street	\$2,373.00
12.	62 Queen Street South	\$3,508.65
13.	1020 Old Derry Road	\$2,074.57
<b>Total Grant Money Awarded</b>		<b>\$40,921.95</b>

### Designations (Council Adoptions)

Council adopted recommendations to designate the following properties under the *Ontario Heritage Act*:

- 1620 Dundas Street West, Erindale Village Hall;
- 6671 Ninth Line, Cordingley House; and
- 1300A Lakeshore Road East, Indoor Rifle Range.

### Other Milestones

Approximately 50 corporate reports were completed by staff and reviewed by HAC covering designations, requests to alter or demolish heritage structures and other related issues. Staff and HAC were also able to resolve concerns regarding many sensitive issues, such as alterations to the Canadian Tire gas bar canopy; ensuring the salvaging of artefacts in partnership with Mattamy Development corporation prior to demolition of structures at 6136 Ninth Line; and establishing clear terms and conditions for the relocation of the Dowling House. As a result of such a high level of activity, HAC continued to meet throughout the summer, unlike many other committees.

**Public Awareness**

Heritage staff, in conjunction with the Heritage Advisory Committee's Public Awareness Subcommittee, seeks to raise awareness about Heritage Planning and the Heritage Advisory Committee. One of the key activities is the Heritage Speakers Lecture Series. 2011 saw the following lectures being held:

- The Avro Lancaster;
- The Clair House Winery and the Founding of the Canadian Wine Industry in Cooksville;
- The War of 1812: Why Canada is Not a U.S. State; and
- Cherry Blossoms and Japanese Internment in Canada in 1942.

In 2011, the Heritage Advisory Committee, in partnership with Heritage Mississauga, awarded three 2011 Cultural Heritage Property Awards of Excellence. In the Restoration category the awards went to the Forster House at 820 Britannia Road West, a mid-19th century Georgian home, now Heritage House Dental; and to the former Streetsville Village Hall at 280 Queen Street South, now home to the Streetsville Business Improvement Association. The third Award of Excellence, in the Infill in a Cultural Landscape category, was awarded to the property owner of 1301 Minaki Road, for the sympathetic addition to their circa 1930s English Tudor Manor style home.

Two Awards of Merit, (in the Restoration category), were given out, one to the Erindale Presbyterian Church, located at 1560 Dundas Street West, the other to St. Andrew's Presbyterian Church, 295 Queen Street South.

The winners were announced at Heritage Mississauga's annual Heritage Awards ceremony held on February 17, 2011. The Cultural Heritage Property Awards program encourages and recognizes excellence in preservation, restoration and/or enhancement of cultural heritage property.

Staff and committee members also participated in Doors Open activities by providing historical interpretation at the recently refurbished Lorne Park Library, the Small Arms Building, and the Timothy Street House.

In addition, HAC had a display or members at the following events:

- The Heritage Award evening, hosted by Heritage Mississauga;
- The official re-opening of the Port Credit Arena;
- Carrassauga;
- Meadowvale Village's 175th anniversary;
- Doors Open Oakville; and
- Doors Open Lakeview Library.

Heritage Staff and Heritage Advisory Committee members attended the following conferences, meetings and events:

- Ontario Heritage Conference 2011 in Cobourg, Ontario, June 3-5, 2011;
- Architectural Styles Workshop (Heritage Resources Centre) in Oakville, Ontario, May 28-29, 2011;
- Heritage Mississauga's "Thoughts on Mississauga's Heritage" Luncheon with Mayor Hazel McCallion, Mississauga, Ontario, June 16, 2011;
- "Does Designation Work?" Heritage Symposium, Ottawa, Ontario, March 26, 2011;
- Heritage Mississauga's Heritage Awards, Mississauga, Ontario, February 17, 2011;
- Joint Municipal Heritage Committee Meeting, Caledon, Ontario, June 24, 2011; and
- Public Consultation & Engagement Summit, Toronto on September 20 – 21, 2011.

#### **Additional Subcommittee Work**

The Heritage Designation and the Public Awareness subcommittees met a number of times, both on their own and with Heritage staff, to determine ways they can help to promote the Heritage Advisory Committee and the good work they do. The Heritage Tree Subcommittee was involved with two City initiatives this past year. They provided input into the review of the City's tree permit by-law and the tree mapping initiative undertaken by the City's Urban Forestry department

**FINANCIAL IMPACT:** N/A

**CONCLUSION:**

The Heritage Advisory Committee was busy with numerous heritage conservation initiatives in 2011. The City recognizes and thanks the committee for its great work through a receipt of this report "Heritage Advisory Committee and Related Staff Milestones: 2011 Year in Review".



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

*Prepared By: Elaine Eigl, A/Heritage Coordinator*

Julie Lavertu

**From:** Heritage Resources Centre [kajonas=uwaterloo.ca@mail70.us2.rsgsv.net] on behalf of Heritage Resources Centre [kajonas@uwaterloo.ca]  
**Sent:** 2012/01/11 2:01 PM  
**To:** Julie Lavertu  
**Subject:** January 2012 - Heritage Resources Centre Newsletter

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HRC Website

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Featured Workshop

**Architectural Styles**

**Dates:** April 14<sup>th</sup> & 15<sup>th</sup>, 2012

**Times:** 10am - 4pm

**Location:** St. Marys Public Library (15 Church Street), St. Marys

This workshop will focus on Ontario's architectural styles. We will learn how to identify a wide variety of styles and distinguish which features (character-defining elements) are important to each style. Using our gained knowledge we will examine one of Oakville's neighbourhoods to determine the local styles, as well as use examples from participant's own neighbourhoods.

The workshop fee for practicing planners and other concerned citizens will be **\$225**. This price will include lunch and snacks on both days of the workshop.

To register e-mail [hrc@uwaterloo.ca](mailto:hrc@uwaterloo.ca)

Workshops

**Workshop: Heritage Conservation Districts**

**Dates:** March 24<sup>th</sup> & 25<sup>th</sup>, 2012

**Times:** 10am - 4pm

**Location:** Stratford - University of Waterloo Stratford Campus  
(6 Wellington Street)

This workshop will cover the basics, including what a Heritage Conservation District is and the steps necessary to develop one. We will use examples from around the Province to discuss best practices used for implementation and monitoring. Drawing on the experience of a local HCD, we will examine potential changes to districts and how to manage them. Part of this workshop will be a hands-on group activity that will allow participants to develop practical, real world knowledge.

**The workshop fee will be \$225\*. \*HST is included**

To register, email: [hrc@uwaterloo.ca](mailto:hrc@uwaterloo.ca)

**We're looking for volunteers to help with Door to Door Surveys in the following cities:**

- Toronto
- Collingwood
- Oakville
- Ottawa

Email [kajonas@uwaterloo.ca](mailto:kajonas@uwaterloo.ca) if interested.

**ICOMOS**  
 Professor Robert Shipley, Director of the Heritage Resources Centre, spoke Tuesday to the 17<sup>th</sup> General Assembly of the International Council on Monuments and Sites (ICOMOS) at UNESCO headquarters in Paris. Dr. Shipley addressed over 200 representatives from dozens of countries around the world. Research carried out by the Heritage Resources Centre was the topic. His paper was one of a small number selected from over 500 submissions to the conference.

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JAN 24 2012

10 Adelaide Street East  
Toronto, Ontario M5C 1J3

An agency of the Government of Ontario

Telephone: 416-325-5000  
Fax : 416-325-5071  
www.heritagetrust.on.ca

November 28, 2011

**Ontario Heritage Week 2012 – February 20 to 26**

Dear friends,

Heritage Week offers a unique opportunity for the people of Ontario to celebrate the province's rich history and to recognize the vital work of heritage organizations and volunteers across the province. The Ontario Heritage Trust – the province's lead heritage agency – will kick off Heritage Week with the official opening of the new Parliament interpretive centre in Toronto on February 17, 2012. The interpretive centre, which is located on the site of Ontario's first purpose-built parliament buildings, will feature an exhibit on early parliament and the War of 1812 experience at York (Toronto).

Ontario Heritage Week 2012 runs from Monday, February 20 to Sunday, February 26. The Trust's theme this year – "Defending a nation" – commemorates 2012 as the bicentennial anniversary of the War of 1812, a significant and defining event in Canadian history. During Heritage Week 2012, communities across the province are encouraged to reflect on the War of 1812, as well as other major conflicts in our history, and examine how they have shaped our culture and our physical environment.

The successful defence of the border by combined Canadian, British and First Nation forces during the War of 1812 was a critical element in the birth of Canada as an independent nation. The sense of unity experienced in the period following the war inspired an important period of nation-building through the first half of the 19<sup>th</sup> century, eventually resulting in Canadian Confederation in 1867.

But the impacts of conflict are not limited to social or political – they can be physical, too. Strategic targets for invasion during the early 19<sup>th</sup> century – such as Amherstburg, Kingston, Niagara-on-the-Lake and Toronto – were permanently transformed by the construction of major fortifications designed to withstand attacks from enemy forces. In some cases, entire communities were shaped as a result of Canadian efforts in international conflicts. In Ontario, the communities of Ajax and Deep River were established as a direct result of Canada's involvement in the Second World War – Ajax as a centre for munitions manufacturing and Deep River to accommodate Allied scientists and engineers working at the nearby Chalk River Nuclear Research Laboratories. The construction of the Diefenbunker – a nuclear fallout bunker in the Village of Carp near Ottawa, built by the Government of Canada at the height of the Cold War in the late 1950s – provides another example of how military tension can impact even the smallest communities. In essence, any community that contains an armoury, war monument or legion hall has directly or indirectly been influenced by conflict.

With this year's theme focused on the defence of our province and nation, communities are encouraged to look beyond the conflicts themselves and to celebrate the times of peace that have resulted. Communities may also wish to host their special events during Heritage Week 2012 in locations that have a direct connection to this year's theme. Exhibitions of war-time photographs or artifacts, oral history projects about storied war veterans, rededications of buildings or monuments, and the creation of commemorative peace gardens are just a few examples of activities that lend themselves well to the "Defending a nation" theme. As in years past, however, all celebrations of local heritage – regardless of theme – are encouraged to take part in Heritage Week.

We once again invite you to submit your special events and activities for posting on the Ontario Heritage Trust's online list of Heritage Week events. Please follow the instructions on Page 3 for submitting your events. You can visit our website ([www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)) over the coming weeks to see the exciting activities and events that are being planned in communities across the province.

Heritage helps build stronger communities and improves our quality of life. Working together, we can ensure the protection of our heritage for present and future generations. We look forward to working with you over the coming weeks in celebrating Heritage Week 2012.

Sincerely,



Richard Moorhouse  
Executive Director

How to submit your community event listing for Heritage Week 2012:

1. Visit the Ontario Heritage Trust website at [www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)
2. From the slide show at the top of the Home page, click "Heritage Week"
3. Select the "Submit a community event" link
4. Follow the on-screen instructions, complete the simple online form and click Submit
5. Please submit multiple events separately
6. The deadline for submissions is Friday, January 27, 2012
7. Event listings will be reviewed for content and style before being translated and published to the website (approximately two weeks)
8. If you would like to include an image with your listing, please forward it by email to Gordon Pim ([gordon.pim@heritagetrust.on.ca](mailto:gordon.pim@heritagetrust.on.ca)); please clearly identify all images

Personal information on this form is collected under the Ontario Heritage Act, R.S.O. 1990, c. 18 and will be used for Ontario Heritage Trust marketing purposes. This information will not be shared with other organizations. The Ontario Heritage Trust reserves the right to edit any submissions for style and/or content. (Forms will be sent to [marketing@heritagetrust.on.ca](mailto:marketing@heritagetrust.on.ca).)

For more Heritage Week information, please contact:

Mike Sawchuck  
Community Programs Officer  
Ontario Heritage Trust  
Telephone: 416-314-3586  
Fax: 416-325-5071  
Email: [michael.sawchuck@heritagetrust.on.ca](mailto:michael.sawchuck@heritagetrust.on.ca)  
Website: [www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)

**STATUS OF OUTSTANDING ISSUES FROM THE HERITAGE ADVISORY COMMITTEE**  
 Prepared by Julie Lavertu, Legislative Coordinator, for the January 24, 2012 Heritage Advisory Committee Agenda

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Bell Tower Meadowvale Village Hall	Oct/09	6970 Second Line West	HAC-0076-2009	Staff to report back with costing.
	Dec/09		HAC-0083-2009	Deferred for further review of possible options for funding and management of the project.
	Nov/11		Information	The Chair asked that this matter remain on the chart because staff were meeting on this matter today.
Rooftop Solar Panels	Mar/10	N/A	HAC-0026-2010	Heritage staff to review and report back to HAC.
	Feb/11		Information	Ms. Burt indicated that she plans to hire a student to do research on rooftop solar panels.
	Nov/11		Information	Ms. Wubbenhorst noted that this matter was outstanding and should remain on the chart.
Dowling House	Jul/11	2285 Britannia Road West	HAC-0054-2011	<p>That the request by the property owner to relocate the Dowling House located at 2285 Britannia Road West, which is designated under By-law 0249-2010, under Section 29 of the <i>Ontario Heritage Act</i>, be approved by the Director of Culture (or designate) in accordance with By-Law 0184-2011, the By-Law delegating authority to staff during Council's Summer Recess, pending all required approvals from the City of Mississauga for any development applications filed on the lands on which this building is currently located; and compliance, to the satisfaction of the Director of Culture, with all conditions outlined in the report from the Commissioner of Community Service, dated June 29, 2011, including the de-designation of the Dowling House during relocation and re-designation following relocation.</p> <p><b>As a result of the above recommendation, Heritage staff must amend the Designation By-Law and de-designate the property during relocation and re-designate the property following relocation.</b></p>

Heritage Advisory Committee  
 JAN 24 2012

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
	Nov/11		Information	Ms. Wubbenhorst noted that this matter was outstanding and should remain on the chart. Mr. Wilkinson asked for an update on the property. Ms. Eigl said that she had not heard from the property owner's agents since August and that Heritage staff were monitoring the property. Mr. Spaziani stated that Mark Hall was no longer an agent for the property owner and that he had been asked to work on the file and had refused. The Chair noted disappointment about the status of the property, especially with the upcoming winter, and asked if by-laws could enforce the property's preservation. Ms. Burt said that Heritage staff would ask Planning and Building staff to visit the property and document any issues.
Port Credit Post Office, Customs House and Armoury	Jan/11	31 Lakeshore Road East	HAC-0001-2011	That the proposed heritage designation of the Port Credit Post Office, Customs House and Armoury, 31 Lakeshore Road East, be deferred pending the owner's submission of a Heritage Impact Statement that is satisfactory to Culture Division staff.
	May/11		Information	Ms. Eigl noted that she would be meeting with the property owner's agents on May 24, 2011 about their plans for the property. The Vice-Chair requested a report from Ms. Eigl after her meeting.
	Jul/11		Information	Ms. Burt said that the property owner had met with his consultant, but that Heritage staff had not received the property's HIS.
	Nov/11		Information	Ms. Wubbenhorst said that Heritage staff had received the HIS and that the Committee would be reviewing this matter at an upcoming Committee meeting in 2012.
Outdoor Rifle Range	Mar/11	1300 Lakeshore Road East	Information	Ms. Eigl advised that Park Planning staff are working on this matter, that she will look into this matter and update the Committee at a future meeting, and that she will organize a site visit with Councillor Tovey to clarify the location of the property.

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
	Oct/11		Information	Ms. Wubbenhorst requested clarification that the Rifle Range issue included the designation of the Outdoor Rifle Range and, thus, should remain on the chart. Councillor Tovey indicated that he wanted this property to be designated and that he believed that the Region of Peel supported designation.
	Nov/11		Information	Ms. Wubbenhorst said that Heritage staff would contact the Region of Peel to see if they supported designation. The Vice-Chair encouraged staff to continue working on this matter and indicated that reinstating a nearby wetland may impact the property and the Region's position. Ms. Burt said that Heritage staff would cooperate with Region staff.
Heritage Advisory Committee's 2011 Budget	Apr/11	N/A	HAC-0023-2011	That the Legislative Coordinator for the Heritage Advisory Committee, in consultation with the Director of Arts and Culture, prepare a Memorandum for the Heritage Advisory Committee's May 24, 2011 meeting regarding the Heritage Advisory Committee's draft 2011 budget and include information about budget allocations for the City of Mississauga's other Advisory Committees of Council and the Heritage Advisory Committee's budget and spending history.
	May/11		Information	Ms. Lavertu said that she would outline the Committee's budget and spending history after the budgets for the City's Advisory Committees of Council were reviewed as part of the Office of the City Clerk's 2011 Workplan.
	Nov/11		Information	Ms. Lavertu noted that the Committee's spending history would be provided in 2012 after the Office of the City Clerk's 2011 Workplan was completed. The Vice-Chair asked if Heritage staff could provide the Committee with a session about the budget for heritage at a future meeting. Ms. Burt provided a brief overview about the budget and noted that no

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
				additional money to the tax base was being requested, that more staff would be requested for 2013, as the workload of Heritage staff had increased, and that a brief session about the budget could be provided to the Committee. The Chair said that it would be useful for Heritage staff to review capital amounts for heritage grants for future budget years.
Clarkson General Store and William Clarkson House	Apr/11	1130-1132 and 1140 Clarkson Road North	Information	The Committee requested regular updates from Heritage staff.
	May/11		Information	Ms. Waldie provided an update and noted that the court hearing slated for May 9, 2011 did not occur and that the parties are currently seeking another court hearing date.
	Nov/11		Information	Ms. Eigl provided an update and noted that the trial occurred, but that the judge had not yet issued a decision.
Heritage Advisory Committee/ Subcommittee Reviewing Preliminary Design Plans for Heritage Listed Properties	Sept/11	N/A	HAC-0077-2011	That Heritage staff follow up with Legal and Planning and Building staff about the possibility of the Heritage Advisory Committee or a Heritage Advisory Committee Subcommittee reviewing preliminary design plans for heritage listed properties in advance of approval by Heritage staff.
	Nov/11		Information	Ms. Burt noted that Heritage staff would be meeting with Planning and Building staff on this matter soon and would update the Committee in 2012.

City of  
**Mississauga**

**Meadowvale Village**

**Heritage Conservation District Plan**



THE MILL  
MEADOWVALE



MEADOWVALE VILLAGE  
HERITAGE CONSERVATION DISTRICT PLAN

CITY OF MISSISSAUGA  
1980 November

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STATUTORY  
PROVISIONS

Ontario Municipal  
Board Approval

IN THE MATTER OF the Ontario Heritage Act, 1974 (Part V)  
and

IN THE MATTER OF an application by The Corporation of the City of Mississauga  
for approval of By-law 453-80, passed on the 9th day of June, 1980, designating  
the Meadowvale Village as a Heritage Conservation District

BEFORE:

A.H. ARRELL, Q.C.  
Vice-Chairman

and

Thursday, the 27th day of November, 1980

A.B. Ball  
Member

UPON IT APPEARING that notice of this application had been duly given in  
accordance with the directions of the Board and no objection having been filed  
with the Clerk of the City of Mississauga;

THE BOARD ORDERS that this application is hereby granted and By-law 453-80,  
passed by Council of the City of Mississauga on the 9th day of June, 1980,  
designating the Meadowvale Village located in the vicinity of the intersection  
of Derry Road West and Second Line West, more particularly shown enclosed in  
heavy broken line on Appendix "A" attached to By-law 453-80, as a Heritage  
Conservation District, is hereby approved.

\_\_\_\_\_  
"K.C. ANDREWS"

Secretary  
Ontario Municipal Board

City Approval

BY-LAW 453-80

A by-law to designate an area of the City as a Heritage Conservation District under section 41(1) of the Ontario Heritage Act, 1974, S.O. 1974, c.122, as amended,

WHEREAS part V of the Ontario Heritage Act, 1974, S.O. 1974, c.122, as amended, contains provisions relating to Heritage Conservation Districts.

AND WHEREAS Council under section 40 of part V of the said Ontario Heritage Act has by By-law defined Meadowvale Village as an area to be examined for future designation as a Heritage Conservation District.

AND WHEREAS the examination of the Meadowvale Village has now been completed.

AND WHEREAS under section 41 of the said Ontario Heritage Act, where there is in effect in a municipality an Official Plan that contains provisions relating to the establishment of Heritage Conservation Districts, Council may by By-law designate any defined area as a Heritage Conservation District.

AND WHEREAS there is in effect in the City of Mississauga an Official Plan that contains provisions relating to the establishment of Heritage Conservation Districts.

NOW THEREFORE the Council of the City of Mississauga ENACTS as follows:

1. The area know locally as Meadowvale Village, being located in the vicinity of the intersection of Derry Road West and Second Line West and more particularly shown on Appendix "A" attached hereto, is hereby designated as a Heritage Conservation District.
2. This by-law does not come into force until approved by the Ontario Municipal Board.

APPROVAL

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ENACTED and PASSED this 9th day of June, 1980.

"L. TAYLOR"

ACTING MAYOR

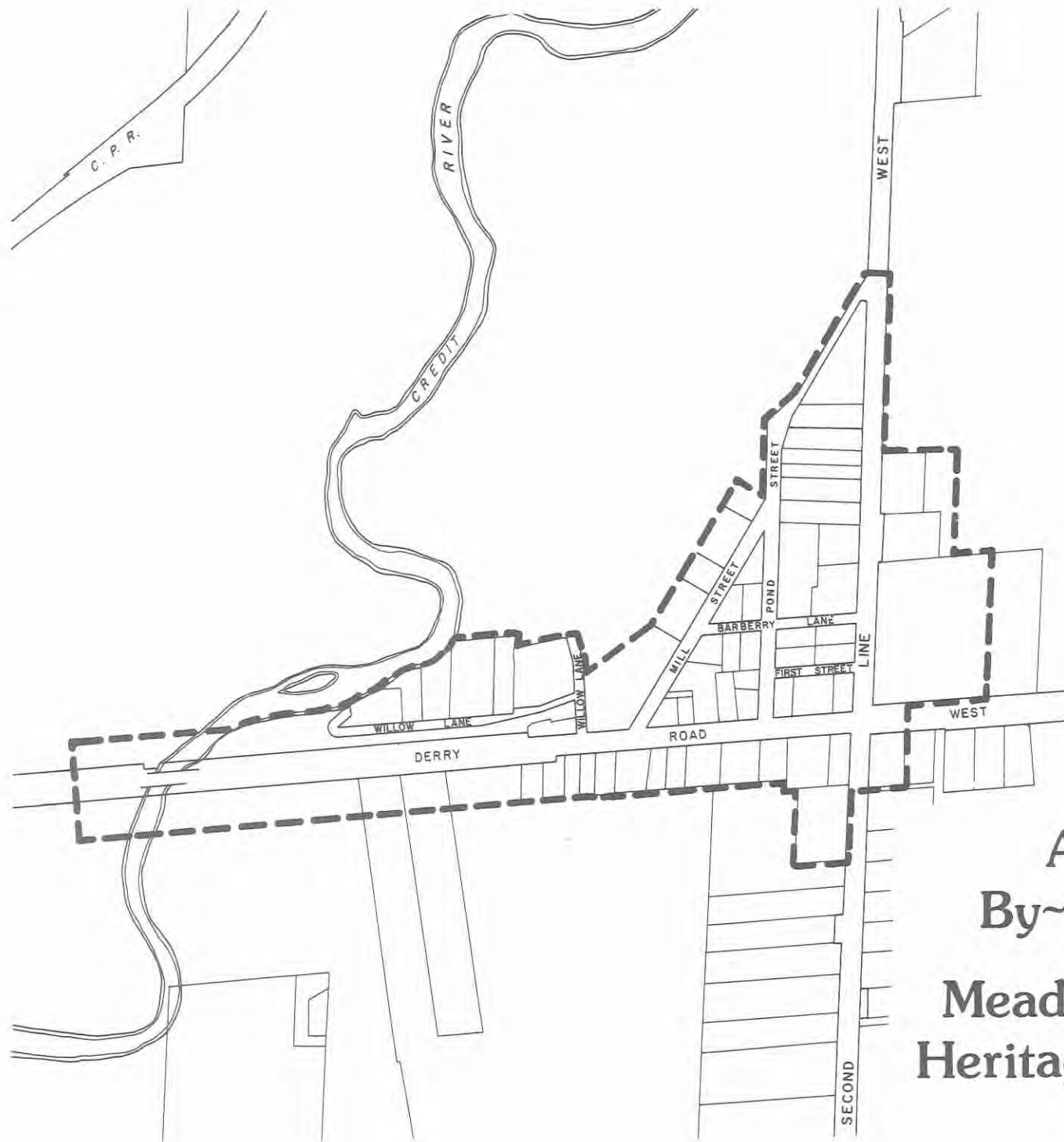
"TERENCE L. JULIAN"

CLERK

SEAL OF THE  
CORPORATION

Certified that the above is a true copy of By-law Number 453-80 as enacted and passed by Council of the City of Mississauga on the 9th day of June 1980.

Clerk of the Municipality



Scale 1:6 000  
 0 50 100 150 200  
 metres

**Appendix A**  
**By-law No. 453~80**  
**Meadowvale Village**  
**Heritage Conservation**  
**District**

## 1.1 HISTORY

The village of Meadowvale is special because it is one of Ontario's few surviving communities with the physical charm of the mid to late nineteenth century. Although situated in a highly urbanized and rapidly growing region, Meadowvale has maintained an historical character which makes it a distinctive and important artifact in the contemporary urban landscape.

The origin of the village pre-dates Confederation by almost half a century. In 1819, twenty-nine Irish families emigrated to the area from New York City. They had grown tired of the anti-British sentiment prevalent in the United States following the War of 1812 and sought a new home under the British flag. The newcomers found their chosen land to be covered by extensive tracts of virgin pine forest. The soil proved to be fertile, enabling the settlers to attain subsistence level with relative ease, and they were able to make a little money by cutting the white pines and sending them downriver to Port Credit for barrel staves. By the early 1830's, the white pines were in great demand and the future of Meadowvale appeared to be secure.

Shipbuilding and canal construction were at a peak in Britain and the United States, and Canadian lumber could not be exported fast enough. Consequently, with a guaranteed market, a ready supply of prime timber, and downriver transportation to Port Credit, the lumber industry was a natural choice for Meadowvale. In 1836 the settlement achieved village status with a population of over two hundred and fifty people. By the 1860's Meadowvale boasted a larger population and more business enterprises than Brampton. At this point in its history, the population rose to a record level of approximately 300 persons. The firm of Gooderham and Worts acquired and expanded a saw mill, grist mill and general store. They opened a large barrel and cooper factory which, in addition to making all of its own barrels, supplied many thousands to other mills. By providing employment and stimulating trade and commerce, these mills constituted the greatest single force in the economic life of the village.

The years that followed the sixties were relatively quiet ones in Meadowvale. The boom was definitely over, and only one major facility would be built before the twentieth century. This was the new school house, constructed in 1871 on the Second Line West just south of Derry Road West. It replaced the original school which was remodelled and used as a private residence until 1974, when it was gutted by fire. The new school remains in use today as the Meadowvale Community Centre.

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Undoubtedly the most significant occurrence in this period was the decision of the C.P.R. to by-pass the village, reducing local trade and increasing the accessibility of other towns and villages to large centres. The event was a critical one in the economic development of Meadowvale. Local trade and commerce began to decline. The saw mills, which had played such a significant part in the initial period of growth, prospered less and less as the years passed. Depleted timber reserves and the use of iron construction eventually spelled financial doom for the industry. In the early 1880's, Gooderham and Worts sold its holdings and left Meadowvale.

Meadowvale's progression into the modern age has been a quiet one. In the 1940's, descendants of the original settlers still owned the farms around the village, and community functions played a large part in the social life of the residents, with the church and the school maintaining their roles as centres of activity.

Today, nothing remains of the mills which were so important in the historical development of the community. During the 1950's the longest standing mill located at Derry Road West and Mill Street was demolished and the mill pond became park land. A portion of the mill's foundation is the only remnant visible today. The residential structures of Meadowvale have fared somewhat better. Some of the earliest houses constructed in the village are still in use.

Forty years ago Meadowvale had no taverns, beauty salons, or movie theatres. Today it still does not, even though it is just minutes away from the second most highly urbanized area in Canada. In this, Meadowvale is truly unique; it is geographically a part of, yet physically very much apart from the contemporary environment. Because there are so few remaining opportunities to preserve such a clear statement of the past, in the physical and cultural milieu of the present, it is important that the historical continuity of the village of Meadowvale be protected and enhanced while allowing orderly growth to continue.

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1.2 PURPOSE The City of Mississauga Official Plan recognizes the special character of Meadowvale Village and directs that at such time as a Secondary Plan is prepared for the village and surrounding lands that the provincial heritage legislation be employed to protect it. The Ontario Heritage Act, 1974, enables a municipality to protect buildings and areas of architectural and historical value. Part V of this Act permits the protection and enhancement of historic areas by designation of such areas as Heritage Conservation Districts. These districts display a character which is distinct from surrounding urban development. While all buildings are usually not of historical and/or architectural significance, taken together they provide a good example of the heritage of a community.

This is the case with Meadowvale Village. Its historical associations and the existing built form make it unique in this City. Therefore, the City of Mississauga through its Council, its Local Architectural Conservation Advisory Committee and its Planning Department has designated Meadowvale Village for study towards establishing a significant portion of it as a Heritage Conservation District as indicated by By-law of Intent Number 398-79 (see Appendix A).

- 2.1 To maintain the scale and cohesiveness of the Heritage Conservation District and to protect existing buildings and related features from any form of activity which would adversely alter the character of the District.
- 2.2 To increase resident awareness of the significance of the historical character of the individual properties and the Heritage Conservation District of which they are a part and of the inter-relationship between the two.
- 2.3 To maintain the quiet village-like atmosphere of the community.
-

### 3.1 DELINEATION

Although historic Meadowvale Village does not display a domestic architectural style that is unique to a particular period, it has, nonetheless, special character. It results from a basically unaltered physical environment with mature planting and an almost unconscious sense of restraint in construction over the years. Heights rarely exceed two storeys. The overall scale and type of building is harmonious with the setting. The buildings display a limited range of materials and colours. Setbacks vary on narrow irregular streets with curb-free natural shoulders and mature trees. These features of the built environment, obvious in the old Meadowvale, result in a cohesive community distinct from others in Mississauga and even from the newer part of the village itself.

The actual delineation of the Heritage Conservation District is based on an understanding of perceived village character. Second Line West and Derry Road West are major north-south and east-west roads which at their intersection, form the centre of Meadowvale Village. This is also the historic crossroads of the village - a feature affecting early settlement patterns, second only in importance to the mill pond. In approaching the village from any direction on these roads there is a definite sense of transition, a visible threshold or entry situation in the physical landscape of one form or another that is associated with a particular point, setting limits to what might correctly be called "the perceived historic village". By correlating these perceived edge conditions to points on the two roads and connecting these points in a fashion that includes the historic built environment, the Heritage Conservation District has been delineated. This is explained below:

- a. The approach from the east across open fields is interrupted by a series of mature hedgerows at right angles to Derry Road West. A significant stand of coniferous trees to the north occurs near a visual narrowing of the road by large deciduous trees parallel to it. This point of narrowing forms a logical eastern edge.



- b. Approaching Meadowvale Village from the west on Derry Road West results in a very definite sense of entry. The Credit River meanders across the landscape forming a natural boundary; but, one's sense of entry to the village is dramatically heightened by the constriction in the road with the approach to the bridge that crosses the river.



- c. The north-south approaches on Second Line West are equally obvious when considered in this sense. The perceived northern limit to the village occurs at the point where parallel mature hedgerows of deciduous trees begin to define the road - coincident with the intersection of Pond Street.



- d. From the south, most of the modern village is traversed before there is a definite image of the old Meadowvale. At the point where massive coniferous planting surrounds and defines the community hall property on the west side of the road, it is possible to view the old crossroads as well as the historic school (community hall) and church structures. At this particular point on the road there is a perceived awareness of transition to historic village.



In determining the Heritage Conservation District it is important to consider the form of this built environment over time and what remains today from a past era. The accompanying figures 1 and 2 show the built environment circa 1870 and circa 1970. Figure 3 shows many of the elements remaining from the past which relate to the "imageability" of the village. Taking this map as a base, the resulting district can be established (figure 4). The boundary includes the north-south and east-west transition points. Taken together the roads, the historic structures and the spaces between, form the true Heritage Conservation District.

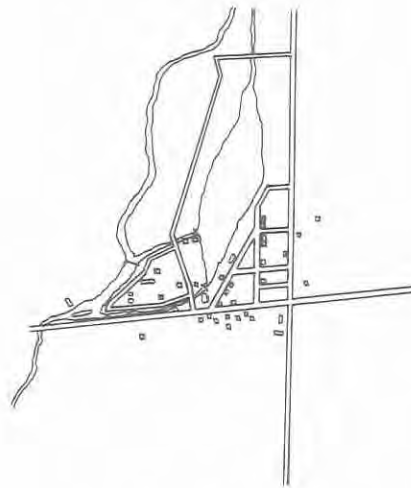


figure 1



figure 2



figure 3



figure 4

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3.2 DESCRIPTION AND CHARACTER

The Heritage Conservation District, which is primarily a residential area, consists of 56 structures as can be seen from Appendix B - Basic Stylistic Features of Existing Structures, individual site numbers (not lot numbers) have been assigned to structures or possible infill sites. These numbers correspond to those of Schedule 1 - Site Map. Of the structures, 13 are historically and/or architecturally significant. These are described in detail in Appendix C - Significant Structures. The remaining structures, the majority of which also contribute to the overall historical character of the District, are outlined in Appendix B. Commercial uses consist of a real estate office, 2 blacksmith shops and a service station. A church, post office and the Credit Valley Conservation Authority office facilities are the only institutional uses in the area. The community centre on Second Line West is the one recreational use in the district.

The overall movement pattern within the area is a combined pedestrian/vehicular network. This consists basically of two classes of roads. Although all roads are of the scale of local roads - those internal to the District being even less formal and narrower - until the planned diversions are constructed around the village, Second Line West and Derry Road West function as arterials. In addition, the role of vegetation is significant within the area. This is especially true when considered in conjunction with other streetscape features. In combination they give definition, clarity and scale to the buildings and reinforce the historical setting.

Appendix B describes the basic stylistic features of the structures within the area. The majority of the buildings within the Heritage Conservation District do not exceed 2 storeys. They are generally moderate in size, although cottages are well represented. While hip and other roof types are found in the area, gable roofs predominate. The exterior cladding materials essentially consist of horizontal/vertical wooden or aluminum siding including board and batten, stucco, and brick. Appendix B is a graphic display of all of the structures.

Cumulative change to individual structures through the years by way of alterations and additions, as well as outbuildings, is generally sympathetic both in scale and character. Present day renovation is also highly visible in the modern Meadowvale. Regardless of knowledge of, or an adherence to, architectural stylistic considerations, it has been highly successful when it has

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followed the basic tenets of sympathetic scale, form and materials - though not necessarily the same form and/or materials. However, it has been less successful when this understanding of the importance of relative scale, appropriate form and sympathetic material has been lacking.

The policies of this plan apply only to properties within the boundary of the Heritage Conservation District.

- 4.1 EXISTING BUILDINGS
- a. Alterations, additions, and renovations to existing properties are to conform to the Design Guidelines policy. (Section 4.7)
  - b. A committee consisting of local residents and representatives from the Local Architectural Conservation Advisory Committee and the City Planning Department will examine significant proposed alterations on the basis of the Design Guidelines policy and recommend approval or denial of same.
- 4.2 NEW STRUCTURES
- a. Site plan control will be required for any new construction.
  - b. Any new construction by way of infilling is to be carried out on the basis of the Design Guidelines policy. (Section 4.7)
- 4.3 LAND USE
- The Heritage Conservation District will be comprised of low density residential, institutional, major open space, public open space and a village commercial centre in accordance with the Meadowvale Village Secondary Plan policies.
- 4.4 SPECIAL SITES
- 4.4.1 Syd's Garage/Fobert Property/Credit Valley Conservation Authority Property - East Side of Mill Street (special site number 1 on Schedule 1 - Site Map)
- These sites in combination form an unusual opportunity to reinforce an existing village centre. The service station (Site 10, Schedule 1) formerly functioned as a grocery store and the Fobert property which is currently residential was formerly the village general store (Site 9, Schedule 1). It is the intention of the owner to return the structure to its original use. The C.V.C.A. property which is vacant today functioned as a community meeting place at various times in the history of the village. (Site 31, Schedule 1)
- a. It is proposed to designate these sites together as a Village Commercial Centre, and City Policy is to ensure that the centre is designed in keeping with the character and setting of the surrounding residential area.

- b. The City will also seek to establish with C.V.C.A. approval a parkette and transit stop on the C.V.C.A. site, if and when feasible.

4.4.2 Credit Valley Conservation Authority Property - West side of Mill Street (special site number 2 on Schedule 1)

Because of the ecological significance of this property, development should not be permitted. In addition, the southern portion of this site has historical significance as it is the site of the foundation ruin of the longest standing and most important mill in Meadowvale. The Secondary Plan designates this property as Major Open Space, with the southern portion as Park. The possible future development of a park at this location will be subject to the combined requirements of the City and the C.V.C.A. The City supports the building of an explanatory plaque at the site of the mill ruin.

4.4.3 Bridge Site (special site number 3 on Schedule 1)

This site includes floodplain property to the south of Derry Road West and C.V.C.A. property to the north. The village bridge is immediately to the east. The site represents the most significant visual entrance to the village. The view to the south is dominated by the meandering Credit River, forming the natural edge condition referred to earlier. To the north, however, the view is restricted by a concrete block wall. In particular, the easterly portion of this wall is of such a height that it negates the opportunity to fully exploit this visual experience. Consequently, this plan promotes the removal of at least the easterly portion of this wall.

4.4.4 Old Gooderham Estate (special site number 4 on Schedule 1)

This large property is located on the north-east corner of Derry Road and Second Line. Due to the size of the site and the residential structure on it, (noted elsewhere as one of special significance), there is an opportunity for uses other than residential in future. In the Meadowvale Village Secondary Plan the following uses are deemed acceptable in addition to residential: an inn; a restaurant; a nursing home; or a private school, college or research institution. This plan supports these uses as being compatible with the Heritage District character.



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The term "significant alteration" is meant to include alterations which may be made to the principal facade of a structure. In some instances either side and/or rear elevations may be included, depending on the view from the street. It is not meant to include general maintenance, such as painting and simple repairs to eavestroughing, roofs, porches, fences, etc.

Appendix D - Design Guidelines sets out more specific design guidelines which will be referred to when alterations to existing structures are being considered.

4.7.2                      New  
Construction





Although it is anticipated that new construction will be in a contemporary idiom; it should generally adhere to basic parameters derived from a visual analysis of existing village buildings in order to ensure compatibility:

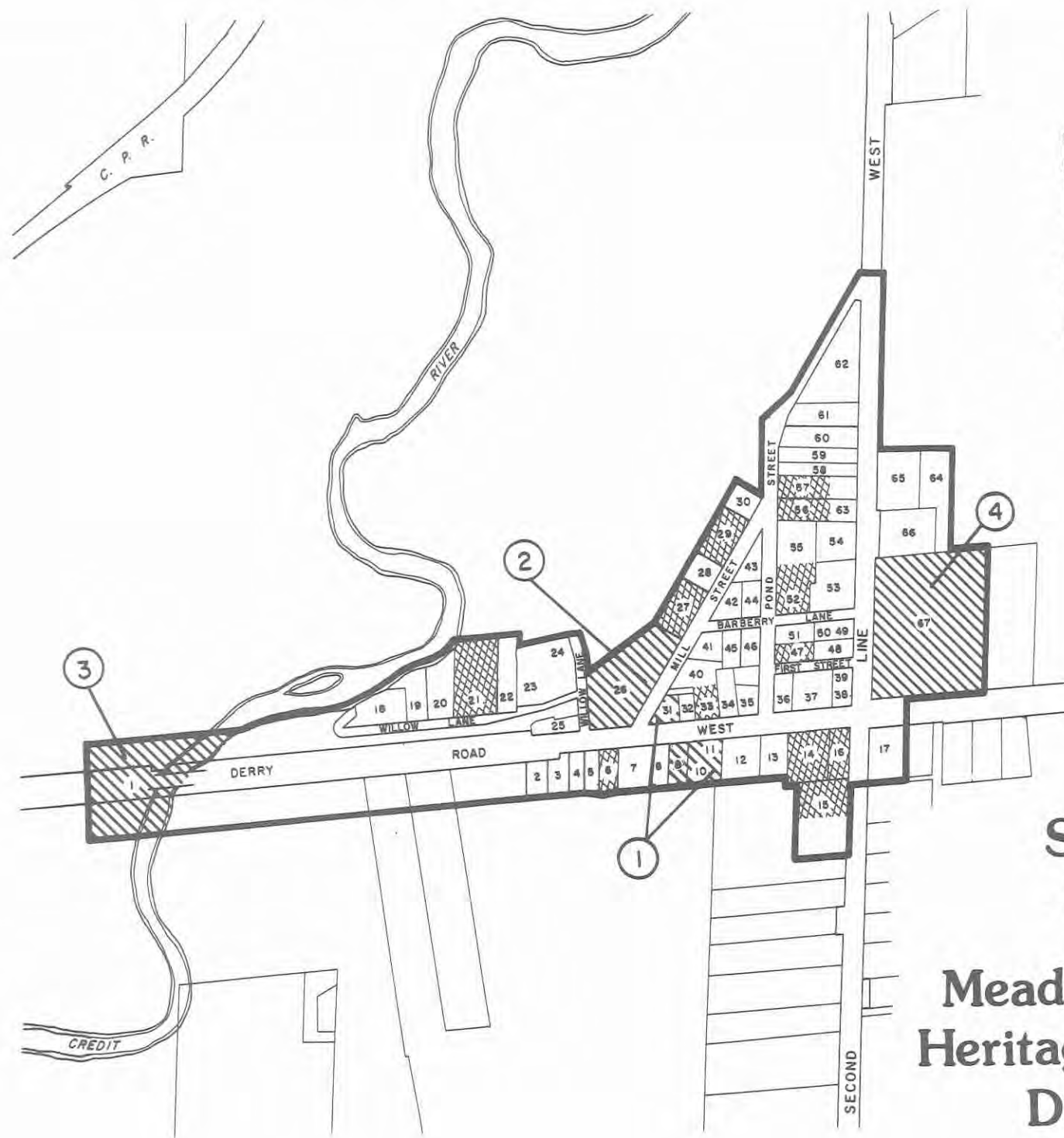
- Height: a maximum of 2 1/2 storeys
- Bulk: scale to be compatible with surrounding buildings
- Construction Materials: wood or wood-simulated horizontal siding, board and batten and other vertical cladding, stucco and brick.

New construction will require site plan control. The Review Committee will be consulted by the City Planning Department as individual applications come forward, to ascertain whether or not the Committee wishes to be represented.

- 5.1 LEGISLATIVE Under Section 41 (1) of The Ontario Heritage Act, S.O., 1974, c. 122, as amended, City Council may by by-law designate an area of the municipality as a Heritage Conservation District. In addition, Section 42 of the Act states that no person shall erect, demolish or remove any building or structure or alter the external portions thereof without a permit issued by City Council. In all instances it is intended that Council shall issue or deny issuance of any permit on the basis of recommendations from the Review Committee.
- It is recognized that there are several special sites within the Heritage Conservation District which will require rezonings at some time in the future.
- New construction will be subject to site plan control. More specific reference to this control can be found in the Meadowvale Village Secondary Plan.
- 5.2 REVIEW COMMITTEE The composition of the Review Committee will be five members as follows:
- 3 local (District) residents appointed by the Village;
  - 1 member of the Mississauga Local Architectural Conservation Advisory Committee appointed by that Committee;
  - 1 member of the City Planning staff appointed by the Commissioner.
- All appointees will be approved by City Council.
- 5.3 FUNDING
- 5.3.1 Renovation The City will consider granting loans to local residents for the purpose of home improvements and will support applications for funds through various senior governmental programs to assist individual property owners with home improvements.
- 5.3.2 Restoration Through Ontario Heritage Foundation legislation and funding programs currently in place, assistance is possible in facade restoration of provincially significant buildings. In such cases the Foundation funds the restoration and takes back an easement on the facade of the structure ensuring against future change in return for financial assistance.

**LEGEND**

-  Heritage Conservation District Boundary
-  Site Numbers  
(Site numbers do not necessarily correspond to lot numbers)
-  Special Sites
-  Significant Structures








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**Schedule 1  
 Site Map  
 Meadowvale Village  
 Heritage Conservation  
 District Plan**



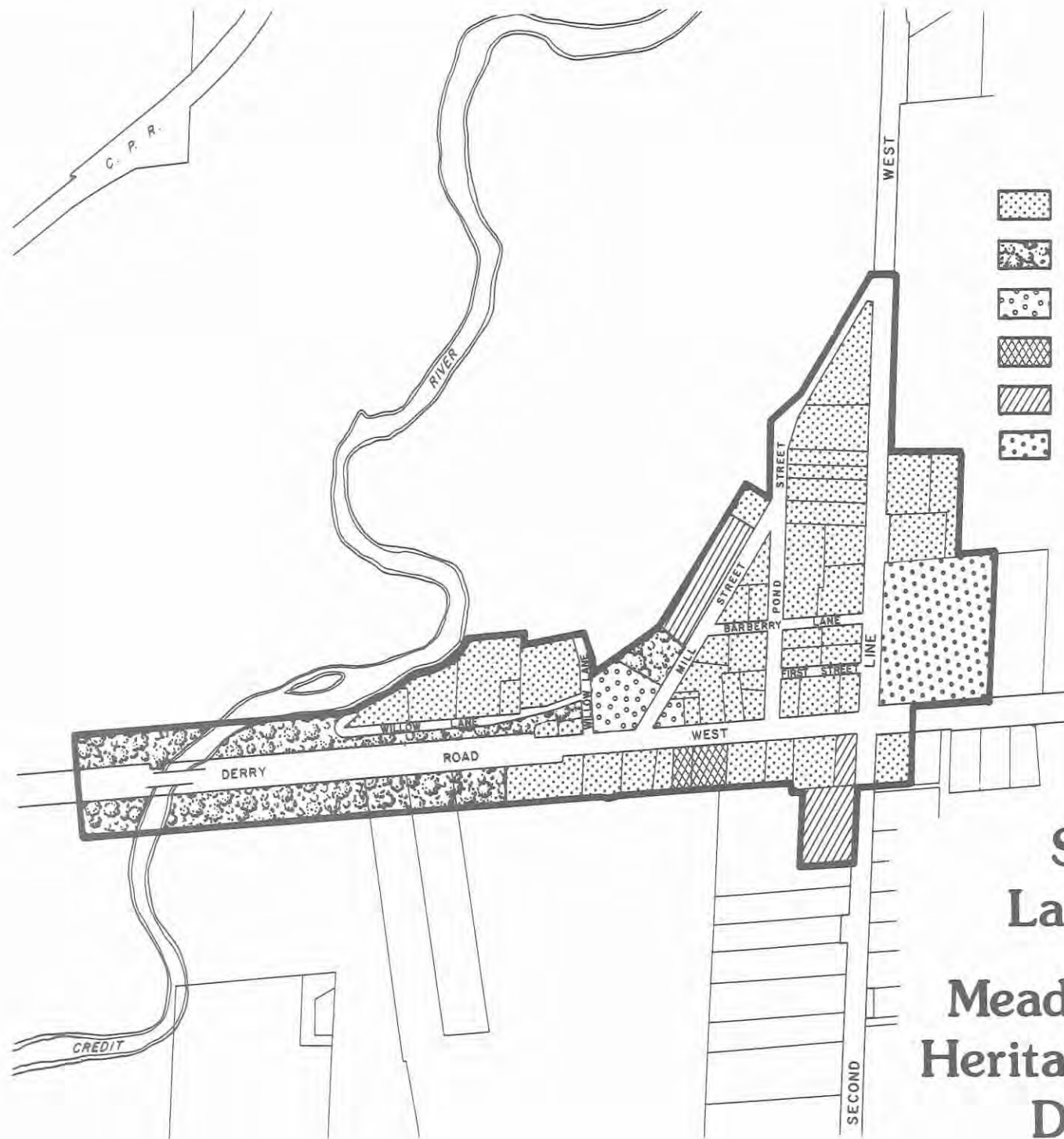
**LEGEND**

-  Important Views To Be Retained And/Or Enhanced
-  Existing Mature Vegetation To Be Maintained
-  Suggested Street Planting
-  Informal Road Edge Condition To Be Maintained
-  Site Of Possible Future Bus Shelter/Benches









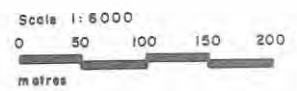
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**Schedule 2  
 Streetscape Features  
 Meadowvale Village  
 Heritage Conservation  
 District Plan**



**LEGEND**

-  Low Density Residential
-  Public Open Space
-  Park and Open Space
-  Village Commercial Centre
-  Institutional
-  Special Residential



**Schedule 3  
Land Use Plan  
Meadowvale Village  
Heritage Conservation  
District Plan**

## THE CORPORATION OF THE CITY OF MISSISSAUGA

## BY-LAW NUMBER 398-79

A By-law to define an area to be examined for future designation as a Heritage Conservation District under Section 40 (1) of The Ontario Heritage Act, S.O. 1974, Ch. 122, as amended.

WHEREAS under Part V of The Ontario Heritage Act, S.O. 1974, Ch. 122, as amended, it is necessary to establish a Heritage Conservation District;

AND WHEREAS prior to the establishment of such a District, it is necessary to examine an area of the municipality for future designation as a Heritage Conservation District;

NOW THEREFORE BE IT ENACTED AS FOLLOWS:

1. That the area known locally as Meadowvale Village, being located in the vicinity of the intersection of Derry Road West and Second Line West, more particularly shown in Appendix "A" attached hereto, be examined for future designation as a Heritage Conservation District.
2. That in carrying out this examination regard is to be had to the historical significance as exemplified by such features as architectural character; mature vegetation; narrow, irregular pathways; a unifying sense of scale; a limited range of materials, colours and forms of the built environment, and the informal location of structures on lots of varying sizes.
3. That this examination be carried out through the collection and analysis of historical data relevant to current village imagery.

ENACTED and PASSED this 11th day of June, 1979.

"H.M. McCallion"  
\_\_\_\_\_  
MAYOR

"T.L. Julian"  
\_\_\_\_\_  
CLERK



# APPENDIX 'A' TO BY-LAW No. 398-79

 APPROXIMATE LIMITS TO PRESENT DAY MEADOWVALE VILLAGE

APPENDIX B - BASIC STYLISTIC FEATURES OF EXISTING STRUCTURES

<u>SITE NUMBER</u>	<u>NUMBER OF STOREYS</u>	<u>BULK*</u>	<u>ROOF TYPE</u>	<u>EXTERIOR CLADDING MATERIALS</u>	<u>SPECIAL FEATURES</u>	<u>COMMENTS</u>
1						Site of special interest - concrete block wall, north side
2						Potential infill site (from site #3 to existing drive at west limit)
3						Potential infill site
4	2	moderate	gable	stucco	- front porch - central gable facing street - metal picket fence	- any proposal for construction or placing of fill subject to approval of C.V.C.A. pursuant to their floodplain and fill regulations
5						Potential infill site
6	2	massive	hip	stucco	- see Appendix C	- historical/architectural significance
7	2	moderate	triple gable	horizontal wood siding	- wooden picket fence - continuous verandah on 2 sides	
8	2	moderate	mansard with 3 full-storey triangular dormers	stucco		- structure has been altered from simple one-storey cottage with hip roof and stucco exterior
9	2	moderate	flat roof	brick	- shed addition	- former general store
10	1	moderate	flat roof	large glazed tiles	- awning	- service station
11	1	cottage	hip	concrete block		
12	1	bungalow	hip	brick		- relatively new structure (1950's)
13	1	cottage	gable	concrete block		
14	2 1/2	massive	hip roof	brick	- see Appendix C	- historical/architectural significance
15	1	moderate	gable	board and batten	- see Appendix C	- historical/architectural significance
16	1	moderate	gable	brick	- see Appendix C	- historical/architectural significance

APPENDIX B - BASIC STYLISTIC FEATURES OF EXISTING STRUCTURES

<u>SITE NUMBER</u>	<u>NUMBER OF STOREYS</u>	<u>BULK*</u>	<u>ROOF TYPE</u>	<u>EXTERIOR CLADDING MATERIALS</u>	<u>SPECIAL FEATURES</u>	<u>COMMENTS</u>
17	1 1/2	cottage	gable	horizontal wood siding	- wood frame detached garage	
18	2	moderate	gable with central gable facing street	stucco (timber detail)	- small one-storey addition, porch, separate frame outbuilding and garage (gable roofs)	
19	Potential infill site					
20	2	moderate	triple gable	horizontal wood siding	- front porch and enclosed verandah	
21	1 1/2	cottage	gable	board and batten	- see Appendix C	- historical/architectural significance - structure altered from cottage with Neo-classical front porch
22	1	cottage	gable	horizontal aluminium siding		
23	1 1/2	moderate	gable	horizontal aluminium siding	- enclosed protruding dormer room over porch, shed-roofed sun room off one-storey wing with gable roof	
24	1	moderate	gable	board & batten	- principal barn: gable roof with central gable on front facade	- barns with rich detailing
25	1	cottage	gable	timber, shingle and stucco	- enclosed shed-roofed porch	- recent renovations are sympathetic to original structure
26	Open space lands					
27	1 1/2	moderate	gable	stucco	- see Appendix C	- historical/architectural significance
28	1	moderate	gable	horizontal aluminium siding		

APPENDIX B - BASIC STYLISTIC FEATURES OF EXISTING STRUCTURES

<u>SITE NUMBER</u>	<u>NUMBER OF STOREYS</u>	<u>BULK*</u>	<u>ROOF TYPE</u>	<u>EXTERIOR CLADDING MATERIALS</u>	<u>SPECIAL FEATURES</u>	<u>COMMENTS</u>
29	1	bungalow-like	gable	horizontal wood siding	- see Appendix C	- historical/architectural significance
30	2	moderate	gable	vertical aluminium board & batten siding	- enclosed porch	- post office
31	Open Space lands					- C.V.C.A. property (potential parkette)
32	1	cottage	gable	horizontal aluminium siding	- enclosed porch	
33	2 1/2	massive	gable	brick	- see Appendix C	- historical/architectural significance
34	2	moderate	gable	insul-brick	- verandah to street	
35	1 1/2	cottage	gable	insul-brick	- porch	
36	1 1/2	moderate	multi-gable	horizontal wood siding	side verandah and central gable	
37	1	bungalow	gable	brick		- relatively new structure - former post office
38	1 1/2	cottage	gable	horizontal wood siding	- front porch and shed addition at rear	
39	1	moderate	gambrel	horizontal/vertical wood siding	- small gable-roofed shed to south	
40	2	modernized cottage	cantilevered mansard	combination of horizontal wood siding and wooden shingles		- structure has been altered from 1 storey cottage with gable roof and frame construction - original office for mill (circa 1845)
41	1	cottage	hip with gable extension	horizontal wood siding	- picket fence	
42	1	cottage	hip	horizontal wood siding		

APPENDIX B - BASIC STYLISTIC FEATURES OF EXISTING STRUCTURES

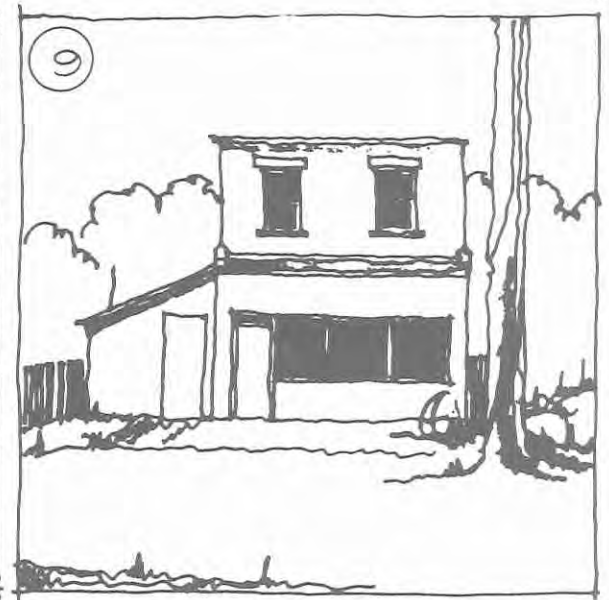
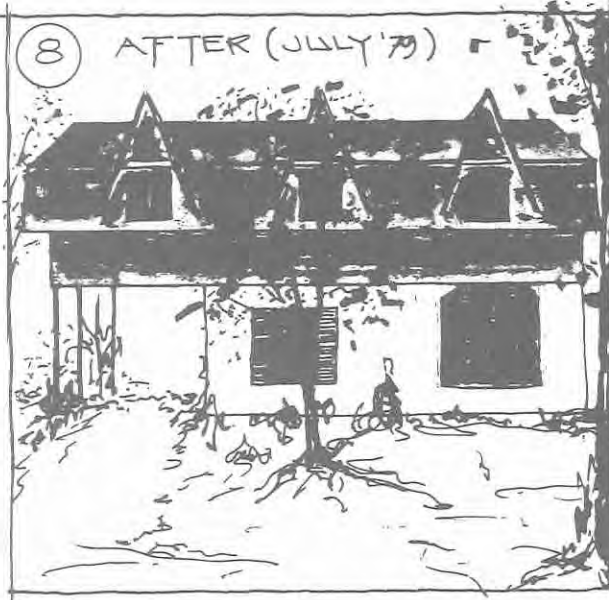
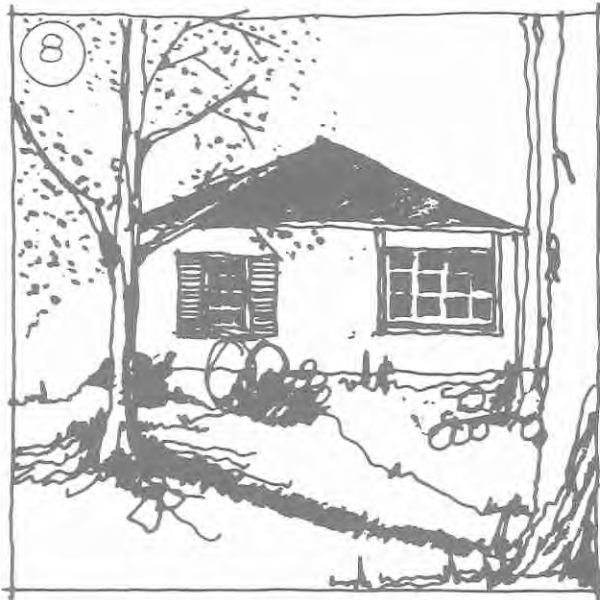
<u>SITE NUMBER</u>	<u>NUMBER OF STOREYS</u>	<u>BULK*</u>	<u>ROOF TYPE</u>	<u>EXTERIOR CLADDING MATERIALS</u>	<u>SPECIAL FEATURES</u>	<u>COMMENTS</u>
43	1	cottage	hip	horizontal aluminium siding	- detached gable-roofed garage	
44	1	cottage	gable	horizontal wood siding	- detached garage of similar design	
45	1	cottage	hip	horizontal aluminium siding		
46	Potential infill site					
47	1 1/2	cottage	gable	stucco	- see Appendix C	- historical/architectural significance
48	2	moderate	gable	stucco	- enclosed porch	
49	1 1/2	moderate	gable	stucco and horizontal wood siding	- porch	
50	2	moderate	gable	narrow horizontal wood siding	- 1 1/2 storey shed addition	
51	1 1/2	moderate	gable	horizontal aluminium siding	- separate garage (insul-brick) - front verandah - central gable	
52	2	moderate	gable	stucco	- see Appendix C - drive shed, stucco with gable roof	- historical/architectural significance
53	Potential infill site					
54	2	moderate	gable	horizontal wood siding	- detached garage, gable roof	- handsome garage structure should be retained if possible
55	Potential infill site					
56	1 1/2	bungalow-like	gable	stucco	- see Appendix C	- historical/architectural significance
57	1 1/2	bungalow-like	gable	stucco	- see Appendix C	- historical/architectural significance

APPENDIX B - BASIC STYLISTIC FEATURES OF EXISTING STRUCTURES

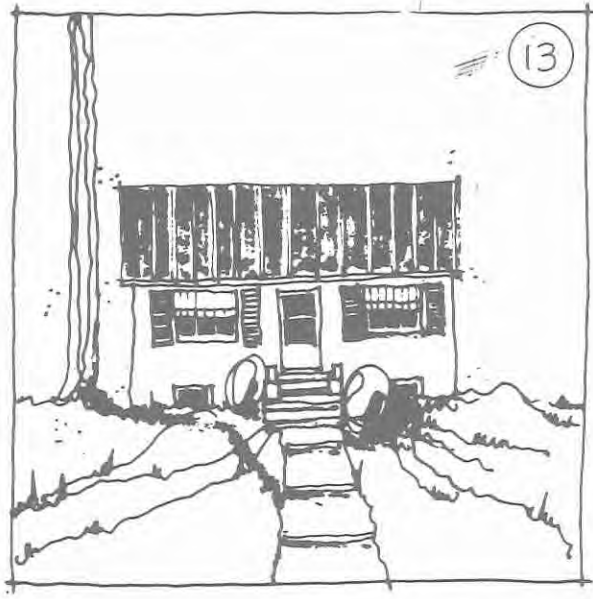
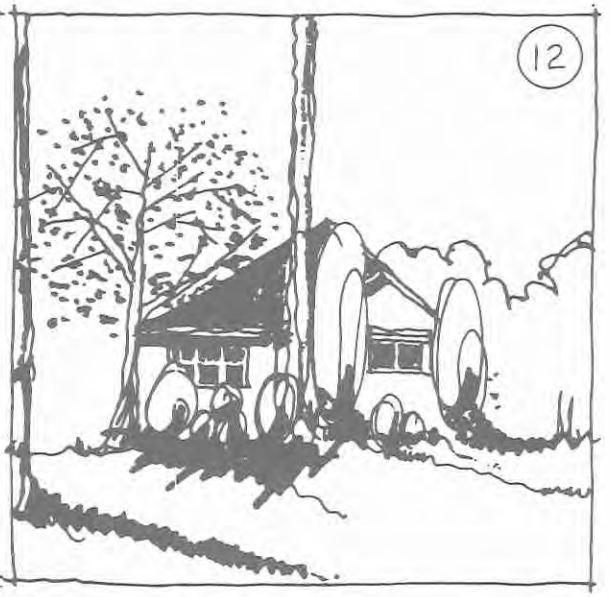
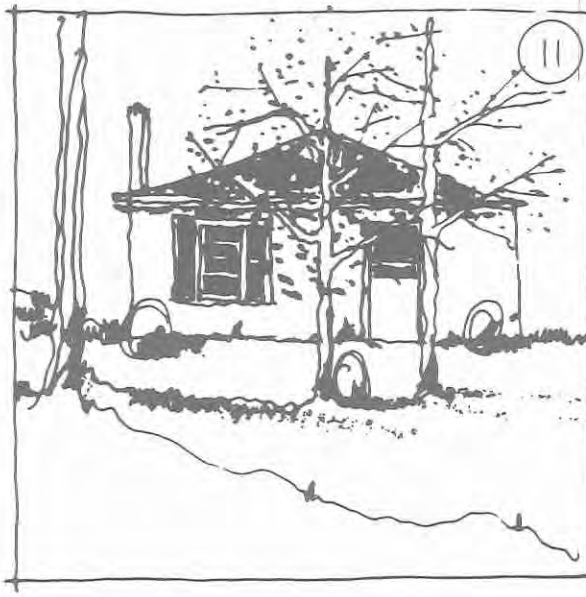
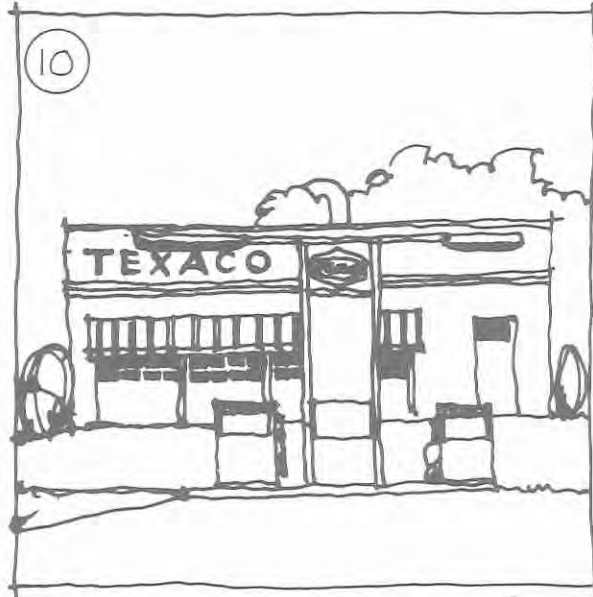
<u>SITE NUMBER</u>	<u>NUMBER OF STOREYS</u>	<u>BULK*</u>	<u>ROOF TYPE</u>	<u>EXTERIOR CLADDING MATERIALS</u>	<u>SPECIAL FEATURES</u>	<u>COMMENTS</u>
58	1 1/2	cottage	gable	vertical wood siding	- low chain fence - shed-roofed enclosed sunroom forming principal facade	
59	1 1/2	cottage	gable/ gambrel	horizontal wood siding	- split rail fence	
60	1	bungalow	hip	brick		- relatively new and sensitive in style and colour
61	1 1/2	moderate	gable	brick	- triple-dormer facing street	
62	2	moderate	gable	stucco & aluminium siding	- split rail fence, stone entry, separate 1 1/2 storey garage	
63	1	moderate	gable	concrete block		- original blacksmith shop, still in operation
64	1	massive	gambrel	vertical wood siding		- 1860's barn
65	1	bungalow	hip	brick		- relatively new structure
66	2	moderate	gable	brick		- 1860's
67	2	massive	hip	brick	- see Appendix C	- historical/architectural significance - interesting board and batten drive shed forming an integral part of the site should be retained if possible.

\*Hierarchy: cottage - bungalow or bungalow-like - moderate - massive

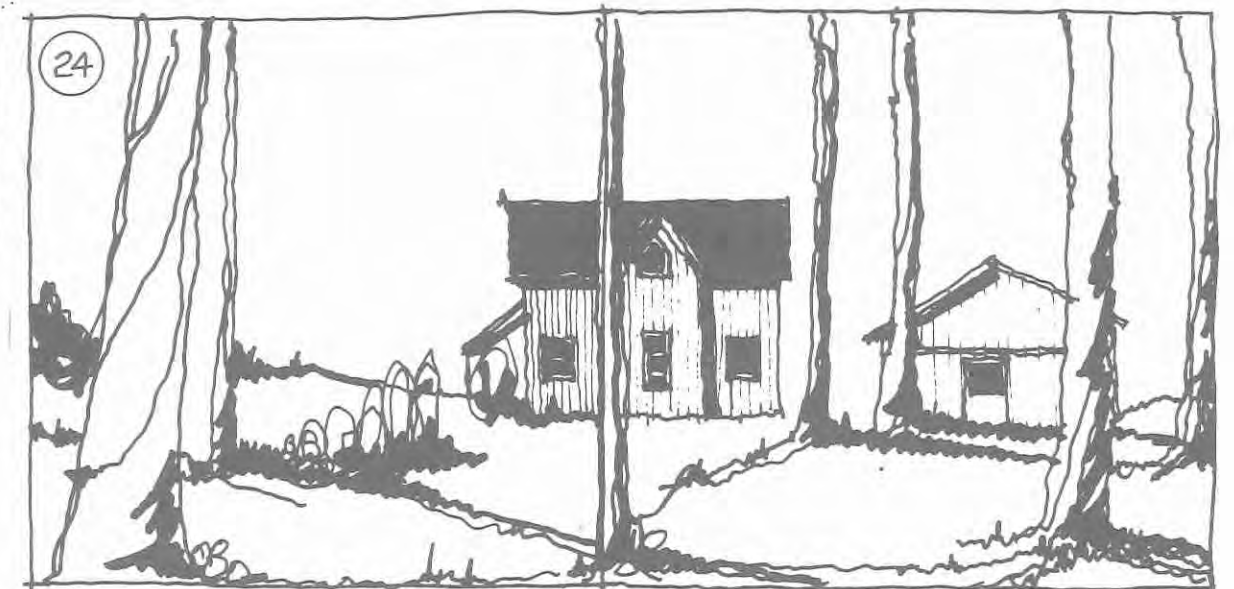
APPENDIX B - SKETCHES, EXISTING STRUCTURES

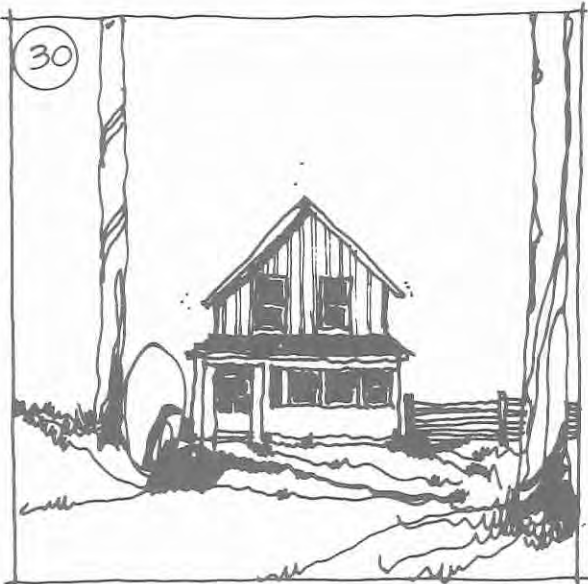
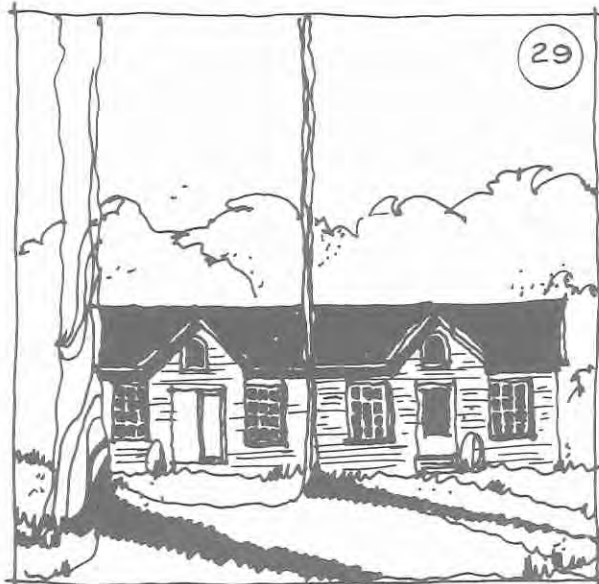
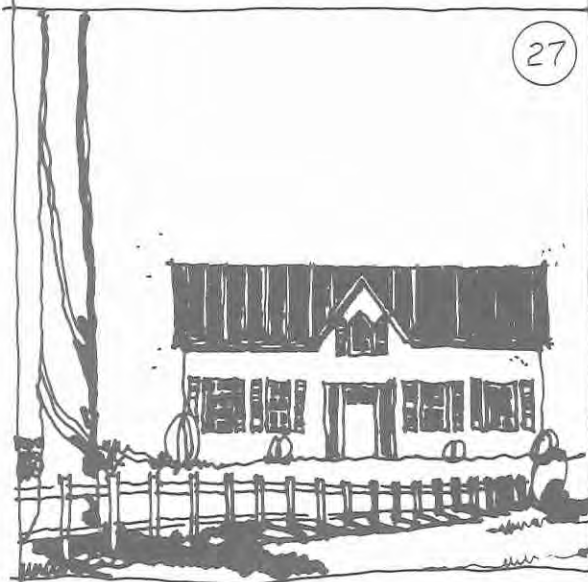


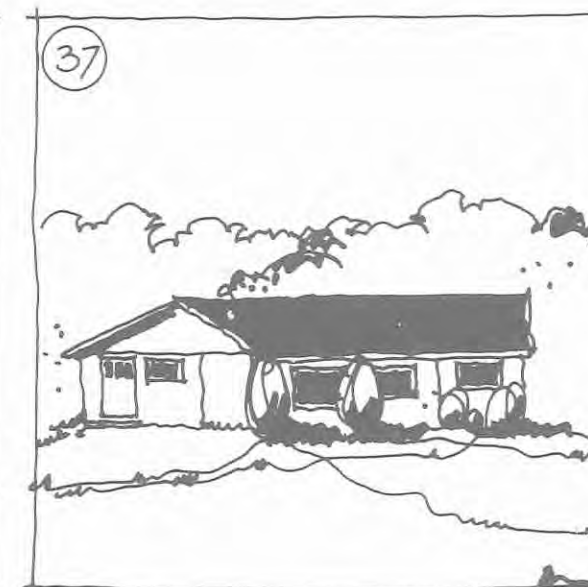
APPENDIX B - SKETCHES, EXISTING STRUCTURES

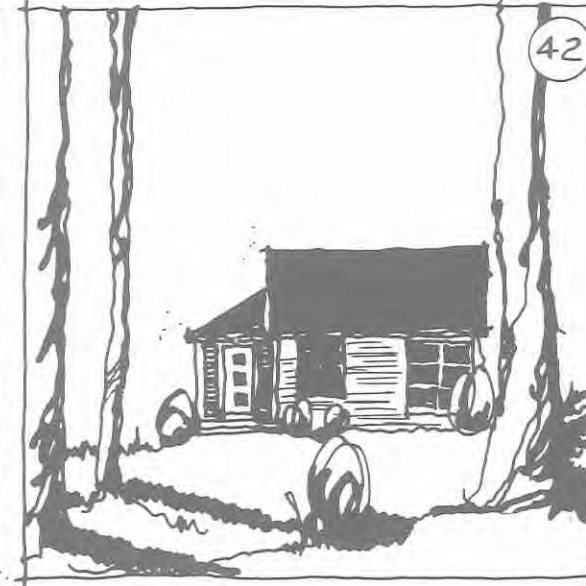
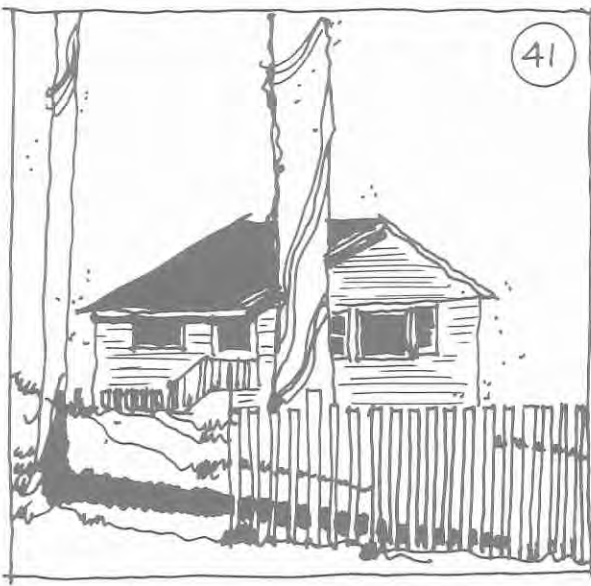
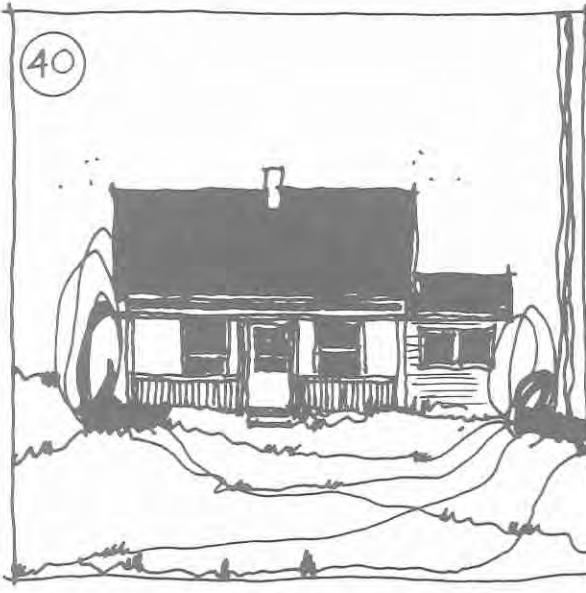


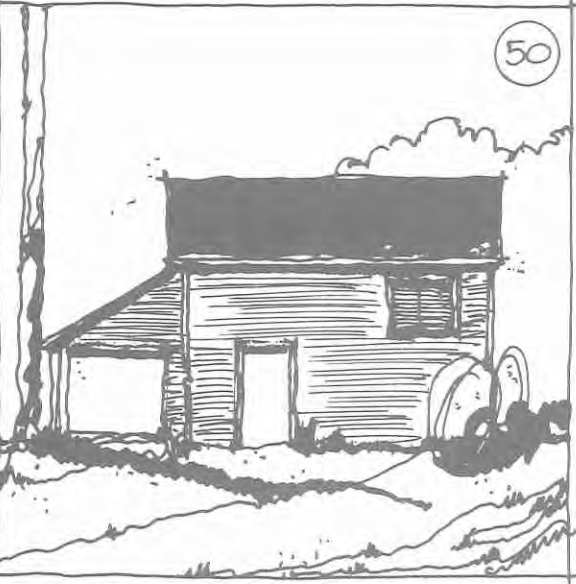




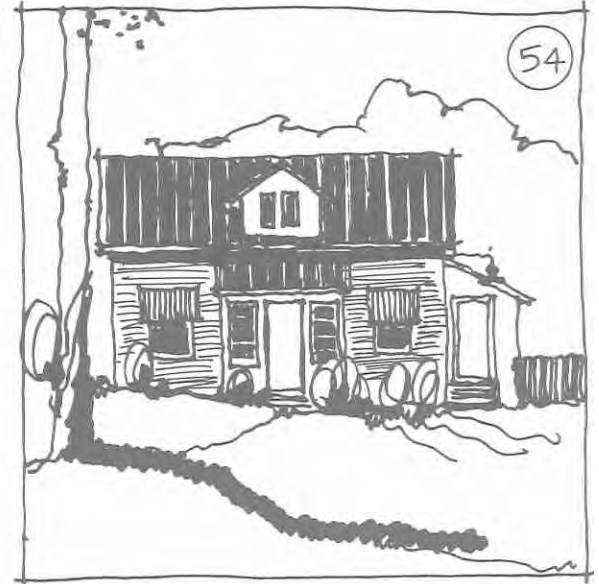


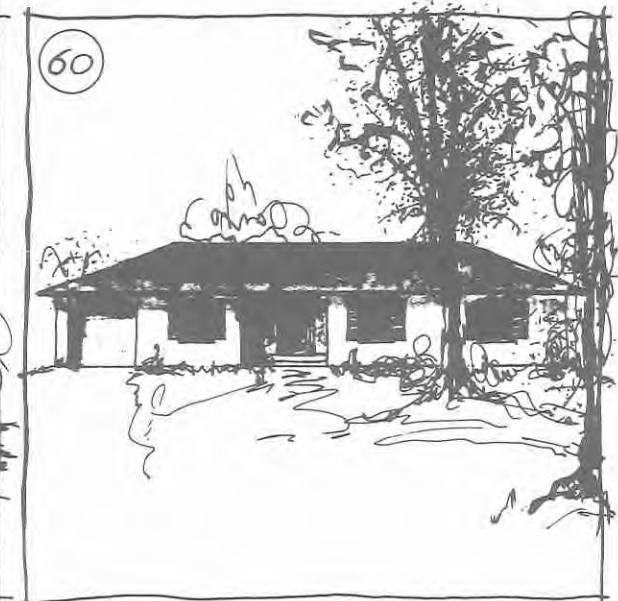
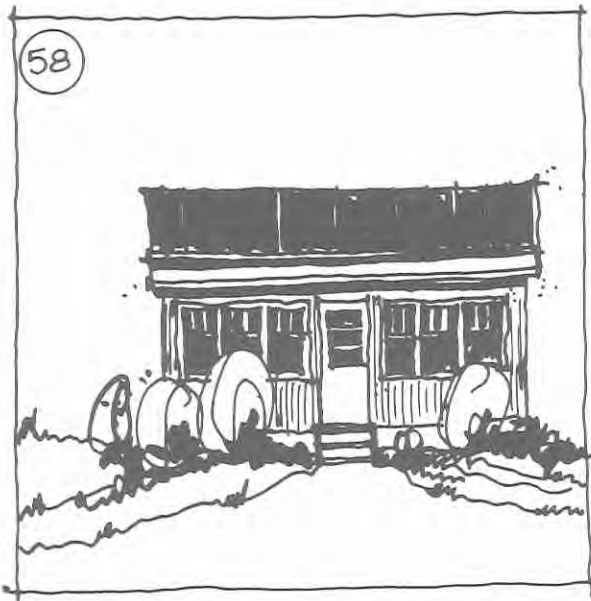


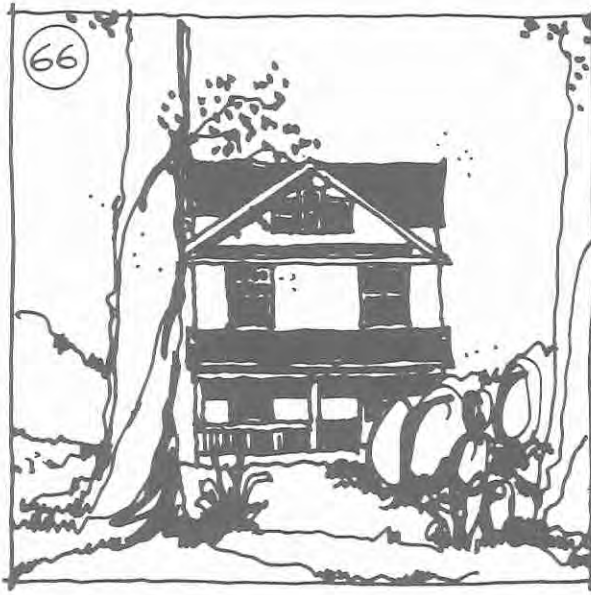
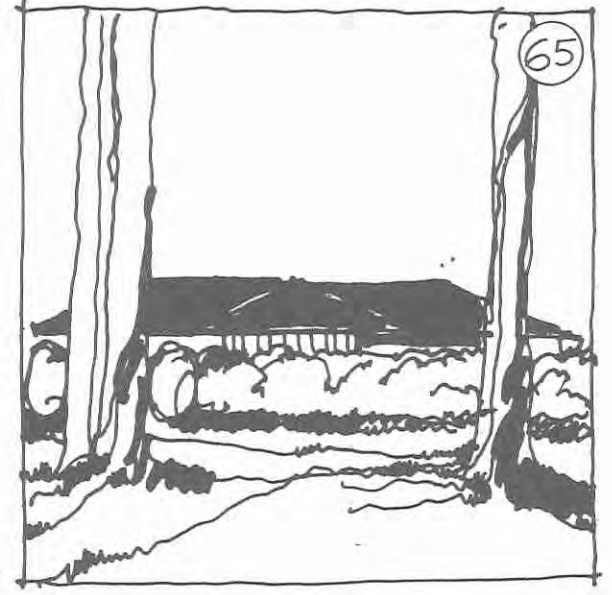
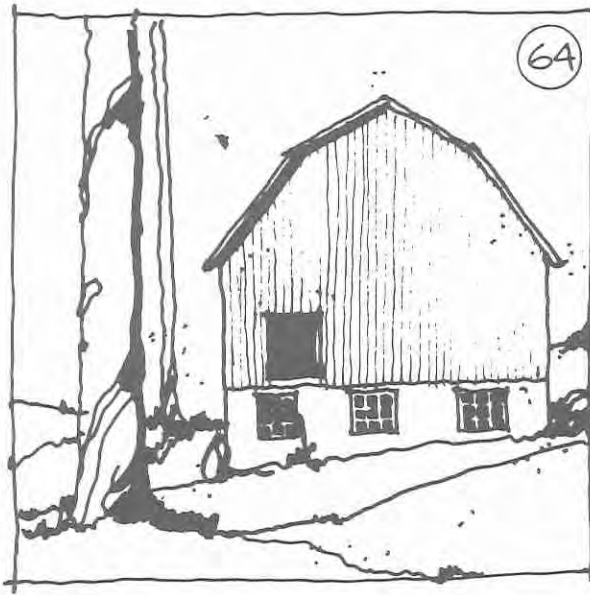




APPENDIX B - SKETCHES, EXISTING STRUCTURES







SITE NUMBER	6
STRUCTURE	Ball Residence
PRESENT USE	Residential
ORIGINAL OWNER	Land was owned by John Simpson who sold it to George Ball in the 1840's. A hotel was built on the site.
ORIGINAL USE	Commercial
BUILDER	George Ball, blacksmith
DATE	1844
HISTORICAL SIGNIFICANCE	First hotel to be built in Meadowvale and one of the earliest frame structures in the village.

ARCHITECTURAL  
DESCRIPTION OF  
EXISTING STRUCTURE

This single, detached two-storey building has a shallow hipped roof with two single-storey rear additions; one with a gable roof and the other with a shed covering. The eaves extend a considerable amount and both fascia and frieze are plain with rounded mouldings. There are two brick chimneys; one is of the full-length external variety and the other is bracketed on the other side of the structure.

The partial basement is externally accessible. A wooden sill sits upon the stone foundation just at grade. The walls are constructed of frame and covered in pebbled stucco.

There are five bays of six-over-six paned, double-hung sash on the second storey. The front six-panelled door is flanked on either side by engaged pilasters with a lighted transom above, the whole surmounted by a wooden entablature. There is structural evidence that there was once a front verandah as well as an entranceway on the east facade.



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The interior has a central hall plan. The large staircase, chair railings, doors and razor sharp mouldings are all original. Very little in the way of relevant detail has been changed inside.

STYLE This is an example of Georgian Survival architecture.

SITE NUMBER	14
STRUCTURE	Old Pearson House
PRESENT USE	Residential
ORIGINAL OWNER	Thomas Graham
ORIGINAL USE	Residential
BUILDER	Joseph Graham
DATE	1870's

**HISTORICAL SIGNIFICANCE**  
John Switzer who purchased the house from Thomas Graham was the proprietor of the Gooderham and Worts store and Village postmaster.

**ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURE**


This two-and-one half storey structure is basically rectangular in plan with various extrusions along the front facade and an accretion to the rear. The low hipped roof has a heavily decorated cornice. Raised panels and paired brackets are interspersed along the architrave; planking is visible under the generous eaves. There are two external brick chimneys, one on either side of the house.

A stone foundation supports red brick walls laid in Flemish bond. Yellow brick is used for quoining, lintels and 'aprons' under windows.

There are two single-storey bay windows with mansard roofs, one on either side of the front door. These windows are segmental. Curving modillions support them from beneath.


Along the second storey of the front facade, there are three two-over-two paned, double-hung windows. An ornamental hooded dormer appears in the centre-front part of the roof.





The front door is protected by an open porch which is decorated with heavy brackets and ornate fret-sawn treillage.

The double-leafed door is glazed with two pairs of elongated round-headed windows.

SITE NUMBER	15	
STRUCTURE	Meadowvale Community Centre	
PRESENT USE	Community activities, recreation, day-care	
ORIGINAL OWNER	Presumably owned by the Methodist Church	
ORIGINAL USE	The children living in the upper and lower parts of School Section No. 15 attended school here.	
BUILDER	Unknown	
DATE	1871, according to plaque on front of structure.	
HISTORICAL SIGNIFICANCE	This building was the second schoolhouse built in Meadowvale. (Site #53 was the location of Miss Barber's original school)	
ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURES	<p>A medium-pitched gable roof covers the single storey rectangular structure with rear tail, also gable-roofed. There are returns on the eaves.</p> <p>The stone foundation supports a frame structure, the front section sheathed in board and batten, the rear in clapboard. An arcade of ellipses constitutes the frieze on the front section.</p> <p>The front gable end has a simple door flanked by two four-over-four, double-hung sash windows. On the south side of the front section, there are seven bays of six-over-six double-hung sash; four bays on the north, with similar pane configuration. There are five bays of sash at the rear.</p> <p>The chimney was originally external, but was later covered by the addition.</p>	

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The mouldings are simple and the exterior has been changed very little, if at all.

## STYLE

A plain board and batten structure, it is without identifiable style, except perhaps for the eaves arcade. (Board and batten construction was common in the 1860-1870's).

SITE NUMBER	16
STRUCTURE	Meadowvale United Church
PRESENT USE	Church
ORIGINAL OWNER	Wesleyan Methodists
ORIGINAL USE	Church
BUILDER	Unknown
DATE	1863
HISTORICAL SIGNIFICANCE	The first church in Meadowvale
ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURE	This single-storey structure is rectangular in plan with a small vestibule in front and an accretion to the rear. The medium-pitched gabled roof has returns at the ends of the eaves and a simple boxed cornice. There are two internally bracketed brick chimneys, one at the front of the main section, the other at the back of the rear section.



There is a full basement. The stone foundation has been supplemented with concrete and the walls are of common-bonded red brick. Yellow brick is used for quoining, lintels, buttresses and the "weeping" brickwork beneath the front gable. The side walls are divided into bays by the use of buttresses. A single buttress appears at the rear of the church. This one, together with those on the west facade, are of concrete.

There are three elongated, round-headed windows on each side. The glazing bars are rather complicated and there is some stained glass (each window is different). On the rear facade, there are two six-over-six paned, double-hung windows.

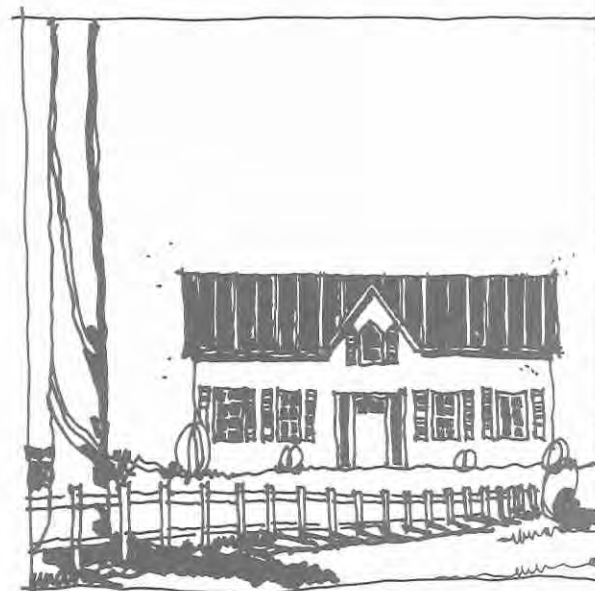
A rose window, quartered by glazing bars appears at the front of the church.

The front entrance has a double-leafed wooden door which is topped by a round-headed wooden fan transom.

SITE NUMBER	21
STRUCTURE	Old Truman House
PRESENT USE	Residential
ORIGINAL OWNER	Possibly Francis Silverthorne (It had been the Truman Residence for several years at the turn of the century.)
ORIGINAL USE	Residential
BUILDER	Unknown
DATE	Perhaps prior to 1840.
HISTORICAL SIGNIFICANCE	Possibly the oldest house remaining today in the Village of Meadowvale.
ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURES	This is a simple one-and-a-half storey cottage with a central door, a door case with engaged pillasters and detailed entablature, a six-over-six paned double hung window with shutters symmetrically positioned on either side of the door, and a gable roof. Whereas the west wall is blank, two small double hung windows appear in the gable end of the east wall. There is an original accretion to the north and a recent small wing (with additional multi-paned glazing and secondary entry) to the east also with a lower gable roof, set back from the principal facade and wrapping around the back of the structure to connect to the original northern addition. Although the addition is new, as is the recent board and batten cladding which differs from the original stucco, the removal of the porch (which was added at the turn of the century), the addition of the shutters and doorcase to match earliest photographic records and the subtle use of colour all make for a highly successful and very sensitive renovation.



SITE NUMBER	27
STRUCTURE	C.V.C.A. Office (Old Silverthorne House)
PRESENT USE	Administrative Offices
ORIGINAL OWNER	Francis Silverthorne
ORIGINAL USE	Residential
BUILDER	Presumably Francis Silverthorne
DATE	Early 1840's
HISTORICAL SIGNIFICANCE	Possibly the first plank house in the District.
ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURE	This one-and-a-half storey rectangular structure has a single-storey addition to the rear forming a T-shaped plan. The gabled roof has a medium pitch with returns at the ends of the eaves. Planking is visible in the soffit of the eaves. There is an external brick chimney at the west side. A full lighted basement underlies the main block while there is no cellar underneath the rear section.



A coursed stone foundation supports apparent frame walls, the whole sheathed in stucco.

Along the first floor of the front facade, there are four square-headed, two-over-two paned, double-hung sash windows, two on either side of the front door. The trim is convexly moulded. In the centre gable there is a pointed two-over-two paned, double-hung window. All fenestration is trimmed with shutters.

Along the east side of the main block on the first storey, there are three two-over-two paned, double-hung windows with segmental sash. Three square-headed windows appear on the east side of the rear section and a new multi-paned bay window can be found on the west side.

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The front entrance is flanked by sidelights glazed with new textured glass in between paired engaged pilasters. A classic entablature with dentils surmounts the plain wooden door.

It is known that extensive renovations have taken place to accommodate office personnel.

SITE NUMBER	29
STRUCTURE	Old Boat House, now a Credit Valley Conservation Authority Office
PRESENT USE	Administration
ORIGINAL OWNER	Francis Silverthorn owned the land along the old Mill Pond and presumably owned this structure as well. On April 4, 1865, it was sold to John Wilmot.
ORIGINAL USE	The building housed boats for recreational purposes.
BUILDER	Presumably Francis Silverthorn
DATE	Early 1840's
HISTORICAL SIGNIFICANCE	First and only boat house in Meadowvale.
ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURE	This structure is completely detached, one storey in height. The plan is a simple "T" with a garage recently added to the north side. Both the front and rear sections have medium pitched gable roofs with returns. The cornice is plain. The single brick chimney is internally bracketed in the centre of the structure. There is a partial basement. The foundation is composed of coursed sandstone and rubble, beginning well below grade. A wooden sill supports the frame walls which are sheathed in clapboard.



There are four windows across the front facade with six-over-six panes, double-hung. Twelve-over-eight sash and six-over-six sash appear at the sides.

There are two gables in the front facade. Their louvred, round-headed windows provide the attic with ventilation.

There are entranceways below each gable. All doors are four-panelled. The most northerly door has a single leaf, the other has two leaves.

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Judging from structural evidence, a verandah seems to have been attached to the front facade at one time. It also appears that there was once a large opening for boats on the south side of the rear extension.

The interior has undergone extensive remodelling, architectural elements having been altered or removed.

## STYLE

Probably built as attached houses for mill workers, the Old Boat House is vernacular classical in style.

SITE NUMBER	33
STRUCTURE	Brick Hotel
PRESENT USE	Residential
ORIGINAL OWNER	Land was part of Francis Silverthorn's holdings.
ORIGINAL USE	Mathew Laidlaw operated the structure as a tavern and inn.
BUILDER	Matthew Laidlaw
DATE	1852
HISTORICAL SIGNIFICANCE	One of the first commercial hotels in Meadowvale.
ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURE	The Brick Hotel is a single detached, two-and-one-half storey structure. There is a full basement. The foundations are of Credit Valley stone. The brick walls have been painted white. Varying bonding patterns have been used on different facades, the front being bricked in Flemish bond, the rear in common.



The gable roof has a medium pitch with returns on both ends. The eaves have a large overhang and both cornice and fascia are plain. There are two bracketed, brick chimneys at either side.

The fenestration program is extensive. Hipped gable dormers were added to the roofscape twenty-six years ago. They have casement windows. On the front facade, there are five bays of windows on the second storey, each with six-over-six panes and double-hung. Five windows of varying sizes cover the gable ends over two-and-one-half storeys. All are of the six-over-six pane, double-hung configuration. The window openings have flat stone arches with keystones.

The large later gambrel dormer at the rear has three windows.

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The front entrance is recessed in an umbrage. There is a transom which has been painted over and sidelights which have been refitted with modern textured glass. The wooden "medieval" door is a recent addition. There is evidence that there was once a verandah at the rear and a second storey door at the rear is still used with an outdoor stairway.


Originally there was a verandah with a gallery along the front facade but this was removed before 1900.

A tavern entranceway was bricked-in on the eastern facade.

Inside, the high wooden fireplace, chair railings and some deeply gouged mouldings are still intact but many extensive changes have taken place, inside and out.

STYLE

This is a late neo-classical building with considerable modern alterations.

SITE NUMBER	47	
STRUCTURE	Hill House	
PRESENT USE	Residential	
ORIGINAL OWNER	Francis Silverthorn first owned the land. The house was bought by James Lyons on June 18, 1904.	
ORIGINAL USE	Residential	
BUILDER	Unknown	
DATE	Probably between 1835 - 45, according to architectural stylistic evidence.	
HISTORICAL SIGNIFICANCE	One of Meadowvale's early homes.	
ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURE	<p>This one-and-one-half storey detached structure is rectangular with additions to the rear. A crawlspace is accessible from outside. The rubble foundation has a wooden sill on top which supports the plank construction of the walls, the whole being stuccoed.</p> <p>The gable roof is of medium pitch with returns at both ends. The mouldings are plain and there is no decoration on fascia or frieze. There is an external brick chimney on the south side. There are large, twelve-over-twelve paned, double-hung sashes on either side of the door. There are six-over-six paned, double-hung windows in the gables. Again, the trim is very simple.</p> <p>The front door is flanked by engaged pilasters with a wooden entablature overhead.</p>	
STYLE	This is a simple building which has no identifiable style, but shows the charming result of sympathetic periodic alterations.	

SITE NUMBER	52
STRUCTURE	Apple Tree Inn
PRESENT USE	Residence and small real estate office
ORIGINAL OWNER	Luther Cheyne, first postmaster in Meadowvale (1854).
ORIGINAL USE	Residence. It may be noted that Miss Yates ran a tea house there from 1922 to 1944 on a commercial basis, after buying the building from Mrs. John Farnell in 1920.
DATE	1845
HISTORICAL SIGNIFICANCE	It was the home of one of Meadowvale's early settlers. When operated as a tea house, it reflected the views and practices of Temperance adherants.
ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURE	Apple Tree Inn is a two-storey structure "T"-shape in plan with single-storey additions to the rear. The main block has a gabled roof of steep pitch. There is an internally bracketed brick chimney at the south end, and one on the north side wing. There is a large central gable with vergeboard on the main facade. One addition to the north has a hipped roof, as does the extension. A shed is attached to the north wing.



A wooden sill rests on the stone foundation. The walls, apparently of frame construction, are externally stuccoed.

There is one large six-over-six paned, double-hung sash on either side of the front door. The rear and side windows are similar, but of varying sizes. The four-panelled door is flanked by engaged pilasters, sidelights and a transom. The entablature above is richly moulded.

A stuccoed coach house to the north of the house was not studied.

STYLE      The style is purely vernacular combining Classical and Gothic elements.

SITE NUMBER	56
STRUCTURE	Double home for mill workers.
PRESENT USE	Residential
ORIGINAL OWNER	Francis Silverthorn
ORIGINAL USE	It housed mill workers' families in the last century.
BUILDER	Presumably Francis Silverthorn.
DATE	During the 1840's - Increased commercial activity in the village at this time necessitated the building of many simple lodgings for the workers, such as this one.
HISTORICAL SIGNIFICANCE	One of the earliest structures in Meadowvale where mill workers lived.
ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURE	This one-and-one-half storey two-unit structure faces out over what once used to be a mill pond for Silverthorn's sawmill. The rectangular building has a tail as well as an attached shed. The medium-pitched gable roof slopes down over the rear tail to form a salt-box silhouette. The eaves have a return on the gable ends and a pronounced overhang. Both fascia and frieze are plain and unboxed. The roofs have been recently resingled and tarred.



The brick chimney which serves both units is bracketed centrally near the point where the tail joins the main structure. There is no basement. The brick foundation supports a wooden sill. Three 8" x 10" vertical posts rise at the corners and in the centre to support the plate. These posts have been brought forward with lath and plaster to create a panelled effect along the front. The walls are constructed of white pine planks laid broadside, one on top of the other. Though the front facade is smooth, pebbled stucco covers all other walls, the whole painted a dark grey.


---

The front facade has four windows but only two per unit, one on either side of the door. The windows are one-over-one, double-hung sashes, but the panes of glass are not original. The mouldings are very simple. A six-over-six lighted, double-hung window at the rear appears to be original. There are two gable dormers at the front with casement windows and decorative dentils. There is a small porch with hipped roof at each doorway. The cornice is decorated with fret-sawn vergeboard and the wooden posts are cambered.

Inside, the wide plank floors, chair railings and enclosed side stair are all original. Little renovation has been made either to the interior or exterior.

## STYLE

This is a simple, well-ordered building that has been carefully designed to produce a Classical feeling.

SITE NUMBER	57	
STRUCTURE	Double home for mill workers.	
PRESENT USE	Residential	
ORIGINAL OWNER	Francis Silverthorn	
ORIGINAL USE	It housed mill workers' families in the last century.	
BUILDER	Presumably Francis Silverthorn.	
DATE	During the 1840's - Increased commercial activity in the village at this time necessitated the building of many simple lodgings for the workers, such as this one.	
HISTORICAL SIGNIFIANCE	One of the earliest structures in Meadowvale where mill workers lived.	
ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURES	This structure is identical to the structure on Site No. 56 with the exception of dormers, porches and vergeboard. Unlike the above-noted structure, it has been painted white.	
STYLE	This is a simple, well-ordered building that has been carefully designed to produce a Classical feeling.	

SITE NUMBER	67
STRUCTURE	Old Gooderham House
PRESENT USE	Residential apartments
ORIGINAL OWNER	C.H. Gooderham
ORIGINAL USE	Residential
BUILDER	unknown
DATE	1870
HISTORICAL SIGNIFICANCE	This house was built for C.H. Gooderham who lived in the house for some years. It has had many occupants since, and was once called "Rose Villa" and operated as a resort for wealthy Torontonians. Later, it became a seminary. It also was a residence for Georges Chevignaud, the artist; Walter Curry, an M.P. at the time; and a Major-General Lessard, a veteran of the Boer War. It has now been converted to apartments and is a private residence.
ARCHITECTURAL DESCRIPTION OF EXISTING STRUCTURE	<p>This is a two storey, T-shaped structure which has a one-storey addition on the rear.</p> <p>The roof is a low-pitch hip roof with a gable roof on the addition. The main cornice is boxed and has ornate brackets and a panelled frieze.</p> <p>Two low shed dormers are on the east and west sides of the roof. There are three internally bracketted chimneys, two on either side of the main block and one in the tail. The house has a full basement.</p> <p>The foundation is of coursed cut stone which support stretcher bond walls (this usually indicates a frame construction). There are five bays on the front south facade.</p>

There are five windows on the upper storey which are two-over-two paned, with double-hung sash. They are segmental in shape and have curved lintels with vermiculated keystones and stone lugsills. There are also two of these windows on either side of the front door on the lower storey.

There are four of these windows (two upper and two lower) on each side of the house and the same windows are on the tail. The addition has square headed one-over-one windows.

The front door is segmental in shape and has a moulded surround with engaged columns at the sides. The transom is glazed. The door has two raised panels.

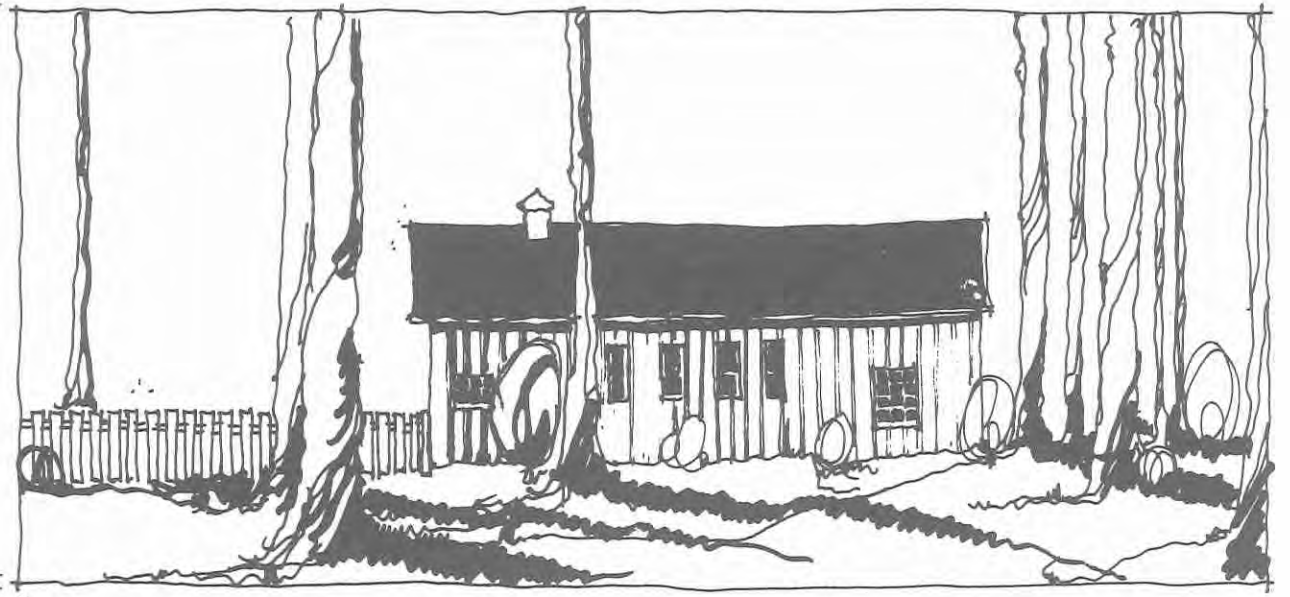
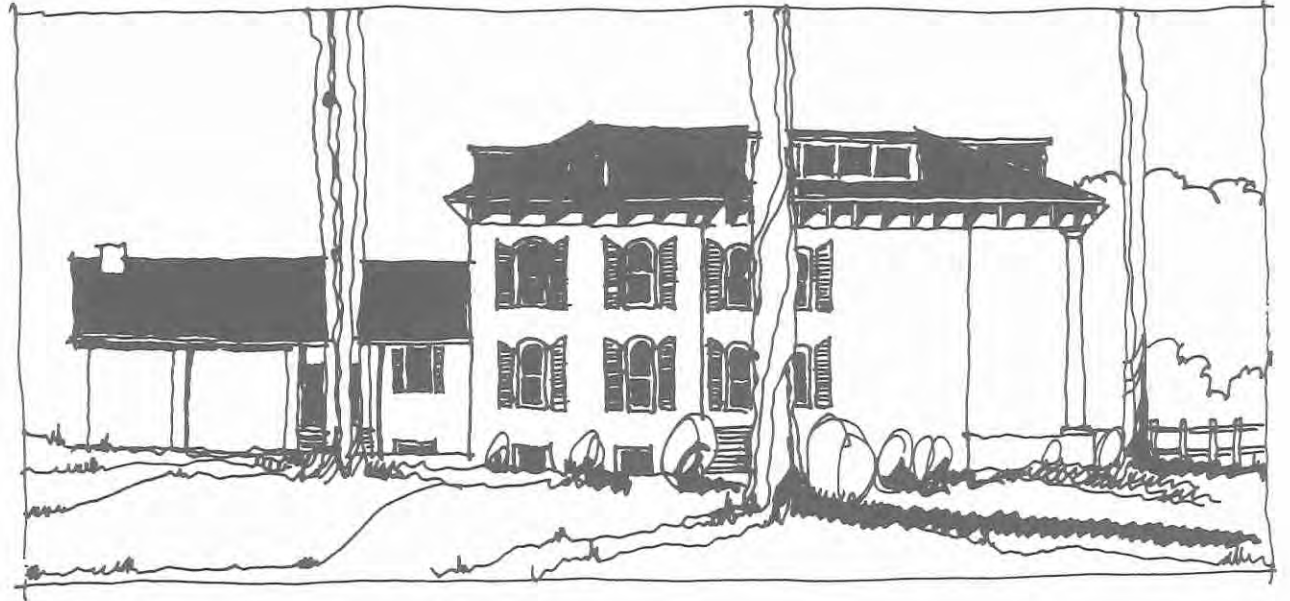
## STYLE

The form of this two-and-one-half storey brick house with its cubic massing, irregular plan and low pitched hipped roof was common after the mid-century and is related to the Italianate style.

The symmetrical five-bay facade with a wider central bay and a central door is Georgian Survival. The influence of the Italian Renaissance is evident in the segmentally headed windows with their vermiculated keystones. The brackets and panels of the frieze under the eaves and the double door with its rounded panels are Italianate.

The facade of the house has been significantly altered by the recent addition of a two-storey porch with elongated fluted columns and miniscule basis which is a parody of the Old South. An attempt has been made to have it blend with the house by giving the porch a panelled frieze with brackets.

There is a recent board and batten garage at the rear. The vernacular Italianate character of the house has been obscured by the porch and the painting of the facade a cream colour.



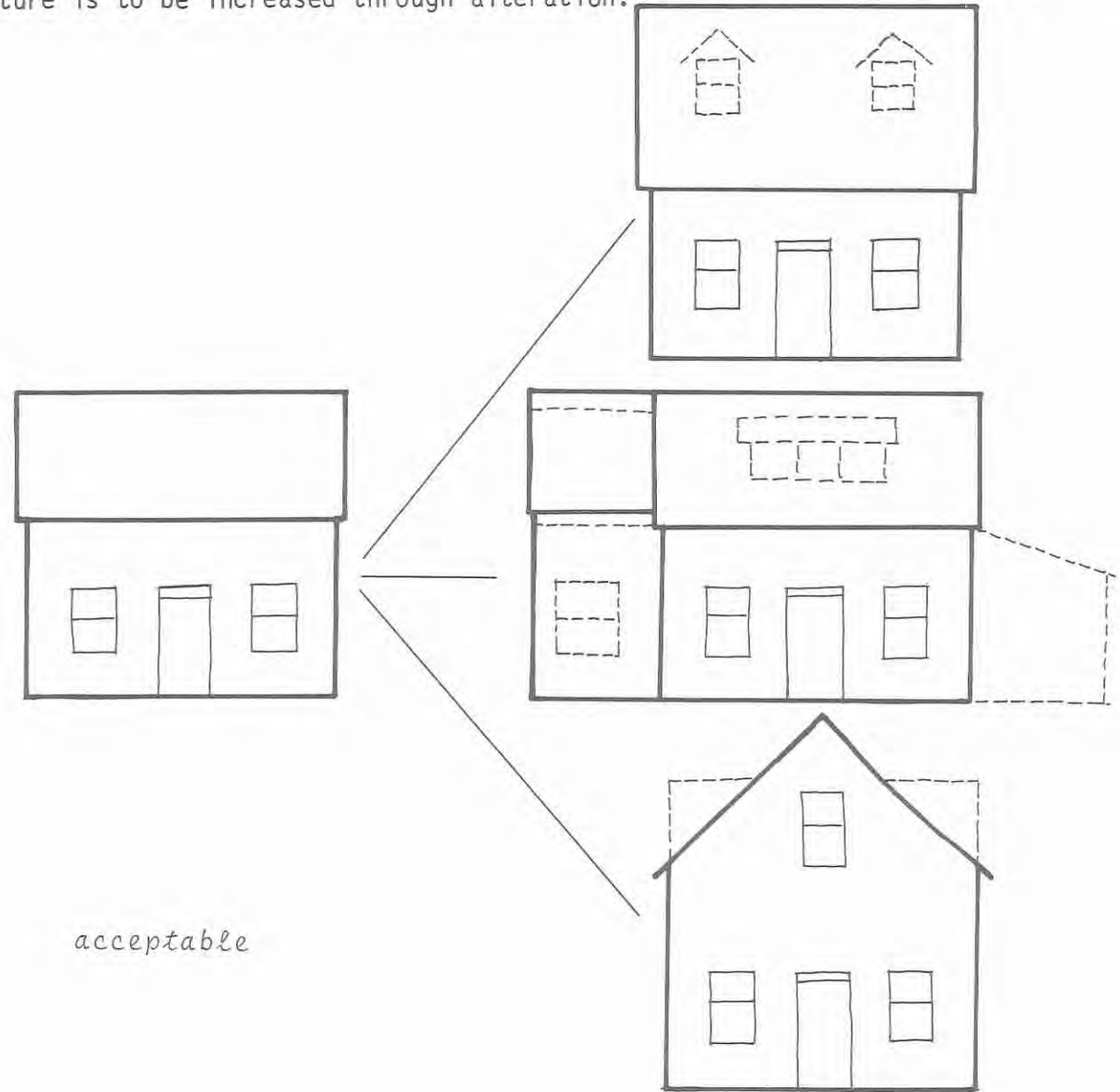
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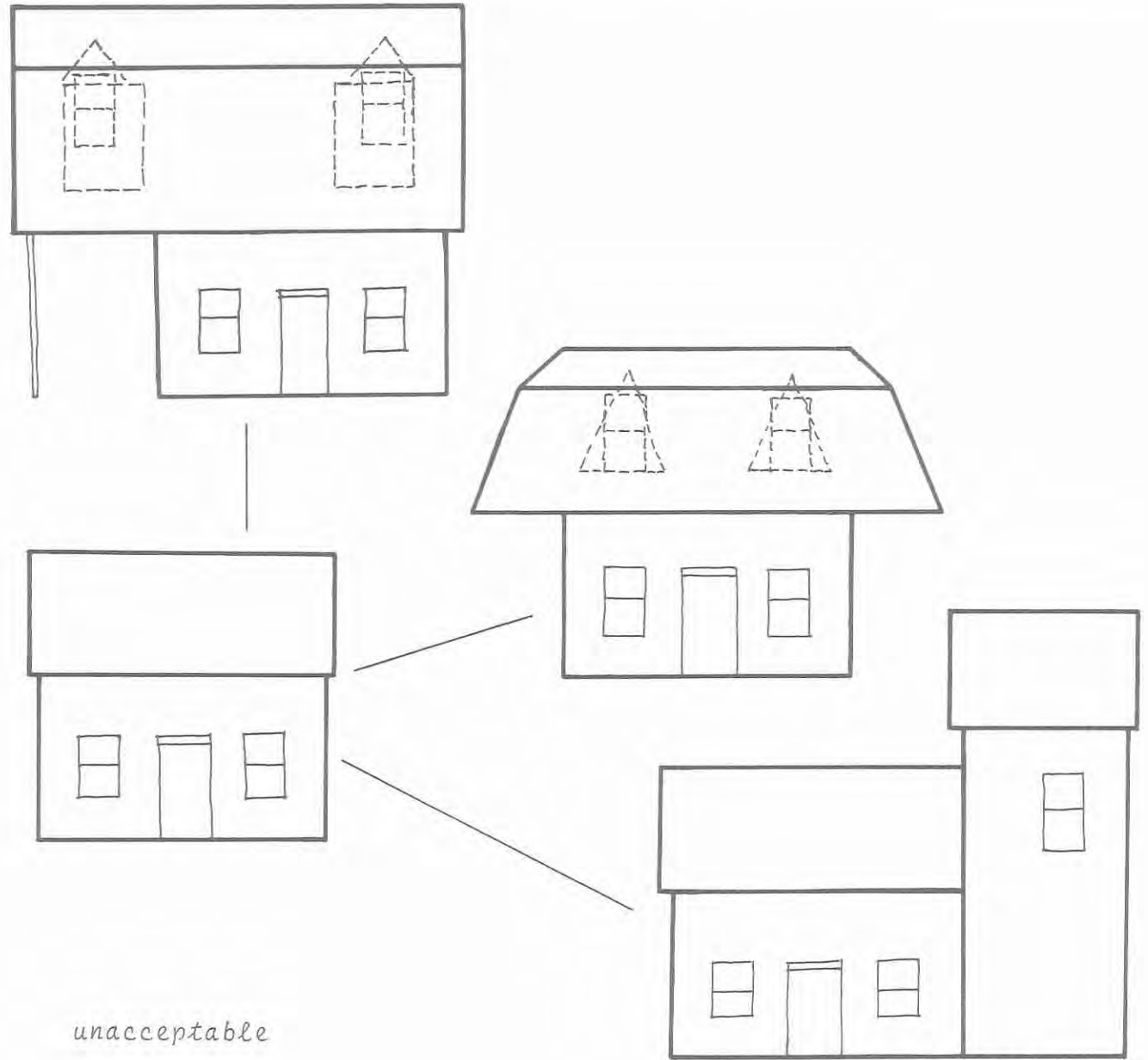
The following guidelines will be used by the Review Committee to assist in making decisions with respect to any application for significant alterations to existing structures. New construction should be dealt with on the basis of the criteria set out in Section 4.2 and 4.7.2 of this Plan.

The purpose of these guidelines is to suggest what makes the buildings of the village architecturally interesting and to illustrate that some ways of remodelling may be more effective than others in retaining architectural character and, thus, enhancing the value of the village as a Heritage Conservation District.

The majority of buildings in the District are simple in form and detail, exhibiting what historians often refer to as a nameless vernacular style. In addition, certain structures have been identified as significant and appear separately in Appendix C. Each in its own right is a landmark structure because of date of construction, historical associations, location and/or architectural style. Many of these are examples of "period" architecture and display general stylistic features and design details which are unique to a recognized architectural period (e.g., the Ball Hotel is Georgian Survival in style). For such buildings, the comments and sketches which follow do not apply. Proposed alterations to these buildings should be even more carefully considered by the Review Committee and the Mississauga Heritage Committee representation will be invaluable in such cases. Generally, however, the "rule of thumb" philosophy expressed below should be sufficient for suggested review guidelines.

- 1 SCALE The following sketches refer to the notion of relative scale which is, in this case, a sense of appropriateness in terms of mass and volume when the size of a structure is to be increased through alteration.

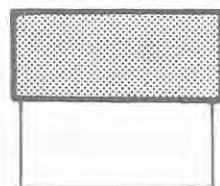




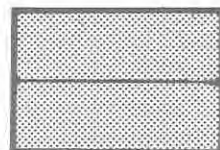
2 ROOF TYPE

Gable and hip roof types are suggested since a strong historical precedent has been set for these in the village. (See Appendix B). Roof styles of "convenience", however, should be discouraged. For instance, the mansard roof per se is an acceptable style; yet, the popularized version for alteration is not. The mansard is used primarily as a shell to hide an easily achieved cubic volume in an additional storey; but too often this results in a roof form that would never under normal circumstances be employed, as the scale of the roof is greatly exaggerated. This, then, becomes a problem of scale, as referred to above. Roof materials should be similar to those found in the village, i.e. wood and asphalt shingles. No radical departure from the existing materials such as to clay tiles should be permitted.

*gable*  
(*elevation*)



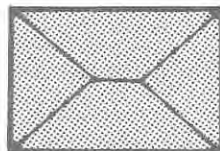
(*plan*)



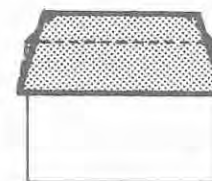
*hip*  
(*elevation*)



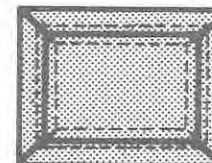
(*plan*)



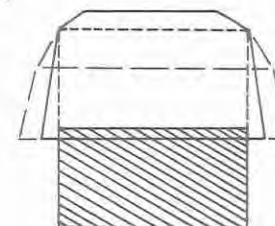
*mansard*  
(*elevation*)



(*plan*)

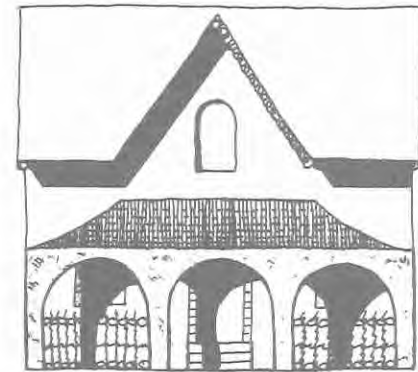
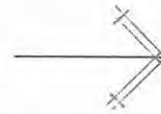
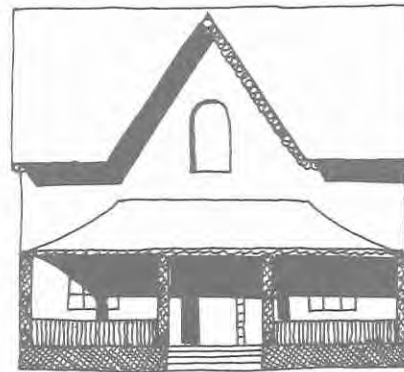


*unacceptable mansard*

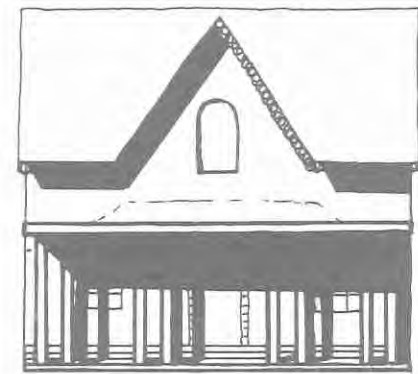
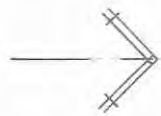
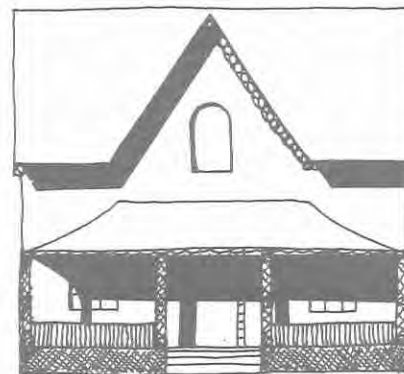


3 ALTERATIONS

The architectural style of alterations is important. For example: extreme stylistic features such as Mediterranean arches and columns would not be in harmony with the overall historical character of the village and, therefore, should not be permitted.



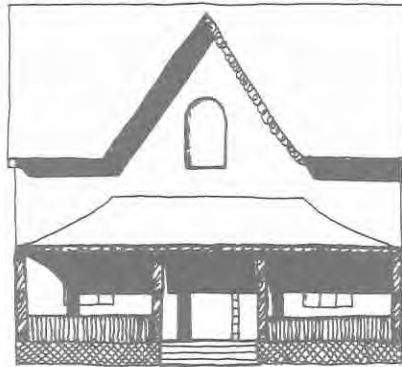
*undesirable*



*undesirable*

4 REMOVAL OF PARTS  
OF BUILDINGS

This may or may not be desired, based on authenticity, consideration of the perceived end-result, and taking account of any extenuating circumstances.



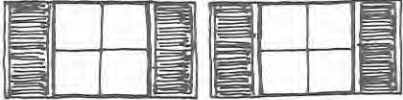
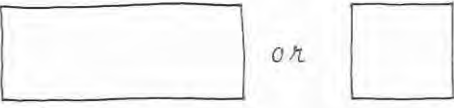
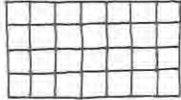
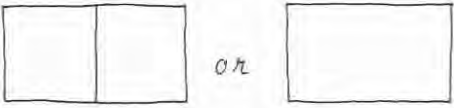
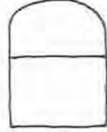
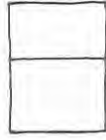


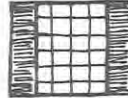


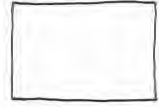
*preferred*



*alternatives (less desirable)*

5 WINDOWS

These are to be considered in terms of the size and shape of the opening, and the divisions (glazing bars) forming individual panes or lights. Any radical departure from what is deemed to be appropriate for the date and style of the structure under consideration should not be permitted.

	<i>original</i>	<i>unacceptable changes</i>
<i>size of opening</i>		
<i>number of panes</i>		
<i>shape of opening</i>		
		
		
		

## 6 MATERIALS

Exterior Cladding

As with new construction, the materials which are traditionally found in the village are acceptable, such as wood or wood-simulated horizontal siding, board and batten and other vertical cladding, stucco and brick. Where appropriate, preference should be given to narrow siding.

The following types of materials should not be permitted: wooden shingles as exclusive wall material; artificial materials such as insulbrick and angelstone; high technology materials such as reflective glass.

Site Design

In addition, regard must be had for general site design. While no controls are appropriate, it is mentioned here, as it is elsewhere in the Plan, to reiterate that much of the village character results from a sense of informality of physical site planning and from the retention of visual links to the past. It is also important to realize that this general impression is cumulative, resulting from many small, perhaps unconscious, site design decisions. Thus, it is preferable to retain, for example, gravel drives rather than asphalt drives; to encourage informal tree planting; to retain old hedge and fence rows; and even, in some cases, out-buildings, if useful.



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Heritage Advisory Committee  
JAN 24 2012

## HERITAGE IMPACT STATEMENT



A PHYSICAL, HISTORICAL AND CONTEXTUAL ASSESSMENT OF  
24 JOHN STREET SOUTH  
MISSISSAUGA, ONTARIO

## 1 .0 IDENTIFICATION

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## 2 .0 DESIGN AND PHYSICAL VALUE

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- 2.1 Port Credit – The Next Generation
- 2.2 One-Storey Homes
- 2.3 Features in Common with Earlier HCD Homes
- 2.4 Building Set-back

## 3 .0 HISTORICAL VALUE

---

- 3.1 History of the Home
- 3.2 Ellis Chandler (March 23, 1842 to October 21, 1934)
- 3.3 House on the Move . . . ?
- 3.4 List of Grantees
- 3.5 Condition of the Present Home

## 4 .0 CONTEXTUAL VALUE

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- 4.1 Apart from its Neighbours
- 4.2 The Homebuilder

## 5 .0 ASSESSMENT

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- 5.1 Elements that Contribute to Design and/or Physical Value
- 5.2 Elements that Contribute to Historical Value
- 5.3 Elements that Contribute to Contextual Value
- 5.4 Dates of Significance

## 6 .0 REGULATION 9 / 0 6

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- 6.1 Analysis of Compliance with Section 29 of the Ontario Heritage Act
- 6.2 Summary of Suitability for Designation
- 6.3 Conclusion

## 7 .0 PROPOSAL

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- 7.1 Plans, Elevations and Illustrations
- 7.2 Compliance with Old Port Credit Village HCD Guidelines

## 8 .0 RESOURCES AND ADDENDUM

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- 8.1 Author and Resources
- 8.2 Limited Inspection Report, by Environmental Service Group
- 8.3 Structural Assessment and Recommendations, by Shoalts Brothers

# 1.0 IDENTIFICATION

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## Name(s)

### 1.11 Historic Place Name

none

### 1.12 Other Name(s)

Chandler-Branton-Gardiner residence, "Stoneboat Cottage"

## Recognition

### 1.21 Status

designated under Part V of the Ontario Heritage Act  
enacted under City of Mississauga bylaw 272-2004

### 1.22 Inventory Number

613

## Location

### 1.31 Address

24 John Street South

### 1.32 Postal Code

L5H 2E4

### 1.33 Lower Tier

City of Mississauga

### 1.34 Upper Tier

Regional Municipality of Peel

## Coordinates

### 1.41 Latitude

43° 32' 53.9" North

### 1.42 Longitude

79° 35' 11.6" West

## Boundaries

### 1.51 Lot

part of Lot 7 of the Broken Range, Credit Indian Reserve  
Plan 300 West, part of Lots 5 and 6 south of Port Street West

### 1.52 Property Area

673.8 m<sup>2</sup>

### 1.53 Depth

40.23 m

### 1.54 Water Frontage

not applicable

## Contact

**1.61** Robert Boic, 24 John Street S., Mississauga, L5H 2E4  
416-580-7137



Looking north



Looking west



Looking east



Looking south

### **1.71 Property Description**

The building is located on the west side of John Street South, south of Port Street West and north of Bay Street West, in the former Town of Port Credit, Ontario. The building faces eastward toward John Street South. The house is lower in elevation than its neighbouring buildings. The foremost part of the building is set approximately 14 metres in from the sidewalk, compared to 20 John Street South and 26 John Street South which are approximately nine metres inward from the sidewalk.

### **1.72 Inventory of Features on the Property**

The main one-storey residence.

A temporary canopy to the south of the house is used as a car shelter. In 2011 the present owners applied for construction of 4.2 x 7 metre garage to replace this temporary canopy.

There is a large silver maple tree on the front property, three smaller trees at the back of the property, and a small white pine and smaller hedge trees to the south lot line, bordering 26 John Street South.

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### 1.73 Notable Alterations to the Home

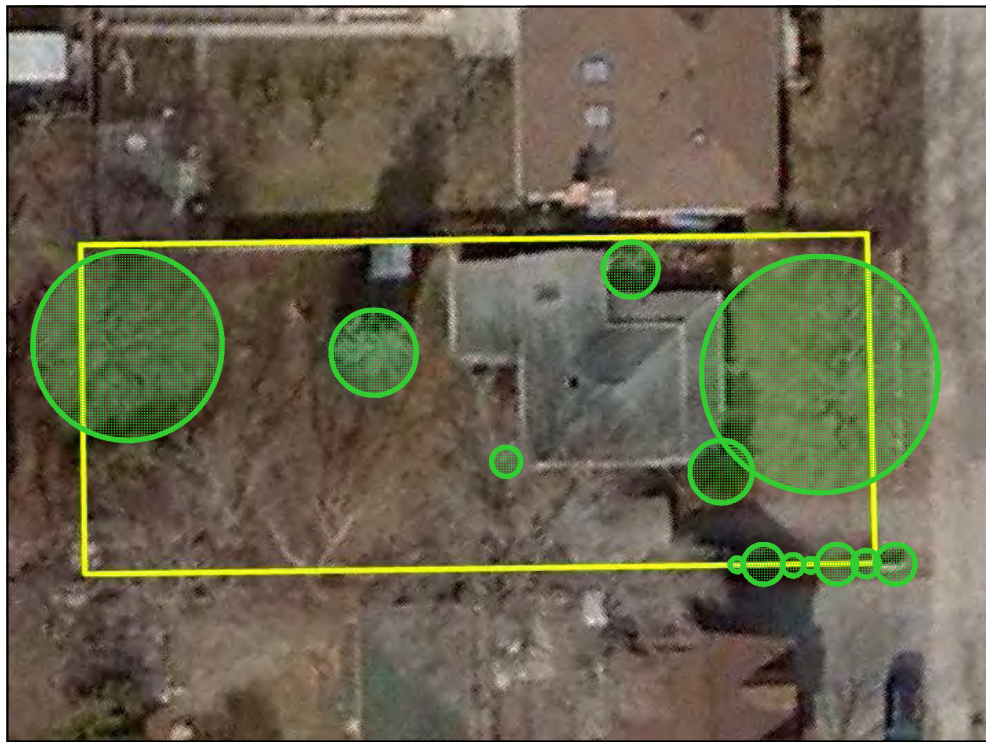
Atelier Architect Madunic performed an interior and exterior study of 24 John Street South in May 2011 and identified a number of changes to the home over the years.

AAM's observations are as follows:

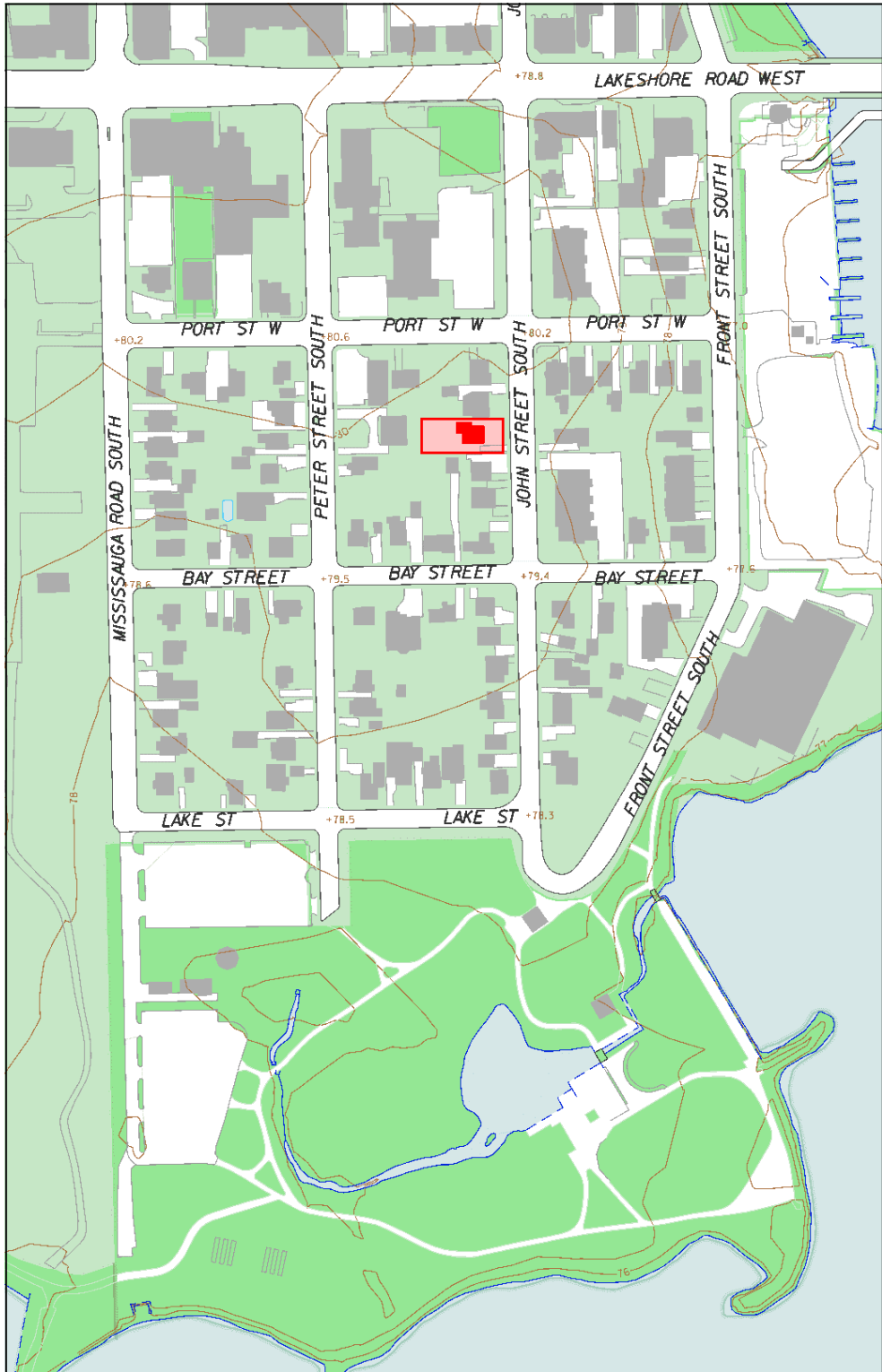
"Subject property is 40.23 m x 16.76 m. The primary home dwelling is a 1-storey, wood frame structure with painted stucco siding. Above-ground living area is approximately 70m<sup>2</sup>. A hipped roof on a varied plan is covered with asphalt shingles.

An originally side-hall plan house, a new entrance door has been inserted in the location of the original ground floor window, and the main entrance was relocated to the center of the house. All of the original windows were replaced with single-hung sash windows sometime around 1995. Other more notable alterations include partitioning of the porch to accommodate a small bathroom, and a one-storey room added at the back,

This porch is in urgent need of reconstruction. The structural integrity of the posts that sustain the porch is seriously compromised. The planks of wood on its flooring are cracked and decaying. The roofing is rotten and sagging. The railing was damaged years ago and removed."



Aerial image showing trees, which are muted in "E-maps" satellite imagery.



24 John Street South in the Port Credit Heritage Conservation District.



Front of main residence, looking west



Front elevation of main residence, and front lawn.



Back of main residence, looking north



24 John Street South, set further in from the lot line than its neighbours.

## 2.0 DESIGN AND PHYSICAL VALUE

### 2.1 Port Credit – The Next Generation

The main residence at 24 John Street South is described in the City of Mississauga's heritage register as being in the "cottage style". Modest in proportion and massing, the home does bear some resemblance to homes in the same style, as identified by Harold Kalman in his landmark reference work, *A History of Canadian Architecture*. However, the architectural style of 24 John Street South is almost too simple to be truly "cottage style" since cottage homes (like the ones that were once common in Lorne Park) were typically adorned with elegant posts and balustrades, and elaborate vergeboards. The woodwork of 24 John Street South, by comparison, is very plain. Balustrades and verandah posts are simple rectangular forms. It does not appear that the homebuilder, Ellis Chandler ever incorporated vergeboards, finials, or other decorative fittings to this home.

This may be a reflection of Chandler's own capable but otherwise basic homebuilding skill. Or perhaps Chandler intended to build a simple cottage more akin to the smaller, lower-cost lakefront cottages of Lakeview Beach than the more refined cottages of Lorne Park Estates. See photos on page 13.

Not so much a cottage in the traditional sense, 24 John Street South is an example of the next phase of home construction in Port Credit, when suburban style homes were built on lots that remained unsold during the Victorian era.

The Charles Goad 1910 map of Port Credit shows that more than half of the lots in today's Heritage Conservation District were undeveloped at that time. At about the time Goad's map was issued, an electric radial was built to Port Credit from the west end of Toronto's extensive street railway network. This, combined with recent expansion at Port Credit's two major employers – St. Lawrence Starch and the Port Credit Brick Company – made the 1910s a time of great opportunity for land developers.

The 82 lots of Plan 300W were laid out, south of Toronto Street (Lakeshore Road West, today) in the 1830s when Toronto Township was experiencing enormous growth, as a result of mass immigration from the United Kingdom. Beginning at about the time of the 1871 census the population of the township and of Port Credit went into a steady 30 year decline, leaving many of the 1830-era lots on the west side of the village still undeveloped two generations later. See map on page 14.

The present home at 24 John Street South was built during the second climb in population that is first officially recorded with the 1911 census. This renewed growth was made up mostly of "suburbanites" – Mississauga's first commuters – who followed the recently built Toronto and York Radial trolley line westward from the big city. The house at 24 John Street South is smaller than homes built in the nearby Credit Grove and Hiawatha-on-the-Lake neighbourhoods, but was built contemporaneous to these commuter subdivisions on the east side of Port Credit.

It is possible that Chandler may have built 24 John Street South as late as the mid-1920s, after the village of Port Credit completed its waterworks. This was a clear attraction for potential new homebuyers. (Development of the Credit Grove and Hiawatha-on-the-Park neighbourhoods – both begun in the



“Wrap-around” front porch, typical of earlier homes on John Street South.



Corner of east-west and north-south axes of 24 John Street South.

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1910s – remained slow until “running water” came to Port Credit in 1923.)

However, it appears that the present washroom was added later. Common interior floorboards, and differing exterior stucco texture are evidence that this present washroom was built on part of the far west end of the original L-shaped verandah. If the washroom was a later addition, then it’s possible that Chandler built the home prior to the opening of Port Credit’s water supply network in 1923.

## **2.2 One-Storey Homes**

If 24 John Street South stands out in any way architecturally, it is unique in being one of only three homes in the Port Credit West neighbourhood to be one storey. Thirty-two family homes still standing in the neighbourhood today are defined as being of “historical interest”, and of these, 29 are multi-storied homes – most of these being one-and-a-half storey. See map on page 16.

That Chandler built 24 John Street South as a one-storey home, when almost all other existing homes in the neighbourhood were larger, adds further credit to the likelihood that Chandler intended to market the new home to middle class cottagers like those of Lakeview Beach, rather than the more affluent cottagers of Lorne Park.

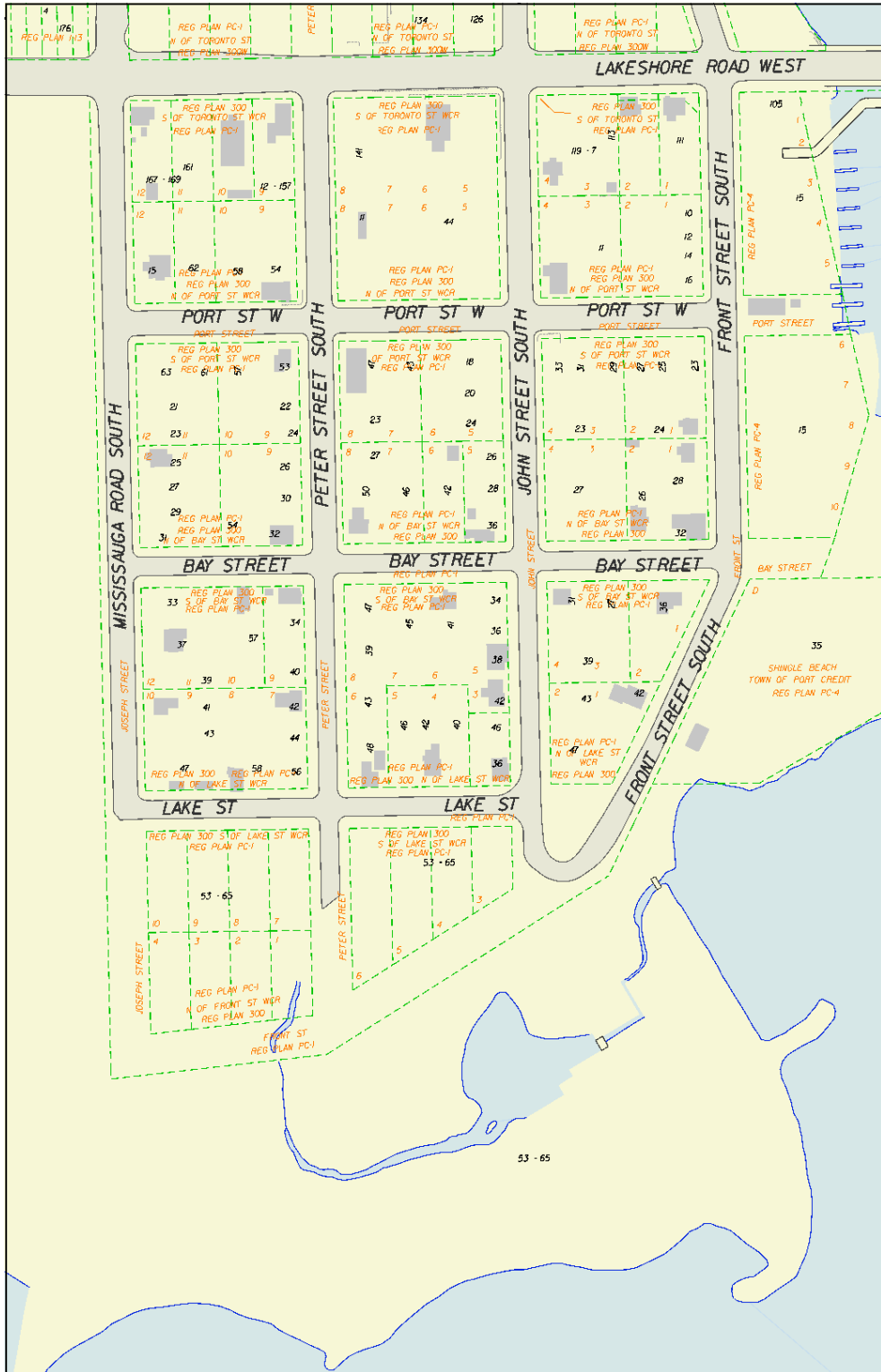
Chandler either preferred one-storey homes, or had sufficient finances to build only a smaller-sized home. Otherwise, it is rare to see contemporary one-storey homes elsewhere in Port Credit, even today. Of the other two one-storey homes in the HCD, Abram Block’s much-altered home at 42 Front Street South was built about 70 years before 24 John Street South, during the village’s earliest years.



An elaborate Lorne Park Estate cottage: 893 Sangster Avenue.



A typical Lakeview Beach cottage home: 618 Curzon Avenue.



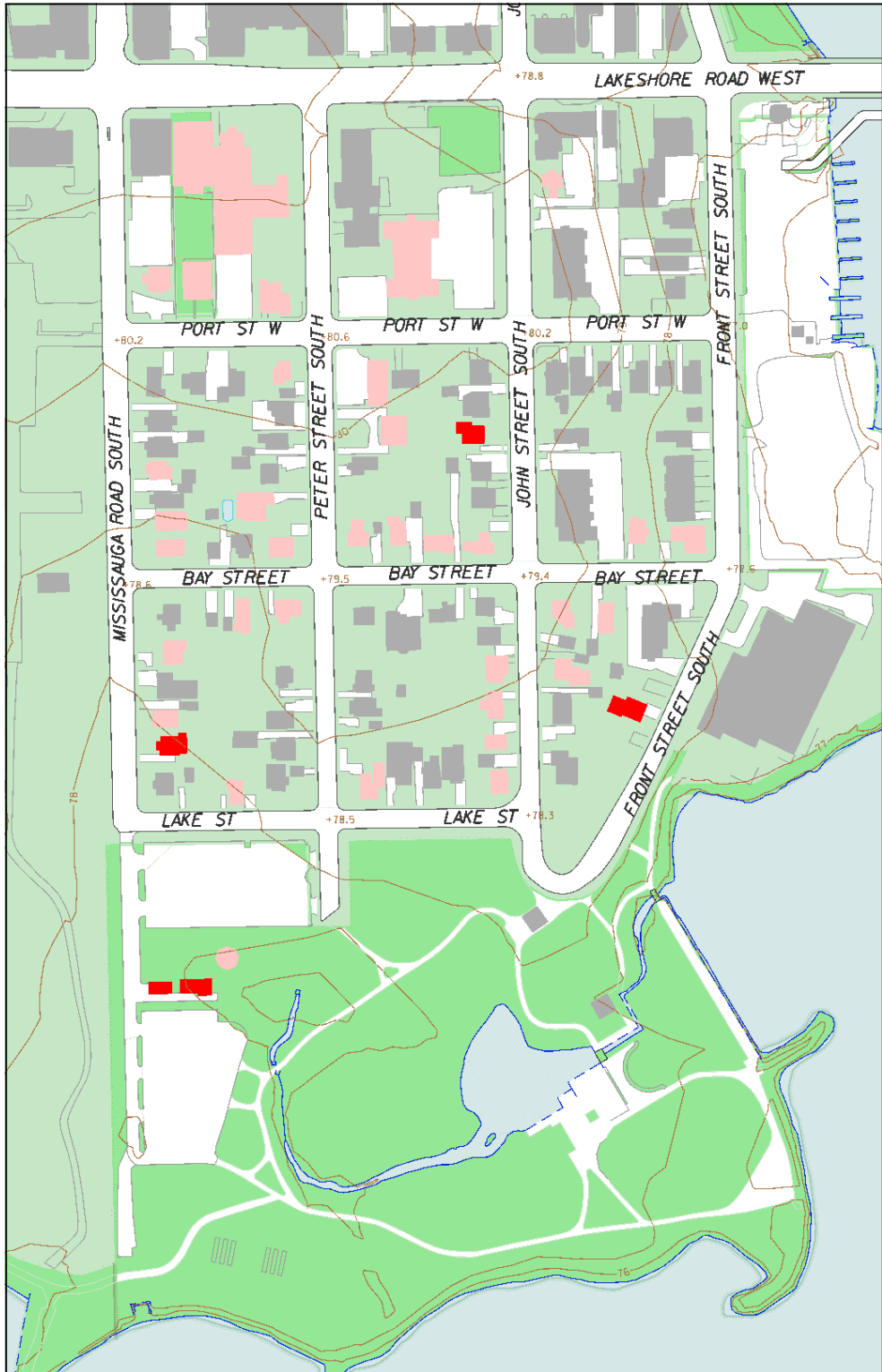
Buildings and lots appearing on the 1910 Charles Goad map.



The radial line serving Credit Grove terminated just short of 24 John St. S.



The Port Credit Public Utilities waterworks system began operation in 1923.



“Buildings of Historic Interest” (pink) with one-storey historic buildings (red).

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### **2.3 Features in Common with Earlier HCD Homes**

In spite of Chandler's curious preference for low-rises, his resale home at 24 John Street South does take some architectural cues from homes that already existed along John Street South. Notable among these features is the wrap-around veranda. These were a nearly universal feature on late Victorian-era homes, such as the nearby Peer brother homes at 38 and 42 John Street South. However, wrap-arounds became less popular in the early 20th century, replaced by full-width, front façade-only porches. The house at 24 John Street South was built during this later period when full-width front porches were common, yet Chandler opted for a more traditional L-shape verandah.

Many of the contemporary homes on the east side of Port Credit have front-façade porches, typical of the suburban "bungalow" craze that prevailed at the time 24 John Street South was built. See photo on page 18.

### **2.4 Building Setback**

It is also unique that 24 John Street South sits farther back from the front property line than its neighbours.

The homes immediately north and south of 24 John Street South were built after World War II and, consistent with homes in this later period, both are characteristically set closer to the front property lines to maximize back lawn space. Large back yards were a popular feature of post-WWII homes when hammocks, lawn chairs and family barbecues became popular.

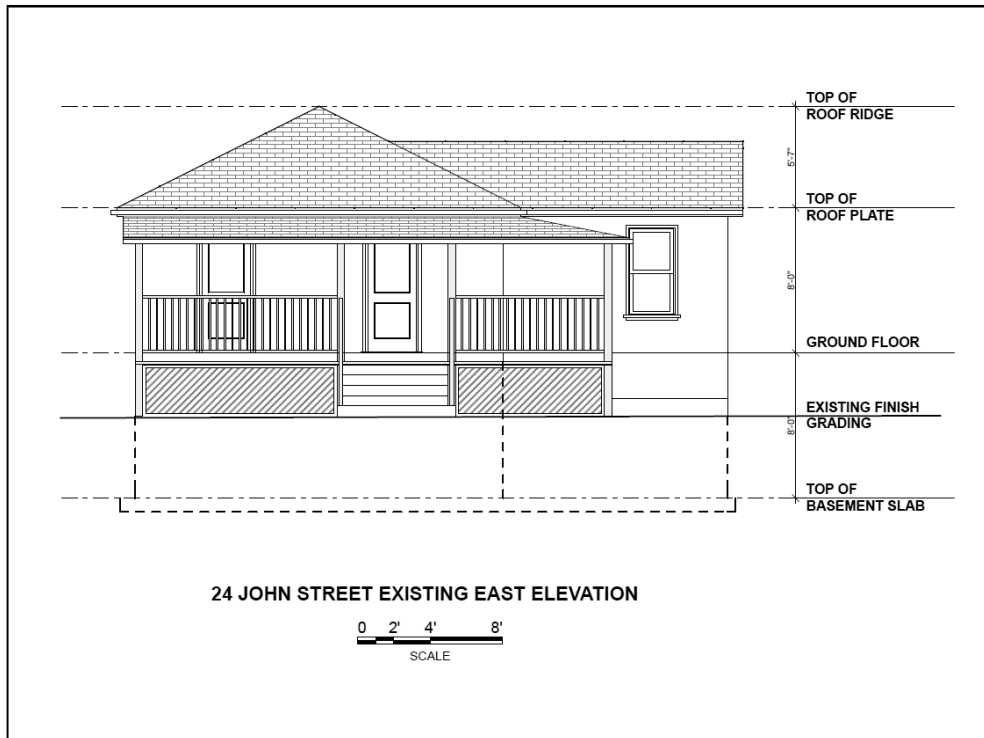
Ellis Chandler positioned 24 John Street South on its lot in the tradition of Victorian and contemporary Edwardian fashion when a wide, large front lawn was a sign of sophistication and affluence.



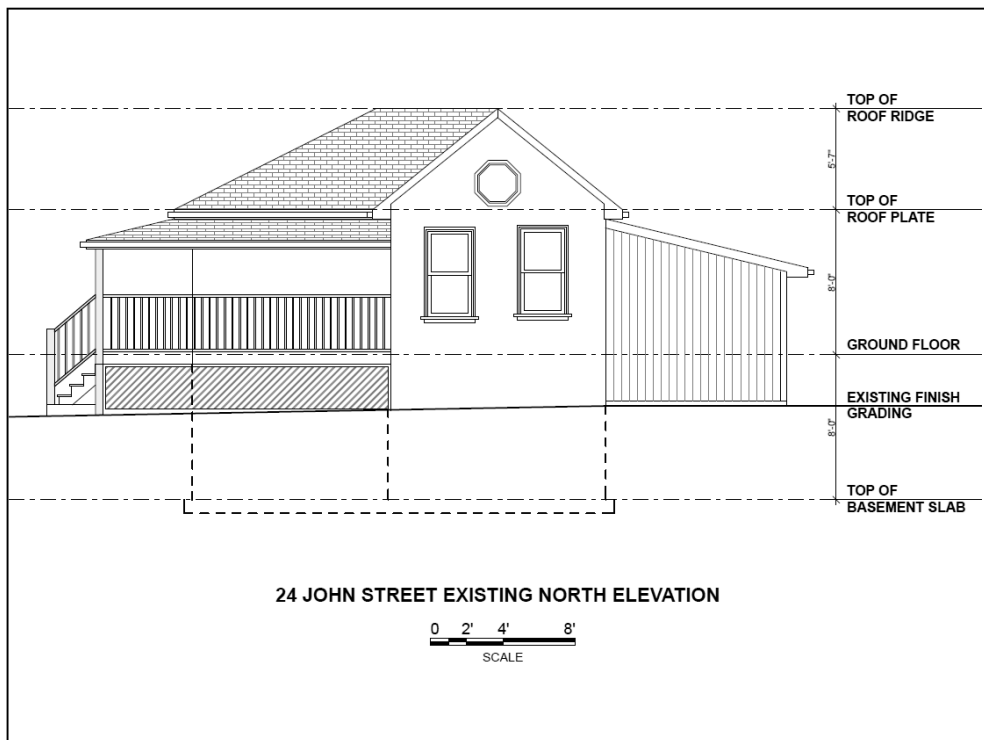
An earlier home with a “wrap-around” verandah: 36 John Street South.



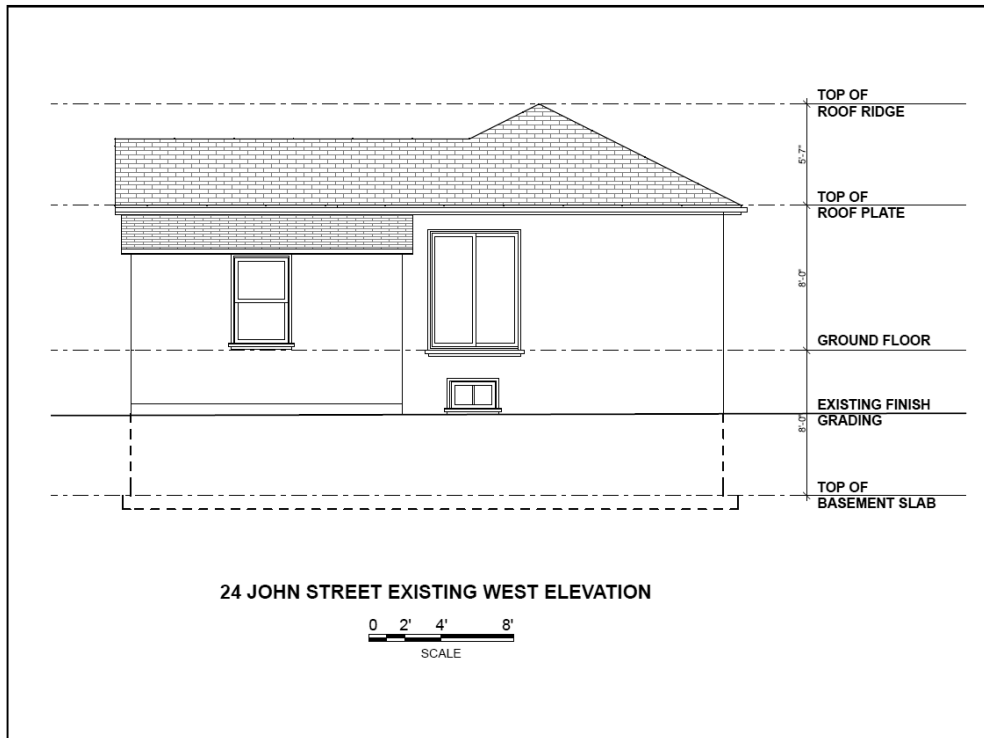
A suburban home with a full-width front porch: 39 Minnewawa Road.



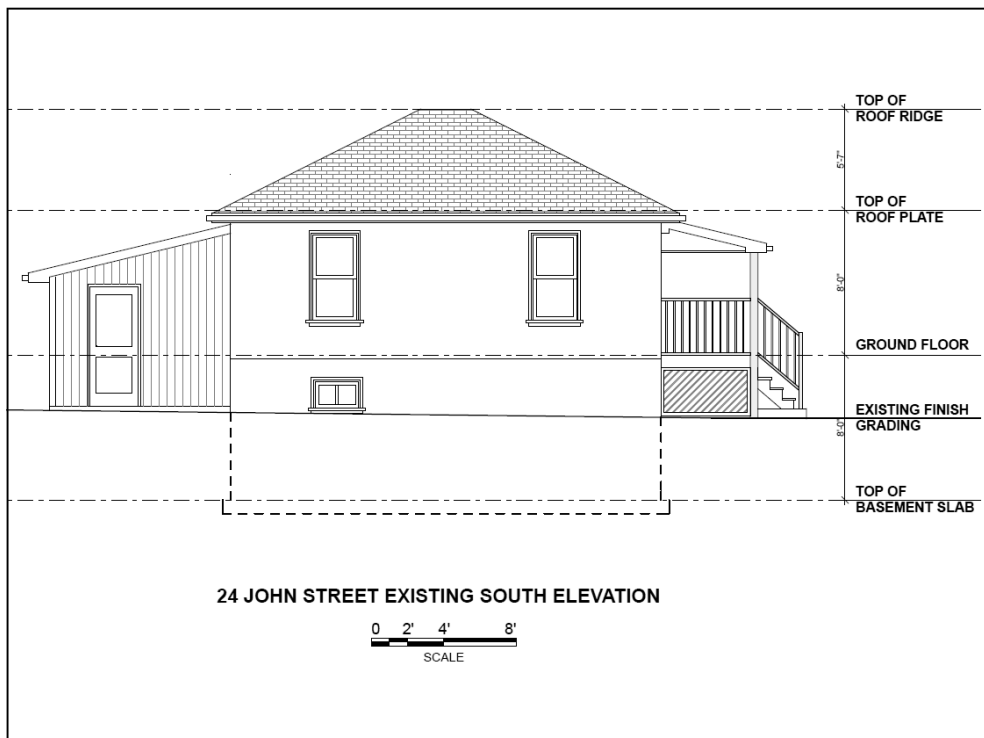
Elevation of the existing home: east (front) elevation



Elevation of the existing home: north elevation



Elevation of the existing home: west (rear) elevation



Elevation of the existing home: south elevation

## 3.0 HISTORICAL VALUE

### 3.1 History of the Home

As with most other homes in Port Credit's Heritage Conservation District, it is difficult to pinpoint a specific date of construction for 24 John Street South. George Corey was Port Credit's first building inspector. He was hired by the village in 1924. Before this time, there was no formal procedure for applying for and approving building permits and therefore no official register of "housing starts".

The fact that two fire insurance maps of Port Credit are 18 years apart makes narrowing down specific construction dates next to impossible. All that can be said with certainty about 24 John Street South is that it was built sometime between 1910 and 1928. The home appears on the later map but not the former.

The City's records state that this house's decade of construction was the 1910s. This is based logically on the fact that the land was sold to Ellis Chandler in 1917 for \$400 and resold by Chandler in 1921 for \$2,500. The six-fold rise in value of land is likely the result of the lot being "improved" by the addition of a home. This narrows the construction date, with some certainty, to the 1917-1921 period.

It is also likely that Chandler did not build the home for his own family. The Chandlers already had a larger, one-and-a-half storey home at what is presently 31 Mississauga Road South. Ellis' son, William built a home for his family next door, to the north.

### 3.2 Ellis Chandler (March 23, 1842 to October 21, 1934)

An historical account of Ellis Chandler from the City of Mississauga's heritage register states that Chandler was a "gardener from New Toronto", but there is no other record of Chandler working as a gardener and it is known from family records that Chandler lived most of his life (outside of the UK) in Port Credit and only moved to the home of his son Ned in New Toronto after retirement. When his wife Jane (née, Leeming) died in New Toronto, Ellis returned to Port Credit to live with his daughter Louisa and her husband William Gill, who were living in the home that Ellis had built at 31 Mississauga Road South in 1911 – two years after he moved to Port Credit. Ellis Chandler died in this home, at 91. Five of his 19 grandchildren served as pallbearers. Chandler had another 17 great grandchildren.

Chandler's obituary in the Toronto Daily Star stated that he started Port Credit's first dairy, delivering milk and cream each morning to his ten customers. This was probably an early part-time business. It is likely that Chandler moved to Port Credit specifically to work at the brickyard across the street from his future Mississauga Road South home. Ellis' two sons (William Ellis and Joseph Redvers Chandler) also worked at the brickyard. An article on Chandler in the Toronto Star in honour of his 90th birthday noted that he worked at the large brickworks in Weald, England near his hometown of Capel, Surrey. Chandler started making bricks when he was eight – not an unusual age in this Dickensian era of poverty, disease and child labour.

Forty years later, Chandler's doctor advised him to move to Canada for the sake of his health. (The same doctor told Chandler, who had quit smoking,

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to take up smoking again for his health. "I got well and have been well ever since", Chandler commented to the Star reporter.)

Chandler was 50 when he arrived in Port Credit, after a short stay in Caledon Township as a farmer. (It may be because of this brief tenure on a Caledon farm that later records came to refer to Chandler as a gardener.) Considering his 32 years of prior experience as a brickmaker in the UK, it is quite likely that Chandler moved to Port Credit the following year to work for the Sullivan and Packham Brick Company (later, the Port Credit Brick Company). Chandler worked full time for the next 12 years as a kiln foreman at the brickyard located on the west side of present-day Mississauga Road South.

The Toronto Daily Star obituary also notes that Chandler became a contractor as an adult, supporting the belief that he built (or at least contributed with his sons in building) 24 John Street South.

In later years, Brother Chandler was a master of the "Lake Shore" L.O.L. #163 Orange lodge – a Protestant lodge otherwise filled to the rafters with Blocks, Blowers and Peers amongst other Chandler neighbours in the village.

### **3.3 House on the Move . . . ?**

Anecdotal histories should always be accepted with one part anticipation and three parts skepticism. This is especially so when stories of a home's history are told by later homeowners not related to the homebuilder or original homeowner.

A story came to fore in recent years that the main structure at 24 John Street South was originally built on a lot "at the foot of Mississauga Road South" and that this house was later moved to 24 John Street South. The likely basis for this story is the otherwise accurate fact that Ellis Chandler did own both the property at 24 John Street South and the property at 43 Mississauga Road South near the "foot of Mississauga Road". Beyond that, there is no explanation as to why a house would have been moved.

The only other "foundation" for accepting this story relates to the poured concrete foundation of 24 John Street South. A structural report prepared by Shoalts Brothers Construction Limited in 2011 identified inconsistent dimensions between the original poured concrete foundation and the existing dimensions of the home that sits atop it.

That the dimensions of the home's floor plan is not consistent with the foundation is hardly irrefutable evidence that a house from elsewhere was moved to this site. However the fact that an otherwise unexplained inconsistency does exist opens the door to debate.



Ellis Chandler's home: 31 Mississauga Road South (formerly Joseph St. S.).



The house of Ellis' son, William Chandler: 29 Mississauga Road South.

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### 3.4 List of Grantees

As with many of the lots in Port Credit's heritage conservation district, land ownership records are incomplete. The entry for Lots 5 and 6 South of Port Street in Book 1 of the Peel County register is blank. Book 2 opens with an entry from 1917. This date is confirmed only as a result of a new survey of Robert Lynn's 1834 Port Credit survey made in 1927. The land deed in the possession of the owners of 24 John Street South in 1927 included registry information dating back to 1917.

The following is a list of registered property owners.

#### **Adam Weir**

The blank entry in Book 1 is an indication that the property remained unsold from the time of the 1830s surveys. The first entry in Book 2 identifies Adam Weir "and others" as executors, not just of Lots 5 and 6 south of Port Street but of "other lands". If there had been an owner prior to Weir's appointment as an executor, the existing land title search would have opened with some form of deed, grant or quit claim. Without a record of these it is likely that the executors were appointed by the crown (which would still be the "owners" of any land from the 1820 CIR treaty still unsold) to sell the lot to someone who would build a home on that lot.

Weir was the notary public who executed the transfer of sale to Ellis Chandler. Weir was chief accountant at the St. Lawrence Starch Company. The Rabba Fine Foods store at Lakeshore Road East and Elizabeth Street North now stands where Weir's home once stood.

#### **Ellis Chandler**

In August 1917, Ellis Chandler purchased the two undeveloped properties of Plan 300 West of the Credit River identified as Lots 5 and 6 South of Port Street. Today, these two lots include the present homes at 18, 20 and 24 John Street South.

The value of the property climbed during the four years Chandler owned it. This sharp rise in price suggests that Chandler built a home somewhere on this lot (possibly the present home) thus improving the lot for resale.

#### **John Pinkney**

The "bargain and sale" record of July 1921 confirms that Chandler sold the property outright to John Pinkney. Pinkney was likely a real estate dealer, considering that he sold the property less than a year later (May 1922) at a \$500 profit.

#### **Annie Knight**

Land registry records suggest that Annie Knight was the first resident at 24 John Street South. Knight lived here for 24 years. Research has uncovered no further information on Knight. There has been some speculation that Knight was the wife of Ellis Chandler's son Fred, whose first name was also Annie. This brought up the possibility that the house was built by Ellis for his son. However a genealogical search confirms that Fred Chandler's wife's maiden name was O'Sullivan and that Fred and Annie were still living in Caledon during the time Knight lived at 24 John Street South.

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### **Alice Copeland**

In January 1946, Lots 5 and 6 were bequeathed to Alice Copeland. Alice and her husband George Copeland subdivided these two vertical lots (lots with a longer north-south axis, each with an east-west width of “one chain”, or 20.1 metres) into three horizontal lots (with longer east-west axes of 40.2 depth and 13.4 m frontage). This explains why there are three houses today on what was originally two surveyed lots. Goad’s 1910 map does not show a lot line separating Lots 5 and 6, implying that the two lots were under one ownership, thus making it easier for the Copelands to “re-divide” the lots horizontally. See the map on page 24.

Research has found little information on the Copelands other than that they were long-time members of First United Church in Port Credit.

### **Later Owners**

After the Copeland’s 41 year tenure at 24 John Street South, the house had eight different owners over the next 21 years, leading up to the present owners; Robert and Luciana Boic, who have lived here for four years.

The home was owned by Andrea Branton and Robert Gardiner in 2004, when 24 John Street South was designated along with 89 other properties as the Port Credit Heritage Conservation District. The property is listed in Mississauga heritage records as the “Chandler-Branton-Gardiner Residence” even though Branton and Gardiner lived in the home less than six years. They just happened to be the residents at the time of designation.

Later owners Tony and Marianne Policelli named the home “Stoneboat Cottage” in 2005. The name is undoubtedly derived from Port Credit’s days as a centre of the stonehooking trade from the 1870s to about 1910. However the cottage itself was built after the decline of stonehooking, as slate resources in the Port Credit were depleted.

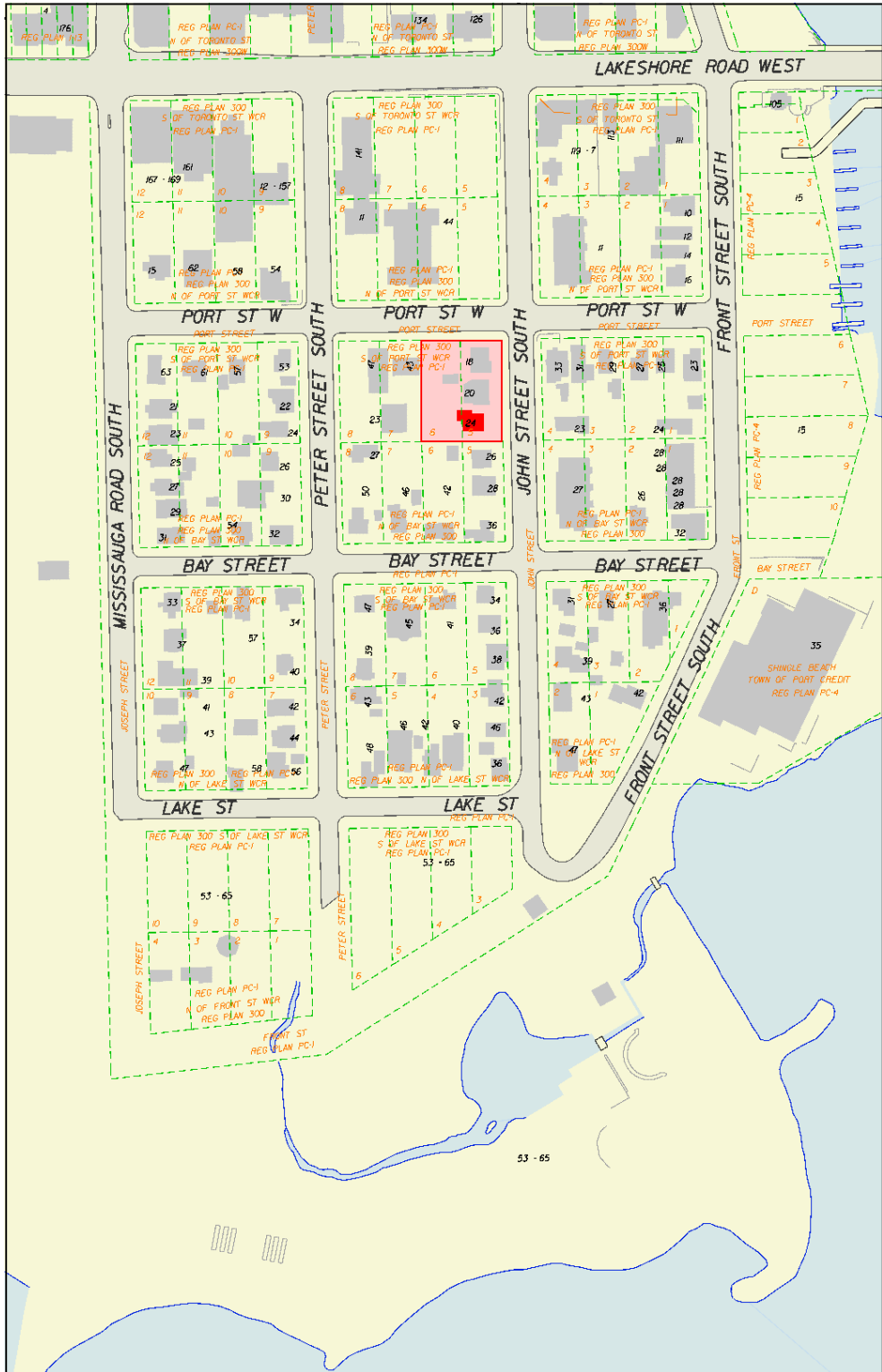
### **3.5 Condition of the Present Home**

A structural report by Shoalts Brothers Construction Limited reports that the stucco surface of the exterior walls is crumbling at many places. Most of the wood on the verandah is rotting. From the author’s own personal observations, the foundation appears to have shifted over the years. The interior floors are now uneven. An environmental inspection report by Environmental Services Group has registered levels of mould in the basement and excess moisture content in the home’s subfloor.

Possibly as a result of poor maintenance over the years, or perhaps even as a result of Chandler’s limited abilities as a contractor, 24 John Street South has been subject to much decay over the years.

Ellis Chandler’s obituary in the Toronto Daily Star did state that he had been a contractor, so it seems odd that an experienced homebuilder would build a home with so many structural faults such as lack of proper roof and basement ventilation, improper application of stucco, and misaligned joists and rafters, as identified by Shoalts Brothers and ESG Group.

However, if the house was built sometime between 1917 and 1921 then Ellis Chandler was at least a septuagenarian at the time. At this advanced age, the two sons that were known to be living in Port Credit at the time may have



Plan 300 West, highlighting lots 5 and 6 south of Port Street West.

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assisted Ellis in building 24 John Street South. The sons may have lacked their fathers' experience.

Or it may simply be that limited financial resources and/or a desire to build the resale home as cheaply as possible are to account for the poor condition of the home today. Either way, poor construction has come to haunt 24 John Street South in recent years.



Groundwater seepage in the basement.



Poor condition of the porch.



Rotting wood and chipped stucco.

## 4.0 CONTEXTUAL VALUE

### 4.1 Apart from its Neighbours

Port Credit's heritage conservation district is dominated by fine homes built at a time when Port Credit's fortunes, and the young country's fortunes, were at a peak. In contrast to the many homes in the district defined as being of "historical interest", 24 John Street South is not Victorian in either the architectural or historical sense.

That 24 John Street South is unlike its Victorian neighbours does not make it of lesser importance. It's the differences that make this little cottage home stand out from its neighbours. This home is a rare example of a single-storey residence built during Port Credit's renaissance as a commuter village. Despite the fact that owners earlier in the 21st century named this home "Stoneboat Cottage", it's not likely that 24 John Street South was ever a summer-only cottage, nor was it related in any direct way to the stoehooking trade which had all but vanished by the time this home was built.

None of 24 John Street South's neighbours, on either side or across the street, are of particular architectural, historical or contextual importance. The section of John Street South between Port Street West and Bay Street is a rather unremarkable segment of an otherwise historically-important neighbourhood. By comparison, the next block south on John Street seems to be perpetually closed to traffic as a result of movie companies looking for a film setting with that undisturbed Victorian charm.



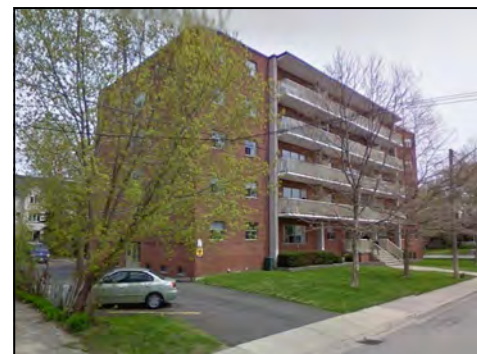
24 John Street South



20 John Street South



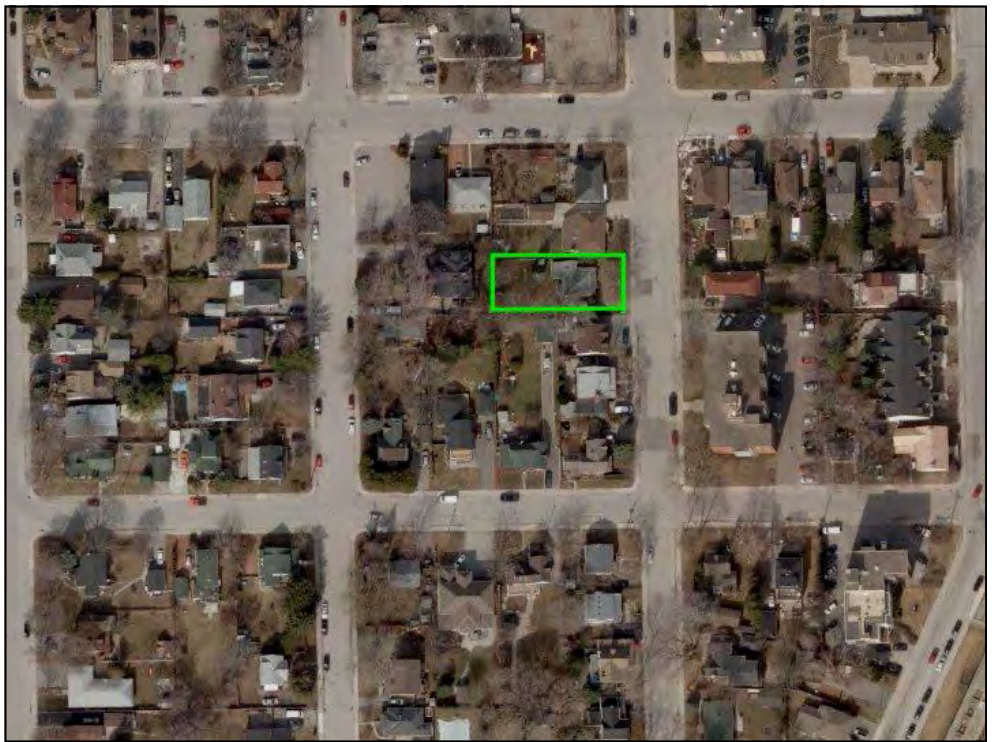
26 John Street South



27 John Street South



Aerial map of neighbourhood: 1954



Aerial map of neighbourhood: 2011



John Street South, looking north.



John Street South, looking south.

## 4.2 The Homebuilder

The most noteworthy contextual aspect of this suburban home is its likely builder, Ellis Chandler. The Chandlers were a prominent family in Port Credit, and Ellis himself a church elder and Orange leader. Ellis and at least two of his sons worked at the Port Credit Brick Company during its peak. However, as a homebuilder 24 John Street is not one of Chandler's finer works, either in terms of architecture or in quality of construction. Chandler's own home at 31 Mississauga Road South is a finer example of his contracting skills, both in terms of architecture and quality of construction. His house at 31 Mississauga Road South is also a more suitable landmark of this notable man because it was the home he and his family lived in. The house he built at 24 John Street South was never occupied by the family. It was built as a resale home.

**FORT CREDIT**

## Eight Cents a Day Was Good Pay When Ellis Chandler Was Young

Port Credit, March 24. — Ellis Chandler was just turned seven years old when he got his first job, cutting barrel staves in a forest in Surrey, England. His salary for this dawn-to-dusk work was 48 cents a week. Today, hale and hearty, Mr. Chandler is celebrating his 91st birthday at the home of his daughter, Mrs. William Gill.



Speaking yesterday of his life, Mr. Chandler recalled that his wages on his first job did not matter very much, because his employer ran away and never paid him, anyway. The next summer, when he was turned eight, Mr. Chandler took a job in a brick yard at double wages—16 cents a day.

“Then I went with some Quaker farmers, who paid me at the rate of \$1.68 a month. I worked with them for six months, but they thought I wasn't strong enough, and I left. Later I went back, and worked with them four years.”

When he grew up he turned to farming and contracting. When his wife fell ill, the doctor told Mr. Chandler to take her to a different climate or she would die, and so they came to Canada. Mrs. Chandler died only two years ago, at nearly 90 years of age.

Smoking has contributed to his health, Mr. Chandler maintains, and his pipe is still his constant companion. “Once I gave up smoking for seven years,” he said, “and the only time I was seriously ill was during that time. The doctor advised me to start smoking again, and I got well and have been well ever since.”

The year of Mr. Chandler's birth, 1842, was recently verified by a granddaughter, who wrote to the registration offices of the village in Surrey where he was born. Mr. Chandler has four children living, Charles, in Weston, Ned, New Toronto, Sid, in Oshawa, and Mrs. Gill. His descendants number 19 grandchildren and 17 great-grandchildren.

The Toronto Daily Star: March 24, 1934; page 22.

## 5.0 ASSESSMENT

### 5.1 Elements that Contribute to Design and/or Physical Value

- 24 John Street South is an early example of a suburban home in a neighbourhood of mostly Victorian-era homes,
- The architecture features a mix of both late-Victorian and post-WWI suburban styles, and
- It is a rare example of a one-storey home in a neighbourhood of mostly one-and-a-half, and two-storey homes.

### 5.2 Elements that Contribute to Historical Value

- The builder of the home was an long-time resident of Port Credit and was active in the community.

### 5.3 Elements that Contribute to Contextual Value

- The home is representative of Port Credit's second stage of growth as a commuter village.



Former L.O.L. #163, where Ellis Chandler served briefly as lodge master.

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#### 5.4 Dates of Significance

- 1805 The British crown purchases the “Mississauga Tract” from the Mississauga nation, excluding one mile on both sides of the Credit River, including the future site of 24 John Street South.
- 1820 The Mississauga nations sells the land on which 24 John Street South now stands to the British crown.
- 1834 Lots are surveyed west of the Credit River (later registered as Plan 300 West) and the first homes are built in a village still known informally just as “Credit”.
- 1842 Ellis Chandler is born in Capel, Surrey, U.K.
- 1871 The population of Port Credit begins a 30-year downward slide.
- 1905 The Toronto and York Radial opens from Sunnyside to Port Credit
- 1909 Ellis Chandler moves to Port Credit.
- 1911 The recent census shows the first growth in population in Port Credit and Toronto Township since 1871.
- 1912 Port Credit’s first planned suburban neighbourhood (Plan F12 – Credit Grove) is approved on the east side of the Credit River, north of Lakeshore Road.
- 1917 Lots 5 and 6 South of Port Street are sold to Ellis Chandler.
- c. 1920s The present home at 24 John Street South is built.
- 1922 Annie Knight purchases 24 John Street South.
- 1923 Port Credit Public Utilities Commission’s waterworks system opens.
- 1934 Ellis Chandler dies in Port Credit.
- 1946 Alice Copeland is bequeathed 24 John Street South.
- 1949 Alice and George Copeland subdivide Lots 5 and 6, and sell the northern portion in two lots.
- 1987 24 John Street South is granted to Guido Bruni, Luigi Condotta and Herbert Boch, who sell the lot to Paul and Darlene Bilawski.
- 1990 24 John Street South is added to the City’s heritage inventory.
- 1991 24 John Street South is purchased by Donald Heald.
- 2001 Andrea Branton purchases 24 John Street South.
- 2004 The Port Credit Heritage Conservation District is established, including 24 John Street South.
- 2005 24 John Street South is purchased by Tony and Marianne Policelli.
- 2007 Present owners, Robert and Luciana Boic, purchase 24 John Street South.
- 2011 A proposal is made to move home forward on the lot and to add an extension to the rear of the property. In consultation with City of Mississauga staff a second proposal is made to replace the existing home. The owners commission a structural assessment and an environmental inspection of 24 John Street South.

## 6.0 REGULATION 9 / 06

A municipal council may designate heritage resources by by-law pursuant to Section 29 of the Ontario Heritage Act based on criteria set forth in Ontario Regulation 9 / 06; Criteria for Determining Cultural Heritage Value or Interest.

### **Subsection 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.

### **Subsection 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.

### **Subsection 3**

The property has contextual value because it is;

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

### **6.1 Analysis of Compliance with Section 29**

As summarized in item 5.0, page 33, the subject property exhibits the following merits for designation under the Ontario Heritage Act.

#### **Subsection 1**

The property has design value or physical value because it;

- i: is a blend of Victorian and post-WWI suburban styles.

#### **Subsection 2**

The property has historical value because it;

- i: has a direct association with a person of historical significance in Port Credit,
- ii: yields information about Port Credit during the transition from a stonehooking village into a popular commuter suburb.

#### **Subsection 3**

The property has contextual value because it is;

- ii: historically linked to its surroundings as a building classified as being of "historical interest" in an existing heritage conservation district.

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## **6.2 Summary of Suitability for Designation**

The subject property complies with four of nine items of Regulation 9/06 of Section 29 of the Ontario Heritage Act, including at least one item in all three subsections.

However, in most of the items, 24 John Street South is not a definitive example of its kind in the Port Credit Heritage Conservation District.

In summary:

### **Subsection 1**

The home at 24 John Street South is unique in that it blends styles by way of its Victorian wrap-around verandah and deep setback, combined with post-WWI suburban elements. However, many of these elements have been altered over the years.

As recent owners have come to discover, the home not only does not comply with Item 2 of Subsection 1, the home is noteworthy for being a contradiction of Item 2. Either due to limited funds and limited homebuilding skills, the house was poorly constructed. It does not display a high degree of craftsmanship.

### **Subsection 2**

The property is associated with Ellis Chandler, who is a person of historical significance in Port Credit. However, Chandler was in fact only a brief landowner. Another home in the heritage conservation district, built and lived in by Chandler for most of his life in Port Credit, still stands and is still occupied by Chandler's descendents. In terms of architecture, direct association to a person of historical interest, and quality of home construction, Chandler's own home is a more appropriate landmark in the community than 24 John St. S.

The house at 24 John Street South does yield information about Port Credit during a time of transition, but the home itself was not well built and is now in a state of disrepair partly as a result of poor construction techniques used by Chandler in building the resale home.

It cannot be stated with certainty that Chandler even built 24 John Street South, based on the apparent contradiction that Chandler has been cited as an experienced contractor, yet the home credited to him was so poorly designed and built.

### **Subsection 3**

The house is regarded as being of "historical interest" based partly on the City of Mississauga's condition that the home was built prior to 1925. This date appears to be an arbitrary marker since it does not relate to any specific historic event in Port Credit's history and is not a date of specific importance in the development of Canadian architecture. Smaller than most other buildings on John Street South and of later construction date than other buildings of historic interest on this street, 24 John Street South is not regarded locally as a landmark.

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### **6.3 Conclusion**

In its prime, the house at 24 John Street South revealed some unique architectural characteristics, but these have been altered over the years and the home itself is in a state of decline due in part to poor construction. The home has been defined as being of historical interest based primarily on the fact that the home was built prior to 1925. It would be a stretch to consider the home a landmark, especially in a neighbourhood with so many fine examples of homes built during an earlier period when Port Credit was at a height of vitality and importance on the Great Lakes as a stonehooking centre.

As many of the present members of Mississauga's Heritage Advisory Committee know, the author of this Heritage Impact Statement strongly believes that any structure that complies with at least one item in all three subsections of Regulation 9/06 is worthy of protection under the Ontario Heritage Act.

However, responsibilities are inherent with the rights of designation authority. To restore this home to a state where it could truly be considered of historic and architectural merit would require considerable financial commitment on behalf of the owners. While the City of Mississauga does offer grants for restoration, the extent of work required to restore this home is likely beyond the means of the City's level of grant funding at this time. Indeed it may not be a laudable goal to restore a home that (based on the research provided by Shoalts Brothers Construction) was not properly built at the outset and does not reveal a high standard of craftsmanship.

## 7.0 PROPOSAL

City staff have informed the owners that, under the terms of the Old Port Credit Heritage Conservation District Plan, it is preferable to maintain existing buildings classified as being of historical interest in situ, unless there is sufficient reason to remove the existing building.

This Heritage Impact Statement has researched the history of the property, of the homebuilder, and of the residents of the home, and has found that the house is of historical interest but has little contextual value and may in fact be deficient in terms of design and physical value, having been built poorly and likely built only as a resale home.

The structural report by Shoalts Brothers Construction (see addendum) has found a number of design and structural deficiencies in the home. Unsafe living conditions are backed up by a second independent report by Environmental Service Group (see addendum) which has identified structural damage due to improper ventilation and water drainage, as well as unsafe levels of mould.

Based on the unsound condition of the home and the modest historical value of the home relative to others in the HCD, the owners of 24 John Street South have applied for demolition of 24 John Street South and to replace it with a new home that complies with the conditions as established by the terms of the Old Port Credit Heritage Conservation District.

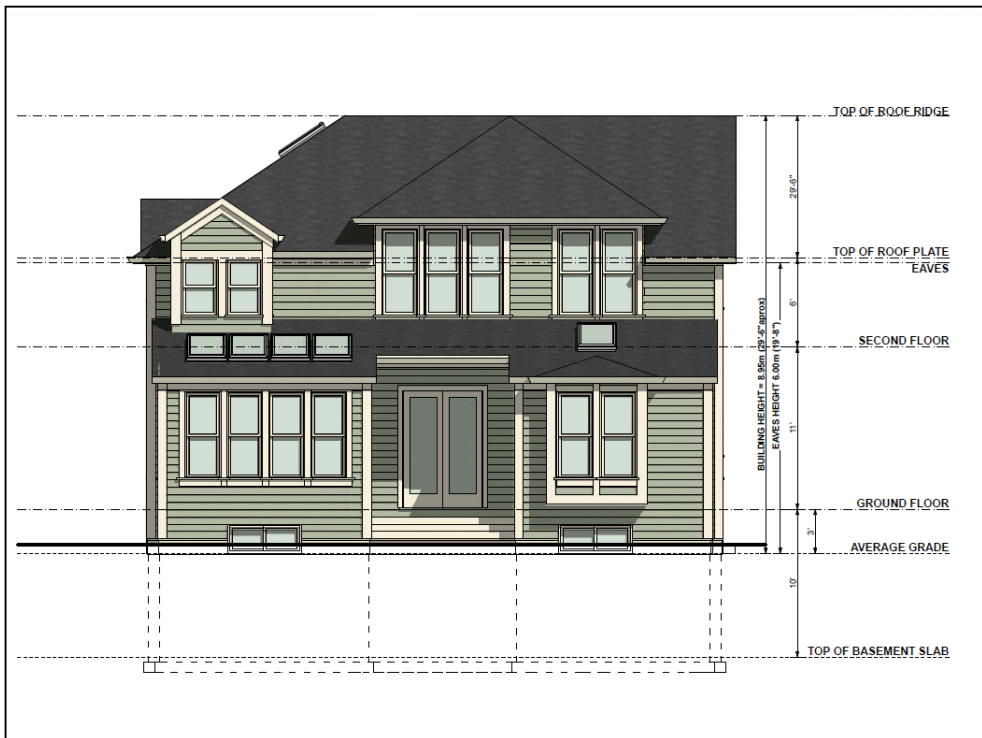
In addition, the proposed house also complies with R15-1 zoning regulations, as follows:

Zoning Designation: R15-1 (Detached Dwellings – Port Credit)	Allowed under Zoning By-laws	Proposed
Lot Area	Min 460 m <sup>2</sup>	674.64 m <sup>2</sup>
G.F.A.	303.89 m <sup>2</sup>	294.7 m <sup>2</sup>
Porch	N/A	33.7 m <sup>2</sup>
Garage	30 m <sup>2</sup>	29.56 m <sup>2</sup>
Driveway	N/A	108.03 m <sup>2</sup>
Landscaped Area (% of the lot area)	Min 40%	55.11%
Minimum front yard	5 m	5.36 m
Maximum encroachment of a covered porch into a required front yard	1.8 m	0.46 m
Minimum interior and exterior side yards	3.0 m on one side and 1.2 m on the other side	3.74 m on one side and 1.2 m on the other side
Maximum height - highest ridge	9.0 m	8.95 m
Maximum height of eaves: from average grade to lower edge of the eaves	6.8 m	6.1 m





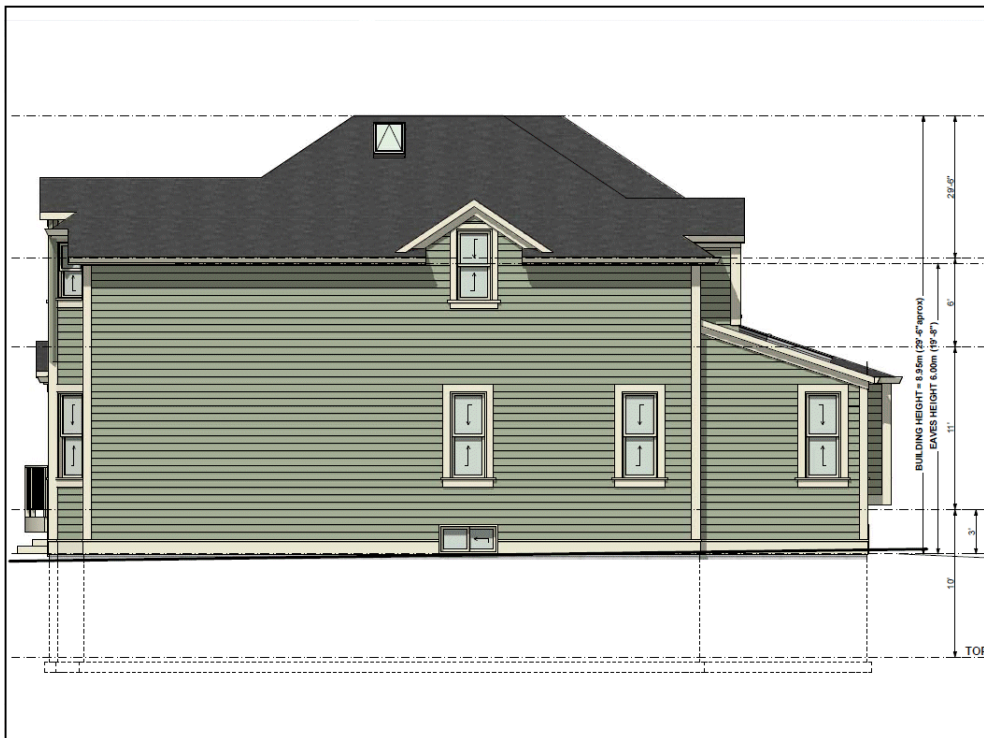
East (front) elevation



West (rear) elevation



South elevation



North elevation



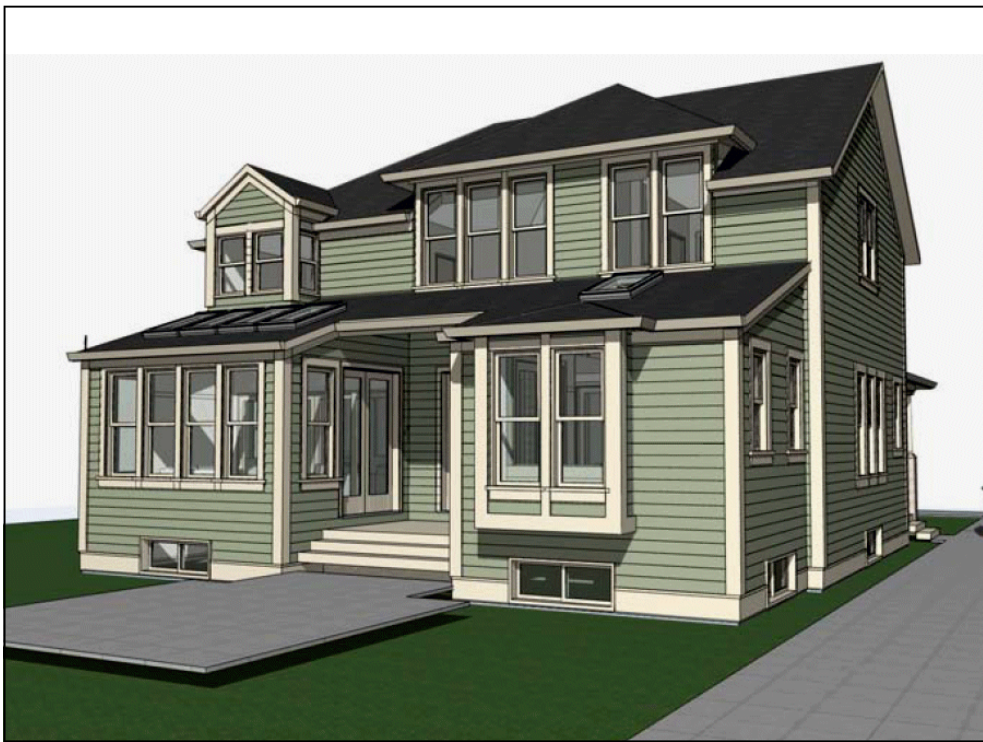
Proposal for 24 John Street South; looking west



Proposal for 24 John Street South; looking east



Proposal for 24 John Street South; looking south



Proposal for 24 John Street South; looking north



Port Credit house with two-floor bay window: 37 Oakwood Avenue South.



Exterior paint colour of an existing HCD homes: 42 John Street South.

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## **7.2 Compliance with Old Port Credit Village HCD Guidelines**

As stated on page 38, the proposed residence at 24 John Street South complies with the requirements of the City of Mississauga's R15-1 zoning regulations.

However, because the existing lot is within the Old Port Credit Village Heritage Conservation District, conditions for new homes must also comply with requirements set out in Sections 6.0 and 7.0 the Old Port Credit Village Heritage Conservation District Plan by George Robb Architect for the City of Mississauga; June 4, 2004, governing design guidelines for new construction (6.0) and landscape conservation guidelines (7.0).

Guideline 6.3 states: "Make the height of the new house no taller than two storeys."

According to the architect, the proposed residence at 24 John Street South is a one and a half story structure.

Guideline 6.4 states: "Save ample open space around the new house." The official guidelines do not set specific standards to define "ample", however the guideline does state, "There should be a modest front yard setback and a deeper backyard."

The location of the new building has been carefully selected to minimise impact on the neighbouring properties, and is consistent with the dominant street setbacks and siting. The setback of the proposed residence is 5.36 metres, which is in alignment with the front of the residences of both neighbouring properties; 20 and 26 John Street South. Refer to the plan on page 39. The outward projection of the proposed bay window and verandah at 24 John Street South are to be set further back from the front lot line than the existing porch of 26 John Street South. The proposed back yard is 17.98 metres. This sets the proposed house farther back than its neighbours, but remains in compliance with the condition of Guideline 6.4 that the back yard be deeper than the front yard. The proposed back yard is more than three times deeper than the front yard.

Guideline 6.5 states: "Save significant trees when siting and building your new house."

Only the silver maple (a common species in the neighbourhood) in the front of the house is proposed to be removed.

Guideline 6.6 states: "Any new house should be sited parallel to the street (not angled)."

The proposed residence is parallel to John Street South.

Guideline 6.7 states: "Choose a wall material that complements buildings of historic interest."

The siding material for the new structure will be HardiePlank lap siding in a neutral colour. According to the architect, this is the typical cladding for district houses complementing buildings of historic interest

Guideline 6.7 also states: "The wall material you choose should be the same across the wall, not a mix of materials."

The proposed residence will use a horizontal plank style on all four façades. Refer to illustrations on pages 42 and 43. The proposed wall surface

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colour is comparable to the green shade of the historic John Charles Peer house at 42 John Street South. Refer to photo on page 44.

Guideline 6.8 states: "Choose stock windows that are flat-headed and taller than they are wide."

The dwelling will contain flat-headed windows dressed with modest decorative wood trim. The proportions of windows are taller than they are wide, consistent with the district's buildings of historic interest. At the request of City staff, windows of an earlier design were replaced throughout with double-hung windows that now meet the conditions of Guideline 6.8.

Guidelines 6.8 also states: "Avoid multi-paned sashes."

The proposed residence meets this condition.

Guidelines 6.8 also states: "Place any large, full-length, two-storey or picture window away from street view."

In compliance with this guideline, there are no two-storey windows, and larger picture windows, while still of one-storey height, are located only at the rear of the proposed residence.

Guideline 6.9 states: "Choose a gable, hip or truncated hip roof of medium pitch."

The main roof of the proposed residence is in a gable fashion. The roof over the central projection of the proposed house is a slightly truncated hip roof. The angle pitch is consistent with existing homes of historical interest on John Street South. Refer to images on pages 18 and 44. The pitch of the proposed roof is at about the same angle as the pitch of the existing residence at 24 John Street South.

Guideline 6.9 also states: "Asphalt shingle is the typical roof covering in the district, and should be used."

The roof will be covered with asphalt shingles.

Guideline 6.10 states: "Your new house should be respectful of the district's historical patterns, but it should not pretend to be old. Consider modern or traditional styles, but avoid incorporating features that mimic historic features."

Lacking specific terms, this guideline is open to wide interpretation. However the proposed residence at 24 John Street complies with all previously-reviewed guidelines which require new homes to be of a complementary style to existing buildings of historic interest without specifically attempting to mimic the exact style of any one or more homes in the HCD.

Guideline 6.11 states: "Keep the design of your new house simple."

The proposed home does not propose to use faux Victorian blandishments such as vergeboards.

Guideline 6.12 states: "Install chimneys, vents, skylights and mechanical or electrical equipment away from street view."

As seen in the elevations and illustrations on pages 40 to 43, mechanical, electrical and ventilation elements are not visible from the street level. There is only one small skylight on the north elevation, away from the street view. There are no chimneys on the proposed structure.

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Guideline 6.13 states: "Site your garage behind the front wall of the house."

The detached garage situated at the back of the property (application HPA 11-11) was approved by the City of Mississauga on June 6, 2011.

Section 7.2 of the Old Port Credit Village Heritage Conservation District Plan governs landscape elements for proposed developments on private property within the Port Credit HCD.

Guideline 7.2a states: "Property owners are encouraged to retain and conserve existing trees, shrubs, foundation plantings, hedging, ornamental fencing and retaining walls along the side yards and frontages."

All existing hedging along the sides of the property as well as all trees with the exception of a silver maple in front of the house will be retained.

Guideline 7.2b and 7.2d are not applicable since it is not proposed to add vegetation to the existing lot.

Guidelines 7.2c states: "Garages should be set back from the front line of houses, and side yard parking should be retained and replicated."

The existing side yard driveway is to be retained.

Guideline 7.2e, 7.2g and 7.2h are not applicable since it is not proposed to alter the existing narrow driveway.

Guideline 7.2f states: "Front yard parking, excessive curb cuts and paving by adjacent private property owners should be avoided in order to retain the overall soft (green) landscape of the front yard."

It is not proposed to have front parking at 24 John Street South.

As requested in the Old Port Credit Village Heritage Conservation District Plan but not specifically cited as a numbered guideline, the proposed walkway at 24 John Street South will lead directly from the sidewalk to the front porch.

In summary, the proposed development at 24 John Street complies with the objectives of the Old Port Credit Village Heritage Conservation District Plan as stated in Objective 2.2.5, which is "to make new houses in keeping with the building height and size that exist typically among houses in the district and to make all new buildings respect the low height and small scale characteristic in the district."

In meeting the conditions of Section 6.0 and 7.0 of the Old Port Credit Village Heritage Conservation District Plan, the proposed development can be considered consistent with Objective 2.2.5 of the Old Port Credit Village Heritage Conservation District Plan.

## 8.0 RESOURCES

Atelier Architect Madunic  
prior HIS for 24 John Street South, May 25, 2011

Bradley, Ida Lynd  
The Early Families of Port Credit (unnumbered pages)

Goad, Charles E.  
Atlas of the City of Toronto and Suburbs, 1910

Google Earth

Gowans, Alan  
An Architectural History of Canadian Life; pages 86-122

Hicks, Kathleen  
Port Credit: Past to Present; pages 139-141

Kalman, Harold D.  
A History of Canadian Architecture  
mississauga.ca - Services Online - e-maps  
mississauga.ca - Services Online - Property Information  
Mississauga Heritage Advisory Committee  
minutes: April 2009

Region of Peel Land Registry Office  
Service Ontario at [www.e-laws.gov.on.ca](http://www.e-laws.gov.on.ca)  
Ontario Heritage Act, RSO 1990, Chapter O.18

Toronto Daily Star  
various editions, notably March 24, 1934; page 22

Walker and Miles  
Historical Atlas of Peel County, 1877; pages 24-25 and 52-53

Thank you to Lorne Joyce and other members of the Mississauga South Historical Society

### **Author:**

Since 2007 Richard Collins has prepared Heritage Impact Statements for sites in Burlington, Gravenhurst, Mississauga, Oakville and Welland Ontario, including three pro bono publico works for community and ratepayers groups.

Clarkson 1808-2008 Committee; heritage coordinator  
Heritage Mississauga; volunteer, recipient of the 2007 Lifetime Membership Award and the 2008 Member's Choice Award  
Mississauga HAC; member of the Heritage Designation Subcommittee  
Mississauga South Historical Society; president  
Museums of Mississauga, historical interpreter  
Muskoka Steamship Society, restoration fundraiser for R.M.S. Segwun  
Page+Steele Architects, Toronto; past archivist  
Peel District School Board Heritage Fair, member and adjudicator  
Port Credit 175th Anniversary Committee; project leader and secretary  
Port Credit Village Project; secretary and co-chair of the Heritage Circle  
The Booster; author of over 200 articles on Mississauga's history  
Town of Port Credit Association; secretary



Structural Assessment and Recommendations  
for 24 John Street South, Port Credit, Mississauga

At the request of Robert Boic, owner of 24 John Street South in Port Credit, Mark Shoalts, P.Eng, CAHP, undertook a review of the house to assess its structural adequacy and condition. A previously prepared heritage impact statement was provided to the author for background information. This structural report does not attempt to address other than incidentally the heritage value of the property, only the present structural condition and the feasibility of bringing the existing structure up to current, or at least acceptable, standards. Issues of weatherproofing, and the suitability, durability, and condition of finishes are addressed insofar as they relate to the structural conditions.

Building History (taken from Heritage Impact Statement)

***Site Development History***

*According to the oral history relayed by the previous owner Marianne Policelli, part of the house was originally build around 1913 at the foot of Mississauga Road. The structure on this site burned down (date unknown) and the owner of the house on Mississauga Road had it moved and placed upon the foundation of the house that burned down. The first recorded transaction dates August 11, 1917 when Ellis Chandler purchased property for \$400. In 1928 the house appears for the first time in fire insurance plan.*

***Heritage Significance***

*The Mississauga Heritage Register for the site includes the following statement: "This small one storey structure has a medium pitch hip roof and stucco finish. The front porch is supported by wood posts and a plain wood balustrade. Ellis Chandler, described as a gardener from New Toronto, bought parts of Lots 5 and 6 south of Port Street West in 1917 for \$400; and sold the property in 1921 for \$2,500. The roughcast cottage with front verandah is first shown on the 1928 fire insurance plan."*

Building Condition

The exact sequence of events is speculation and it is unlikely that documentation can be found to confirm or deny the oral history, however certain facts about the house provide some evidence in support of its being moved onto an existing foundation. The foundation that is visible is a poured concrete basement. Contrary to the heritage impact statement, the author could see no stone foundation. Poured concrete basements were first constructed in Ontario in the very late 19<sup>th</sup> century and became common in the first quarter of the 20<sup>th</sup> century, so the basement could date to the apparent age of the dwelling. The concrete material and forming evidence indicates a site-mixed concrete of pit-run gravel in board forms, also consistent with this time period. The poured concrete basement size and shape does not match the size and shape of the oldest and apparently original section of the one storey dwelling,

however it does extend under what is almost certainly a later addition. This leads one to believe that either the basement was constructed at the time of the addition and was extended under part of the existing house, or as the oral history states, the house was relocated from elsewhere onto an existing basement. After relocation of a building onto an existing concrete foundation, whether constructed for the purpose or remaining from another structure, it is common practice to build up the top of the foundation with masonry infill. This building has both brick masonry and concrete infill between the concrete foundation walls and the wood floor structure.



Brick infill

The addition could have been built when the house was relocated to extend the house and to cover the portion of the basement that the original house did not fit. This seems to be the more likely scenario given the brick infill at the top of the wall, the projection of the foundation beyond the rear wall of the house, and the arbitrary and illogical location of the front wall of the basement with respect to the structural requirements of the floor system.



Misaligned foundation at rear wall

There is an inaccessible crawlspace under the front of the house, and the top of the basement wall has been infilled with concrete around the joists preventing one from seeing the condition of the crawlspace, however the foundation is not located at an original bearing line of the floor. The floor joists and beams are undersized and must be sistered if they are to remain in service. There are some previous floor openings that have been improperly filled; they must be framed in correctly. The close contact of the masonry and concrete has resulted in serious deterioration of the ends of some joists.



Concrete infill and rotted joist

The height of the basement is substandard, there is inadequate foundation drainage, and the crawlspace must be made accessible, which means that in all practicality, the house must be lifted and a new and proper basement must be constructed if it is to remain in service. Lifting the house would prove to be challenging because of the haphazard and insufficient framing of the floor, the additions, and the front porch. The rear addition that provides access to the basement does not appear to have any sort of proper foundation at all, and the bottom wall plate is much lower than the main house, further complicating the prospect of salvaging it for future use.

The structure of the main floor of the dwelling has been modified numerous times in its history. There are at least three, and possibly four additions to the original building, as well as substantial alterations to the original and subsequent structures. What appears to have been a rear porch has been winterized and finished, albeit improperly, and it does not meet the most basic standards for structural integrity and weatherability, and should be removed and replaced. It has fairly new siding and roofing, however there does not appear to be a proper foundation, there is unprotected spruce framing lumber within a few centimetres of the exterior grade, and flashing and caulking details are incorrect and will quickly lead to serious deterioration.



Rear addition with improper foundation and moisture protection

The main house and early west addition have an exterior finish of roughcast stucco. This appears to be the original finish on the addition, however the main house was originally clad with horizontal wood clapboard siding over which the stucco was applied. There was no attempt at proper flashing or weatherproofing of original wood trims and penetrations, and although the porch roof has protected some of these areas, there is serious deterioration in other areas, much of which has had subsequent substandard stucco repair, and requires further work. It is quite likely that the underlying sheathing and structure in these areas has experienced serious decay and should be repaired or replaced, however without intrusive or destructive investigation this cannot be confirmed.



Stucco over wood trim

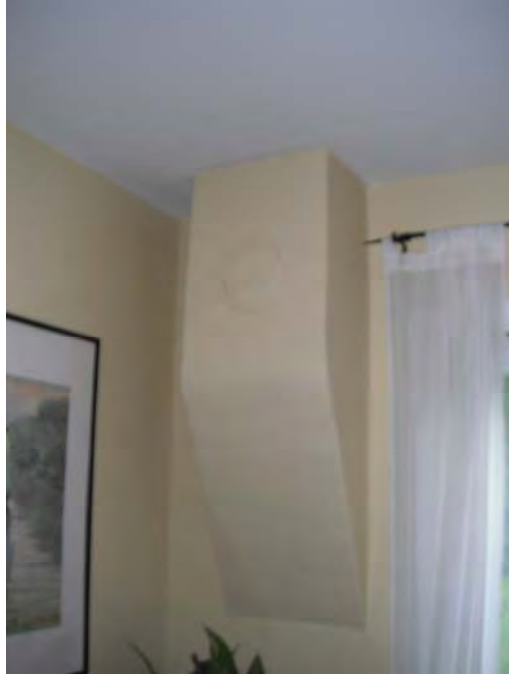
The stucco finish on the bathroom addition, which was constructed on the covered porch, is inferior to the stucco on the remainder of the dwelling, is failing, and must be replaced. The porch posts and floor structure exhibit serious decay and require immediate remediation. The front part of the original house that sits over the crawlspace has wood framed walls below the first floor structure, extending down to grade and sitting on a foundation of undetermined construction. These walls have been stuccoed as well, and are in poor condition and structurally very suspect.

The interior structure of the house has been altered significantly, with the addition of windows and a patio door, conversion of a window to a door, changed sizing of windows, addition of skylights, and most significantly the removal of a large are of ceiling framing to create a cathedral ceiling and a storage loft. The remaining portion of attic where the structure is visible shows substantially undersized rafters with random spacing, requiring the installation of new rafters to straighten and strengthen the roof structure.



Inadequate and randomly spaced rafters

An apparently original chimney for a woodstove still exists on the rear wall of the house although it no longer extends through the roof. As was common in the 19th century, and less so in the 20<sup>th</sup>, the chimney is supported on the wood framing of the rear wall. While this is a poor construction detail and is not permitted under today's building code, the chimney could be permitted to remain if there were a good reason to do so. Because it no longer serves even a decorative purpose, it should be removed to eliminate the excessive stress that it places on the already inadequate building structure.



Obsolete and improperly supported chimney

### Conclusions

The house at 24 John Street South in Port Credit is of questionable age and historical merit, and retains few visible elements from its original form. It has undergone substantial renovation and alteration over the years, and there is insufficient material extant on which to base a true restoration. The structural inadequacy of the framing system and the lack of a proper basement mandate that a major and intrusive reconstruction be done if the house is to be retained. The extent of the repairs required, the lack of valuable existing heritage fabric, and the costly nature of using such a poor building as the basis for an historical restoration lead inevitably to the conclusion that no good purpose would be served by retaining any of the structure.



Mark Shoalts, P.Eng., CAHP  
Shoalts Bros. Construction Limited  
September 30, 2011

Mark Shoalts, P.Eng., CAHP  
President, Shoalts Bros. Construction Limited

Mark Shoalts is a professional engineer, a member of Professional Engineers Ontario, The Ontario Society of Professional Engineers, the Canadian Association of Heritage Professionals, the Heritage Canada Foundation, and the Early American Industries Association. He is also a member of the Heritage Pelham Advisory Committee and a past member of the Niagara Region's Culture and Heritage Committee, working on Regional policy for the preservation and promotion of heritage resources in Niagara. He has hands-on experience in historical restoration, having personally performed restoration work on such sites as Butler's Barracks, Fort George, Balls Falls, and Dundurn Castle. For the past twenty-three years, Mark and his father have been the demonstration carpenters at the annual Marshville Heritage Festival in Wainfleet Ontario, showing visitors the use of woodworking handtools while completing a range of restoration projects. Mark also teaches a course in heritage restoration at Willowbank School of Restoration Arts in Queenston.

Mark Shoalts and his company have done more restoration work on more regionally and nationally significant historic sites in Niagara than any other firm, and are recognized beyond Niagara for their work in this field. They have performed restoration work on important national historic sites, including Ruthven Park in Cayuga, Dundurn Castle in Hamilton, Willowbank in Queenston, and The Church of Our Lady Immaculate in Guelph. They are currently working on projects at Dundurn Castle and a major exterior restoration of Chedoke House in Hamilton, an Ontario Heritage Trust property. They recently received a Peter J. Stokes Heritage Commendation from the Town of Niagara-on-the-Lake for the complete exterior restoration of the 1817 Miller House in Niagara-on-the-Lake. They have worked on Navy Hall, every building in Fort George, Butler's Barracks, Butler's Burying Ground, Fort Mississauga, The Niagara Apothecary, most of the buildings at Balls Falls including the 1809 Ball Mill, Old St. John's in Stamford, Old Galt City Hall, and many more. They received the 1992 Architectural Preservation Award from the Prince Edward Island Museum and Heritage Foundation for the restoration of an 1880s island homestead owned by Roy and Vivian Shoalts. In 2007, they saved the 1845 Trinity United Church in Thorold Ontario from virtually certain demolition after it had been declared unsafe and irreparable.

Mark has moved beyond heritage restoration contracting and has been engaged as a restoration consultant by numerous individuals and groups in Niagara, ERA Architects in Toronto (nationally recognized restoration experts), Riverwalk Properties in Elora, The City of Hamilton, The City of Mississauga, The Cottonwood Foundation in Selkirk, and others. Mark is currently engaged as the structural engineer for the restoration of the foundations and framing at the Sharon Temple, a national historic site in Sharon, Ontario, and he is the woodwork and window consultant for the exterior restoration of the historic Fredericton City Hall, in Fredericton, New Brunswick.

Mark's education is backed up by more than thirty years of hands-on work in this field which makes him uniquely qualified to review and evaluate the construction and condition of our built heritage.



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# Limited Inspection Report

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Report Prepared For:  
**Robert Boic**

Property Inspected:  
**24 John Street South  
Mississauga, ON  
L5H 2E4**

Attachment:  
**EMLab Report # 800669**

Date Inspected:  
**June 29, 2011**

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Report Prepared by:  
**Tara Valley**  
**Environmental Consultant**  
**July 10, 2011**



## Visual Inspection Process

The first step in properly evaluating a potential mold problem is the visual inspection. Throughout this phase an inspector is looking for three things: evidence of previous moisture intrusion, evidence of mold growth, and areas with a potential for future mold infestation. An assessment typically covers the interior living space, basement, attic or crawl space. Exterior surfaces are sometimes also examined for evidence of water damage/intrusion.

## Instrumental Readings

Instrumental readings are usually taken during the visual inspection to help identify indoor conditions that may be supporting mold growth. This may include the use of a thermo-hygrometer to measure temperature and humidity differentials throughout the building. A moisture meter or probe may be used to check the moisture content of various materials. In addition, a ThermoCAM may be used to, again, identify temperature differentials throughout the home. These instruments are primarily used to evaluate the effects of condensation throughout the building, and assess for water damage.

## Surface Sampling

Surface/bulk sampling may be used to identify mold types at a specific location. This technique is useful also in ruling out possible discolorations or staining that sometimes exhibit mold like characteristics. Typically a cotton swab or piece of clear tape is used to collect a small quantity of material. In turn, this is analyzed either with a fungi screen or culture analysis.

## Air Sampling

Air sampling is an effective method for determining whether a mold infestation is potentially creating an unsafe living environment. Air sampling may be conducted to help the inspector identify hidden mold growth, and to confirm or deny suspected sources of growth. The testing procedure utilizes the Zefon Air-O-Cell cassette. Air is drawn through the cassette by means of an air-sampling pump. As air passes over the surface of a sticky cover slip within the cassette, particles become impacted. The pump draws 15 liters of air per minute, for 5 minutes to yield a sample size of 75 liters. The cassette is then sent to a laboratory, where the spores are identified and counted to provide a concentration (spores per cubic meter). This type of sampling is referred to as spore trap sampling, as the cassette traps airborne mold spores. It is a non-viable sampling approach, meaning the cassette will trap both viable and non-viable fungi spores, cells, cell fragments, etc. As both non-viable and viable spores can generate allergenic responses in people, this is a preferred sampling method by many environmental professionals.

The indoor suspect area concentrations, alone, do not provide enough information to accurately determine the level of contamination. Outside control samples are needed to identify the quantity and type of mold found in the natural environment. In a healthy indoor environment, quantities and types of spores are expected to be comparable to those from outside samples and non-complaint indoor areas.

## Laboratory Analysis

Environmental Microbiology Laboratory, or EMLab, performs the laboratory analysis of any surface or air samples collected. It is a privately held corporation with laboratories located across the United States. EMLab performs the highest quality analyses to support a full range of indoor air quality consultants, environmental specialists, and the like. EMLab has no associations with Environmental Services Group to avoid issues of conflict of interest.

## **Background Information**

### **Background Information**

On June 29, 2011 Environmental Services Group Inc. (herein referred to as ESG) was contacted by Mr. Robert Boic (herein referred to as the client) regarding the residential property at 24 John Street South in Mississauga, ON.

Our client is concerned that the property is affected by mold growth in various areas of the home. According to our client, a musty odour is present upon entering the home. A very strong musty odour is present upon descending the basement.

Based on this information a mold inspection was requested. For reference, the building is a single story home spanning ~ 1000 square feet and is ~ 80 years old. The envelope of the home is comprised of stucco. A side addition on top of the existing porch is present as well as a rear addition. There is a partial basement at the rear of the home. Two crawlspaces are present with no access.

Based on the above information an inspection was conducted by ESG to determine the types and concentrations (if any) of airborne mold spores that may have resulted from previous use as a grow-operation.

Our inspection included the use of instruments including:

- Thermal Imaging Camera
- Proimeter - To determine moisture content in a suspect substrate
- Hygrometer - To determine airborne moisture levels
- Luminometer - To determine if active microbial growth exists on suspect substrates

Additionally air sampling was conducted to using a Zefon Bio Pump Plus with Air-O-Cell cassettes. These cassettes were submitted to a third party laboratory for fungal analysis.

**Photo Observations and Comments**

**Photo 1: 24 John Street South**



**Photo 2: Porch Overhang**



Wood is deteriorating over enclosed bathroom built into porch.

**Photo 3: Porch**



Unvented porch attic space.

**Photo 4: Side View Exterior**



No soffit venting present for this attic.

**Photo 5: Exterior**



Parging repairs to the foundation.

**Photo 6: Roof**



Unvented attic over addition, unvented main attic and unvented cathedral ceiling cavities. All roof/attic spaces are prone to condensation and mold growth because of insufficient ventilation.

**Photo 7: Exterior**



Wood trim is built into the stucco finish. The trim is deteriorating around windows.

**Photo 8: Crawlspace**



No access available to the crawlspace under the bathroom at the side of the home or the crawlspace at the front of the home.

**Photo 9: Window**



Plywood is built into stucco and needs to be kept painted. Some wood deterioration is visible on the trim.

**Photo 10: Poor drainage at Eavestrough**



Ice damming may be occurring in this area affecting the bottom side soffit and interior building materials. As well the stucco is starting to deteriorate.

**Photo 11: Attic**



Mold growth was detected on swabs taken of the attic sheathing.

**Photo 12: Basement**



A strong musty odour is present upon descending into the basement. There is evidence of water intrusion and mold growth affecting this area of basement.

**Photo 13: Basement**



**Photo 14: Basement**



Moisture intrusion occurring at floor height.

**Photo 15: Kitchen Cathedral Ceiling**




Most of the cathedral ceiling in the kitchen shows some heat loss.

**Photo 16: Kitchen Cathedral Ceiling**



The heat loss may affect the roof in winter months causing ice damming because of insufficient ventilation.

<p><b>Photo 17: Bathroom</b></p>  <p>The bathroom fan vents into the inaccessible attic. The attic does not have ventilation.</p>	<p><b>Photo 18: Main Floor Entrance and Living Room</b></p>  <p>The wood floor in this area including subfloor is moist up to 16% wood moisture content. A crawlspace is below with no access.</p>
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### Instrumental Data

**Moisture Meter Data**

Wood Type	Wood Moisture Equivalent
Wood Subfloor Living Room	15.4-16.8 %
Wood Subfloor Bedroom	14%

Wood Moisture Content (for a typical softwood)							
7%	9%	12%	14%	16%	20%	24%	30% +
<b>Normal</b>			<b>Borderline</b>		<b>High</b>		
No Fungal Growth			Fungal Growth Possible ~16%		Fungal Growth and Potential Wood Decomposition Expected		

Normal moisture levels for wood framing and sheathing typically range from 8% to 14%. At 16% mold growth can begin to grow on the wood surface.

**Findings:** The moisture content of the wood subfloors for both the main floor living room and bedroom showed some excess moisture.

## Temperature and Humidity Data

Area	Temperature	Relative Humidity	Dew Point	Grains Per Pound
Outside	63°F	70%	53°F	61
Kitchen/Living Room	72.7°F	65%	60°F	81
Basement	69.7°F	68.5%	59°F	75
Main Attic	70.5	60.1%	56.3°F	68.4

**Relative Humidity:** is used to express the amount of water vapour in a sample of air compared to the maximum amount the air can hold at any specific temperature. Ideally, it should be kept between 30-50% to limit mold growth.

**Dew Point:** The temperature at which water vapour in the air will condense and deposit on surfaces at or below that temperature. As mold growth requires moisture, condensation on surfaces should be avoided.

**Grains Per Pound:** is a term used to express the weight of moisture per pound of air. Water vapour in air will attempt to achieve equilibrium with its liquid form. As a result, materials in an environment with higher grains per pound will be forced to hold more condensation than in an environment where the grains per pound is lower.

**Temperature:** Thermal conditions for an acceptable indoor spaces are defined by ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy. The recommended operating temperature range in winter is 19.9 to 24.5 °C and 22.5 to 27 °C in the summer (depending on relative humidity levels). During the fall and spring, when outdoor temperatures are highly variable, the entire temperature range (19.9 to 27 °C) is acceptable.

**Findings:** The relative humidity and Grains Per Pound did indicate a humid or damp living space. Dew points were not reached on the wall surfaces at the time of our inspection. However, colder exterior weather would cause the wall and attic surfaces to reach dew point easier. Dew point with a lack of air flow will promote mold growth. Proper ventilation is needed as well as dehumidification.

## Interpreting Your Lab Results

Though toxic molds have received significant media attention lately, little is yet known of their interaction with the human body. The most common reaction comes from an allergic response to airborne spores. This occurs when the body produces histamines in a response to mold spores entering our bodies, in the same way grass pollens can bring about sneezing and congestion. Toxic molds, on the other hand, are still a matter of contentious debate among the scientific and medical community.

Thus, it is important to interpret the laboratory results with caution, recognizing that every day our bodies come in contact with toxic mold spores. The mold inspector is looking for elevated levels beyond the natural environment, and in addition, trying to determine what is causing the underlying moisture problem that is allowed mold spores to flourish.

### Air Sampling Strategy

Sampled Areas	Sample Type	Explanation	Sampling Results
Outside	Spore Trap Control	Considered Normal	N/A
Basement	Spore Trap	Suspect Area	Medium
Main Floor Living Room	Spore Trap	Suspect Area	Low

### Analysis of Results

The **Spore Trap Report** represents the amount of mold spores in the air.

**Low:** The indoor spore counts were less than the outdoor counts and/or their numbers are not high enough to be of significance in the indoor environment. Recommendations will be minimal.

**Medium:** The indoor spore counts have moderately elevated spore counts compared to outside and to surrounding areas. Recommendations will be made.

**High:** The indoor spore counts have extremely high spore counts compared to outside and surrounding areas. Recommendations will be made.

#### Main Floor Kitchen/Living Room: Low

The air sample obtained from the main floor area showed low air borne concentrations when compared to the outdoor control. Slightly elevated *Penicillium/Aspergillus* may be a source of mold growth from the inaccessible crawlspace or from cross-contamination of the basement.

#### Basement: Medium

The air sample obtained from the basement showed elevated levels of air borne concentrations when compared to the outdoor control. *Penicillium/Aspergillus* was amplified compared to the outdoor control. The elevated results are consistent with the visual inspection where dampness and sources of moisture are present in this basement.

### Direct Microscopic Exam

Sampled Area	Sample Type	Explanation	Sampling Results
Attic Sheathing	Swab	Discolouration observed - Suspected to be various forms of mold growth.	<b>Mold Growth Detected</b> <b>1+ Cladosporium</b> <b>1+ Colourless spores typical of Penicillium/Aspergillus</b>

### Analysis of Results

The **Direct Microscopic Exam Report** represents the types and concentrations of mold obtained.

*Results for mold growth in a swab/bulk sample range from <1 (Very Light Growth) to 4+ (Very Heavy Growth)*

#### Attic Sheathing: Light Mold Growth - Various Types

The swab obtained from the visibly affected materials indicated mold growth in the forms of *Penicillium/Aspergillus*, and *Cladosporium* spore types.

Penicillium/Aspergillus types of molds are known as potential mycotoxin producers. These mold types have allergen causing characteristics including Type 1 allergies (hay fever, asthma) and Type 3 hypersensitivity pneumonitis.

## Conclusions and Interpretations

Initial impressions based on visual observations and instrumental data conducted and obtained at the time of our inspection include the following:

- Minimal to no crawlspace ventilation or access. The damage caused by the limited ventilation in the crawlspace is unknown. If seasons are more wet, excess moisture could affect wood members to the point of wood rot.
- The front porch is mostly constructed of wood. The wood posts and wood overhang soffit areas are starting to deteriorate.
- The front porch ceiling is a closed in unvented area. Again moisture accumulates in unvented areas.
- The main concern is that the bathroom is constructed into the front porch. The roof of the bathroom is mostly from the front porch roof overhang. The same deteriorating wood members for the porch are part of the now permanent bathroom.
- The bathroom appears to be constructed on porch floor boards and over an unvented crawlspace.
- The basement shows signs of moisture intrusion. To consider repair or water proofing to the foundation would be very difficult based on the structures that extend past the basement.
- There are at a minimum 2 under or unvented crawlspaces. One at the rear of the basement and one in front of the basement.
- The basement is too small to become a living space and as part of the homeowners efforts to control the humidity, he is operating two dehumidifiers.
- The rear addition is a wood structured addition with wooden subfloor and 2x6 pressure treated wood. No

evidence of a concrete slab is present. The addition appears built on dirt with humidity expected to affect wood members including the subfloor.

- The main attic, cathedral ceiling cavities, bathroom side attic and rear addition attic are all unvented spaces.
- Mold is present in the accessible main attic on the wood sheathing.
- The floor for the main floor area below the hardwood shows the subfloor to be moist.
- Elevated spore concentrations are present in the basement. The client has closed off both supply and returns in the basement to reduce cross contamination through the HVAC system.
- A slight musty odour is present upon entering the home likely from the inaccessible crawlspace.
- A strong musty odour is present at the rear of the home upon descent into the basement.

General recommendations at this time will not be made. Based on our experience and in our opinion the cost to remediate each attic, crawlspace etc. will likely outweigh the value of the existing structure.

In addition, the finished product following any remedial actions will still leave a house with a limited value as the dwelling will still only be a 1 bedroom home.

## Prevention of Future Moisture and Mold Infestations

### Interior

- Monitor humidity levels, keeping the relative humidity below 50%, running a dehumidifier if necessary. Hygrometers can be purchased at a local hardware store.
- Encourage active airflow throughout the unit. Open windows.
- Maintain air gap between furniture and exterior walls.
- Clean and dry windows often, especially single pane, aluminum frame style.
- Periodically check plumbing fixtures for signs of water leaks.
- Maintain comfortable temperatures all living quarters, including basement. As temperatures drop the potential for localized condensation increases.
- Insulate basement walls, piping and in older homes, the exterior walls.

### Exterior

- Repair or replacement of eaves trough and downspouts
- Keep floor drain at basement entrance clear and free of debris such as leaves
- Prevent sprinklers from hitting your home.
- Clean gutters regularly and check downspouts for proper drainage.  
Clean and inspect roof regularly.

## Limitations

Work performed by *Environmental Services Group* was conducted in accordance with generally accepted engineering or scientific practices current in this geographical area at the time the work was performed. No warranty is either expressed or implied, or intended by this agreement or by furnishing oral or written reports or findings. The Client acknowledges that subsurface and concealed conditions may vary from those encountered or inspected. *Environmental Services Group* could only comment on the environmental conditions observed on the date(s) the assessment was performed. The work was limited to those areas of concern identified by the Client or outlined in our proposal. Other areas of concern may exist but were not investigated within the scope of this assignment. Any budget estimates provided are Class D (Order of Magnitude) only and subject to verification unless otherwise agreed.

*Environmental Services Group* makes no other representations whatsoever, including those concerning the legal significance of its findings or as to other legal matters touched on in this report, including, but not limited



## Limited Inspection Report – 24 John Street S, Mississauga, ON

to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time. *Environmental Services Group* accepts no responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

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The degree of mould growth noted in the report may change with time, if water or humidity issues continue or develop after the assessment date(s). Any sources of water infiltration or high sampling results (if any) will apply only to the time and conditions of the testing and may not be used to reliably predict conditions on other days.

The inspection evaluated work undertaken in the specific mould remediation work area(s) only. Other recommendations made as part of any investigation report which may have included but are not necessarily limited to cleaning outside of the work area, further investigation of building envelope issues, or HVAC system cleaning has not been commented on in this report.

Should you have any questions pertaining to this matter, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads 'Tara Valley'.

Tara Valley  
Environmental Consultant  
AmIAQ: Council Certified Microbial Investigator  
IICRC: WRT, ASD, AMRT  
IAQA: Member  
EAA: Certified Environmental Specialist  
ESA: Certified Indoor Air Quality Technician