

BELL GAIRDNER

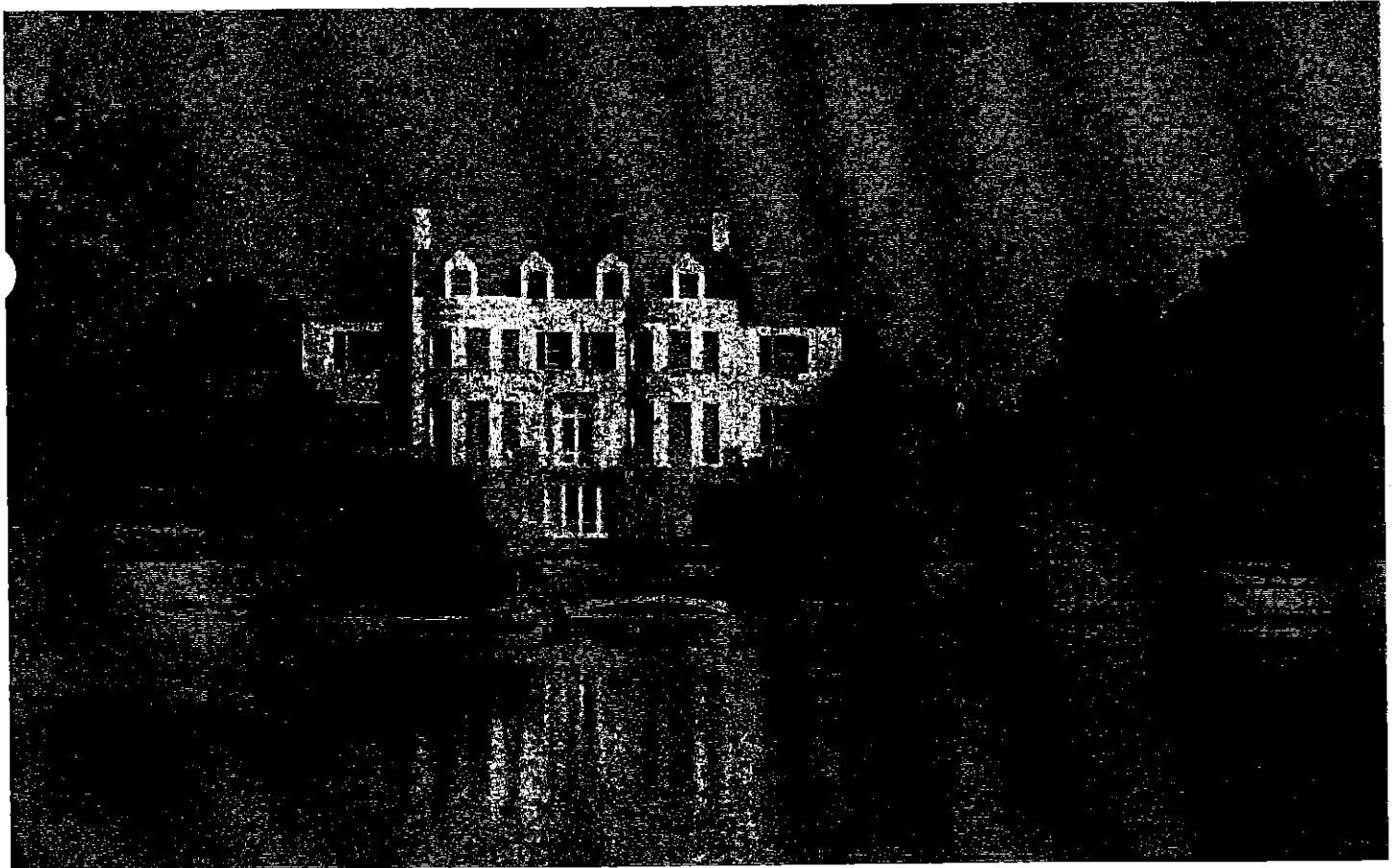
Heritage Advisory Committee
FEB 21 2012

Heritage Advisory Committee
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HERITAGE IMPACT STATEMENT

2700 LAKESHORE ROAD EAST,
MISSISSAUGA, ONTARIO

APPENDIX B:
PROPOSED HERITAGE DESIGNATION
BELL GAIRDNER ESTATE, 2700
LAKESHORE ROAD EAST
AND
SCHEDULE B OF THE DESIGNATION
BY-LAW 0101-2009



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ARCHITECTS INC.
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BELL GAIRDNER - HERITAGE IMPACT STATEMENT
APPENDIX B

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PROPOSED HERITAGE DESIGNATION
BELL GAIRDNER ESTATE, 2700 LAKESHORE ROAD EAST



Corporate Report

Clerk's Files

Originator's
Files

HAC

DATE: November 14, 2008

TO: Heritage Advisory Committee
Meeting Date: November 25, 2008

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

SUBJECT: **Proposed Heritage Designation
Bell Gairdner Estate, 2700 Lakeshore Road West
(Ward 2)**

RECOMMENDATION: That the Bell Gairdner Estate, 2700 Lakeshore Road West, be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

BACKGROUND: Archaeological excavations reveal settlement on the property in the early nineteenth century. Over a century later Charles Powell Bell commissioned the current estate. Unfortunately, in 1938, the year of its completion, Bell died prematurely. His widowed wife Kathleen Harding, of the Harding Carpets family, remarried millionaire financier and philanthropist James Arthur Gairdner. The couple lived elsewhere initially but moved back into the subject estate after World War II. Stories relayed by their descendents paint an idealistic image of privileged country life in this home. The City added the Bell Gairdner Estate to the Heritage Register c. 1989. The property was also added to the Cultural Landscape Inventory in 2005.

PRESENT STATUS: The subject property is owned by the City of Mississauga but all the structures thereon are currently vacant. The 18 hectare waterfront property is designated as City parkland (Park 389). The lands were a priority park site in the Waterfront Parks Strategy. The consultant's draft concept master plan retains the main house. Moreover, it

proposes that the park: “be themed as an early century manor-house with a narrative landscape, powerfully linked to the natural environment and elemental experience. The site has the opportunity to take visitors back to a time where sustenance, for both mind and body, came from the landscape.”

COMMENTS:

Historic photographs and plans of the property, which have been uncovered in the course of researching this report, should be consulted as plans for the park proceed. These could also be included in an interpretive component in the completed park.

The City’s Mississauga Plan, Section 3.17.1.2b, states, “... heritage resources of significant value will be identified, protected, and preserved.” The Plan further states, under Section 3.17.2.6, that “heritage resources must be maintained in a manner that prevents deterioration and protects the heritage qualities of the resource.”

The *Ontario Regulation 9/06*, the *Ontario Heritage Act*, prescribes the criteria for determining a property’s cultural heritage value or interest. Upon review, it has been determined that the Bell Gairdner Estate meets these criteria:

Historical/Associative Value

The Bell Gairdner Estate has physical/design value as it is a rare example of Modern Classicism in Mississauga. It also displays a high degree of craftsmanship and artistic merit.

Physical Value

The Bell Gairdner Estate has historical/associative value because it has direct associations with James Arthur Gairdner, a significant local and Canadian figure. The property yields or has the potential to yield information that contributes to an understanding of early 19th century and privileged mid twentieth century life in Toronto Township. The estate demonstrates the work and ideas of Bank of Canada architect Marani Lawson and Morris, a significant Canadian architectural firm.

Contextual Value

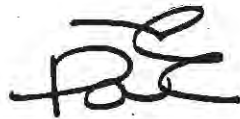
The Bell Gairdner Estate has contextual value because it is physically and historically linked to its surroundings. This includes “millionaire’s row” to the west, which is Oakville, and the Robertson Farm to the north.

For the full report, see the Cultural Heritage Assessment, attached as Appendix 1.

FINANCIAL IMPACT: N/A

CONCLUSION: With early nineteenth century remains and an entire estate built in the 1930s, the Bell Gairdner Estate is an invaluable source of information on two diverse periods and lifestyles. Moreover, its connection with James Arthur Gairdner, who later owned another now modern park in the area, is also both historically and contextually significant. The Modern Classical style of the main house is rare in Mississauga; and the property's connection with Marani Lawson and Morris is notable. The Bell Gairdner Estate merits designation under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value.

ATTACHMENTS: Appendix 1: Cultural Heritage Assessment



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

Prepared By: Mark Warrack, Heritage Coordinator

Bell Gairdner Estate
2700 Lakeshore Road West

Cultural Heritage Assessment

Prepared by:
Planning & Heritage
Community Services



September 2008



Executive Summary

The City added the Bell Gairdner Estate to the Heritage Register c. 1989. The property was also added to the Cultural Landscape Inventory in 2005.

During the early twentieth century many wealthy Torontonians set up estates (or at least summer estates) in Toronto Township. The Bell Gairdner Estate is a rare surviving example. Constructed from 1937 to 1938, the main buildings are also a rare example of Modern Classicism in the city. The property displays a high degree of craftsmanship and artistic merit. Designed by Bank of Canada architect Marani Lawson and Morris, the property demonstrates the work and ideas of a significant Canadian architectural firm. Moreover, it has direct associations with James Arthur Gairdner, a significant Canadian philanthropist whose many legacies include an internationally known foundation that recognizes scientific research. The site yields or has potential to yield information that contributes to an understanding of both the mid twentieth and the early nineteenth centuries. (Archaeological excavations on the property reveal early nineteenth century settlement.) Connected to "millionaire's row" to the west, which is Oakville, and to the Robertson Farm to the north, the property is physically and historically linked to its surroundings.

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Location

The Bell Gairdner Estate lies at the extreme southwest corner of Mississauga, south of Lakeshore Road West, east of Winston Churchill Boulevard.



Cultural Heritage Value

In order to merit designation under the *Ontario Heritage Act* a property must have physical, historical/associative and/or contextual value. Ontario Regulation 9/06 lays out the specific criteria:

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

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

- 2) The property has historical value or associative value because it,
 - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, or
 - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

- 3) The property has contextual value because it,
 - i) is important in defining, maintaining or supporting the character of an area, or
 - ii) is physically, functionally, visually or historically linked to its surroundings, or
 - iii) is a landmark. O. Reg. 9/06, s. 1 (2).

Historical/Associative Value

The Crown granted Henry Gable the subject property in 1807. A stage 3 archaeological assessment has revealed that a log house was in use on this site during, but not beyond, his tenure, which ended in 1840. The log cabin was located west and just slightly north of the mansion that currently exists. Excavated artefacts suggest that the homestead was built prior to 1825, but may have been in existence as early as 1786. It was definitely in use in the 1830s. These artefacts include cream ware, pearl ware and forged nails. Further investigation is warranted.

Gable transferred the property to Matthew B. Hornibrook who sold it to Andrew Robertson in 1851. The Robertsons also owned the land to the north of Lakeshore Road West and established a successful farm there. That property is designated under the *Ontario Heritage Act*. Son William D. Robertson sold the southern subject property to Hugh S. Wilson in 1918. Wilson sold it to Doctor James M. McCormack in 1922.

Charles Powell Bell (1908-1938) purchased the land in the spring of 1937. He commissioned Bank of Canada architect Marani Lawson and Morris to design the house and accompanying garage. (This firm also designed his mother's Forest Hill home in Toronto.) The technical drawings for the subject estate are housed at the Ontario Archives in the Marani Rounthwaite & Dick (successor to Marani, Lawson and Morris) Collection. These files also contain photographs of the house and garage. These include construction photos dating to October 1937 (Attachment 1, figure 1) and portraits dating to June 1946 (figures 2, 4 and 7). Many of these latter images are reproduced in the September 1946 issue of the *Journal of RAIC*. (See figures 3, 5, 6, 8, 9 and 10 for contemporary photographs of the house).

Bell moved into the estate in 1938 with his wife (Ethel) Kathleen Harding (1908-1991) and daughter Daphne (b.1937). They had previously resided in Toronto. Kathleen was the daughter of C. Victor Harding, President and General Manager of Harding Carpets Ltd. Unfortunately Bell had rheumatic fever and passed away in November 1938 at the age of 30. According to his daughter Daphne Bell, he was not expected to live past age 22. His obituary lists him as an employee of Imperial Life Assurance Company; however, Daphne Bell reports that his illness prevented him from performing many duties.

Kathleen remarried at the house on September 27, 1941. She wed investment dealer James Arthur Gairdner (1893-1971). (See figure 11 for an image of the couple.) Gairdner was a self made man who took up sales in order to finance his postsecondary education, with aspirations of becoming a surgeon. He quickly excelled as a salesman, so much so that Wood Gundy's senior management halved his commission for fear that he would out earn them. This impelled Gairdner to start his own investment banking house in 1921, which became known as Gairdner and Company. The financier was also a distinguished track and field athlete and commander of the 3rd Canadian Army Battalion in France in World War I.

The new family first resided at Gairdner's home on Lakeshore Road East, Oakville. (It was located about halfway between the Mississauga border and downtown Oakville). Kathleen did not care for this house. After a couple of years they moved into her estate, the subject property. Due to gas rations, some of these World War II years were spent in Toronto.

Gairdner dubbed the Toronto Township estate "Gairloch," a Gaelic word meaning "short lake." He had also given and would also give the name to his preceding and subsequent Oakville homes. Gairdner populated Bell's kennel, to the east of the main house, with many dogs. He loved animals. He had at least two peacocks, ducks, swans and geese at all times for breeding. There remains a garden shed, also on the east side of the property. Domestic staff resided on the third floor of the mansion (nurse/nanny, cook, laundress, five gardeners) and in the quarters above the garage (chauffeur, head gardener). Gairdner installed a pool at the northwest end of the property in the 1950s.

In the late 1940s, Gairdner took up painting, inspired by his stepdaughter Daphne. According to Daphne, it relaxed him and was great stress relief for his demanding career. He enrolled in art classes at the Art Gallery of Toronto. There he befriended York Wilson, Jack Bush and Cleeve Horne. However, they, specifically Bush, according to his biography, written by wife Lela Wilson, felt that Gairdner was a "natural primitive and just wanted to keep him painting in his own way."

Gairdner built himself a studio west of the main house. Lela Wilson describes how he invited his artist friends for the laying of the cornerstone. Cleeve Horne did the honours and was rewarded with a silver trowel. According to Lela Wilson, the studio, which included a well-stocked bar, kitchen and bedroom, was "perfect, the envy of every artist."

Gairdner's seemingly *pleine air* paintings emulated the style of the Group of Seven. Horne described them as "fearless primitive" in Paul Nowack's March 1968 *Toronto Life* article. Nowack noted the "bold strokes and reckless gobs of colour." Gairdner reproduced many of his paintings as greeting cards that he would distribute to friends and associates for various occasions. In 1952 his work was the subject of the largest one person exhibition at Mount Allison University, New Brunswick. One hundred and twenty-three paintings were on display. Apparently this represented his entire oeuvre at that time.

The subject property was included in the Women's Auxiliary Oakville Garden tours in the mid 1950s. The June tours raised funds for Oakville-Trafalgar Memorial Hospital. Kathleen Gairdner also opened her home for the St. John's Women's Auxiliary Bazaar. In addition to this charity work, Kathleen served as president of the Wimodausis Club, and board member of Women's College Hospital and the Oakville Welfare Bureau.

Gairdner's grandson William D. Gairdner has fond memories of the "lovely mansion." He writes that: "Audacious flowered hats on smiling women and portly men in blue suits or white ducks, puffing post-World War II cigars give the flavour of it. To us children it

was a grand place, so manicured and well-kept, with sweet-smelling lawns that rolled down to the lake.”

He goes on to reminisce about eating lunch in the “immaculate leather-furnished library to talk as he [James Arthur Gairdner] and Kay [Kathleen] enjoyed an aperitif. This ceremony was often preceded by the impressive sounds of his lovely step-daughter Daphne, practicing on the Grand piano in their austere formal drawing room with its floor-to-ceiling French windows overlooking the bay. It was like a scene from a Jane Austin novel. He, with his always watery eyes, would wait like an old bear for something to laugh at as he sipped his Scotch; Aunt Kay, perched daintily on the edge of a leather chair, her cigarette in a long black holder would steer the conversation away from shoals. They were a portrait of good life in the country.”

Unfortunately, this romanticism came to an end in 1960 when Gairdner divorced Kathleen and moved to 1306 Lakeshore Road East, Oakville. He took the studio with him. He married his secretary and lived out his final days at this estate. Upon his death, he bequeathed this property to the Town of Oakville for a public park and contemporary art gallery. This site is now known as Gairloch Gardens. The house serves as one half of Oakville Galleries and the transported studio as the Gallery Shop. Kathleen Gairdner sold 2700 Lakeshore Road West, Mississauga, to Ontario Hydro in 1961 and moved back to Toronto.

Gairloch Gardens is just one of many examples of the millionaire’s philanthropy. His other major gift is the Gairdner Foundation. Gairdner founded it while residing in Toronto Township in 1957, with the encouragement of Dr. Wallace Graham, a leading Toronto rheumatologist. The prestigious organization recognizes and rewards “early the work of the world’s leading scientists,” primarily those in medical research. According to the Foundation, 73 of the 288 Gairdner award recipients have gone on to win Nobel prizes. This includes 42 Canadians. In 2008 the federal government allocated a \$20 million endowment to the award program. Accordingly, beginning in 2009 the awards will be renamed the Canada Gairdner International Awards. 2009 also marks the 50th anniversary of the first award program. Kathleen Gairdner exercised her own philanthropy, donating \$250,000 to the Art Gallery of Ontario, late in her life.

Ontario Hydro used the estate as office space for the Canadian Fusion Fuels Technology Centre beginning in 1961. The City of Mississauga purchased it in 1999. In 2003, the W Network employed the property to shoot thirteen episodes of their reality dating show *Second Time Around*. This was not its first brush with stardom. In its heyday, a dusk view of its south façade was featured in an *Elisse* advertisement.

Design/Physical Value

Marani Lawson and Morris designed the house and garage on the subject property. Apparently Charles Powell Bell worked closely with the firm. With its numerous recreation-oriented rooms, Daphne Bell feels that the mansion was designed for entertaining.

The house is more or less rectangular in form. It is comprised of a central rectangular core with projecting wings, which were originally extended by single storey verandas crowned by terraces. According to the plans, the east side was comprised of a fully enclosed "servants' sitting room" with a smaller veranda. The central section is two and a half storeys, while the wings are two; all are gable roofed. Symmetrical two storey bays, at the south, and a two storey frontispiece, which includes the entryway, at the north, project from the rectangular core. The frontispiece is crowned by a pediment while the bays are flat roofed. A substantial chimney concludes each end of this central section.

There are three dormer windows on the north and four on the south. The core is three bays long with the wings being one bay each (both wide and long). Each bay is represented with a window save for the south core. Here the projecting bays are each punctuated with three windows and the central flat one by two, with an entry on the main floor. A small canopy, held aloft by posts of grillwork, originally shaded this entryway. There is also a walkout basement below with a double door. The stone basement/foundation extends south to create a first floor terrace, bounded by piers that project from the sides of the basement/foundation. These piers are interspersed with decorative iron rails, composed of diagonal lines and circles. Such grillwork, which is consistent with that which framed the back terrace door, also enclosed the side roof terraces and encloses the front balcony.

The main structure is painted brick (originally white) with a concrete portico entryway. All of the original windows were six over six sash. All, save for the dormers and projecting bay fenestration, were originally flanked by dark shutters. Stone lintels and brick voussoirs additionally serve to frame all of the windows, except for the dormers.

Horizontal banding enlivens the otherwise flat surface. A brick band, three courses thick, demarcates the division between the first two storeys across the core and wings while a cornice accentuates the upper section of the top floor on the core structure. It lines up with the roofline of the wings and with the pediment base of the projecting frontispiece. Incised lines also ornament the concrete entryway.

Though Classical, if not Georgian, features abound, the house exudes a Modern aesthetic. It is designed in the Modern Classical style, a mode that Marani Lawson and Morris made famous with their contemporaneous design of their masterpiece, the Bank of Canada (1937-8), in Ottawa. The style represents a move toward Modernism tempered by a persistent conservative reliance on past architectural forms. Government and bank

architecture often employed the style for the very conservatism that it exudes. The Depression may have also driven Modernism's reductive aesthetic.

The Bell Gairdner Estate exudes the Modern Classical style. The house is organized in a symmetrical, save for the bay window in the pantry on the northeast façade, and therefore Classical, plan. It is ornamented with Classical, or at least Neoclassical features: rectilinear windows, a pediment, cornices and a portico entryway.

However, Marani Lawson and Morris have modernized this vocabulary. The projecting frontispiece and bays protrude only minimally. The Classical details are also restrained and/or modernized. The carving is shallow. Concrete and brick are used shamelessly to create an entryway and cornice. The shuttered windows are much wider than their Georgian precedents. The shape of the fenestration, bands of windows on the south, the horizontal banding and the flat roofs of the projecting bays all emphasize the horizontal. This combined with the restraint of the projections and carving serves to underscore the planar surfaces. Here, as in all Modern Classical buildings, there is an emphasis on volume and line.

Though largely intact, the house has suffered from some alterations. The wing verandas, and servants' sitting room, have been removed, and replaced with an addition on the west. Many of the windows have been replaced. Larger vents have also been added. Despite these unfortunate alterations, the overall design of the structure remains the same whereby the Modern Classical style is very evident.

Contextual Value

The property is situated at the extreme southwest corner of Mississauga, bordering Oakville. It is located on the bank of Lake Ontario, east of Joshua Creek, south of Lakeshore Road. The property to the north of Lakeshore Road is the Robertson Gold Medal Farm, which, as mentioned previously, is designated under the *Ontario Heritage Act*.

2700 Lakeshore Road West is mostly natural, forming a park-like setting for the house. (See figure 12 for a layout of the west side of the property.) There is also a woodlot to the east. The Bell Gairdner mansion is situated well back from Lakeshore Road West, at the end of a long driveway which is concluded by a roundabout. This drive connects to the garage to the east. The garage (figure 13) remains, north east of the house, positioned perpendicular to it. It includes apartments. It too was designed by Marani Lawson and Morris and exudes the pared down historicism of the main house. It is sheathed in siding, just as the servants' sitting room presumably was. Thus, it is aesthetically congruous with the main structure.

There is also a garden shed (figure 14) south of the garage and a smaller shed (figure 15) southeast of the house. Just below the house, at the basement walkout level are the remains of an outdoor barbeque, oven, benches and tables (figure 16). This area can also be accessed by means of a stairway descending from the terrace. This backyard leads out to the shores of a man-made lagoon. The remainder of the back property, to the east, is comprised of a woodlot and a shingle beach. Originally a vegetable garden extended towards the lake from just south of the garage. The kennel was also located east of the main house.

Two brick lampposts (figure 17) mark the driveway on Lakeshore Road West. Elm trees lined the driveway. Orchards comprised the land flanking the driveway. There are now a variety of trees in these areas and a parking lot on the east. The remains of a kidney shaped pool are located on the west side, closer to the house. There are also low walls surrounding the circular drive. The eastern part of the property was allowed to remain in its rough natural state. It has been used as a bird sanctuary.

The area east and north of the property developed into an industrial one. Residential Oakville comprises the area west of Winston Churchill Boulevard. The lakefront homes to the west include Gairdner's other two properties as well as Edgemere, a property once owned by his son, J.S. Gairdner.

Conclusion

The Bell Gairdner Estate is an unknown gem in Mississauga. It is a rare example of Modern Classicism in the city. The property displays a high degree of craftsmanship and artistic merit and demonstrates the work of Maranai, Lawson and Morris, a significant Canadian architectural firm. It has direct associations with James Arthur Gairdner, a significant local and Canadian figure. The estate yields or has the potential to yield information about this area in both the mid twentieth century and the early nineteenth century. Moreover, it is connected to "millionaire's row" to the west, which is Oakville. It is also connected, through ownership, with the Robertson Farm to the north. Thus, the property is physically and historically linked to its surroundings.

Works Cited

The Archaeologists Inc., *Stage 3 Archaeological Assessment of 2700 Lakeshore Road West, Part of Lot 35, Concession 4 SDS, City of Mississauga, Region Municipality of Peel*, July 2007.

"C.P. Bell's Funeral from Mother's Home," *Toronto Star*, Tuesday, November 8, 1938, p. 34.

Daphne Bell, Interview (Toronto) July 17, 2006. (Please note, Daphne Bell is in possession of an aerial photograph of the site.)

Gairdner Foundation website, <http://www.gairdner.org/>

"House of Mr. J.A. Gairdner," *Journal of the Royal Architectural Institute of Canada*, September 1946 (volume 23, number 9), pages 212-8.

"House of Mrs. C.A. Bell," *Journal of the Royal Architectural Institute of Canada*, December 1937 (volume 14).

Lela Wilson, *York Wilson: His Life and Work* (Ottawa: Carleton University Press), 1997.

Marani Rounthwaite & Dick, Job Number 3716, *Marani Rounthwaite & Dick Collection* (Toronto: Ontario Archives), Reference C14.

"New Hospital Token of Community Unity, Citizens Told at Oakville Trafalgar Cornerstone Ceremony," *Toronto Star*, Monday, February 28, 1949, page 7.

Paul Nowack, "A million here, a million there... it all adds up," *Toronto Life*, March 1968, pages 38, 39, 71, 72.

William D. Gairdner, *A Grandson's Memories of "Big Jim,"* 2000.

Attachment 1

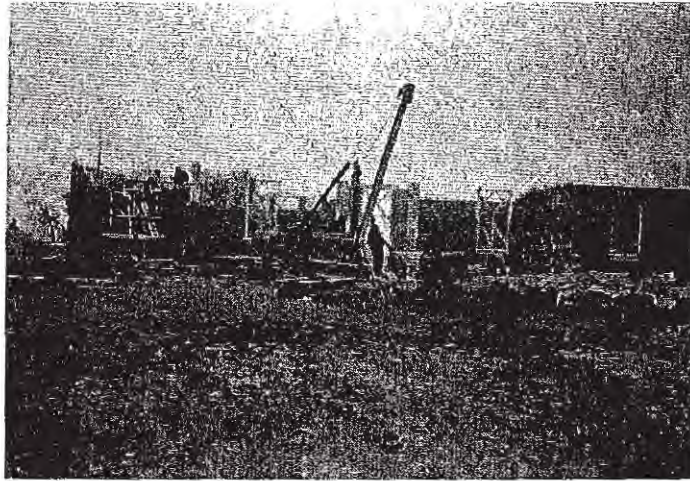


Figure 1: Bell Estate under construction, October 28, 1937. View of north elevation. Ontario Archives.



Figure 2: North Elevation of Bell Gairdner Estate, June 1946. Ontario Archives.



Figure 3: North Elevation of Bell Gairdner Estate, April 2006.

Attachment 1



Figure 4: South Elevation of Bell Gairdner Estate, June 1946. Ontario Archives.



Figure 5: South Elevation of Bell Gairdner Estate, July 2004.

Attachment 1

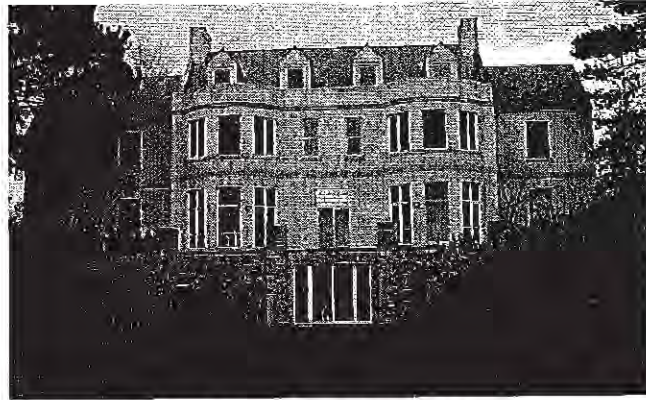


Figure 6: Detail of South Elevation of Bell Gairdner Estate, April 2006.

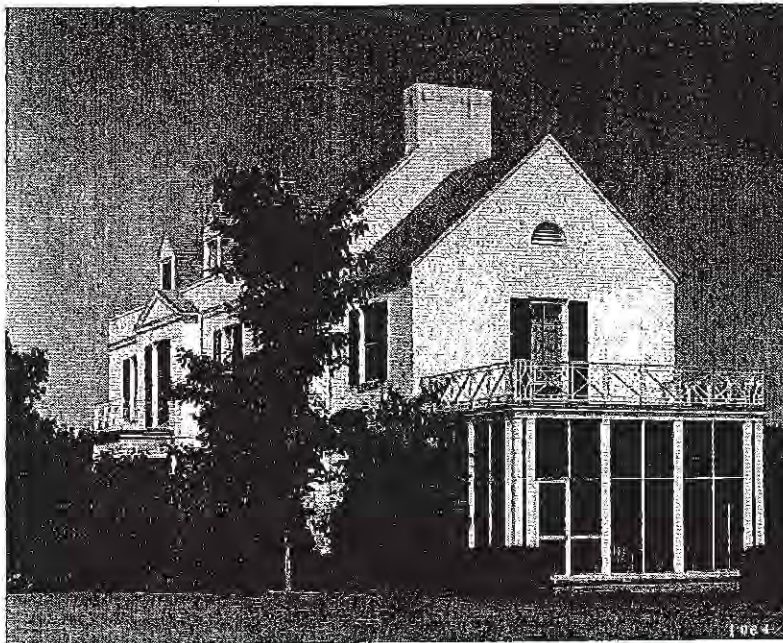


Figure 7: Bell Gairdner Estate, June 1946. View facing southeast. Ontario Archives.



Figure 8: Bell Gairdner Estate, April 2006. View facing southeast.

Attachment 1



Figure 9: Bell Gairdner Estate, April 2006. View facing southwest.



Figure 10: Bell Gairdner Estate, April 2006. Detail of view facing southwest.

Attachment 1



Figure 11: James and Kathleen Gairdner, presented with a trowel, at the cornerstone laying ceremony for the Oakville-Trafalgar Memorial Hospital. Published in the *Toronto Star*, Monday, February 28, 1949, p. 7.

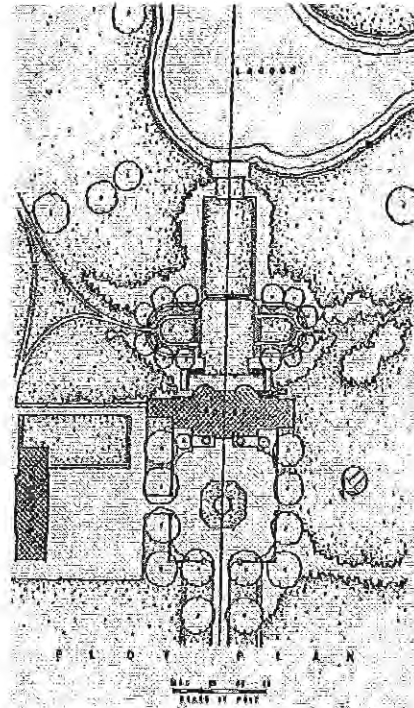


Figure 12: Layout of Bell Gairdner Estate. Published in *Journal of the Royal Architectural Institute of Canada*, September 1946, p. 212.



Figure 13: Garage at Bell Gairdner Estate, April 2006.

Attachment 1



Figure 14: Garden Shed at Bell Gairdner Estate, April 2006.

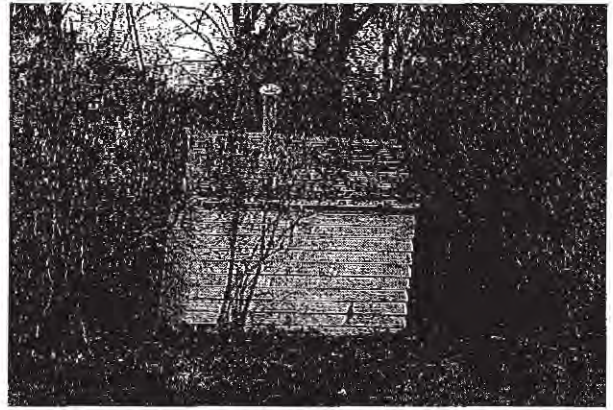


Figure 15: Shed at Bell Gairdner Estate, April 2006.



Figure 16: Outdoor Furniture at Bell Gairdner Estate, April 2006.



Figure 17: Entry posts at Bell Gairdner Estate, April 2006.

Attachment 2

SCHEDULE "B" TO BY-LAW NO. _____

DRAFT DESIGNATION STATEMENT

Bell Garidner Estate, 2700 Lakeshore Road West

The Bell Gairdner Estate is a large property on Lake Ontario. It lies south of Lakeshore Road West and just east of Winston Churchill Boulevard, the western boundary that divides Mississauga from Oakville.

Statement of Cultural Value or Interest

The Bell Gairdner Estate has physical/design value as it is a rare example of Modern Classicism in Mississauga. It also displays a high degree of craftsmanship and artistic merit.

The Bell Gairdner Estate has historical/associative value because it has direct associations with James Arthur Gairdner, a significant local and Canadian figure. The property yields or has the potential to yield information that contributes to an understanding of early 19th century and privileged mid twentieth century life in Toronto Township. The estate demonstrates the work and ideas of Bank of Canada architect Marani Lawson and Morris, a significant Canadian architectural firm.

The Bell Gairdner Estate has contextual value because it is physically and historically linked to its surroundings. This includes "millionaire's row" to the west, which is Oakville, and the Robertson Farm to the north.

Description of Heritage Attributes

Key attributes that reflect the Bell Gairdner Estate's physical/design value include:

- The overall shape and form of the house
- The rectilinear shape and form of the house
- The symmetrical arrangement of the house, including projecting wings, number and placement of dormers, symmetrically placed windows
- The rectilinear shape and form of the windows and other openings
- The stone window sills
- The brick headers above the windows and openings
- The paired shutters and their shape and form
- The gently projecting curved bays on the south face and their flat roofs
- The cornices
- The raised horizontal banding
- The projecting frontispiece at the Lakeshore entrance, including the pediment above the second storey

SCHEDULE "B" TO BY-LAW NO. _____

DRAFT DESIGNATION STATEMENT

Bell Garidner Estate, 2700 Lakeshore Road West

- The stone entryway and its shape and form, including raised platform, column bases, horizontal incised bands that suggest cornice and capitals, stonework around door
- The door frame and transom over the door, of the main Lakeshore Road entrance
- The shape, form and pitch of the gable roofs
- The brick chimneys, including their shape, form and symmetrical placement
- The tiled roofing
- The shape and form of the dormers and their openings
- The shape, form and design of the balcony enclosure atop the Lakeshore entryway
- The Credit Valley foundation/basement, including its shape and form, including piers and treatment around entryway
- The shape, form and design of the grillwork between the piers of the rear (south) patio
- The roundabout at the Lakeshore entrance of the house, including the low Credit Valley stone walls and lamp posts
- The remains and/or foundations of any outbuildings, pools, etc. that are no longer in existence
- The brick gateposts at the Lakeshore entrance, their symmetrical placement and Classically-inspired shape and form
- The main curving stairwell, west of the main (Lakeshore Road) entrance
 - Its shape, form and placement
 - Its steps, including shape and size
 - Its railing, including shape, form and material
 - Its spindles, including shape, form and material
- The wood panelled library, which comprises the first floor of the projecting section on the west side
 - Its fine crafted wood interior
 - Its inset shelves, including their shape, form and material
 - Its fireplace, including its shape, form and material
- The garage structure, which includes apartments
 - Its overall shape and form
 - Its exact location and footprint, to the northeast of the main house and perpendicular to it
 - Its rectilinear shape and form of the garage
 - The symmetrical arrangement of the garage, including projecting wings and symmetrically placed windows
 - The shape and form of the gable and main roof
 - The cornices that line the gable ends
 - The shape and form of the roofs on the projecting wings

Attachment 2

SCHEDULE "B" TO BY-LAW NO. _____

DRAFT DESIGNATION STATEMENT

Bell Gairdner Estate, 2700 Lakeshore Road West

- The roof tiles that match the main house
- The window surrounds and shutters, including their shape and form
- The banding that runs along the top of the windows of the first storey of the main section
- The brick chimney on the south end, and its shape and form
- The horizontal siding
- The round vent(s), including shape and form and placement at gable centre
- The cupola, including its shape and form and central placement

Key attributes that reflect the Bell Gairdner Estate's historical/associative value include:

- Any early 19th remains on the property
- The main house, outbuildings, lagoon and any remaining landscaping from the tenure of Charles Powell Bell, Kathleen Harding and James Arthur Gairdner
- The main house in its entirety

Key attributes that reflect the Bell Gairdner Estate's contextual value include:

- Its location south of the Robertson Farm and east of millionaire's row
- View and vista from the house to Lakeshore Road West
- View and vista from the house to Lake Ontario

BELL GAIRDNER - HERITAGE IMPACT STATEMENT
APPENDIX B

APPENDIX B:
SCHEDULE B OF THE DESIGNATION
BY-LAW 0101-2009



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0101-2009

A By-law to designate the Bell Gairdner Estate located at 2700 Lakeshore Road West as being of cultural heritage value

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Notice of Intention to designate the Bell Gairdner Estate located at 2700 Lakeshore Road West, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Clerk of The Corporation of the City of Mississauga;

NOW THEREFORE the Council of The Corporation of the City of Mississauga hereby ENACTS as follows:

- 1. That the property, including all the buildings and structures thereon, known as the Bell Gairdner Estate located at what is municipally known as 2700 Lakeshore Road West, in the City of Mississauga, and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as amended.
2. That the reasons for designating the property known as the Bell Gairdner Estate located at 2700 Lakeshore Road West, in the City of Mississauga, under section 1 of this By-law, are duly set out in Schedule "B".
3. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
4. That Schedules "A" and "B" form an integral part of this by-law.
5. That the City Solicitor is hereby directed to register a copy of this by-law against the property located at 2700 Lakeshore Road West in the proper land registry office.

ENACTED AND PASSED this 8th day of April, 2009.

[Signature of Mayor] MAYOR

[Signature of Crystal Green] CLERK

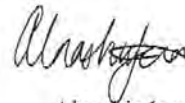
APPROVED AS TO FORM City Solicitor MISSISSAUGA [Signature] Date April 2 09

SCHEDULE 'A' TO BY-LAW 0101-2009

Summary: Part of Lot 34 and all of Lot 35, Concession 4, South of Dundas Street
(To be designated under the Ontario Heritage Act)

(Ward 2, City Zone 4 in the vicinity of Lakeshore Road West and Winston Churchill Boulevard)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed part of Lot 34 and all of Lot 35, Concession 4, South of Dundas Street, of the said Township, designated as Parts 1 to 7 on a Plan of Survey deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as Plan 43R-22402.



Alnashir Jeraj
Ontario Land Surveyor

DESIGNATION STATEMENT

Bell Gairdner Estate, 2700 Lakeshore Road West

The Bell Gairdner Estate is a large property on Lake Ontario. It lies south of Lakeshore Road West and just east of Winston Churchill Boulevard, the western boundary that divides Mississauga from Oakville.

Statement of Cultural Value or Interest

The Bell Gairdner Estate has physical/design value as it is a rare example of Modern Classicism in Mississauga. It also displays a high degree of craftsmanship and artistic merit.

The Bell Gairdner Estate has historical/associative value because it has direct associations with James Arthur Gairdner, a significant local and Canadian figure. The property yields or has the potential to yield information that contributes to an understanding of early 19th century and privileged mid twentieth century life in Toronto Township. The estate demonstrates the work and ideas of Bank of Canada architect Marani Lawson and Morris, a significant Canadian architectural firm.

The Bell Gairdner Estate has contextual value because it is physically and historically linked to its surroundings. This includes "millionaire's row" to the west, which is Oakville, and the Robertson Farm to the north.

Description of Heritage Attributes

Key attributes that reflect the Bell Gairdner Estate's physical/design value include:

- The overall shape and form of the house
- The rectilinear shape and form of the house
- The symmetrical arrangement of the house, including projecting wings, number and placement of dormers, symmetrically placed windows
- The rectilinear shape and form of the windows and other openings
- The stone window sills
- The brick headers above the windows and openings
- The paired shutters and their shape and form
- The gently projecting curved bays on the south face and their flat roofs
- The cornices
- The raised horizontal banding
- The projecting frontispiece at the Lakeshore entrance, including the pediment above the second storey
- The stone entryway and its shape and form, including raised platform, column bases, horizontal incised bands that suggest cornice and capitals, stonework around door
- The door frame and transom over the door, of the main Lakeshore Road entrance
- The shape, form and pitch of the gable roofs
- The brick chimneys, including their shape, form and symmetrical placement
- The tiled roofing
- The shape and form of the dormers and their openings
- The shape, form and design of the balcony enclosure atop the Lakeshore entryway
- The Credit Valley foundation/basement, including its shape and form, including piers and treatment around entryway
- The shape, form and design of the grillwork between the piers of the rear (south) patio
- The roundabout at the Lakeshore entrance of the house, including the low Credit Valley stone walls and lamp posts
- The remains and/or foundations of any outbuildings, pools, etc. that are no longer in existence

DESIGNATION STATEMENT

Bell Gairdner Estate, 2700 Lakeshore Road West

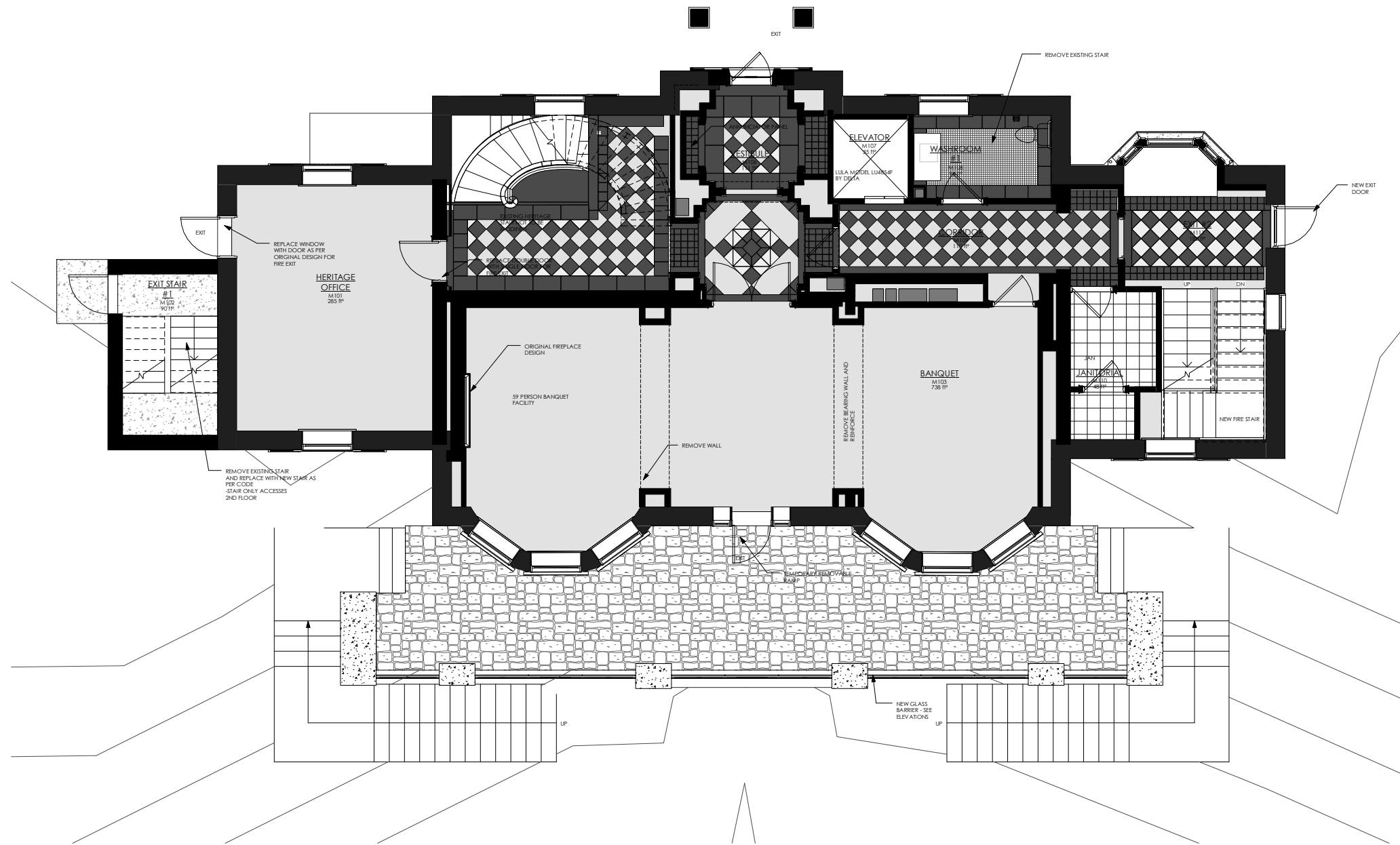
- The brick gateposts at the Lakeshore entrance, their symmetrical placement and Classically-inspired shape and form
- The main curving stairwell, west of the main (Lakeshore Road) entrance
 - Its shape, form and placement
 - Its steps, including shape and size
 - Its railing, including shape, form and material
 - Its spindles, including shape, form and material
- The wood panelled library, which comprises the first floor of the projecting section on the west side
 - Its fine crafted wood interior
 - Its inset shelves, including their shape, form and material
 - Its fireplace, including its shape, form and material
- The garage structure, which includes apartments
 - Its overall shape and form
 - Its exact location and footprint, to the northeast of the main house and perpendicular to it
 - Its rectilinear shape and form of the garage
 - The symmetrical arrangement of the garage, including projecting wings and symmetrically placed windows
 - The shape and form of the gable and main roof
 - The cornices that line the gable ends
 - The shape and form of the roofs on the projecting wings
 - The roof tiles that match the main house
 - The window surrounds and shutters, including their shape and form
 - The banding that runs along the top of the windows of the first storey of the main section
 - The brick chimney on the south end, and its shape and form
 - The horizontal siding
 - The round vent(s), including shape and form and placement at gable centre
 - The cupola, including its shape and form and central placement

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- Its location south of the Robertson Farm and east of millionaire's row
- View and vista from the house to Lakeshore Road West
- View and vista from the house to Lake Ontario



REVISIONS		
NUMBER	DATE	REMARKS
004	2012 01 23	40% COORDINATION SET
003	2012 01 20	HERITAGE APPLICATION
002	2012 01 03	40% WORKING DRAWINGS
001	2011 11 25	SITE PLAN APPROVAL

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

ATA ARCHITECTS

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 T 905 849 8988 F 905 849 4369
 E info@ataarchitectsinc.com
 www.ataarchitectsinc.com



PROJECT TITLE
 11-866 - BELL GAIRDNER

2700 LAKESHORE RD W
 MISSISSAUGA, ON

DRAWING TITLE
 MAIN FLOOR

DRAWN BY
 MJD

SCALE
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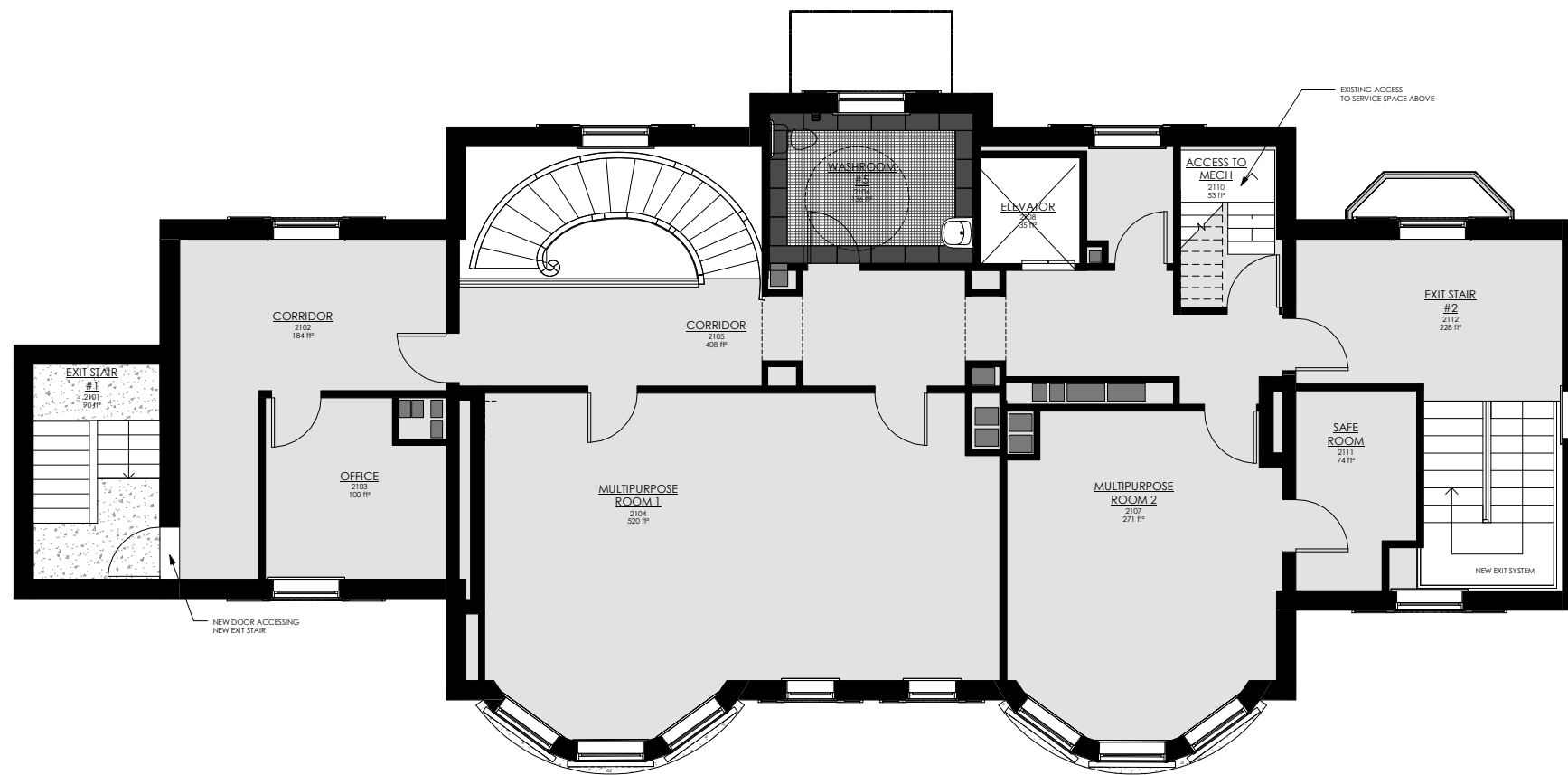
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003	2012 01 20	HERITAGE APPLICATION
002	2012 01 03	40% WORKING DRAWINGS
001	2011 11 25	SITE PLAN APPROVAL

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E info@ataarchitectsinc.com
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SEALS

PROJECT TITLE
11-866 - BELL GARDNER

2700 LAKESHORE RD W
MISSISSAUGA, ON

DRAWING TITLE
SECOND FLOOR

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MJD

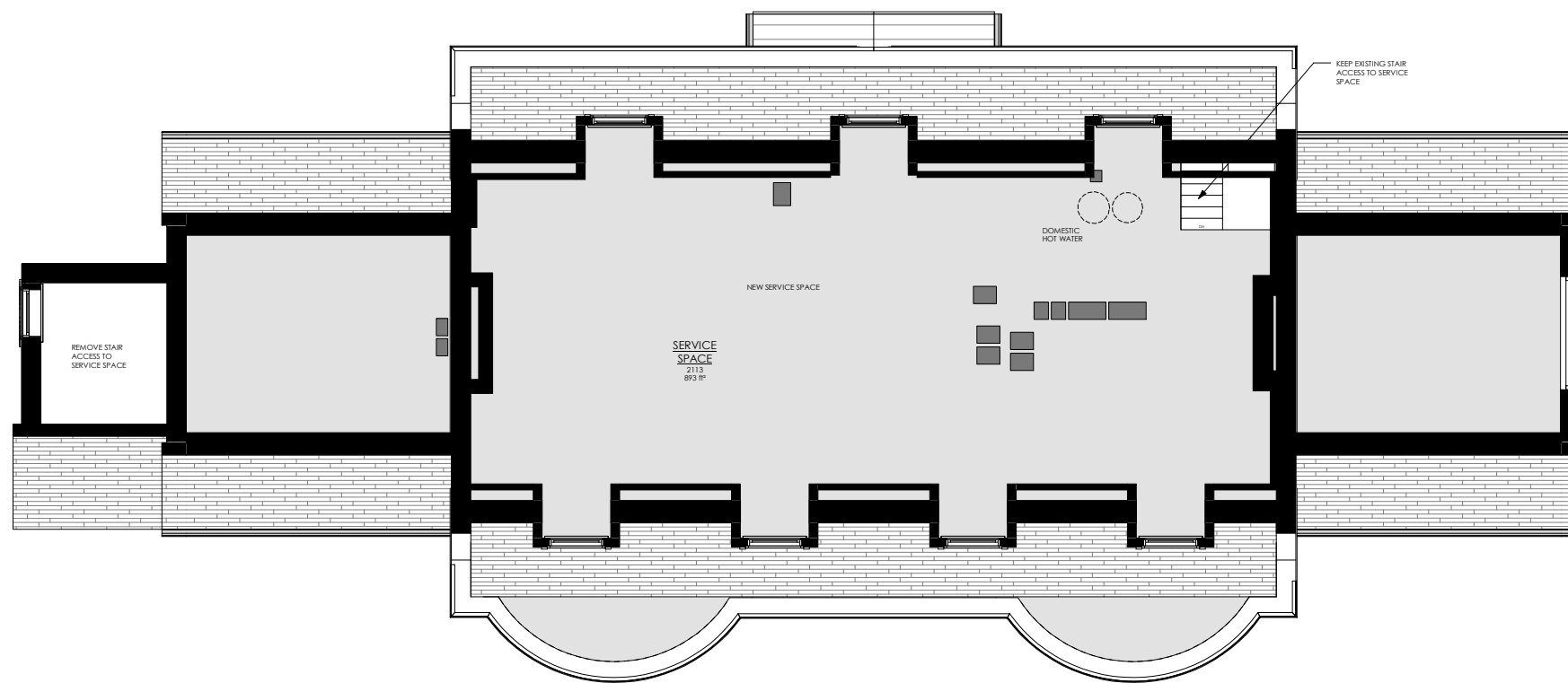
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003	2012 01 20	HERITAGE APPLICATION
002	2012 01 03	40% WORKING DRAWINGS
001	2011 11 25	SITE PLAN APPROVAL

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PROJECT TITLE
11-866 - BELL GARDNER

2700 LAKESHORE RD W
MISSISSAUGA, ON

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SERVICE FLOOR

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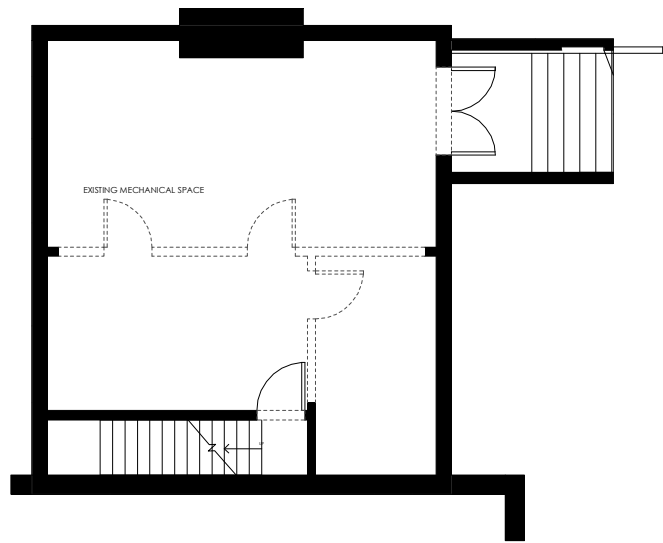
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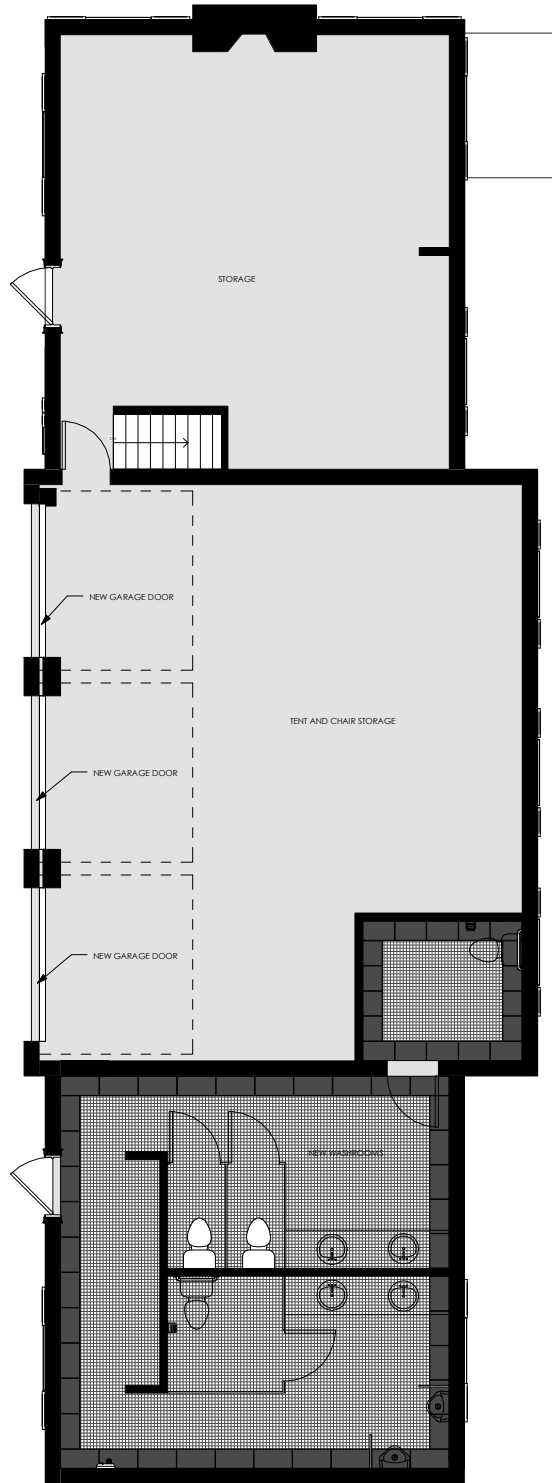
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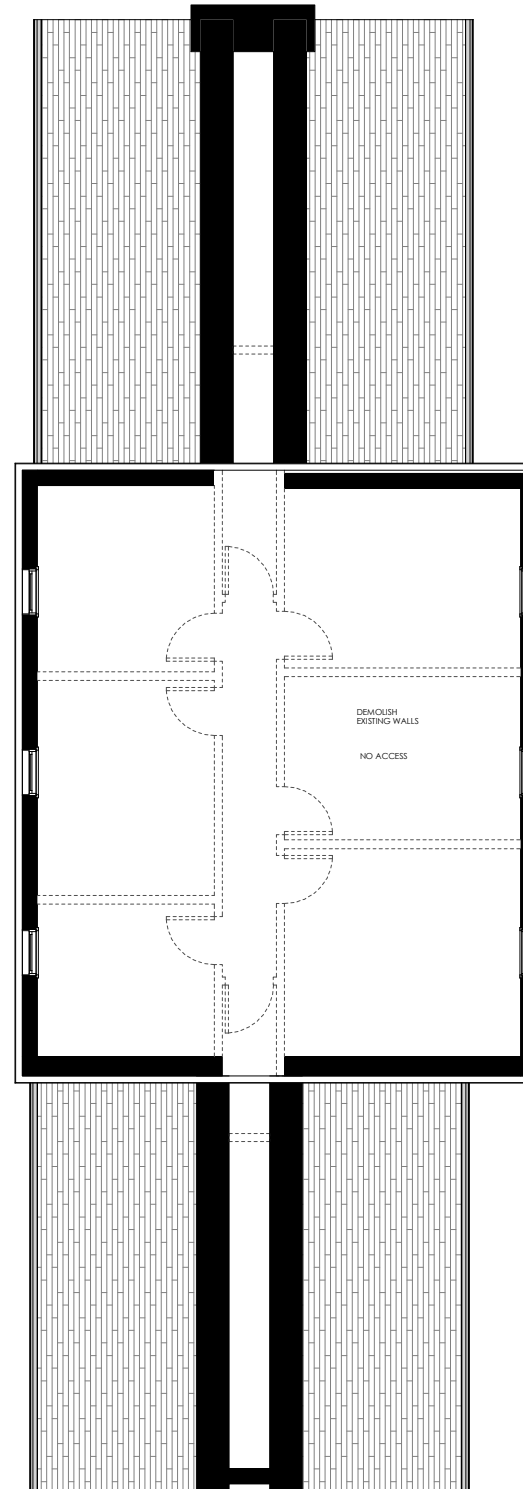
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1 HRT COA01 - BASEMENT
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2 HRT COA02 - MAIN FLOOR
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3 HRT COA03 - SECOND FLOOR
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www.ataarchitectsinc.com

SEALS

PROJECT TITLE
11-866 - BELL GARDNER

2700 LAKESHORE RD W
MISSISSAUGA, ON

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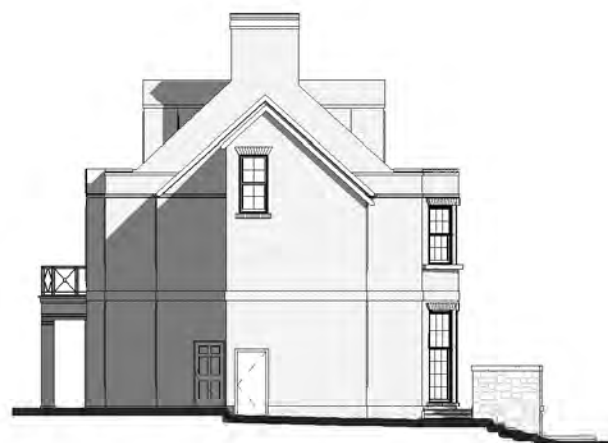
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HRT SOUTH ELEVATION
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SEALS

PROJECT TITLE
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MISSISSAUGA, ON

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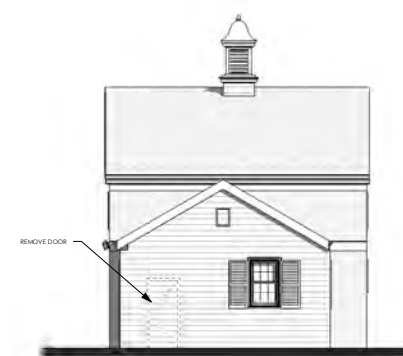
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NUMBER	DATE	REMARKS
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SEALS

PROJECT TITLE
11-866 - BELL GAIRDNER

2700 LAKESHORE RD W
MISSISSAUGA, ON

DRAWING TITLE
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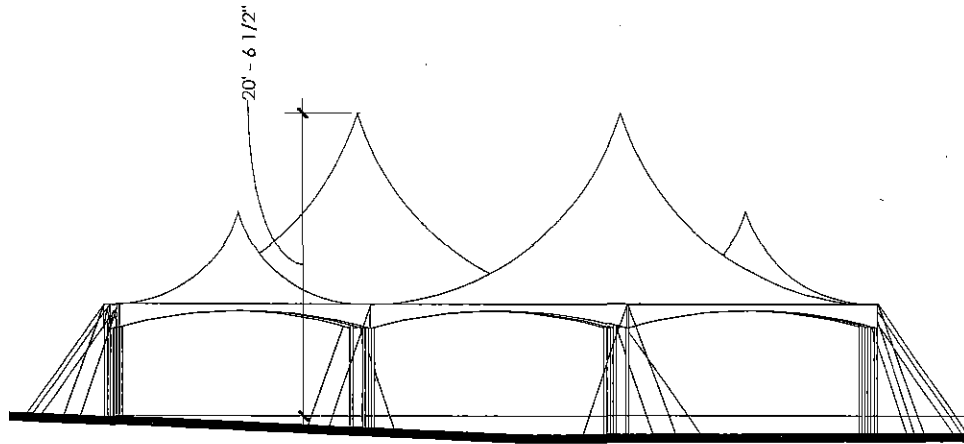
PROJECT NUMBER
11-866

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HRT7

Heritage Advisory Committee
FEB 21 2012

Heritage Advisory Committee
MAR 02 2012



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DRAWING TITLE

TENT ELEVATION - NORTH

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E info@ataarchitect.com
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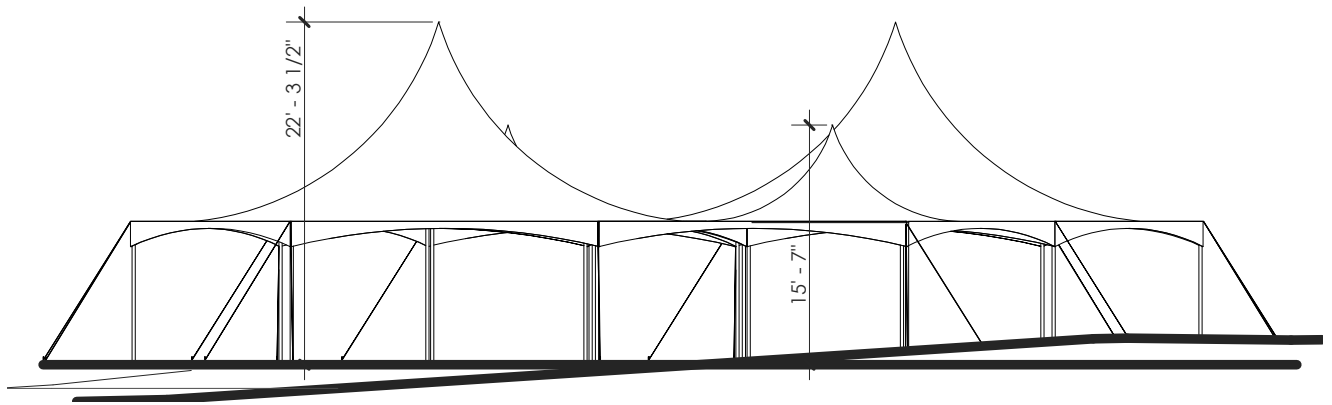


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PAGE NUMBER

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DRAWING TITLE

TENT ELEVATION - EAST

SCALE

1 : 150

PAGE NUMBER

SK-02

**Cultural Landscape
Heritage Impact Statement**

**40 Queen Street South
Streetsville
Mississauga**

Heritage Advisory Committee

FEB 21 2012

Heritage Advisory Committee

MAR 02 2012



The Landplan Collaborative Ltd.

landscape architects, environmental planners, heritage planners

319 Woolwich Street, Guelph, ON N1H 3W4

(519) 824-8664 fax (519) 824-6776

email landplan@thelandplan.com Website www.thelandplan.com

December 6, 2011
amended January 26, 2012

Table of Contents

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all photographs by Owen R. Scott of Landplan, October 26, 2011 and January 24, 2012 unless otherwise noted.

1.0 BACKGROUND - CULTURAL LANDSCAPE HERITAGE IMPACT STATEMENT (HIS)

This Heritage Impact Statement (HIS) follows the *City of Mississauga Cultural Heritage Landscape Heritage Impact Statement Terms of Reference*, accessed from City's web site October 2011 (Appendix 1) and was prepared in response to a request from Mr. Jim Levac of Weston Consulting Group Inc. and Mr. Brett Walker General Manager, Canada, Collette Vacations. The HIS has been amended to respond to requests from Paula Wubbenhorst, Heritage Planner, City of Mississauga to provide more information on the house.¹

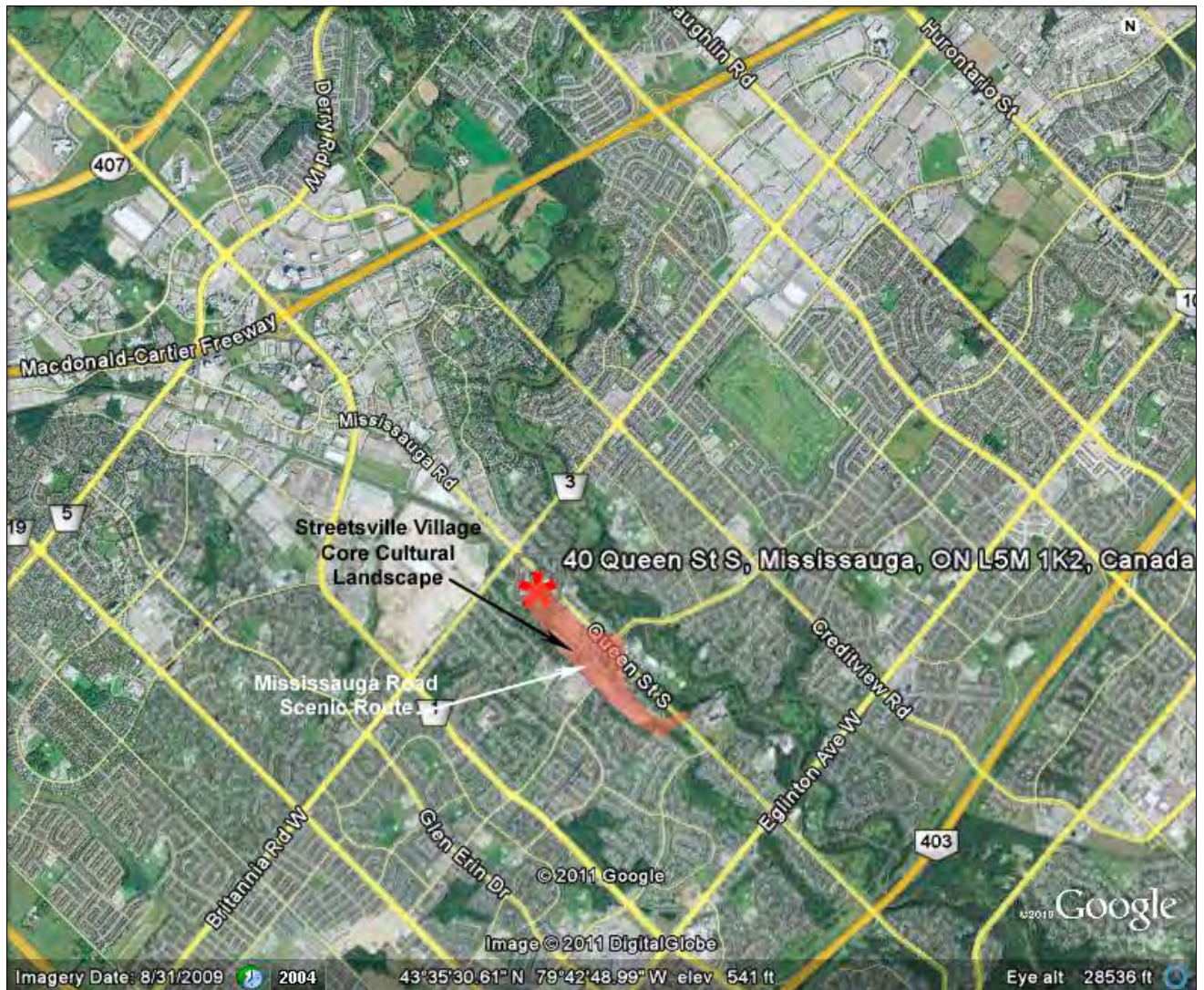


Figure 1

40 Queen Street South location, Streetsville - Google Maps accessed November 11/11

¹ *The Heritage Impact Statement raises a lot of questions about the cultural heritage value of the house. We would like more information on the history of the property, including who built the dwelling and when. How do we know that the existing structure is not what is shown on the 1856 map? What happened to that building? Is the current one an homage to that which it replaced? In addition to thoroughly researching and documenting the property, the Heritage Impact Statement should evaluate the proposal against the Streetsville Design Guidelines, include more descriptive footnoting and limit elevations to one per page so that they are legible. Finally, the existing tail, which is proposed to be demolished, needs to be documented thoroughly, with some investigation into its history as well.* email from Paula Wubbenhorst to Owen Scott, December 14, 2011

The property at 40 Queen Street South in Mississauga is listed on the City's Heritage Register because it forms part of the Streetsville Core and Mississauga Scenic Route cultural landscapes. It is not designated under Part IV or Part V of the *Ontario Heritage Act*².

Figure 1 illustrates the location of the property and the two Cultural Landscapes in Mississauga near downtown Streetsville.

Figure 2 shows the location of the property at the intersection of Henry and Queen Streets, about a block from the commercial downtown.



Figure 2 40 Queen Street South, corner of Henry & Queen - Google Maps accessed November 11/11

² City of Mississauga heritage files - <http://www.mississauga.ca/portal/services/property>, accessed September 10, 2010

2.0 THE CULTURAL LANDSCAPE HERITAGE IMPACT STATEMENT

2.1 Property owner contact information

Collette Vacations

34 Pearl Street, Mississauga, ON L5M 1X2

(289) 998-0151 Fax: (888) 882-5820

www.collettevacations.ca

Mr. Brett Walker General Manager, Canada

2.2 Property Information

The villages of Toronto Township amalgamated to become the Town of Mississauga in 1968, excluding the Towns of Port Credit and Streetsville. In 1974, Mississauga incorporated as a City, this time including Port Credit and Streetsville.

The settlement story of Streetsville begins in 1818 when the Crown acquired all lands north of modern Eglinton Avenue, throughout Halton and Peel counties, from the Native Mississaugas. The Government commenced formal survey of these lands in 1819. Timothy Street financed the survey and Richard Bristol oversaw the work. Following this, settlers began to apply for land grants in and around what would become the Streetsville area.

By 1835, Streetsville had attracted many merchants and tradesmen. The community was becoming the political and economic centre of the surrounding township, with the Credit River acting as the backbone of the village. Grist mills, sawmills and tanneries were established milling enterprises along the river. Just south of Streetsville was William Comfort's mill site, which was purchased by the Barber Brothers in 1843. At its height the Barber mill was home to one of the largest woollen manufacturing centres in Canada.

By 1850, with a population of 1000, Streetsville had emerged as the most prosperous and populous village in Peel County. Early directories list several mills, a tannery, foundry, cooperage, pottery, brickyard, blacksmiths, shoemakers, carriage shops, tinsmith, brewery, telegraph office, physicians, tailors, gunsmith, watchmaker, broom and pail factory, millinery, carpenter, furniture manufacturer, stave factory, bobbin factory, four churches, an Orange Lodge, and two schools.

The intersection of Queen Street and Main Street quickly became the commercial hub of the community, anchored in large part by the enterprises of the Barnhart's Montreal House and John Embleton's store. In 1858, Streetsville had a population of around 1,500, and incorporated as a village, with John Street, Timothy's son, serving as the first Reeve. Streetsville was considered by many as the "Queen of the County", and was the most populated and prosperous area in Peel County. The coming of the railways in the 1850s, which initially bypassed Streetsville, brought a halt to the village's prosperity. By Confederation the population had dwindled to 750 inhabitants.

Although Streetsville's prosperity peaked before 1867, the village continued to thrive after the arrival of the Credit Valley Railway in 1879. It was too late, however, for the village to supplant Brampton as the business and political centre of Peel. Much of the existing built form of Streetsville dates from the post-Confederation period, and reflects the story of this prosperous and industrial rural village.

Many of the mills, which were once the lifeblood of the village, began to close in the early 20th century. Timothy's mill burned in 1929. The Temperance Act spelled the end for most of Streetsville's inns and hotels. The Royal Hotel, the last operating hotel in Streetsville, closed in the 1940s. The village gradually changed from an industrial mill-town into a small business and services centre.

By 1951, the population of Streetsville was registered as 1,139 people. The village officially became a town on January 1st, 1962.... However, the town could not expand, as it was surrounded by the new Town of Mississauga (formerly Toronto Township), and bordered on one side by the Credit River. In 1974, the Town of Streetsville amalgamated with the Towns of Mississauga and Port Credit to form the City of Mississauga.³

Figure 3 is an 1856 map of the west end of Streetsville showing the subdivision by Hyde & Rutledge of the lands west of the lots on Queen Street South, (then named King Street). 40 Queen Street South, at the corner of Henry and Queen was a double lot at the time. The 1856 map shows a house at the corner, not the current building. The property was in the Graydon family until 1925 (see Appendix 2). Wm. Graydon also owned and occupied the double lot opposite (42 Queen St. S.). The Graydons were occupiers of and / or responsible for a number of buildings in this area of Streetsville, including the William Graydon Sr. House (c.1843) at 42 Queen St. S.⁴, the Loyal Orange Lodge (c.1855) at 47 Queen St. S., John Graydon House (c.1865) at 62 Queen St. S., William Graydon Jr. House & Shoemaker's Shop (c.1854) at 85 Queen St. S., the Graydon-Atkinson House (c.1890) at 157 Queen St. S., Mabel Graydon House (c.1897) at 151 Queen St. S.⁵, and the Graydon Block at 233 Queen St. South.

The current house may have been constructed c. 1927 or later. The building on the property in the 1856 map (Figure 3) shows a building in the corner of the property, not in the location of the current house. A mortgage was taken out on the property in 1927, perhaps to build the current house (Appendix 2, Chain of Title). The property had been sold in 1925 by the Graydons. An application for a minor variance in 2007 indicates that the house was built in the 1930s and the tail added in 1977⁶ (Appendix 6). The house construction materials and methods are those of the late 1920s through 1940s, including: poured concrete foundation with no evidence of formwork; rug brick walls and integral chimneys; cast concrete window and door sills and lintels; floor / ceiling joists of 2 x 10 dimensional softwood lumber, consistent with a post 1928 date⁷ (Figures 4 through 14). There is no evidence of original interior or exterior millwork trim or original hardware left, all having been removed and replaced.

³ Heritage Mississauga web page <http://www.heritagemississauga.com/history.htm>, accessed November 11, 2011

⁴ City of Mississauga Property information, property heritage detail, http://www.mississauga.ca/portal/services/property?paf_portalId=default&paf_communityId=200005&paf_pageId=2700006&paf_dm=shared&paf_gear_id=6500016&paf_gm=content&paf_gear_id=6500016&action=heritage_desc&id=132848&addressId=224214&invId=343&heritageTab=yes&propDetailsTab=no accessed November 11, 2011

⁵ *A Heritage Tour, Streetsville, North Section The Village in the City, A Glimpse into the Past*, Heritage Mississauga <http://www.heritagemississauga.com/assets/Streetsville%20Heritage%20Tour%20Brochure%20-%20North%20Section%20-%20Final%20-%202011.pdf> accessed November 11, 2011

⁶ 1977 date confirmed in personal communication with current owner, Patrick Eckert, January 24, 2012

⁷ L. W. Smith, Wood Technologist and L. W. Wood, Engineer, *History of Yard Lumber Size Standards*, Forest Service, US Department of Agriculture, September 1964

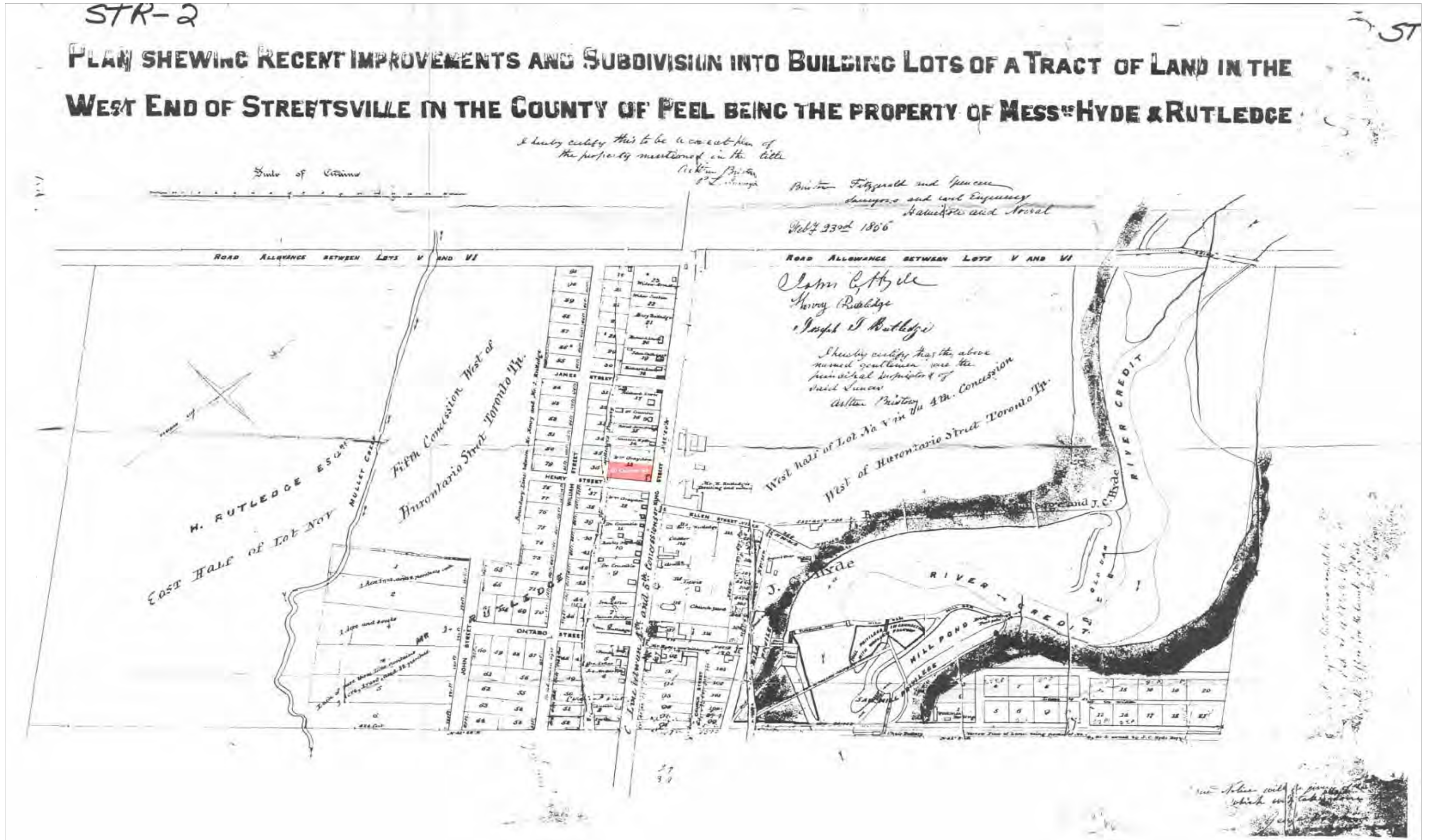


Figure 3

February 23, 1856 map of Hyde & Rutledge subdivision into building lots - Registry office



Figure 4 east elevation - Queen Street South



Figure 5 west elevation



Figure 6 north elevation



Figure 7 south elevation - Henry Street

The house is a 3-bay, gable-roofed, neo-Georgian box; however, it has undergone many changes since its construction. It is clad with a dark red, rug brick typical of the late 1920s and 1930s



Figure 8 parged & painted concrete foundation, lintel & sill



Figure 9 rug brick detail

(Figure 9), and has concrete sills and lintels, painted white (Figure 8). Later changes include replacement of all windows and doors; windows on the north gable end were relocated; aluminum soffits and troughs were fitted; and a frame wing at the rear was added to the building c. 1977. The concrete foundation is parged on the exterior and painted white (Figure 8). The interior has been completely revamped for commercial purposes.



Figure 10 typical window



Figure 11 north chimney



Figure 12 south chimney



Figure 13 CIP concrete foundation wall (inside)



Figure 14 floor /ceiling joist



Figure 15 Henry Street - screened rear yard

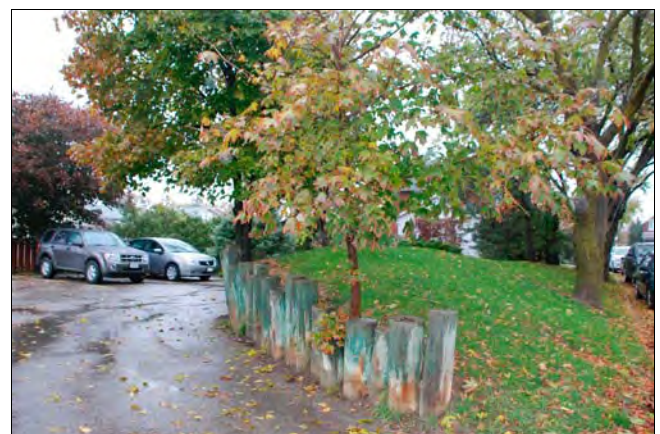


Figure 16 screened parking - rear yard

The 1977 rear addition is frame with horizontal wood siding. (Figures 17 through 20) It has a poured concrete foundation. The stone-paved porch has a basement under, framed in a peculiar manner with 2x4s on the flat (Figure 20).



Figure 17 west side of tail - Jim Levac Jan 25/12



Figure 18 north side of tail - Jim Levac Jan 25/12



Figure 19 south side of tail

There is no tail on the house in a 1977 air photo. Earlier air photos appear to show a tail, as do later photos, suggesting the current addition may replace a previous one.

Figure 20 underside of tail porch
Brett Walker - Jan 12/12



The rear yard is a parking lot for the commercial/office use. It is well landscaped with a planted berm that effectively screens the parking from the street and the neighbourhood (Figures 15 and 16).

Existing elevations are illustrated in Figures 21 - 24.

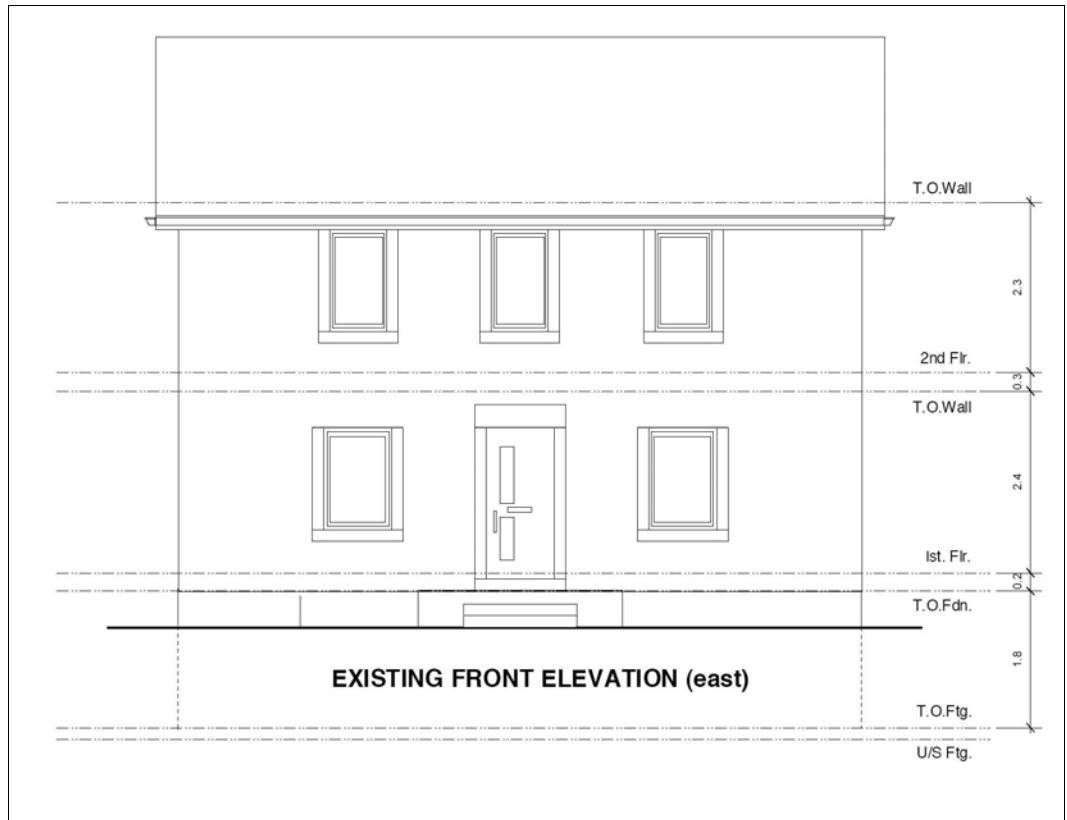


Figure 21

Ken Chow - Architect

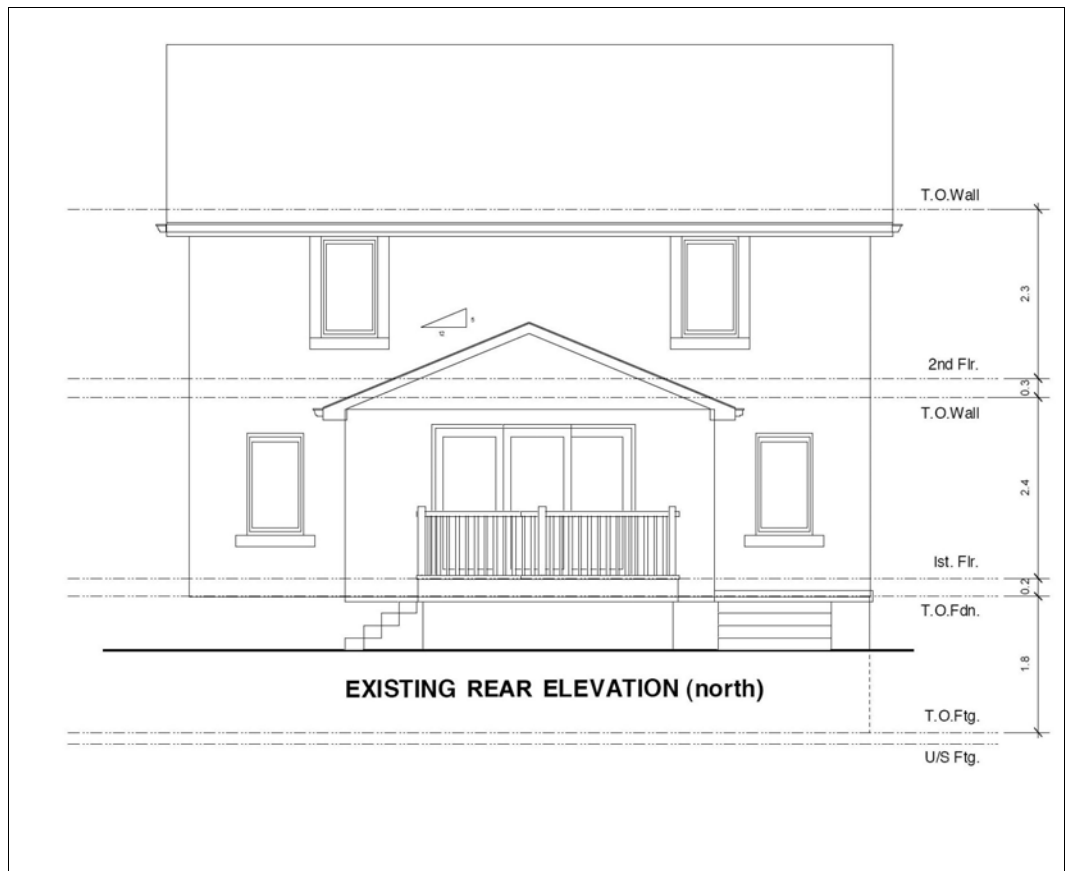


Figure 22

Ken Chow - Architect

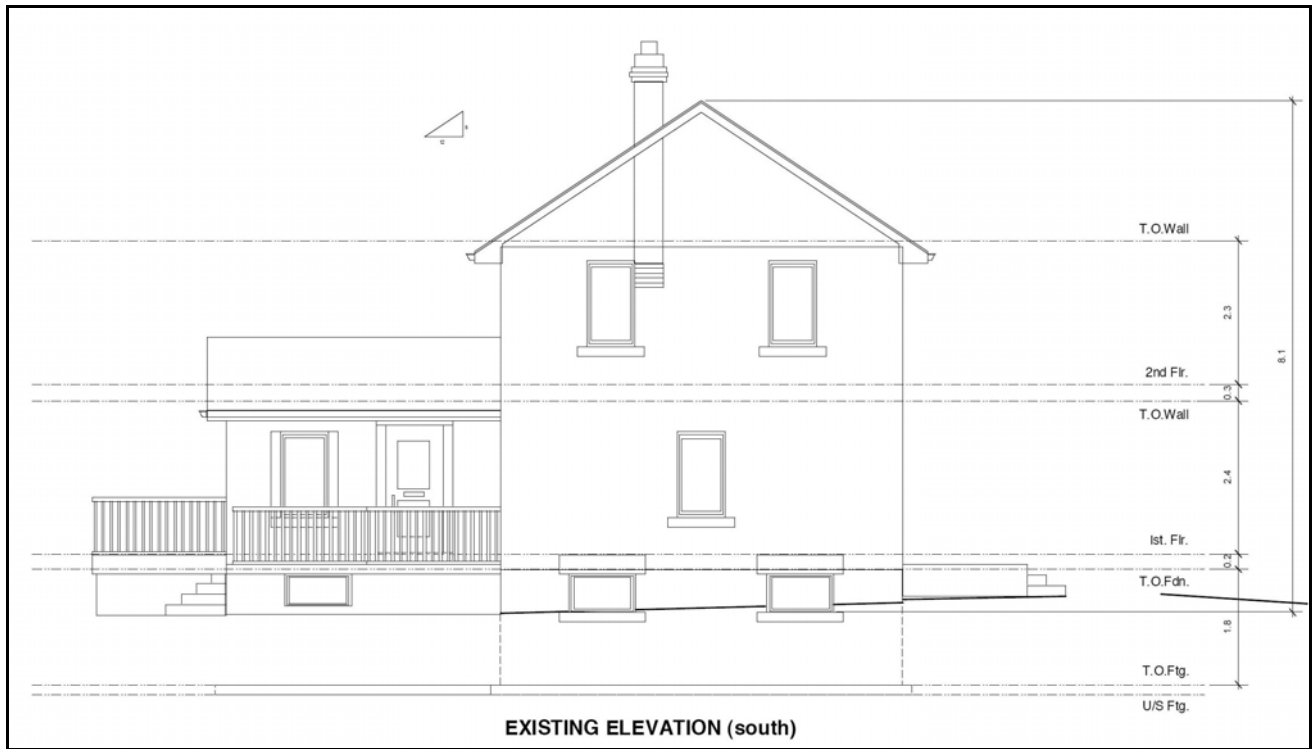


Figure 23

Ken Chow - Architect

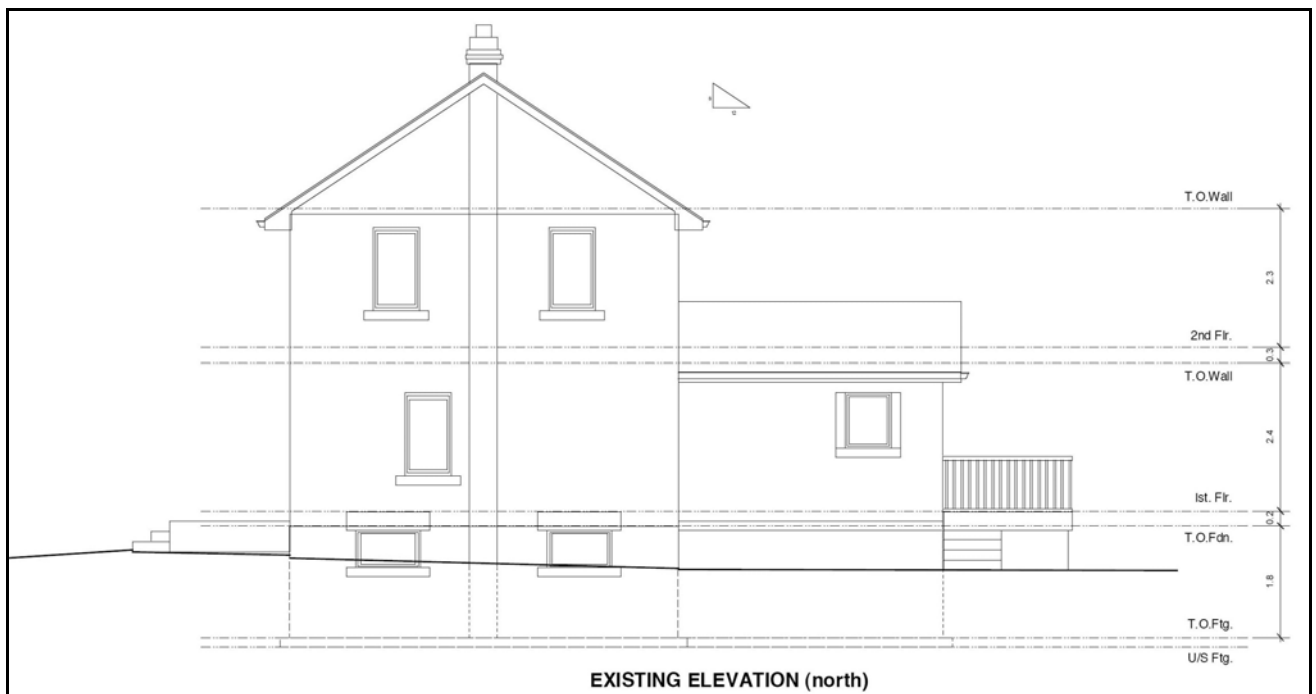


Figure 24

Ken Chow - Architect

A topographic site plan illustrates the existing condition at 40 Queen Street South (Figure 25).

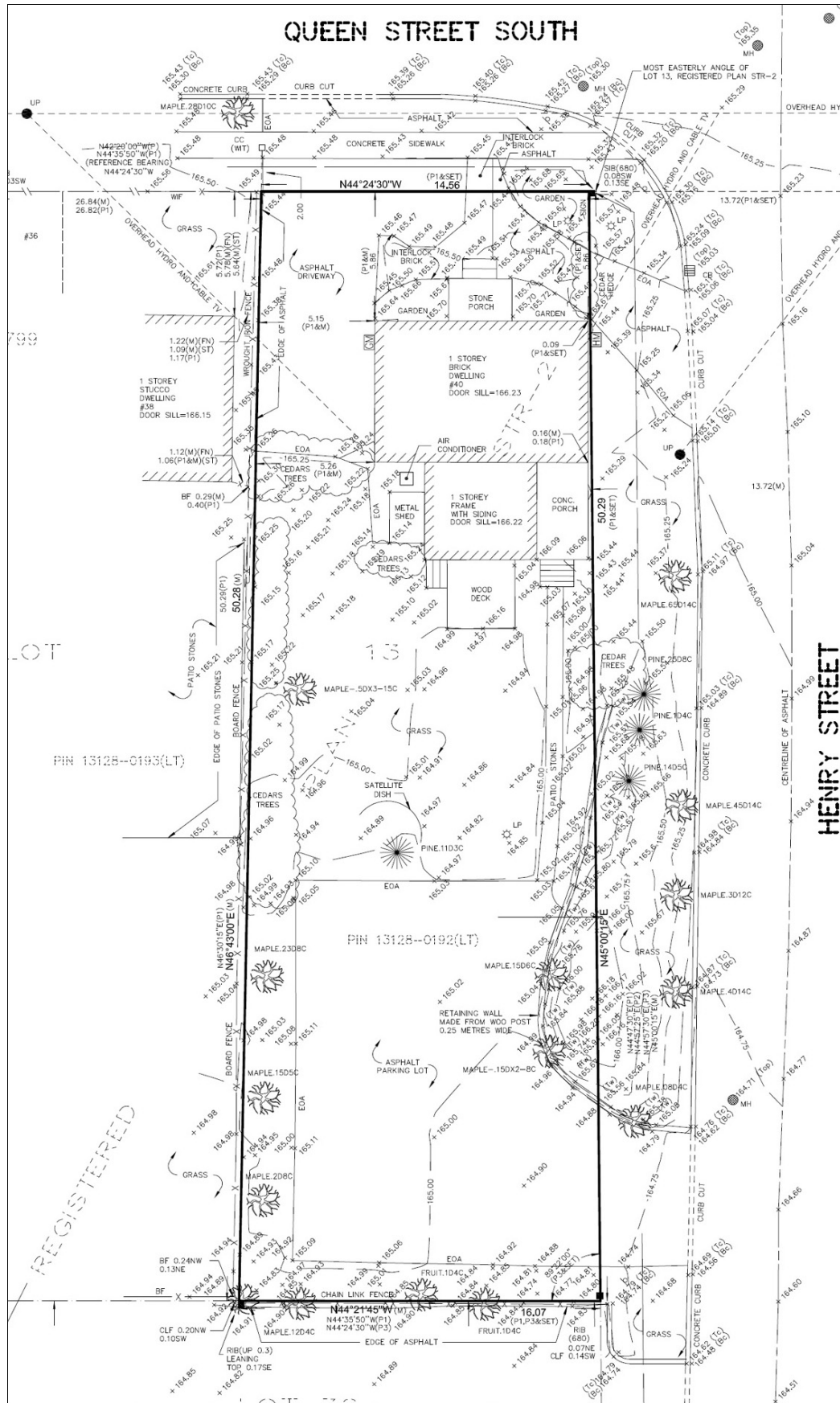


Figure 25 from topographic survey - Ted VanLankveld, OLS, October 2011

Although the building has been altered, the property at 40 Queen Street South contributes to the cultural heritage value of the Streetsville Core and Mississauga Scenic Route cultural landscapes. It is in scale with its historic surroundings and retains the basic form of the original. Views of the parking lot have been mitigated by a planted berm, maintaining a pleasant landscape on the side street and view from Queen Street.

Immediate north and east of 40 Queen Street, properties are of a different era, being mainly wood-sided and brick-veneered, post-war bungalows (Figure 26) with new infill multiple housing that complements the streetscape (Figure 27).

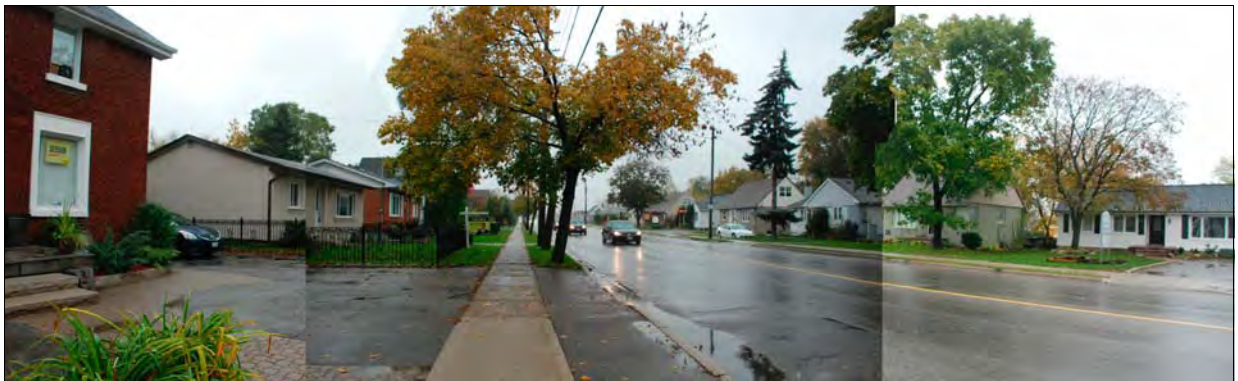


Figure 26

panorama - looking north from 40 Queen Street South



Figure 27 1 James Street (at Queen)-Google maps



Figure 28

opposite 40 Queen Street to the east

Across Queen Street is another post-war bungalow (Figure 28).



Figure 29

looking southeast - Orange Lodge



Figure 30

Wm. Graydon Sr. House opposite

South on Queen Street, a number of 19th century properties are found, including the Orange Lodge (Figure 29) and Wm. Graydon Sr.'s mid 19th century home, built in 1843 (Figure 30).

Henry Street, from Queen to William is a short block of the 1856 Hyde & Rutledge Subdivision. The block is two lots deep with one structure on either side of the street (Figures 31 and 32). 14 Henry Street is a contemporary stuccoed, block commercial building, while the south side of the street is occupied by a somewhat altered 19th century cottage.



Figure 31

14 Henry Street



Figure 32

15 Henry Street

40 Queen Street and the intersection of Queen and Henry signals the beginning, from the north, of a significant number of 19th century buildings, and coincidentally the Streetsville Village Core Cultural Landscape.

Changes to the immediate environs of the subject property are captured in these 1944, 1954, and 2011 airphotos (Figure 33). The decade between 1944 and 1954 illustrates the post war growth of the area to the north and east of 40 Queen Street South, which was on the edge of the Village in the mid 1940s.



Figure 29

1944, 1954, 2011 airphotos of subject area <http://www.mississauga.ca/portal/services/maps>

2.3 Addressing the Cultural Landscapes Criteria⁸

Cultural Heritage Landscape Inventory Heritage Impact Statements must demonstrate how the proposed development will conserve the criteria that render it a cultural heritage landscape and/or feature. Each cultural heritage landscape and feature includes a checklist of criteria. The checked criteria for the Streetsville Village Core Cultural Heritage Landscape are:

⁸ *Cultural Landscape Inventory*, City of Mississauga, The Landplan Collaborative Ltd. January 2005 http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf. accessed November 11, 2011

HISTORICAL ASSOCIATION

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

BUILT ENVIRONMENT

- Aesthetic/Visual Quality
- Designated Structures

OTHER

- Historical or Archaeological Interest

To conserve the “historical associations”, “aesthetic/visual qualities” and “historical interest” criteria, the proposed alteration must be consistent with the retention of the appearance of Streetsville to ensure that the character of this part of Mississauga remains intact. Streetsville retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village. It is important that this appearance and character be retained. The “designated structures” criterion does not apply as the structure is not designated, although some neighbouring buildings are.

The checked criteria for the Mississauga Road Scenic Route Cultural Heritage Landscape are:

LANDSCAPE ENVIRONMENT

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

HISTORICAL ASSOCIATION

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

BUILT ENVIRONMENT

- Aesthetic/Visual Quality

OTHER

- Historical or Archaeological Interest

The “landscape environment” (“scenic and visual quality, horticultural interest, and landscape design type and technological interest”) criteria apply more to the southerly portions of the scenic route. The “historical association” criteria, especially “illustrates important phase in Mississauga's social or physical development”, is germane to the property. It is the most northerly portion of the developed historic (19th century) scenic route and it is on the fringe of the Streetsville Village Core Cultural Heritage Landscape. To conserve the “historical associations”, “aesthetic/visual qualities” and “historical interest” criteria, the proposed alteration must be consistent with the retention of the appearance of the street to ensure that the character of this part of the scenic route remains intact.

2.4 Addressing the Historic Streetsville Design Guidelines⁹

The subject property is in a “character area” labelled as an “area in transition” (Queen Street South from Ellen Street to Britannia Road West). Design guidelines for this area generally follow those for “residential character areas” with specific guidelines for this area in transition.

- Where conversion from residential to commercial is contemplated, existing houses are to be preserved and scale, materials and character of the existing dwellings in the immediate area are to be retained.
- Additions should be recognizable, complement the existing structure and be placed at the rear or secondary side with roof lines lower than the original building.
- Front yard setbacks range from 4.5 m to 6.0 m.
- Building heights are limited to two storeys.
- The original look of doors, windows, fenestration and massing elements should be retained where they exist.
- Parking should be confined to rear yards.
- Landscaping should complement the architectural style and period of construction.

2.5 Proposed alterations

A site plan and elevations of the proposed development are found in Figures 26 through 30. The Site Plan preserves the existing plantings and the screened parking lot. The main alteration to the property is a larger, brick, two-storey tail along the Henry Street frontage in place of the existing frame, single-storey tail. The view of the property from Mississauga Road is relatively unchanged, although the added mass and height on Henry Street will actually assist in anchoring the corner by coming closer to the building opposite in scale (Figure 30).

The proposed elevation (Figure 35) shows the two-storey, brick addition with porches on both levels. The style is in keeping with the form of the “neo-Georgian” house and has added decorative brackets, shutters, and post caps which help to provide a level of detail that is lacking in the rather homely and severe existing building. These elements are similar to those found in the Cultural Heritage Landscape. The roof line of the addition is kept lower than the front portion of the house. Materials are brick to match the existing as closely as possible, and painted wood.



Figure 30 existing southwest and proposed northwest corners of Queen Street South & Henry Street

⁹ *Design Guidelines, Historic Streetsville*, Planning and Building Department, Development and Design Division, City of Mississauga, July 2011, www.mississauga.ca/file/COM/StreetsvilleUDGuidelinesFinal.pdf

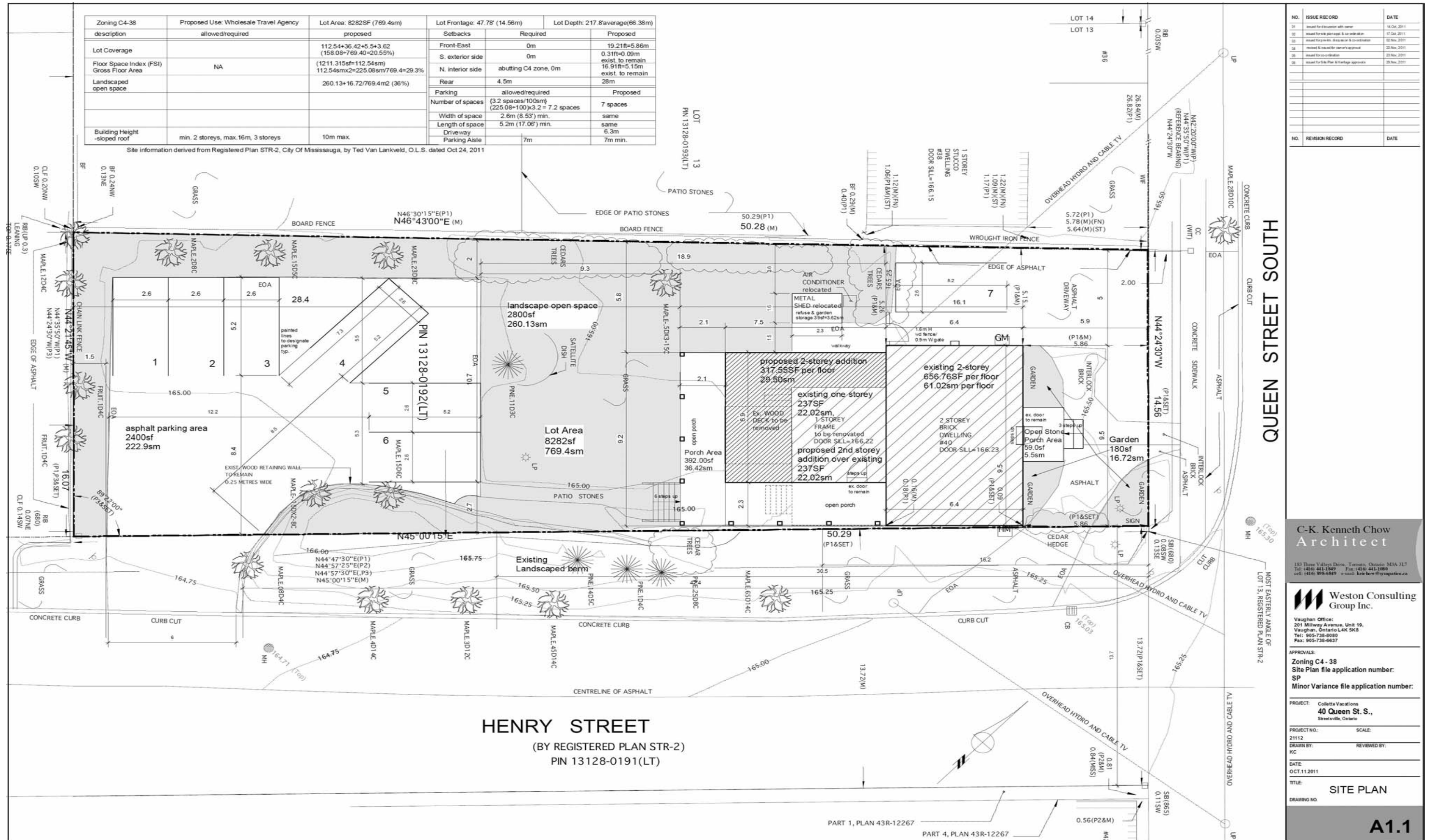


Figure 31

Ken Chow - Architect

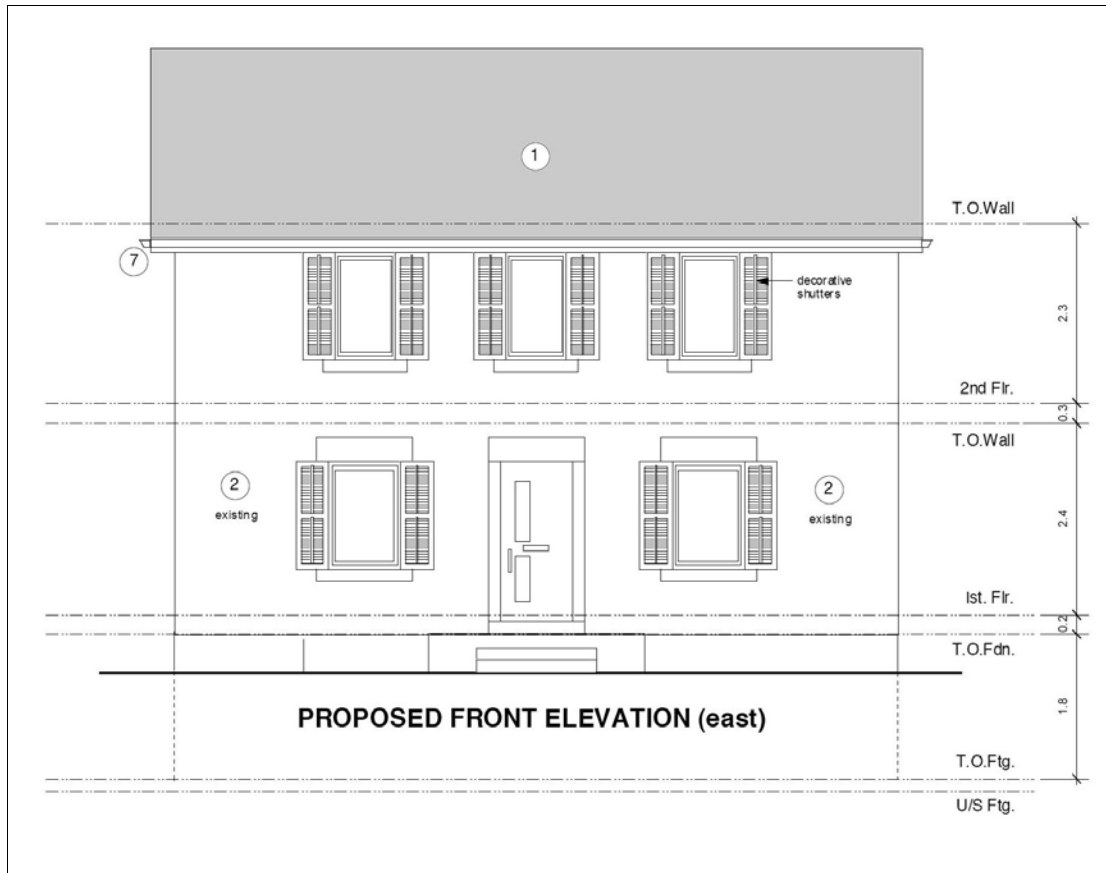


Figure 32

Ken Chow - Architect



Figure 33

Ken Chow - Architect

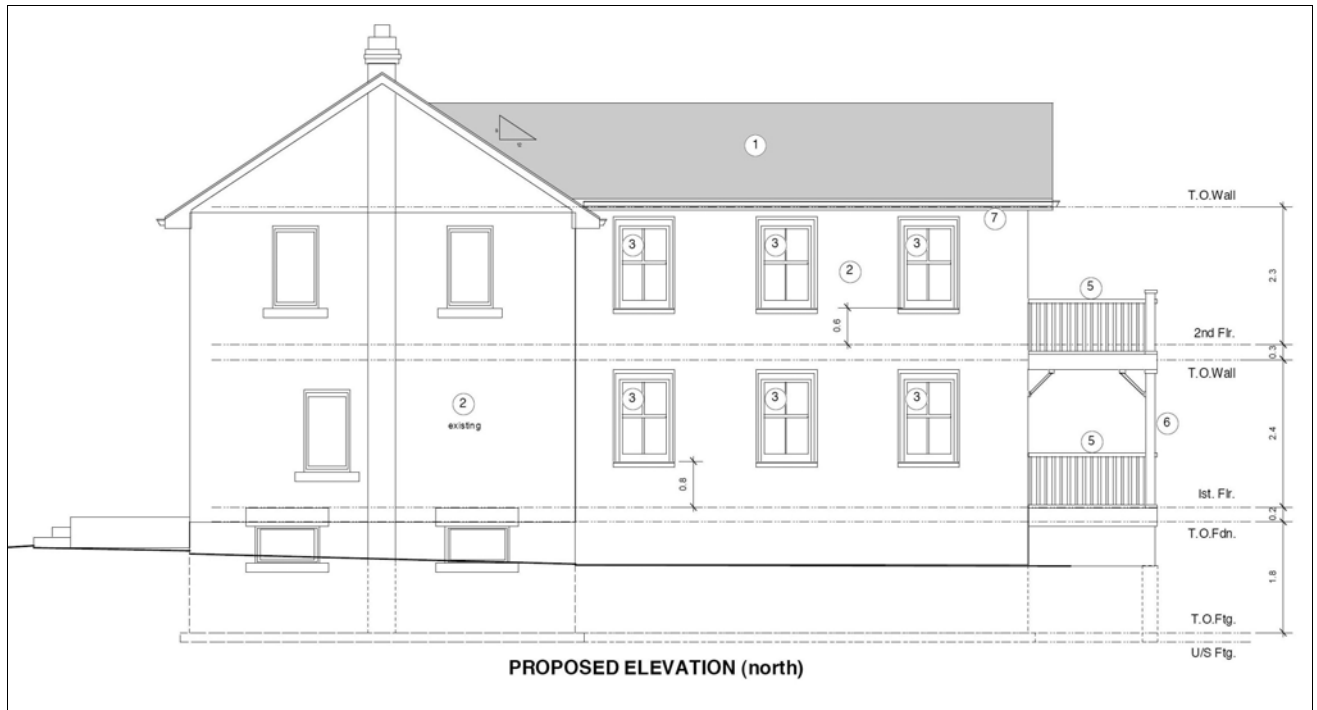


Figure 34

Ken Chow - Architect



Figure 35

Ken Chow - Architect

2.6 Impact of Development or Site Alteration

Potential negative impacts and an assessment of the proposed site alteration development follows.

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"> • Destruction of any, or part of any, significant heritage attributes or features 	no impact
<ul style="list-style-type: none"> • Removal of natural heritage features, including trees 	no impact
<ul style="list-style-type: none"> • Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance 	positive impact
<ul style="list-style-type: none"> • Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden 	no impact
<ul style="list-style-type: none"> • Isolation of a heritage attribute from its surrounding environment, context or a significant relationship 	no impact
<ul style="list-style-type: none"> • Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features 	no impact
<ul style="list-style-type: none"> • A change in land use where the change in use negates the property's cultural heritage value 	no impact
<ul style="list-style-type: none"> • Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources 	no impact
<i>Design / Character Criteria</i>	<i>Assessment</i>
Addressing the Cultural Landscapes Criteria	
<ul style="list-style-type: none"> • Alteration must be consistent with the retention of the appearance of Streetsville to ensure that the character of this part of Mississauga remains intact. 	Character of house retained and enhanced
Addressing the Historic Streetsville Design Guidelines	
<ul style="list-style-type: none"> • Existing houses are to be preserved and scale, materials and character of the existing dwellings in the immediate area are to be retained. 	House preserved, added mass and height of addition on Henry Street assists in anchoring the corner
<ul style="list-style-type: none"> • Additions should be recognizable, complement the existing structure and be placed at the rear or secondary side with roof lines lower than the original building. 	Addition complements house, placed at rear, roof line lower than original
<ul style="list-style-type: none"> • Front yard setbacks range from 4.5 m to 6.0 m. 	existing setback retained
<ul style="list-style-type: none"> • Building heights are limited to two storeys. 	Height - two storeys
<ul style="list-style-type: none"> • The original look of doors, windows, fenestration and massing elements should be retained where they exist. 	Doors and windows unaltered except for addition of shutters

Design / Character Criteria

- Parking should be confined to rear yards.
- Landscaping should complement the architectural style and period of construction.

Assessment

Parking in rear yard
Mature, existing landscaping retained

The impact of the proposed development/site alteration adheres to the Design Guidelines, satisfies the Cultural Landscape Criteria and is expected to be positive with the addition of appropriate detailing to the existing building.

2.7 Mitigating Measures

Mitigating measures are not required.

3.0 RECOMMENDATION

Section 2 of the *Planning Act* indicates that City of Mississauga Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the *Planning Act* requires that decisions of Council shall be consistent with the *Provincial Policy Statement* (PPS). Policy 2.6.1 of the PPS requires that significant built heritage resources and significant cultural heritage landscapes shall be conserved.¹⁰

The PPS defines “built heritage resource” as one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local provincial or federal Jurisdictions. The term “significant” means resources **valued for the important contribution they make to our understanding of the history of a place, an event, or a people**. “Conserved” means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

The property does not contain a built heritage resource that has cultural value and interest per the criteria for heritage designation under the Ontario Regulation 9/06 of the *Ontario Heritage Act*.

The terms of reference require the consultant to provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, *Ontario Heritage Act*. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06. The following questions should be answered in the final recommendation of the report:

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

¹⁰ *Provincial Policy Statement (PPS, 2005) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006*

Ontario Regulation 9/06 states: A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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

The building does not meet the criteria for heritage designation under the Ontario Regulation 9/06, *Ontario Heritage Act*.

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

The building is not rare, nor unique, nor a representative or early example of a style, type, expression, material and construction method; it does not display a high degree of craftsmanship; and it does not demonstrate a high degree of technical or scientific achievement.

The current building has no direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community, although the property itself was once owned by the Graydons who are significant to the community and the property remained in family hands from the mid-19th century to 1925. None of the owners of the property after 1925 appear to have been especially significant to the community. The building does not yield, nor has the potential to yield, information that contributes to an understanding of a community or culture. It does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.

It has contextual value only in that it anchors the northerly end of the Streetsville Village Core Cultural Heritage Landscape and on the Mississauga Road Scenic Route Cultural Heritage Landscape.

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

Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

The property warrants conservation as it anchors the northerly end of the Streetsville Village Core Cultural Heritage Landscape and is on the Mississauga Road Scenic Route Cultural Heritage Landscape. The proposed rear addition will be more in scale and character with the building and environs than the current 1970s wing. The architectural detailing added to the existing will enhance the property and the streetscape.

This heritage impact statement and addendum is respectfully submitted by:

The Landplan Collaborative Ltd.

A handwritten signature in black ink, appearing to read "Owen R. Scott", written in a cursive style.

per: Owen R. Scott, OALA, FCSLA, CAHP

Mississauga Cultural Landscape Heritage Impact Statement Terms of Reference

Community Services
Department City of Mississauga
201 City Centre Dr, Suite 900
MISSISSAUGA ON L5B 2T4
www.mississauga.ca

Leading today for tomorrow



Cultural Landscape

Heritage Impact Statement Terms of Reference

Introduction

The City of Mississauga adopted a Cultural Landscape Inventory in 2005. Cultural landscapes include neighbourhoods, roadways, waterways and more. The Cultural Landscape Inventory is available online at http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf.

All of the properties listed on the Cultural Landscape Inventory are listed on the City's Heritage Register. As such, as per section 3.20.2.2 of the Mississauga Plan, applications to develop such property require a Heritage Impact Statement. Properties adjacent to a property identified on the City's Heritage Register as a cultural heritage landscape may also require a Heritage Impact Statement.

1. General requirements include:

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

The City reserves the right to require further information, or a full Heritage Impact Statement.

2. Addressing the Cultural Landscape or Feature Criteria

Cultural Heritage Landscape Inventory Heritage Impact Statements must demonstrate how the proposed development will conserve the criteria that render it a cultural heritage landscape and/or feature. Each cultural heritage landscape and feature includes a checklist of criteria. The Heritage Impact Statement need only address the checked criteria for the pertinent cultural heritage landscapes or features. (Please note, some properties constitute more than one cultural heritage landscape.) Criteria include the following:

Landscape Environment

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

Built Environment

- aesthetic/visual quality
- consistent with pre World War II environs
- consistent scale of built features
- unique architectural features/buildings
- designated structures

Historical Associations

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

Other

- historical or archaeological interest**
- outstanding features/interest
- significant ecological interest
- landmark value

Descriptions of these criteria are available in the Cultural Landscape Inventory document (pages 13 to 16).

* For cultural landscapes or features noted for their natural environment, a certified arborist's report is required.

** For cultural heritage landscapes or features with archaeological interest, a stage 1 archaeological assessment is required.

3. Property Information

The proponent must include a list of property owners from the Land Registry office. Additional information may include the building construction date, builder, architect/designer, landscape architect, or personal histories.

4. Impact of Development or Site Alteration

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

- Destruction of any, or part of any, significant heritage attributes or features
- Removal of natural heritage features, including trees
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use where the change in use negates the property's cultural heritage value
- Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources

The proponent must demonstrate how the new proposed built form reflects the values of the identified cultural landscape and its characterizations that make up that cultural landscape.

5. Mitigation Measures

The Heritage Impact Statement must assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on cultural heritage resources, noted by the Ministry of Culture, include but are not limited to the following:

- Alternative development approaches
- Isolating development and site alteration from the significant built and natural heritage features and vistas
- Design guidelines that harmonize mass, setback, setting and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations

6. Qualifications

The qualifications and background of the person(s) completing the Heritage Impact Statement will be included in the report. The author(s) must demonstrate a level of professional understanding and competence in the heritage conservation field of study. The Statement will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

7. Recommendation

The consultant should provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06.

The following questions should be answered in the final recommendation of the report:

- Does the property meet the criteria for heritage designation under Ontario Regulation 9/06, Ontario Heritage Act?
- If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not
- Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement:

“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.”

Please note that failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Statement.

8. Approval Process

Three copies of the Heritage Impact Statement will be provided to Heritage staff, along with a PDF version. Staff will ensure that copies are distributed to the Planning and Building Department and relevant staff and stakeholders within the Corporation. The Heritage Impact Statement will be reviewed by City staff to determine whether all requirements have been met and to evaluate the preferred option(s). The applicant will be notified of Staff’s comments and acceptance, or rejection of the report.

All Heritage Impact Statements will be sent to the City Heritage Advisory Committee for information.

An accepted Heritage Impact Statement will become part of the further processing of a development application under the direction of the Planning and Building Department. The recommendations within the final approved version of the Heritage Impact Statement will be incorporated into development related legal agreements between

Mississauga Cultural Landscape Heritage Impact Statement Terms of Reference

the City and the proponent at the discretion of the municipality.

References:

Applicants looking for professional assistance may wish to refer to the Canadian Association of Heritage Professionals website: www.caphc.ca.

For more information on Heritage Planning at the City of Mississauga, visit us online at www.mississauga.ca/heritageplanning.

Appendix 2

CHAIN of TITLE**PIN 13128-0192 – 40 QUEEN ST. S. MISSISSAUGA**

date	action	from - to	instrument no.
Feb. 23 1856	Plan STR-2	Wm. Graydon	
7 Apr. 1897	Bargain & Sale	Robert Graydon and Sarah J. Graydon to Garnet L. Graydon and Floyd E. Graydon	793
6 May 1925	Grant	Gertrude M. Graydon <i>et al</i> to Frederick McClintock *	1577
15 Nov. 1927	Mortgage**	Frederick McClintock (unmarried) to Hattie E. Switzer	1665
16 Apr. 1943	Grant	Frederick McClintock to Racheal E. Morrison	2106
14 Dec. 1943	Discharge Mort.	Hattie E. Switzer to Mrs. W. J. Morrison	2145
7 Sept. 1944		Property severed - (north and south halves)	2169
04 Mar. 1947	Grant	estate of Racheal E. Morrison to William J. Morrison , Jr.	2351
26 May 1952	Grant	William J. Morrison, Jr. and William J. Morrison, Sr. to Herbert M. Jackson and Laura E. Jackson	2929
01 June 1978	Grant	Laura E. Jackson to Frank O. Nocera and Maria C. Nocera	476021
07/11/83	Grant	Noceras to Sno-White Property Maintenance Limited	663270
31/01/85	Grant	Streetsville Paving Ltd. to 504152 Ontario Inc.	704766
25/06/86	Grant	504152 Ontario Inc. to 613022 Ontario Ltd.	757046
02/08/88	Grant	613022 Ontario Ltd. To 504152 Ontario Inc.	857214
92/08/03	Grant	504152 Ontario Inc. to Gregory Haupt and Katherine Haupt	RO1044397
1998/03/12	Transfer	Gregory Haupt and Katherine Haupt to Alexander William Francey and Christine Anne Francey	RO1166715
2002/06/24	Transfer	Alexander William Francey and Christine Anne Francey to Patrick Charles Eckert	PR265140

* Frederick McClintock (1881-1943) was a farm labourer ¹ who lived in Streetsville with his parents, Alexander and Jane and brothers Joseph, William and Herman until he moved to 40 Queen Street South c. 1927. He is buried with his mother, father and siblings in Section D of the Streetsville Public Cemetery. ² McClintock died in 1943, the year the house was sold to Racheal E. Morrison

** may be associated with construction of current house.



Frederick McClintock grave marker

<http://cemetery.canadagenweb.org>

¹ 1911 census of Canada

² Canada GenWeb Cemetery Project <http://cemetery.canadagenweb.org>, accessed January 25, 2012

Property Heritage Detail, 40 Queen Street South, City of Mississauga ¹⁷

Property Heritage Detail

Address: 40 QUEEN ST Area: STREETSVILLE
 Type: SCENIC ROUTE Reason: CULTURAL LANDSCAPE
 Style:

History: Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south, following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city's most interesting architecture and landscape features, including low stone walls. The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage.

Property Heritage Detail

Address: 40 QUEEN ST Area: STREETSVILLE
 Type: STREETSVILLE CORE Reason: CULTURAL LANDSCAPE
 Style:



History: The main core of the community retains the distinct scale and character of a rural farming town. New developments continue to respect the scale of shop fronts along the main portion of Queen Street South, and the residential character of large lots with mature trees is typified in the south end transitional approach to the Village. The north end of the Village is also characterized with a residential and commercial mix found in many small towns throughout Ontario. Care should be taken to ensure that the appearance of Streetsville, including extant churches, cemeteries, public buildings and open spaces, is retained in the face of future development pressures to ensure that the character of this part of Mississauga remains intact. There are over ninety heritage properties listed, many which are designated. Streetsville is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village.

³ http://www.mississauga.ca/portal/services/property?paf_portalId=default&paf_communityId=200005&paf_pageId=2700006&paf_dm=shared&paf_gear_id=6500016&paf_gm=content&paf_gear_id=6500016&action=heritage&heritageTab=yes&propDetailsTab=no&id=132847&addressId=224213&pin=null&rollNumber=210512000414800000&redirectPage=1



Cultural Landscape Inventory

Streetsville Village Core

L-HS-3

Heritage or Other Designation Numerous designated properties

Location Located on Mississauga Road west of the Credit River and south of Britannia Road

Landscape Type Historic Settlement (Village)

LANDSCAPE ENVIRONMENT

- Scenic and Visual Quality
- Natural Environment
- Horticultural Interest
- Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- Illustrates Style, Trend or Pattern
- Direct Association with Important Person or Event
- Illustrates Important Phase in Mississauga's Social or Physical Development
- Illustrates Work of Important Designer

BUILT ENVIRONMENT

- Aesthetic/Visual Quality
- Consistent Early Environs (pre-World War II)
- Consistent Scale of Built Features
- Unique Architectural Features/Buildings
- Designated Structures

OTHER

- Historical or Archaeological Interest
- Outstanding Features/Interest
- Significant Ecological Interest
- Landmark Value





Cultural Landscape Inventory

Streetsville Village Core

L-HS-3

SITE DESCRIPTION

Despite the encirclement of Streetsville by encroaching urbanization over the past twenty years, the main core of the community retains the distinct scale and character of a rural farming town. New developments continue to respect the scale of shop fronts along the main portion of the street and local features have crept into the many forecourt walls fronting buildings to the north end of the core area. Because of its integration with the surrounding development, the core area remains a local service centre to its surrounding community - albeit to a much larger population base. Care should be taken to ensure that the appearance of Streetsville, including extant churches, cemeteries and public buildings, is retained in the face of future development pressures to ensure that the character of this part of Mississauga remains intact. There are over ninety heritage properties listed, many of which are designated. Streetsville is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village.





Cultural Landscape Inventory

Mississauga Road Scenic Route

F-TC-4

Heritage or Other Designation Scenic Road

Location Parallels the Credit River on its west bank

Landscape Type Transportation

LANDSCAPE ENVIRONMENT

- Scenic and Visual Quality
- Natural Environment
- Horticultural Interest
- Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- Illustrates Style, Trend or Pattern
- Direct Association with Important Person or Event
- Illustrates Important Phase in Mississauga's Social or Physical Development
- Illustrates Work of Important Designer

BUILT ENVIRONMENT

- Aesthetic/Visual Quality
- Consistent Early Environs (pre-World War II)
- Consistent Scale of Built Features
- Unique Architectural Features/Buildings
- Designated Structures

OTHER

- Historical or Archaeological Interest
- Outstanding Features/Interest
- Significant Ecological Interest
- Landmark Value



Cultural Landscape Inventory

Mississauga Road Scenic Route

F-TC-4

SITE DESCRIPTION

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

http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

Committee of Adjustment
City of Mississauga
300 City Centre Drive
Mississauga ON L5B 3C1
Tel. No. 905-896-5442, Fax. No. 905-615-3950
Web address for down loading Committee of Adjustment Information, Forms and Agendas:
www.mississauga.ca/committeeofadjustment



File No. "A" 121/07
FEB 19 2007
CITY OF MISSISSAUGA
COMMITTEE OF ADJUSTMENT

The Planning Act, R.S.O. 1990, c.P.13, as amended
APPLICATION FOR MINOR VARIANCE

The undersigned hereby applies to the Committee of Adjustment for the City of Mississauga under Section 45 of the Planning Act, R.S.O., 1990, c.P.13, as amended for relief, as described in this application, from Zoning By-law No. 5500, 1227 or 65-30 as amended.

- a) Name of Property Owner PATRICK ECKERT
Address 40 QUEEN ST. S. Tel. No. 905-814-1270
MISSISSAUGA, ONT L5M 1K3 Fax. No. 905-814-1271
E-Mail Address: patrick.eckert@edwardjones.com
- b) Name of authorized agent _____
Address _____ Tel. No. _____
NIA Fax. No. _____
E-Mail Address: _____
2. Current Official Plan designation of the subject lands: TR 4
3. Current Zoning By-law designation of the subject lands: TR 4
4. Nature and extent of the relief from the Zoning By-law being applied for: (be specific)
Owner operates a Financial Planning practice from this location but does not live at this location. Owner resides in Streetsville at 5261 Charnwood Cres. with spouse and daughter.
5. Why is it not possible to comply with the provisions of the By-law?
Owner believes by-law states one can run a small business from this location provided no employees. Owner does employ one full time and one part-time employee.
6. Legal description of subject lands (municipal address, lot and registered plan and/or assessment roll number):
PL STR 2 PT LT 13 F.R.#05-12-0-004-14800-0000-00
40 QUEEN ST. S. MISSISSAUGA L5M 1K3

7. Dimensions of subject property (metric units):
 Lot Frontage 47', Lot Depth 165', Lot Area 7,755 sq ft.
8. The existing use for the subject land: Financial Planning Practice
9. The proposed uses for the subject land: Financial Planning Practice
10. Type of access to the subject lands (check the appropriate box)
 Municipal Road Private Road Provincial Highway Other
 If other, please specify by what means: _____
11. Particulars of all buildings and structures on the subject land: (Specify: i) type of structure, ii) gross floor area or dimensions of the structure, iii) the front, rear and side yard setbacks, iv) height of the structure)
Please see attached schedules and floor plan drawings.
12. Particulars of all buildings and structures proposed for the subject land: (Specify: i) type of structure, ii) gross floor area or dimension of the structure, iii) the front, rear and side yard setbacks, iv) height of the structure)
No changes to existing property use.
13. The date the subject land was acquired by the current owner: June 24, 2002
14. The date the existing buildings and structures were constructed on the subject land: 1930^{is} Original building
~ 1977 For rear Sunroom.
15. The length of time the existing uses of the subject land have continued: June 9, 2009
- 16.a. Has the Conservation Authority reviewed the proposed minor variance as it applies to the subject land?:
 Yes No Not Applicable (as determined by the relevant Conservation Authority)
- b. Has the Conservation Authority review fee been paid? Yes No
* No change in use, simply renewing minor variance "as is" for another term.

Excerpts from Application for Minor Variance 2007, 40 Queen Street South

17. Municipal Services provided to the subject lands: (check the appropriate boxes)

- Water If not available, by what means is it provided _____
- Sanitary Sewers If not available, by what means is it provided _____
- Storm Sewers If not available, by what means is it provided _____

18. If known, is or was the subject land the subject of any of the following development type applications:

	Yes	No	File
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning By-law Amendment	<input type="checkbox"/>	<input type="checkbox"/>	_____
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	_____
Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/>	_____
Certificate of Occupancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Expires April 30, 2007</u>
Building Permit	<input type="checkbox"/>	<input type="checkbox"/>	_____
Consent	<input type="checkbox"/>	<input type="checkbox"/>	_____
Minor Variance (Committee of Adjustment)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Previous one applied for + granted June 9, 2002.</u>

DECLARATION OF OWNER OR AUTHORIZED AGENT

I, Patrick Eckert of the City of Mississauga
(Name of Owner or Authorized Agent) (Town or City) (Town or City name)
 in the Region of Peel
(Region) (Region name)

Solemnly declare that all above statements and the statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as it made under oath and by virtue of the CANADA EVIDENCE ACT.

For the purposes of the FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the PLANNING ACT for the purposes of processing this application.

**NOTE: The Signature of applicant or authorized agent must be witnessed by a Commissioner, etc.
 A Commissioner is available in the Committee of Adjustment office, if needed.**

Declared before me at the City of Mississauga
 in the Region of Peel
 this 12th day of February AD 20 07

Dina Melfi
 A Commissioner, etc

[Signature]
 Signature of applicant or authorized agent
 I have authority to bind the Corporation

 Signature of applicant or authorized agent
 I have authority to bind the Corporation

**DINA MELFI, a Commissioner, etc.,
 Regional Municipality of Peel, for the
 Corporation of the City of Mississauga,
 Expires September 2, 2007.**

Appendix 7

Qualifications of the Author

OWEN R. SCOTT, *OALA, FCSLA, CAHP*

Education:

Master of Landscape Architecture (M.L.A.) University of Michigan, 1967

Bachelor of Science in Agriculture (Landscape Horticulture), (B.S.A.) University of Guelph, 1965

Professional Experience:

1977 - present President, The Landplan Collaborative Ltd., Guelph, Ontario

1965 - present President, Canadian Horticultural Consulting Company Limited, Guelph, Ontario

1977 - 1985 Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC

1975 - 1981 Editor and Publisher, *Landscape Architecture Canada*, Ariss, Ontario

1969 - 1981 Associate Professor, School of Landscape Architecture, University of Guelph

1975 - 1979 Director and Founding Principal, Ecological Services for Planning Limited, Guelph, Ontario

1964 - 1969 Landscape Architect, Project Planning Associates Limited, Toronto, Ontario

Historical Research, Heritage Landscape Planning and Restoration Experience and Expertise

Current Professional Heritage Associations Affiliations:

Member: Alliance for Historic Landscape Preservation

Member: Canadian Association of Heritage Professionals (formerly CAPHC)

Member: Association for Preservation Technology

Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003

Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002

Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)

Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Personal and Professional Honours and Awards (Heritage):

National Award 2009 Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON

Award of Merit 2009 Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON

Award 2001 Ontario Heritage Foundation Certificate of Achievement

Award 1998 Province of Ontario, Volunteer Award (10 year award)

Award 1994 Province of Ontario, Volunteer Award (5 year award)

Regional Merit 1990 Canadian Society of Landscape Architects (CSLA), Britannia School Farm Master Plan

National Honour 1990 CSLA Awards, Confederation Boulevard, Ottawa

Citation 1989 City of Mississauga Urban Design Awards, Britannia School Farm Master Plan

Honour Award 1987 *Canadian Architect*, Langdon Hall Landscape Restoration, Cambridge, ON

Citation 1986 *Progressive Architecture*, The Ceremonial Routes (Confederation Boulevard), Ottawa,

National Citation 1985 CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK

National Merit 1984 CSLA Awards, St. James Park Victorian Garden, Toronto, ON

Award 1982 Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Selected Heritage Publications:

Scott, Owen R., *The Southern Ontario "Grid"*, *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.

Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of "Conserving Ontario's Landscapes" conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.

Appendix 7

Qualifications of the Author

- Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.
- Scott, Owen R. *Cemeteries: A Historical Perspective*, *Newsletter, The Memorial Society of Guelph*, September 1993.
- Scott, Owen R. *The Sound of the Double-bladed Axe*, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.
- Scott, Owen R. *Woolwich Street Corridor, Guelph*, *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc.
- Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the Architectural Conservancy of Ontario Inc.
- Scott, Owen R. *Cultivars, pavers and the historic landscape*, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.
- Scott, Owen R. *Landscape preservation - What is it?* *Newsletter*, American Society of Landscape Architects - Ontario Chapter, vol. 4 no.3, 1987.
- Scott, Owen R. *Tipperary Creek Conservation Area, Wanuskewin Heritage Park*. *Landscape Architectural Review*, May 1986. pp. 5-9.
- Scott, Owen R. *Victorian Landscape Gardening*. Ontario Bicentennial History Conference, McMaster University, 1984.
- Scott, Owen R. *Canada West Landscapes*. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.
- Scott, Owen R. *Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape*. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.
- Scott, Owen R. *Changing Rural Landscape in Southern Ontario*. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.
- Scott, Owen R., P. Grimwood, M. Watson. *George Laing - Landscape Gardener, Hamilton, Canada West 1808-1871*. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).
- Scott, Owen R. *The Evaluation of the Upper Canadian Landscape*. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a **representative listing of some of the many heritage projects undertaken by Owen R. Scott** in his capacity as principal of The Landplan Collaborative Ltd.

- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- *Downtown Guelph Private Realm Improvements Manual*, City of Guelph, ON
- *Downtown Guelph Public Realm Plan*, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- George Brown House Landscape Restoration, Toronto, ON
- Government of Ontario Light Rail Transit Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY

Appendix 7

Qualifications of the Author

- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, KHS/Kitchener, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- St. George's Square, City of Guelph, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, MVA/Saskatoon, SK
- University of Toronto Heritage Conservation District Study, City of Toronto, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

Heritage Impact Assessments, Heritage Impact Statements and Heritage Conservation Plans:

- Barra Castle Heritage Impact Assessment, Kitchener, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment Cambridge, ON
- 27-31 Cambridge Street Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- City Centre Draft Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment, Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Cultural Heritage Assessment and Heritage Impact Statement, City of Mississauga, ON
- 25 Joseph Street Heritage Impact Assessment, Kitchener, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- 927 Victoria Road South Heritage Impact Assessment, Guelph, ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON

Expert Witness Experience (Heritage):

Owen R. Scott has been called as an expert witness at a number of hearings and trials. These include **Ontario Municipal Board Hearings, Conservation Review Board Hearings, Environmental Assessment Board** and **Environmental Protection Act Board Hearings**, and civil and criminal trials. The heritage evidence he has presented has been related to cultural heritage issues where historical and landscape resources were evaluated.

_____ 



Heritage Impact Statement

**476 Arrowhead Road
Mississauga, Ontario**

January, 2012

INTRODUCTION

It is a requirement for the City of Mississauga to request “Heritage Impact Statements” for proposed demolitions of homes listed within the Cultural Landscape Inventory. This report will review the subject property as a part of the Credit River Corridor Cultural Landscape.

The property owners are planning to construct a new dwelling on the subject property.

As a result of the requirement for the demolition of the existing house on the subject property, a Heritage Impact Statement is being prepared.

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 - 2. Location Map**
 - 3. Owners Information**
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 - 5. Official Plan**
 - 6. Zoning Map**
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 - 8. Significant Cultural Landscape Designation**
 - 9. Property History**
 - 10. Peel Historical Atlas**
 - 11. Existing site conditions**
 - a. Exterior Photos**
 - b. Floor Plans**
 - c. Interior Photos**
 - 12. Proposed House**
 - 13. Proposed Site Plan**
 - 14. Streetscapes**
 - 15. Cultural Heritage Landscape Inventory**
 - 16. Conclusions**
 - 17. Mandatory Recommendations**
 - 18. About the Author**
 - 19. References**
- Appendices**

1. Context Map



Subject Property

The property is located at the end of Arrowhead Road, backing onto the Credit River. It is east of Mississauga Road, South of the QEW and north of Indian Road.

2. Location Map



Subject Property

The subject property is located at the end of Arrowhead Road backing onto the Credit River.

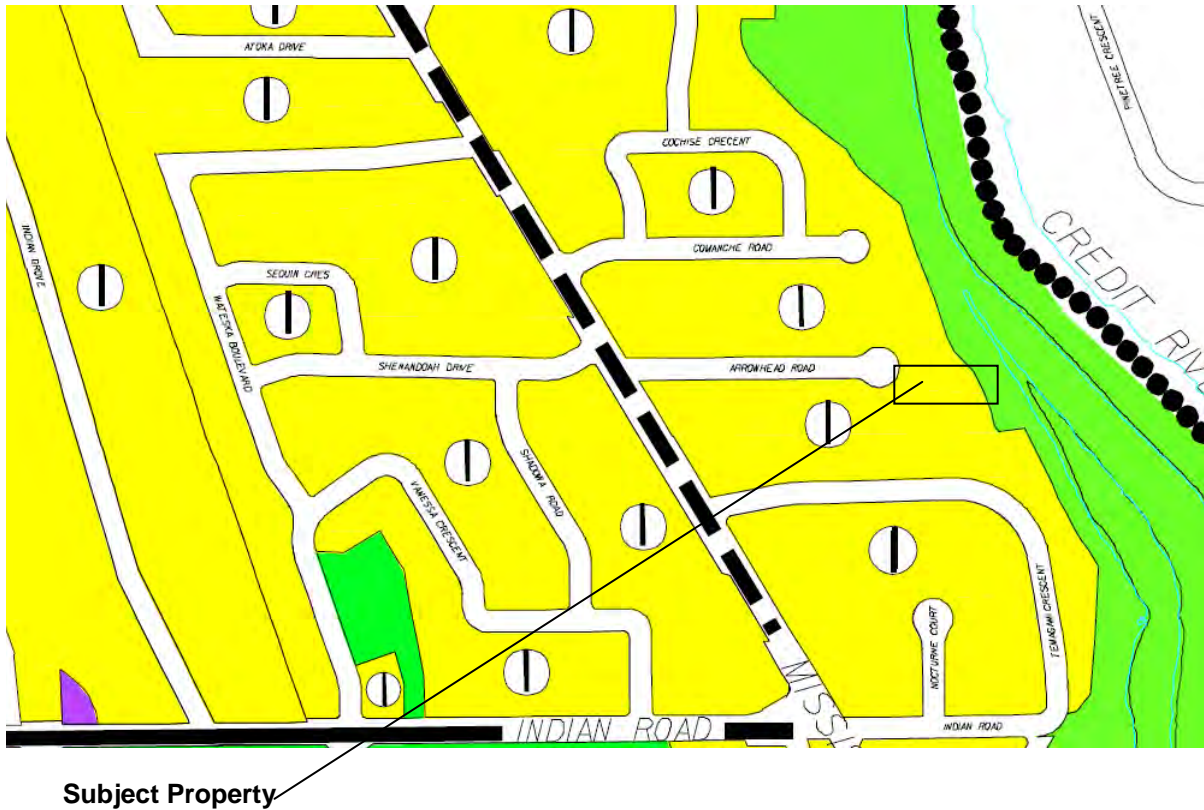
3. Owners Information

The subject property is owned by:

Dr. Vasse & Jeanette Moodley
476 Arrowhead Road
Mississauga, ON L5H 1V6
P 905-278-1165

The property has an area of 6,751.85m² and is occupied by a single family residential dwelling that is to be demolished. A new custom home has been designed for the site and the property owners.

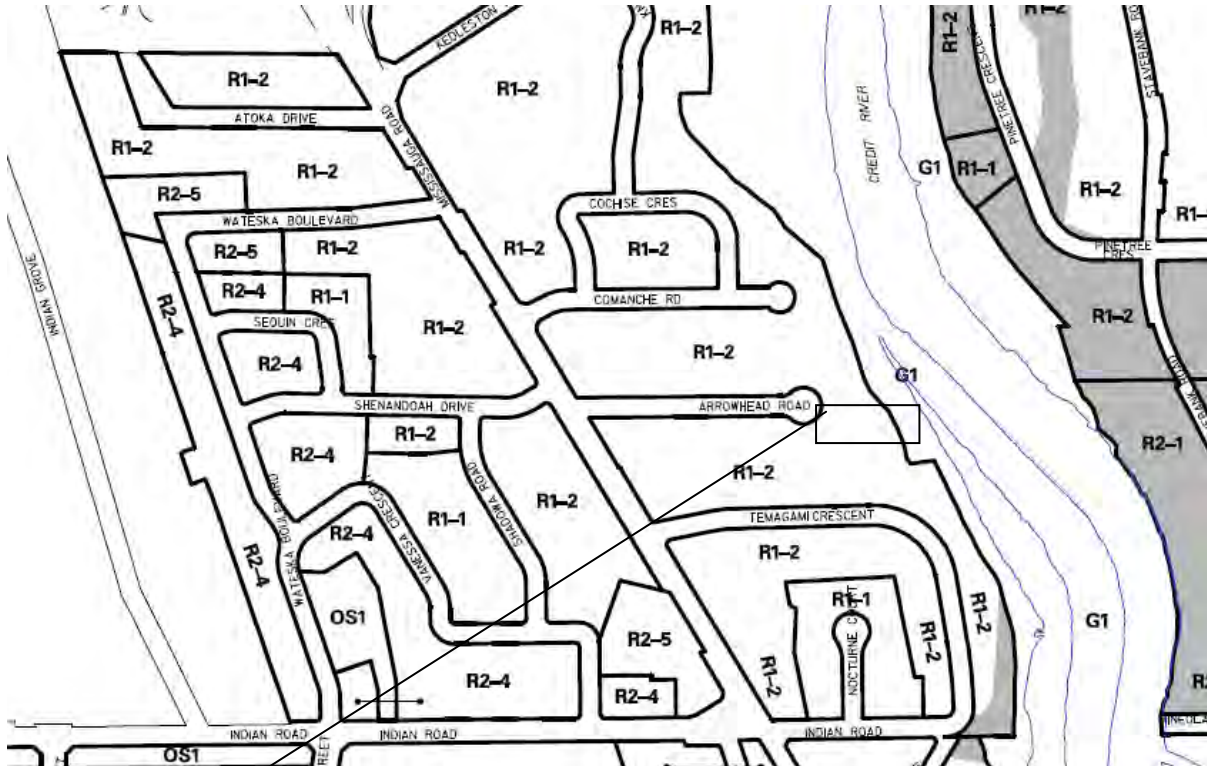
5. Mississauga Plan (Official Plan)



The subject property is designated Residential Low Density 1 in the Clarkson District Policies of the Mississauga Plan.

The Residential Low Density 1 policies provide for single detached residential dwellings.

6. Zoning Map



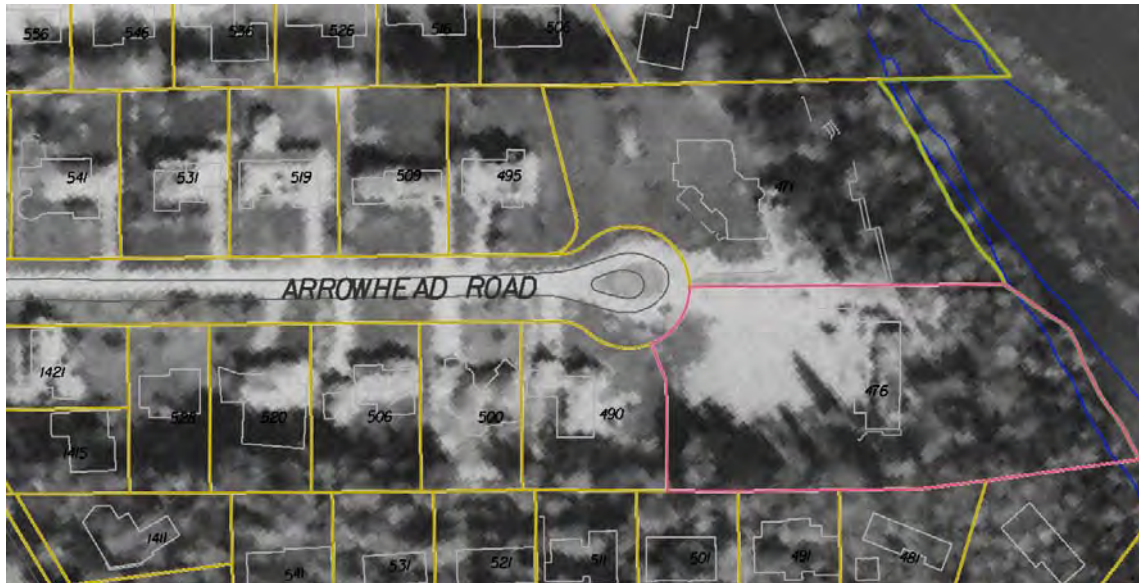
Subject Property

The subject properties are zoned R1-2 and G1, under the City of Mississauga Zoning By-law 225-2007, as amended.

The provisions of the R1-2, zoning permits single detached residential dwellings. The site specific exceptions require a minimum lot frontage of 30.0m.

7. Aerial Photos

The aerial photos demonstrate the development of the neighbourhood. 476 Arrowhead is the largest property on the street located at the end of the road backing onto the Credit River. The original home was constructed in 1952 for the then property owner, Joseph Turner. Many homes on the street have been replaced since the original development of the neighbourhood. The subject property is identified in red.



1954 (above) 1980 (below)





2011

8. Significant Cultural Landscape Designation

The Credit River Corridor is noted as a Cultural Landscape for a variety of reasons. The corridor is a scenic rare natural landmark in the city. The 58 mile river cuts through both the Peel and Iroquois Plains. In some of these areas underlying Paleozoic bedrock of shale and sandstone is exposed. There are also heavily treed and marshy areas. Benches and alluvial terraces provide for a variety of recreational opportunities. The Mississaugua Indians settled on the banks of the river until they were displaced by European settlers. Pioneers established mills on the river in Meadowvale Village, Streetsville and Erindale. Some remain. Thus, the river is not only ecologically significant, it is also an invaluable archaeological site that yields information about our native, pioneer and industrial history, as well as a link to the historic community development along the river corridor.

*City of Mississauga Cultural Landscape Inventory.

9. Property History (Title Chain)

Lot 6, 7 and 8, Second Range, Credit Indian Reserve (C.I.R.) were originally deeded to James Cotton by the Crown in 1854. A copy of the property abstract index going back to 1864 is attached under Appendix A. The property descriptions pre 1864 are not legible. The following is a synopsis of the chain of title (deciphered to the best of our ability seeing that a lot of the documents are not legible and possibly not complete):

July 1854 – The Crown to James Cotton

Date Unknown	James Cotton to various Grantees including Henry Fowler and Richard S. Wood (descriptions and dates are not legible)
July 1868	Quieting Titles Act to Richard S. Wood
July 1869	Richard S. Wood to Henry Fowler
May 1869	Henry Fowler to Peel Manufacturing Co.
Oct 1889	Peel General Manufacturing Co to Thomas Hector
June 1891	Thomas Hector to William Andrew
April 1894	William Andrew to Janet Wingfield
Jan 1895	Janet Wingfield to George W. Gordon
Nov 1908	George W. Gordon to Jane M. Eyre
Dec 1913	Jane M. Eyer (spinster) to John H. Eyer
April 1920	Toronto General Trust Co., (Estate of John Eyer) to Alfred D. Morrow
Oct 1921	Alfred D. Morrow to William Burns Grant and mortgage
Dec 1928	William G. Burns to Alfred Morrow – a ten (10) acre parcel.
July 1947	William Burns partial transfer to Grace Smith and Mary Burns (description is not entirely legible)
March 1949	William Burns Registers a Plan of Subdivision
July 1949	William G Burns grants joint title with wife Eleanor Burns
August 1949	Elaine and William Burns Grant to William and Erma Deane
October 1949	By-law for Plan of Subdivision Control
May 1951	William and Erma Deane to Geneva and Joseph Turner (The existing house was constructed by the Turner's in 1952)
August 1971	Geneva D. Turner to Peter Hofstetter
July 1978	Noreen and Peter Hofstetter to Vassadeva and Jeanette Mary Moodley
Current	Vassadeva and Jeanette Mary Moodley are the current owners

11. Existing Site Conditions

The subject property at 476 Arrowhead Road has not significantly changed from when it was originally developed. While the footprint of the dwelling has been expanded and a pool added, the existing topography and landscaping has remained.

Matthew Wilkinson commented that the dwelling appears to pre-date 1954 (based on the aerial photography he reviewed) however the aerial photos on the City of Mississauga are unreadable prior to the 1970's. We have confirmed with the current property owner, Jeanette Moodley, that the original home was constructed in 1952 for Joseph and Geneva Turner. Heritage Mississauga was unable to provide any additional information with regards to the Turners.

City records confirm that an addition was made to the dwelling in 1988. The addition in 1988 was for an enlargement to the kitchen and a 'two' storey addition at the north end of the dwelling. The two-storey addition was done at grade and did not include a foundation. The pool was constructed in 1979. It will be removed as part of the new development.

The Canadian Room at the City of Mississauga Library was also contacted; they however, have no photos or information on the property. It was not a part of the "Historical Inventory" of neighbourhoods that was done many years ago.

The subject property gently slopes from a low point at the street, plateauing where the existing house is located and sloping back down to the river from the lower level of the dwelling. It is well treed and extensively landscaped which will be maintained with the new dwelling.

A). Exterior Photos



Front Elevation –view from street (west elevation)



West Elevation - Front



West Elevation Front



East and north side elevation



East (rear) Elevations





West (rear) and North Elevation (the addition constructed in 1988)



North Elevation



South Elevation – Kitchen on the left, dining room on the right



South Elevation

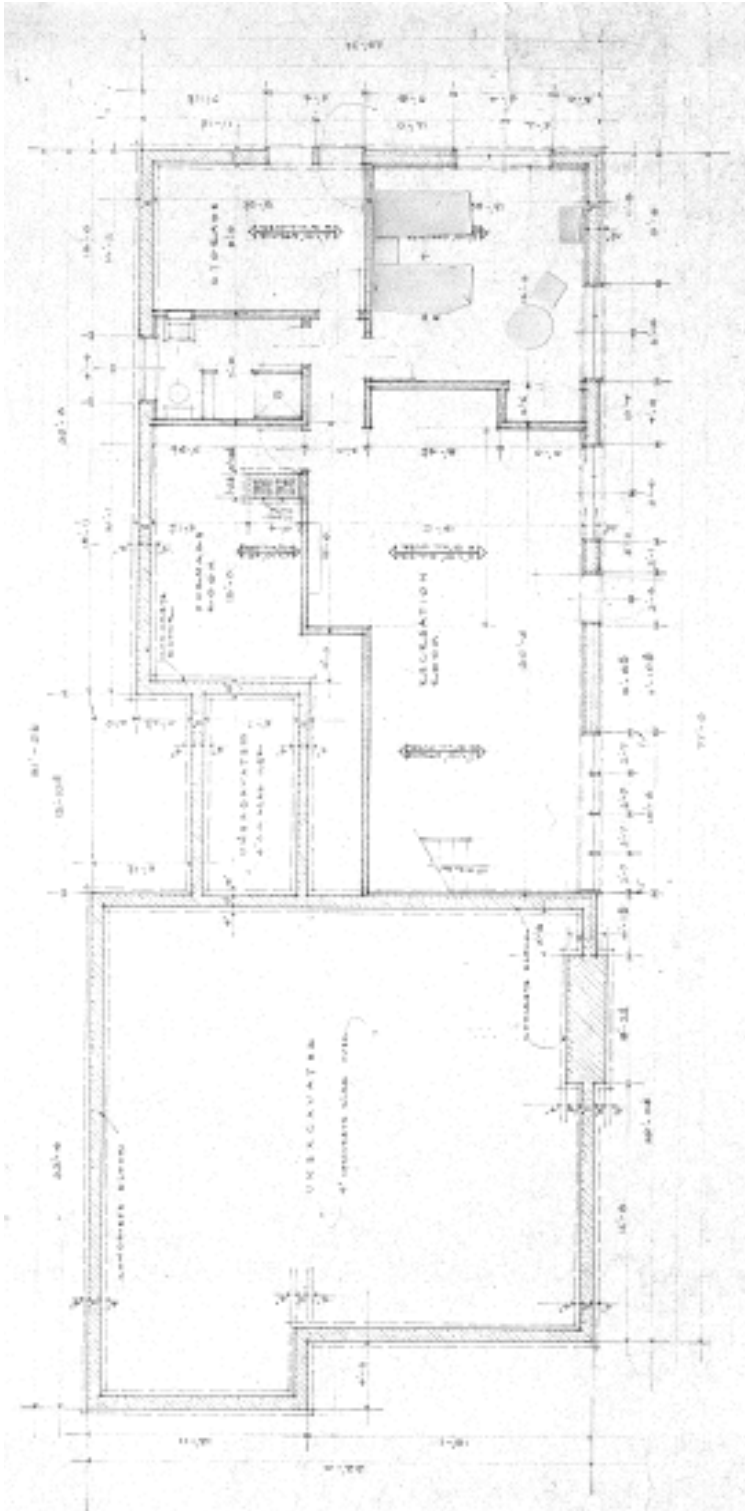


B) Floor Plans

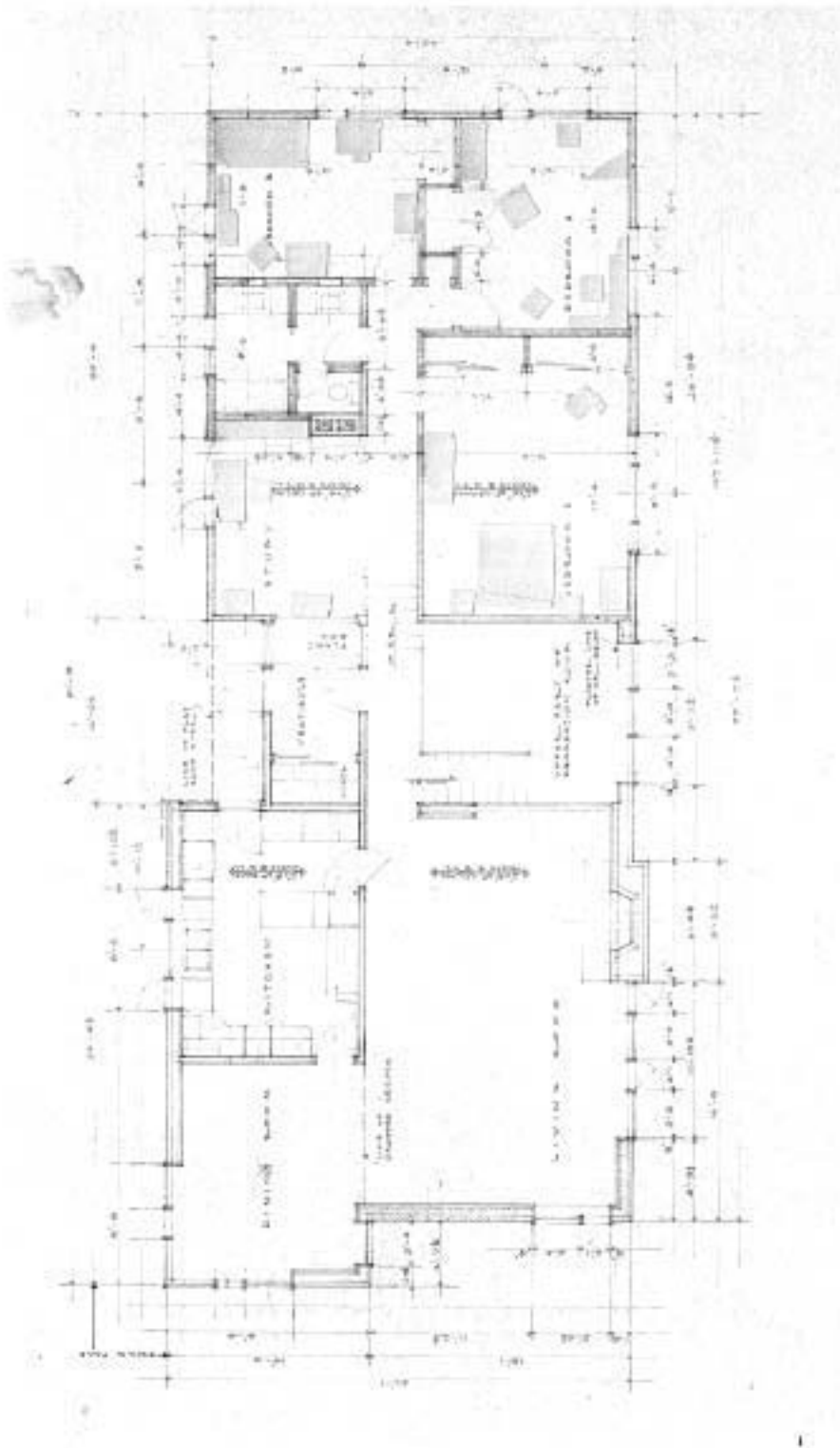
These floor plans were prepared for the original home built in 1952. They were prepared by Allan B. Crawford and George P. Hassig, Architects, Port Credit. A Google search of their names provides a historical reference to an article in *Canadian Homes and Gardens*, February 1959. The article summary states "*Planned community offered 40 house styles by 13 different architects. "Chief" architect was Douglas H. Lee.*" The community is located in Don Mills, no address data aside from this offered.

The included drawings are hand drawn at a scale of ¼" to 1 foot and have been scanned and converted to a PDF, hence the reason the text is illegible. However, the layout of the home is still evident. These plans have been provided by the current property owners, the Moodley's.

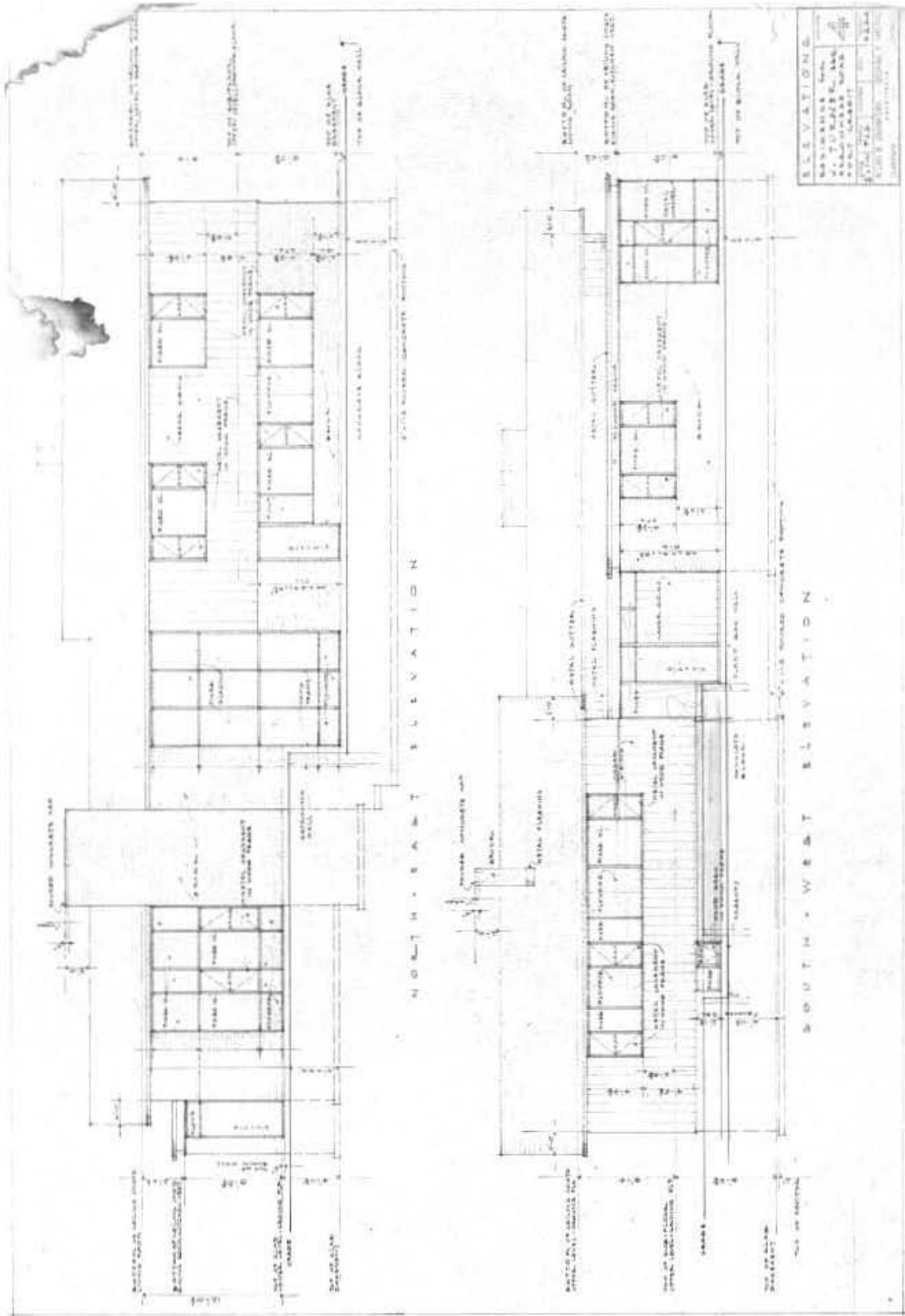
Also provided are the plans prepared for the 1988 addition done by the current home owners. These plans were for a 'two'-storey addition and enlargement to the existing kitchen. This is the current design and layout of the dwelling.



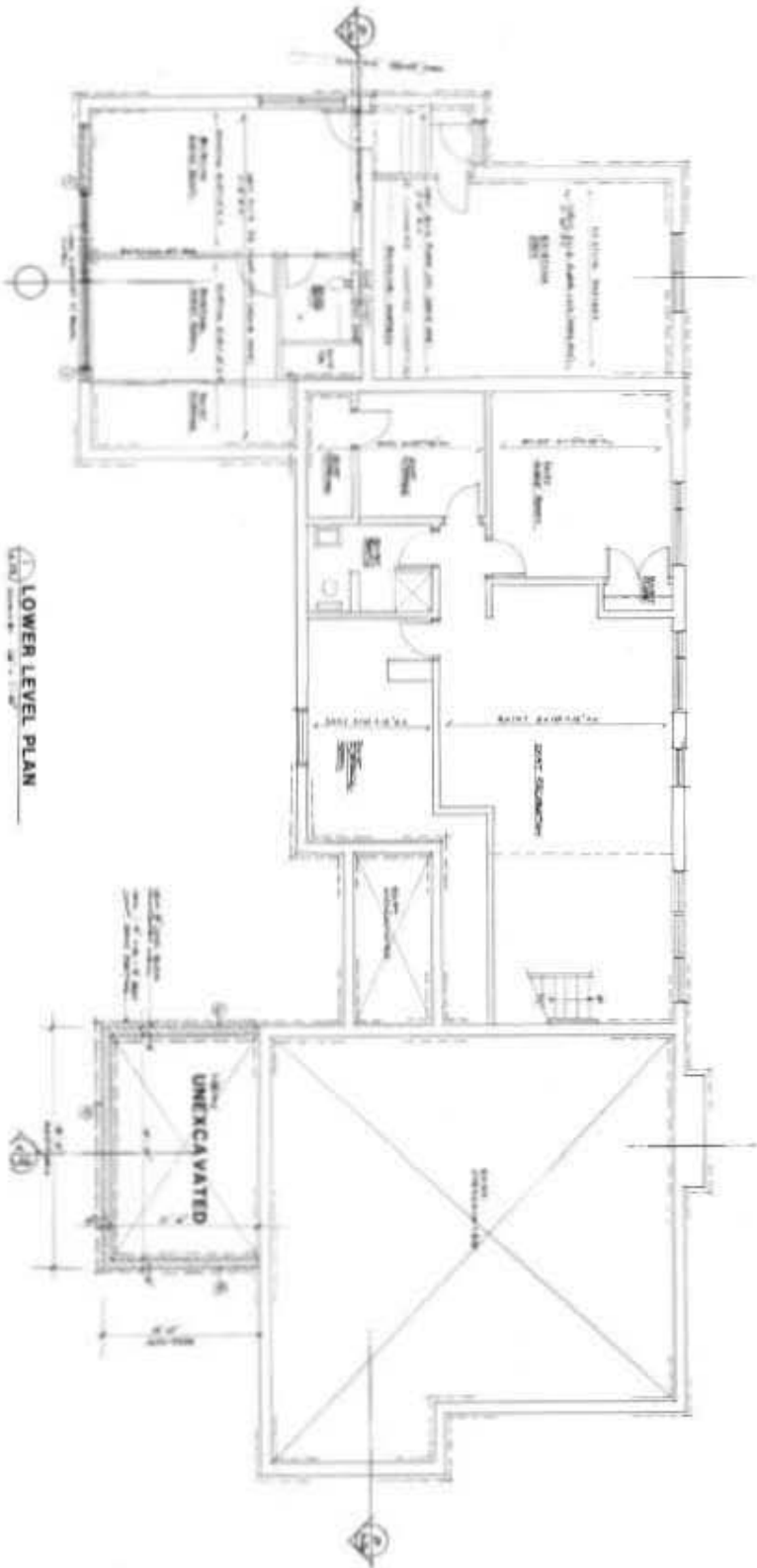
Basement Layout – Original Home



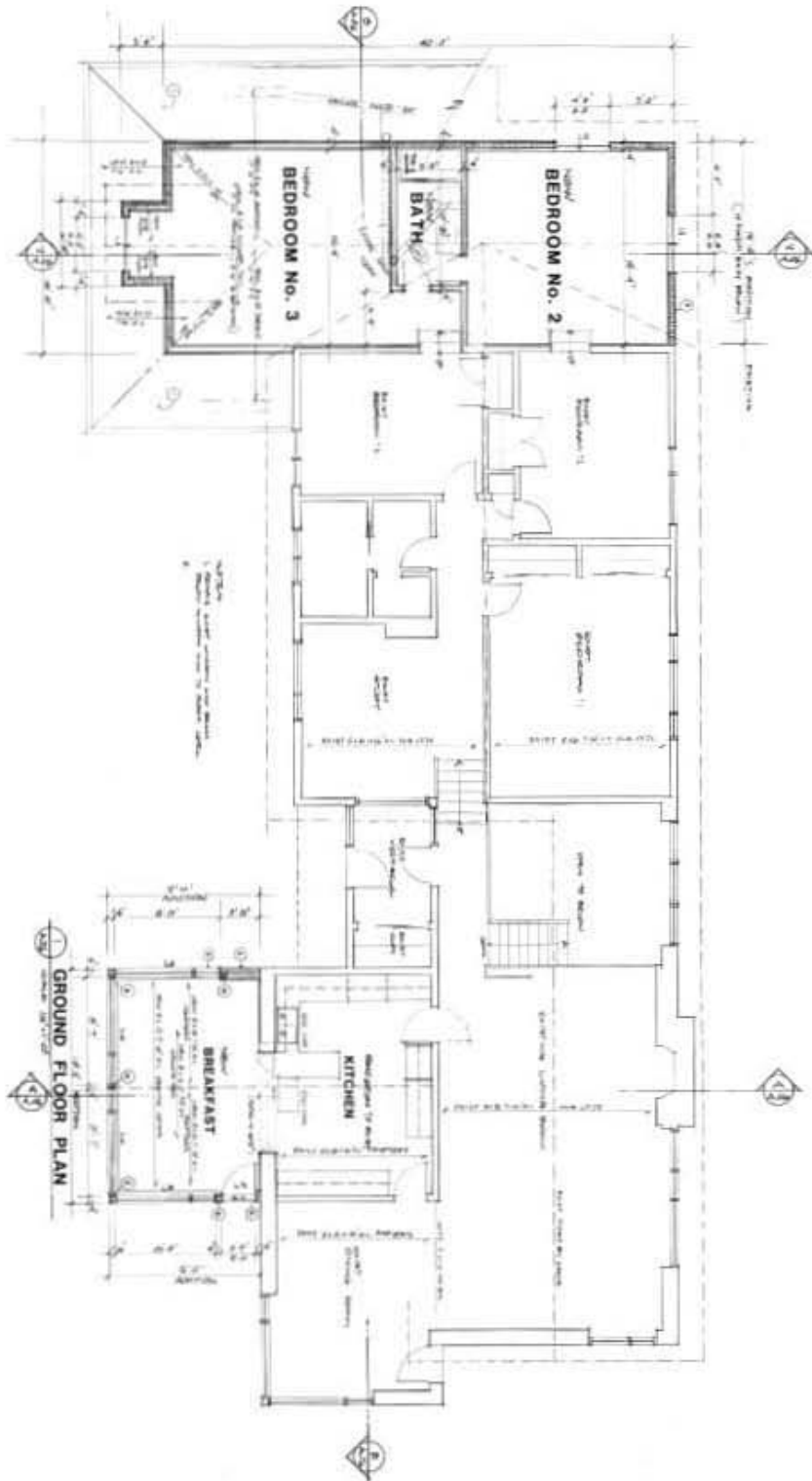
Main Floor Layout – Original Home



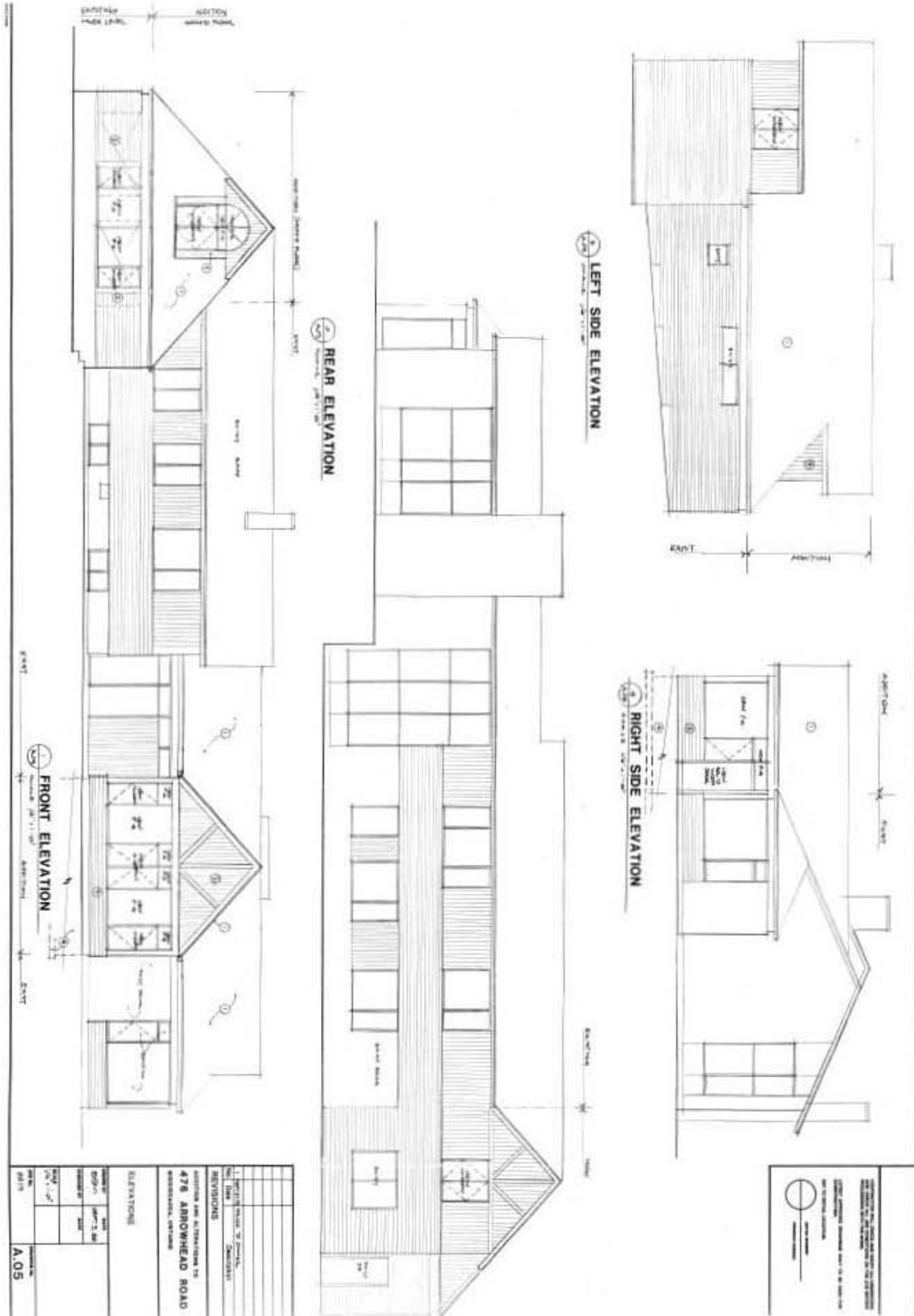
Elevations – Original Home



Lower Level – 1988 Addition (Current Layout)



Main Floor – 1988 Addition (Current Layout)

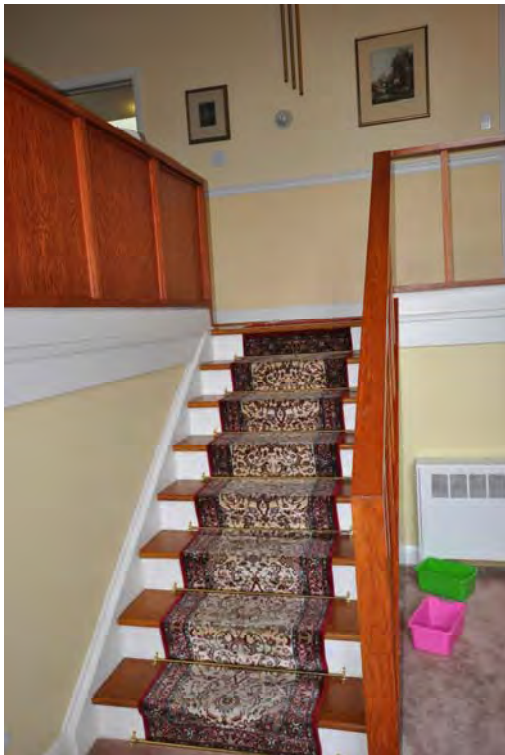


Elevations – 1988 Addition (Current Dwelling)

C). Interior Photos



Through the vestibule entry looking over the lower-level family room.



The staircase leading down to the lower level.

The wood banister is evident in the photo on the next page, providing some perspective.



The living Room (for perspective, the vestibule is identified)



In the photo above, you can catch a glimpse of the short flight of stairs that take you up to the bedrooms and bathrooms.



Dining room





Kitchen (1988 addition)





Kitchen





The original bathroom





The spare bedroom





The master bedroom (original main floor bath is visible through the entry door).



The following photos represent the two-storey addition constructed in 1988.



And the street facing window view (below).



The other bedroom as part of the addition



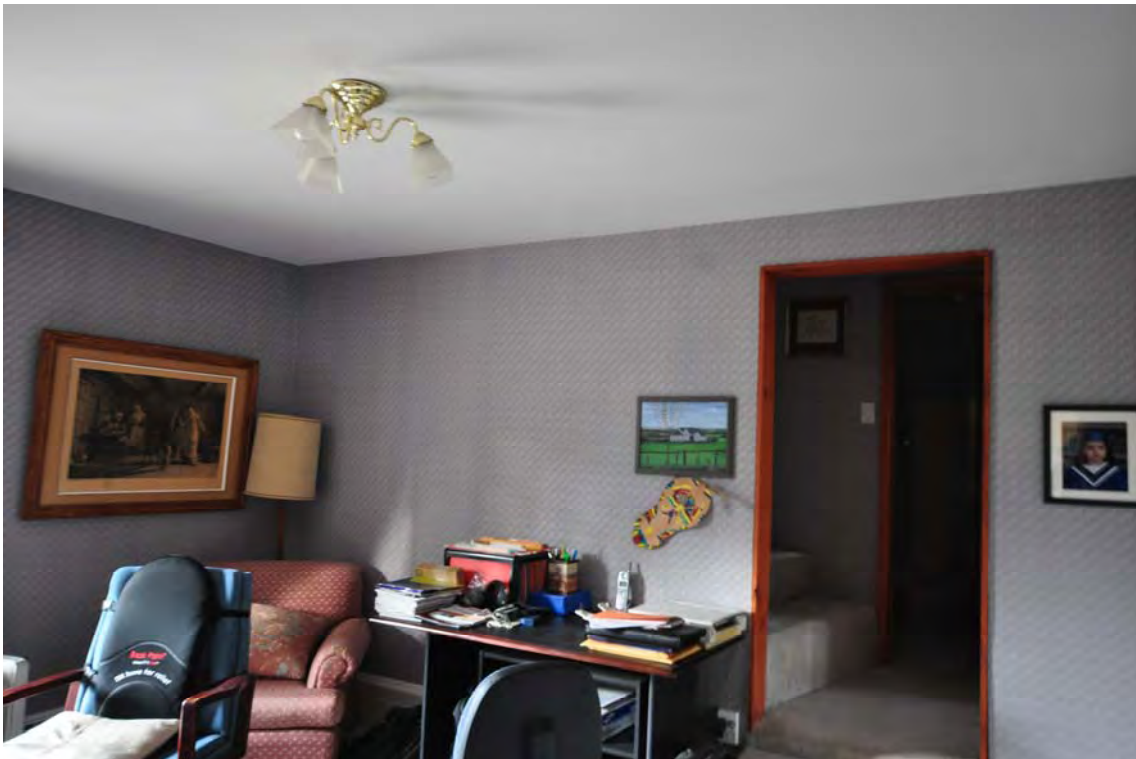
And the window view facing the Credit River (below).



The main floor office



Looking through the main floor office though to the 1988 two storey addition.



The following photos are of the lower level including the family room and spare rooms used for storage.



The lower level family room.





The bedroom (at the rear facing the Credit River).

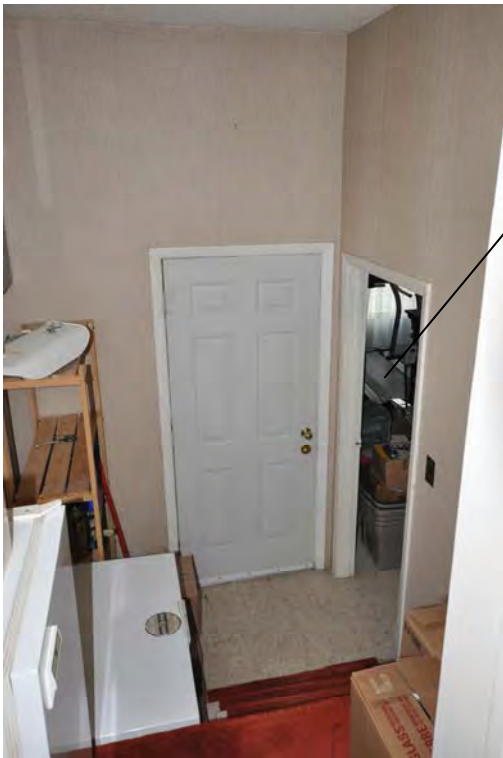


The 1988 addition (lower level below the two bedrooms). The wooden floor in the photo below represents the original home. What is labeled as 'storage' on the provided floor plan has been repurposed into the laundry room, which is on the right looking through the first door in the photo below. The closed door in the laundry room represents access to the 1988 addition.





These photos represent the 1988 addition (you can see the treadmill in both photos for reference).



The closed door in the photo above accesses a storage area and then the rear yard (shown in the elevation photo of the north side of the dwelling).



These two rooms face the street below and are part of the 1988 addition.



The original home was constructed in 1952 as a California Split. *A true California split-level house consists of three or four levels of living space with the floor level of one part of the house about halfway between the floor and ceiling of the other half of the house. The front door typically opens up directly to the main living level where you'll usually find a living room, dining room and kitchen. The upper level is reached by a short flight of stairs and consists of bedrooms and bathrooms. By descending another short flight of stairs from the main floor, one finds the den or family room and entry to the garage, which is often level with the driveway. Some California splits feature a second lower level below the formal living room.*(ehow.com). There are no redeeming features in the home, it is a relatively standard designed split level/bungalow clad with siding. There is little architectural value or interest in this home.

As evidenced in the photos provided of the interior, the statement with regards to the California Split, typifies this home. The current property owner is very familiar with the history of the home and has stated that it was built for Joseph Turner, purchased by the Hofstetters and then subsequently the Moodley's. "The property has only ever been owned by three families".

The original home had the kitchen, living and dining area on the main floor. Short staircases led both upstairs and downstairs. Upstairs were the bedrooms and a bathroom. In the lower level was a family room, which was at grade based on the topography of the lot, and storage space. There was no garage as part of the original dwelling.

The home has undergone an addition/alteration since originally constructed in 1952; an addition in 1988 enlarged the home with additional bedrooms and larger kitchen area. While the home is well built, it has the feeling of being 'disconnected', of having no fluidity from one space to another. The new home to be constructed has a better layout as well as being more energy efficient.

12. Proposed House –



Front Elevation



Rear Elevation



West Side Elevation



East Side Elevation



The proposed home is consistent with other custom built homes in the neighbourhood. Its placement on the lot respects the topography and the existing mature trees that will be retained. It is a one-storey dwelling viewed from the front elevation with a lower level walk-out in the rear giving it the appearance of a two-storey. The proposed exterior finishes are natural stone veneer and quality fiber cement siding. The current property owners have owned the property since 1978 and after renovating the house

already; they find it in their best interest to build a new home. The new home is a bungalow with lower level walkout, as opposed to the existing split-level home. It has a more functional design and layout than the existing home.

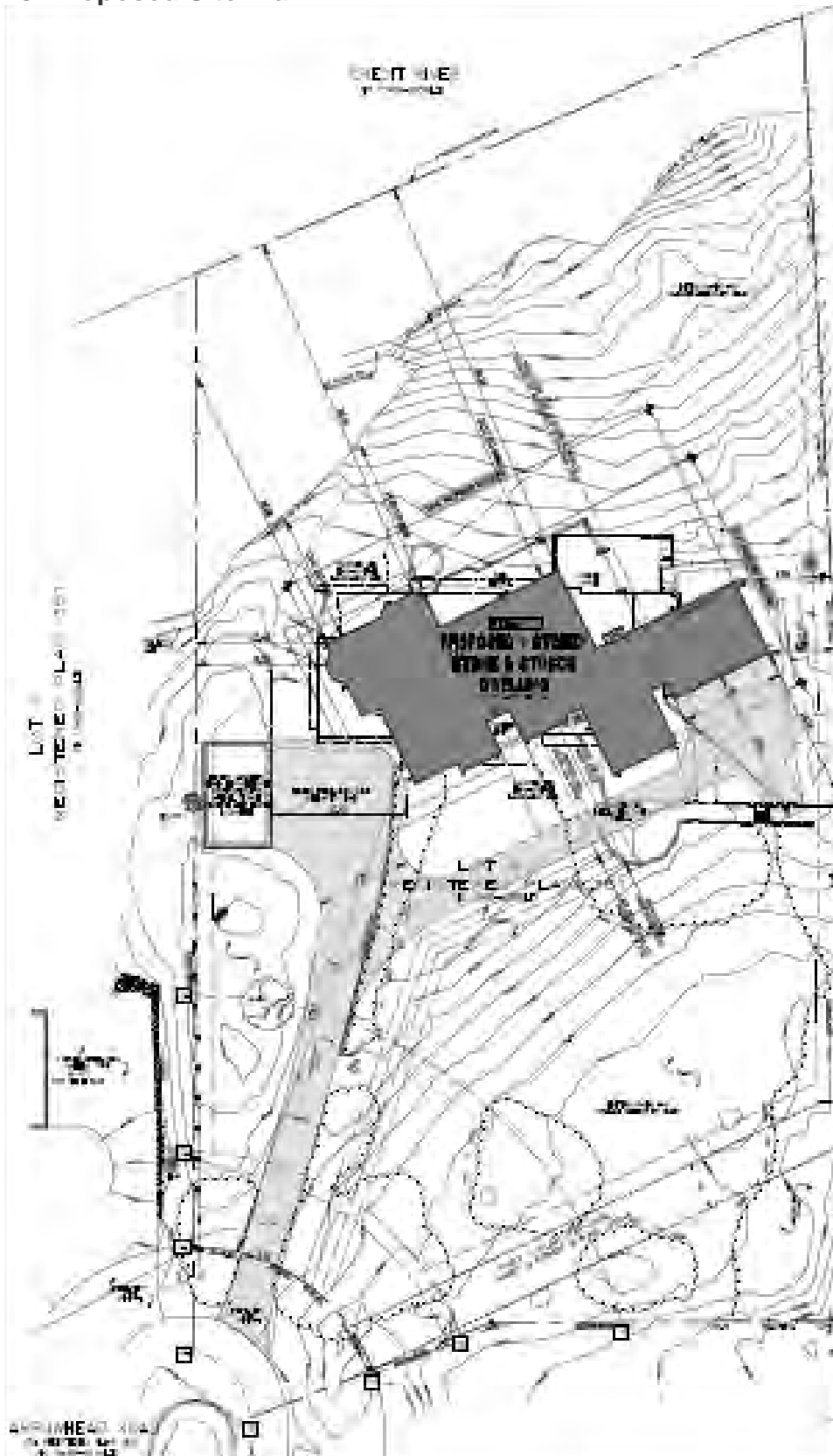
The owners have put a lot of effort into the design of the home so that it will meet the needs of their family as well as respect the qualities of the existing neighbourhood. Its scale and massing will complement other homes in the neighbourhood.

The existing dwelling, as is the proposed, is well setback from the street. Aerial photos, included, as well as the photo below demonstrate how far removed the home is from the street. Neither adjacent properties, nor the streetscape will be impacted by the construction of the new home. It is well screened by the existing mature trees on the lot.

Looking east (in both pictures) as you drive down Arrowhead road towards the subject property. Below is the property to the north and above the property to the south is setback to far too see.



13. Proposed Site Plan



A full size site plan is attached under Appendix B for your reference. The proposed new dwelling has a footprint similar to the existing dwelling. No trees will be removed to facilitate the construction of the new home.

14. Streetscapes - Existing Streetscape

Existing house in centre flanked by the house to the north and south.



Streetscapes – Proposed Streetscape

Proposed house in centre flanked by the house to the north and south.



15. Cultural Heritage Landscape Inventory

The subject property is located within an area of the Credit River Corridor that has the following features identified under the “Cultural Landscape Inventory”:

Landscape Environment

- Scenic and Visual Quality
- Horticultural Interest
- Landscape Design, Type and technological Interest

Historical Association

- Illustrates style, trend or pattern
- Illustrates important phase in Mississauga's Social or physical development

Built Environment

- Aesthetic/visual quality
- Consistent Scale of built features

Other

- Significant ecological interest

The proposed demolition of the existing house will not have any negative impacts on its status within the cultural landscape.

We offer the following information to expand on each of the areas identified;

Landscape Environment

- Scenic and Visual Quality
 - *Properties south of the QEW in the Port Credit area are very desirable. The neighbourhood is undergoing intense redevelopment. Older, typically smaller homes are being replaced with larger homes. The proposed dwelling is in keeping with the size and scale of the existing newer homes constructed in the neighbourhood. The proposed new home will be situated similarly to the existing dwelling and as such the mature trees on the lot will be retained.*
- Horticultural Interest
 - *The subject property is heavily treed and will be extensively landscaped. The existing mature trees will be maintained to provide privacy as well as to maintain the existing streetscape.*
- Landscape Design, Type and technological Interest
 - *The area along the Credit River was developed in a time when natural elements respected the lot pattern and road system. These elements include rolling topography, natural drainage and mature trees. The proposed home will maintain the generous setbacks required by the City of Mississauga Zoning By-law. Further, all of the mature trees within the property are being retained.*

Historical Association

- Illustrates style, trend or pattern
 - *Based on the date of construction of the existing dwelling, there is no associative value with a social or physical development. The home was built in 1952 in a style emerging as a ‘trendsetter’ in this age, a California Split.*

- Illustrates important phase in Mississauga's Social or physical development
 - *The home was constructed in the 1950's in the subdivision era where homes were built quickly with little architectural significance. There is no associative value with a social or physical development. It is simply a 1950's built subdivision home in a desirable Mississauga neighbourhood.*

Built Environment

- Consistent Scale of built features
 - *The Credit River Corridor, south of the QEW, is seeing intense redevelopment. The neighbourhood is characterized by older design styles including, Mid-century Modern and Suburban Ranch Style homes. Peppered in amongst these homes are custom built homes by owners who want to live on large, older lots with mature trees that characterize the neighbourhood.*

Other

- Significant Ecological Interest
 - *The existing house does not have significant ecological value. It does not reflect a style that was built for diversity or educational interest. Many homes in the neighborhood were mass produced during the 1950's and 1960's. Various architectural styles are still evident, including the Suburban Ranch and Mid-century modern. The homes do not reflect the work or ideas of an architect who is significant to the community. The homes were built economically. There is, in our opinion, little significant value in the design. The homes that are different were built by homeowners who wanted to be different and not be a part of a 'cookie cutter neighbourhood'. This is the case with the area today. Modest custom built homes are replacing the original homes without any architectural interest.*

16. Conclusions

The redevelopment of the subject property will have no negative impacts on the historic character or the scenic qualities of the Credit River Corridor.

The Credit River Corridor is a desirable community for people looking for larger lots, centrally located in Mississauga which can accommodate a new custom built home. The older homes of this area are nearing the end of their life cycle and the market has recognized this area as being a suitable area for renewal. This has been supported with the demolition of the older homes in the area being replaced with larger, more modern homes that meet the needs of a changing society.

The house to be removed at 476 Arrowhead Road was built as a "California Split" but has undergone an addition and renovation to see it significantly modified from the original design.

It is our position that the existing house at 476 Arrowhead Road does not have any heritage features or qualities that should be considered for preservation. The replacement of the existing house with a new structure will be in keeping with the evolution of the community and at the same time will not impact on the heritage character of the area that resulted in the Significant Cultural Landscape designation of the area.

17. Mandatory Recommendation

The subject property does not meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act.

Subsection (2) sets out the criteria by which consideration is given in determining whether a property is of cultural heritage value or interest. It is our opinion that the property does not have cultural heritage value or interest as supported by the following points:

1. The properties have limited design or physical value.

The house at 476 Arrowhead Road is not rare or unique, but rather typical of the 1950's era. The house style is referred to as a California Split, and is similar to many houses that were being built during this time throughout southern Ontario. Although the home was well constructed, the materials used were of no significance. There was little to no technical or scientific achievement in the construction of the existing house.

2. The existing house does not have historical or associative value. The house is almost 60 years old and was not constructed with any vision of unique architectural character. The houses were constructed with a utilitarian purpose of providing residential housing that was appropriate to the era of their construction. The homes were built economically and there is, in our opinion, little significant value in the design. The property does not have contextual value.
3. The defining character of the neighbourhood is a mix of housing including homes that are between 30 and 50 years of age that are predominantly clean, simple and modest designs of one and two storey's. The newer homes in the community (15 years old and younger) are larger custom designed homes with more intricate architectural features. Generally speaking, the 30, 40 and 50 year old homes have little aesthetic, heritage or architectural value however they do dominate the character of the street. As these homes approach the end of their life cycle, the market will force their replacement with larger homes which will include the modern amenities and design features that are demanded and expected by the marketplace today. The proposed removal of the subject houses is part of this renewal.

18. About the Author

William Oughtred of W.E. Oughtred & Associates Inc. is a development and land use consultant who has been practicing in the Mississauga and GTA area for over twenty years. Mr. Oughtred has worked in the land use planning field for over 20 years, specializing in the City of Mississauga. He is well versed in both Planning and Building procedures and the City of Mississauga Zoning By-law and The City of Mississauga Official Plan.

William was born, raised and attended school in Mississauga. He is a lifelong resident and has been very active in the Mississauga community through his other interests and pursuits including volunteering on the Spring Creek Cemetery Board.

William specializes in infill type development projects which typically require attendance before the Committee of Adjustment in connection with Applications for Consent or Minor Variance. His twenty years of experience has afforded him the opportunity to see the City evolve and be at the forefront of evolving trends and patterns in land development in Mississauga. William has been involved in the City of Mississauga's challenge in dealing with the pressures created by the infill housing that has occurred in the south part of Mississauga. His experience in shepherding development applications through the approval process and dealing with the community, City staff and the Members of Council provides an insight into the market for redevelopment that has focused its attention on this community.

Heritage Impact Statements have been completed for the following properties located in Mississauga:

- 1510 Stavebank Road
- 1267 Mississauga Road
- 2701 Mississauga Road
- 123 Kenollie Avenue
- 1168 Mississauga Road
- 4077 Mississauga Road

19. References

<http://www.ontarioarchitecture.com/>

<http://www.mississauga.ca>

Matthew Wilkinson, Heritage Mississauga

Canadiana Room, Mississauga Central Library

Region of Peel Archives

Ehow.com

<http://archindont.torontopubliclibrary.ca>

Jeanette Moodly, homeowner

APPENDIX A

Indian Reserve LOT No. 5

2 Range CONCESSION on R. 6000

No. of Lots	Dimensions	Lot Date	Form of Deed	GRANTOR	GRANTEE	Value	Remarks
<i>Lot No. 6 2 Range</i>							
10077	1/2 Sec 5, T10, R10, E1/2	1854	Warrant	The Crown	James Collier	1000	All
10078	1/2 Sec 5, T10, R10, E1/2	1854	Warrant	James Collier	John & Anderson	1000	20
10079	1/2 Sec 5, T10, R10, E1/2	1854	Warrant	Richard W. James	Richard W. Wood	1000	part of
10080	1/2 Sec 5, T10, R10, E1/2	1854	Warrant	Richard W. Wood	Henry Lewis	1000	1000
<i>Lot No. 7 2 Range</i>							
10077	1/2 Sec 5, T10, R10, E1/2	1854	Warrant	The Crown	James Collier	1000	All
10078	1/2 Sec 5, T10, R10, E1/2	1854	Warrant	James Collier	John & Anderson	1000	20
10079	1/2 Sec 5, T10, R10, E1/2	1854	Warrant	Richard W. James	Richard W. Wood	1000	part of
10080	1/2 Sec 5, T10, R10, E1/2	1854	Warrant	Richard W. Wood	Henry Lewis	1000	1000
<i>Lot No. 8 2 Range</i>							
10077	1/2 Sec 5, T10, R10, E1/2	1854	Warrant	The Crown	James Collier	1000	All
10078	1/2 Sec 5, T10, R10, E1/2	1854	Warrant	James Collier	John & Anderson	1000	20
10079	1/2 Sec 5, T10, R10, E1/2	1854	Warrant	Richard W. James	Richard W. Wood	1000	part of
10080	1/2 Sec 5, T10, R10, E1/2	1854	Warrant	Richard W. Wood	Henry Lewis	1000	1000

TOWNSHIP OF TORONTO

Lot No. 6 In the SECOND RANGE Concession C.I.R.

No. of Instruments	Instrument	Date	Date of Registration	GRANTOR	GRANTEE	Consideration or Amount of Mortgage	REMARKS
14139		3 Aug 1864	2 Feb 1866	Henry Fowler	Richard T. Wood	2400	Part and C.L.
15241	Ind.	23 Feb 1867	23 Feb 1867	Henry Fowler	Richard S. Wood	5/	Part and C.L.
15941	Chancery	9 Nov 1867	11 Nov 1867	Richard G. Wood	Quieting Titles Act.		Part and C.L.
16040		7 Sep 1867	7 Dec 1867	Richard G. Wood et ux	Margaret G. Woods	1000.00	Part and C.L.
72	Chancery	16 Jul 1868	29 Aug 1868	Quieting Titles Act	Richard S. Wood		Part and C.L.
289	Sub.	2 Oct 1868	24 Sep 1869	W. G. Crooks	Richard G. Wood		Part and C.L.
284		18 Dec 1868	24 Sep 1869	Richard G. Wood et ux	Iselle Robertson	1000.00	Part and C.L.
224	S.P.	18 Jul 1869	24 Jul 1869	Iselle Robertson	Richard S. Wood		Part and C.L.
325	B.S.	16 Jul 1869	28 Jul 1869	Richard S. Wood et ux	Henry Fowler	1825.00	Part and C.L.
353	B.S.	20 Jul 1869	27 Dec 1869	Henry Fowler	Peel Wg. Co.	4388 shares.	Part and C.L.
1996		1 Sep 1876	23 Sep 1876	Peel General Wg. Co.	S. S. Lee et al	20000.00	Part and C.L.
2158		28 Nov 1876	4 Apr 1877	S. S. Lee et al	Canada Life Assoc. Co.	3,000.00	Part and C.L.
3134		1 Apr 1880	24 Jul 1880	Peel General Wg. Co.	Canada Life Assoc. Co.	6000.00	All and C.L.
5677	Release	25 Mar 1886	14 May 1886	Canada Life Assoc. Co.	Peel General Wg. Co.	6000.00	Part and C.L.
5982	B.S.	3 Jan 1887	3 Jan 1887	Peel General Wg. Co.	Addison Perrin	2656.00	Part and C.L.
6940	B.S.	1 Oct 1900	10 Oct 1900	Peel General Wg. Co.	Thos. W. Hector et al	9180.00	Part and C.L.
7520		14 May 1891	29 May 1891	Arthur W. Gordon	Edwin Crickmore	500.00	Part and C.L.
7610	B.S.	13 Jun 1891	26 Jun 1891	Thos. W. Hector et al	Wm. Andrew	2000.00	Part and C.L.
8446	B.S.	7 Feb 1894	13 Apr 1894	Wm. Andrew et ux	Janet Wingfield	1225.00	Part and C.L.
8447		14 Feb 1894	13 Apr 1894	Janet Wingfield	Addison S. Perrin	400.00	Part and C.L.
8695	B.S.	1 May 1894	23 Jan 1895	Janet Wingfield	George W. Gordon	1,000.00	Part and C.L.
8903		26 Aug 1895	30 Aug 1895	Addison S. Perrin	Mary Lear	534.15	Part and C.L.
8922	B.S.	1 Oct 1895	5 Oct 1895	Addison S. Perrin	Ann Wingfield Perrin		Part and C.L.
8926		5 Sep 1895	10 Oct 1895	Mary Lear	Addison S. Perrin	550.00	Part and C.L.
9252	B.S.	23 May 1896	30 Oct 1896	Edwin Crickmore et ux	Thomas W. Hector	1,000.00	Part and C.L.
13236	B.S.	30 Nov 1908	1 Dec 1908	George W. Gordon et ux	Jane M. Eyer	3000.00	Part and C.L.
16181	B.S.	20 Sep 1910	22 Dec 1910	Jane M. Eyer (spinster)	John H. Eyer	1,000.00	Part and C.L.
17425	WILL	30 Oct 1905	18 Dec 1910	Anna W. Perrin	Josephine W. Jenner	1000	Part and C.L.
17427		1 Oct 1915	18 Dec 1915	Josephine W. Jenner et ux	Stephen W. Perrin	1000.00	Part and C.L.
19884	B.S.	30 Apr 1920	12 May 1920	Toronto General Trusts Co. Mrs. John H. Eyer	Alfred B. Morrow	14500.00	Part and C.L.

Lot No. 6

Concession
 Credit Reserve.

Second Range

E. E. Hill & Co. Maps 2944

No. of Entrances	Description	Its Date	Date of Registration	GRANTOR	GRANTEE	QUANTITY OF Land	Consideration or Annual Rent	REMARKS
81898	Grant	26 Sep 1921	13 Oct 1921	Alfred D. Morrow et ux	Wm. G. Burns		17000.00	pt & C.L.
81898	M.	10 Oct 1921	18 Oct 1921	Wm. G. Burns et ux	Alfred D. Morrow		2000.00	pt & C.L.
					See Deposit 146			
					See Deposit 147			
25021	M.	15 Sep 1924	15 Oct 1924	Josephine W. Bonner	J. Roy Van Wyck		1600.00	pt & C.L. 14/4/50
27456								
31100	M.	10 Dec 1926	19 Dec 1926	Wm. G. Burns et ux	Alfred D. Morrow	10 ac	7000.00	pt & C.L. 14
31116	P.M.	18 Dec 1926	26 Dec 1926	Alfred D. Morrow	Wm. G. Burns			Dischg. 81898
32920	Grant	12 May 1930	25 Jun 1930	Josephine Bonner	Harry E. Bonner	592./1000	8.	pt
32922	M.	20 Jan 1930	25 Jan 1930	Harry E. Bonner	Florence Foy et al	593./1000	1600.00	pt 14/62
					TO BOOK "D"			

see volume 10 of 7-1 records to 7-200

Lot No.	Area (sq. ft.)	Notes	Area (sq. ft.)	Notes	Area (sq. ft.)	Notes
1000	1000	1000	1000	1000	1000	1000
1001	1001	1001	1001	1001	1001	1001
1002	1002	1002	1002	1002	1002	1002
1003	1003	1003	1003	1003	1003	1003
1004	1004	1004	1004	1004	1004	1004
1005	1005	1005	1005	1005	1005	1005
1006	1006	1006	1006	1006	1006	1006
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1009	1009	1009	1009	1009	1009	1009
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1015	1015	1015	1015	1015	1015	1015
1016	1016	1016	1016	1016	1016	1016
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1019	1019	1019	1019	1019	1019	1019
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1046	1046	1046	1046	1046	1046	1046
1047	1047	1047	1047	1047	1047	1047
1048	1048	1048	1048	1048	1048	1048
1049	1049	1049	1049	1049	1049	1049
1050	1050	1050	1050	1050	1050	1050

Address	City	Province	Country	Postal Code	Phone	Occupation	Signature	Date
1000 Dundas Street West	Mississauga	Ontario	Canada	L4R 1A1	(905) 276-1111	Business Development	[Signature]	Feb 16 1999
1000 Dundas Street West	Mississauga	Ontario	Canada	L4R 1A1	(905) 276-1111	Business Development	[Signature]	Feb 16 1999
1000 Dundas Street West	Mississauga	Ontario	Canada	L4R 1A1	(905) 276-1111	Business Development	[Signature]	Feb 16 1999
1000 Dundas Street West	Mississauga	Ontario	Canada	L4R 1A1	(905) 276-1111	Business Development	[Signature]	Feb 16 1999
1000 Dundas Street West	Mississauga	Ontario	Canada	L4R 1A1	(905) 276-1111	Business Development	[Signature]	Feb 16 1999
1000 Dundas Street West	Mississauga	Ontario	Canada	L4R 1A1	(905) 276-1111	Business Development	[Signature]	Feb 16 1999
1000 Dundas Street West	Mississauga	Ontario	Canada	L4R 1A1	(905) 276-1111	Business Development	[Signature]	Feb 16 1999
1000 Dundas Street West	Mississauga	Ontario	Canada	L4R 1A1	(905) 276-1111	Business Development	[Signature]	Feb 16 1999
1000 Dundas Street West	Mississauga	Ontario	Canada	L4R 1A1	(905) 276-1111	Business Development	[Signature]	Feb 16 1999
1000 Dundas Street West	Mississauga	Ontario	Canada	L4R 1A1	(905) 276-1111	Business Development	[Signature]	Feb 16 1999



LAND
 REGISTRY
 OFFICE #43

1548-0669 (57)

PAGE 1 OF 1
 PREPARED FOR ATOR
 ON 2011/12/28 AT 12:27:53

REGISTRY IDENTIFIER: LT 0, 92 261, 476 9037646 MISSISSAUGA

DOCUMENT DETAILS:

SCOTT/COMTELL
 PER OTHER
 LT CONVEYANCE QUALIFIED

CHARGE: MARR
 MORTGAGE, VASAROVA
 MORTGAGE, JASSETIN MARY

REGISTERED
 REFERENCE FROM 1555-9718

CHARGE: MARR
 MORTGAGE, JASSETIN MARY

218 CONVEYANCE INDEX
 1594/08/13

REG. NO.	DATE	INSTRUMENT TYPE	AMOUNT	STARTED FROM	PAID TO	CHG/CRG
**	2004/03/22	THE REGISTRATION OF THE "BLOCK INSTRUMENTATION DATE" OF 1971/11/18 ON THIS PLOT**				
**	1994/02/22	CONVEYANCE WITH THE "NEW CREATION DATE" OF 1994/02/22**				
**	1994/02/22	CHARGE: MARR MORTGAGE, VASAROVA MORTGAGE, JASSETIN MARY				
**	1994/02/22	CHARGE: MARR MORTGAGE, VASAROVA MORTGAGE, JASSETIN MARY				
**	1971/11/18	PLAT RESERVANCE				
**	1974/12/06	TRANSFER AGREEMENT				
**	1974/07/28	TRANSFER	\$2			
**	1991/06/12	CHARGE	\$150,000			
**	1991/12/19	ASSESSMENT				

NOTE: ACQUIRING REGISTRAR SHOULD BE INVESTIGATED TO ASCERTAIN DISCREPANCIES, IF ANY, WITH REGISTRATIONS REFERRED FOR THIS PROPERTY.
 NOTE: FIGURES THAT VARY FROM THE TOTAL NUMBER OF PAGES AND THAT THE HAVE FIGURES THEM ALL TO.

APPEDIX B

