

Heritage Impact Statement

**2560 and 2570 Robinson Street
Mississauga, Ontario**

January 10, 2011 (revised March 30, 2011)

David Brown Associates
Development and Land Use Consultants
1900 Dundas Street West, Suite 245
Mississauga, ON L5K 1P9

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 Erindale Village Cultural Landscape.

The subject property is comprised of two separate lots which are held under the ownership of the same family. The lands were the subject of a series of Applications for Consent considered by the Committee of Adjustment. The Committee of Adjustment granted Provisional Consent under files “B”46/10, “B”47/10 and “B”48/10.

The conditions of Provisional Consent included the requirement to demolish the existing dwellings. The proposed lot configuration will result in the existing dwellings either straddling the new lot lines or being within close proximity to the new lot lines. As the existing dwellings would no longer comply with the Zoning By-law, it is required that the dwellings be removed.

The property owners are planning to construct a new dwelling on the resultant northerly lot fronting on to Robinson Street. However there are no plans at this time for the other two lots, being the corner lot and the new lot fronting on to Adamson Street.

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

TABLE OF CONTENTS

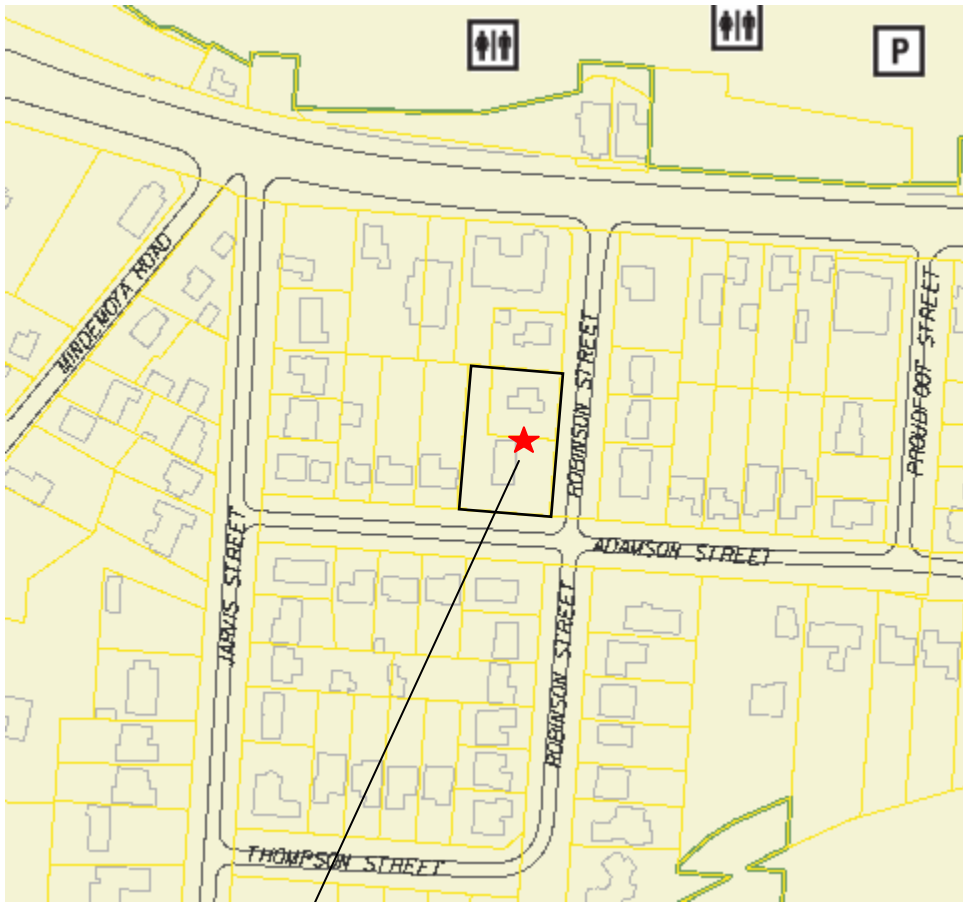
- 1. Context Map**
 - 2. Location Map**
 - 3. Owners Information**
 - 4. Plan of Survey**
 - 5. Official Plan**
 - 6. Zoning Map**
 - 7. Significant Cultural Landscape Designation**
 - 8. Property History**
 - 9. Existing site conditions – 2570 Robinson St.**
 - a. Exterior Photos**
 - b. Interior Photos**
 - c. Floor Plan**
 - 10. Existing site conditions – 2560 Robinson St.**
 - a. Exterior Photos**
 - b. Interior Photos**
 - c. Floor Plan**
 - 11. Committee of Adjustment**
 - 12. Proposed House – 2570 Robinson Street**
 - a. Elevations**
 - b. Site Plan**
 - c. Tree Preservation Plan**
 - 13. Streetscapes**
 - 14. Cultural Heritage Landscape Inventory**
 - 15. Conclusions**
 - 16. Mandatory Recommendations**
 - 17. About the Author**
- Figures**
- Appendices**

1. Context Map



The properties are located in the south central part of the City of Mississauga being south of Dundas Street and east of the Credit River. The properties are located in the former Village of Erindale.

2. Location Map



Subject Properties

The subject properties are located at the north westerly corner of Robinson Street and Adamson Street. The properties are comprised of two residential lots that have been assembled by the current property owner.

3. Owners Information

2560 Robinson Street:
Zdravko (James) and Marija Marcinko
3265 Valmarie Avenue
Mississauga, ON
L5C 2A7

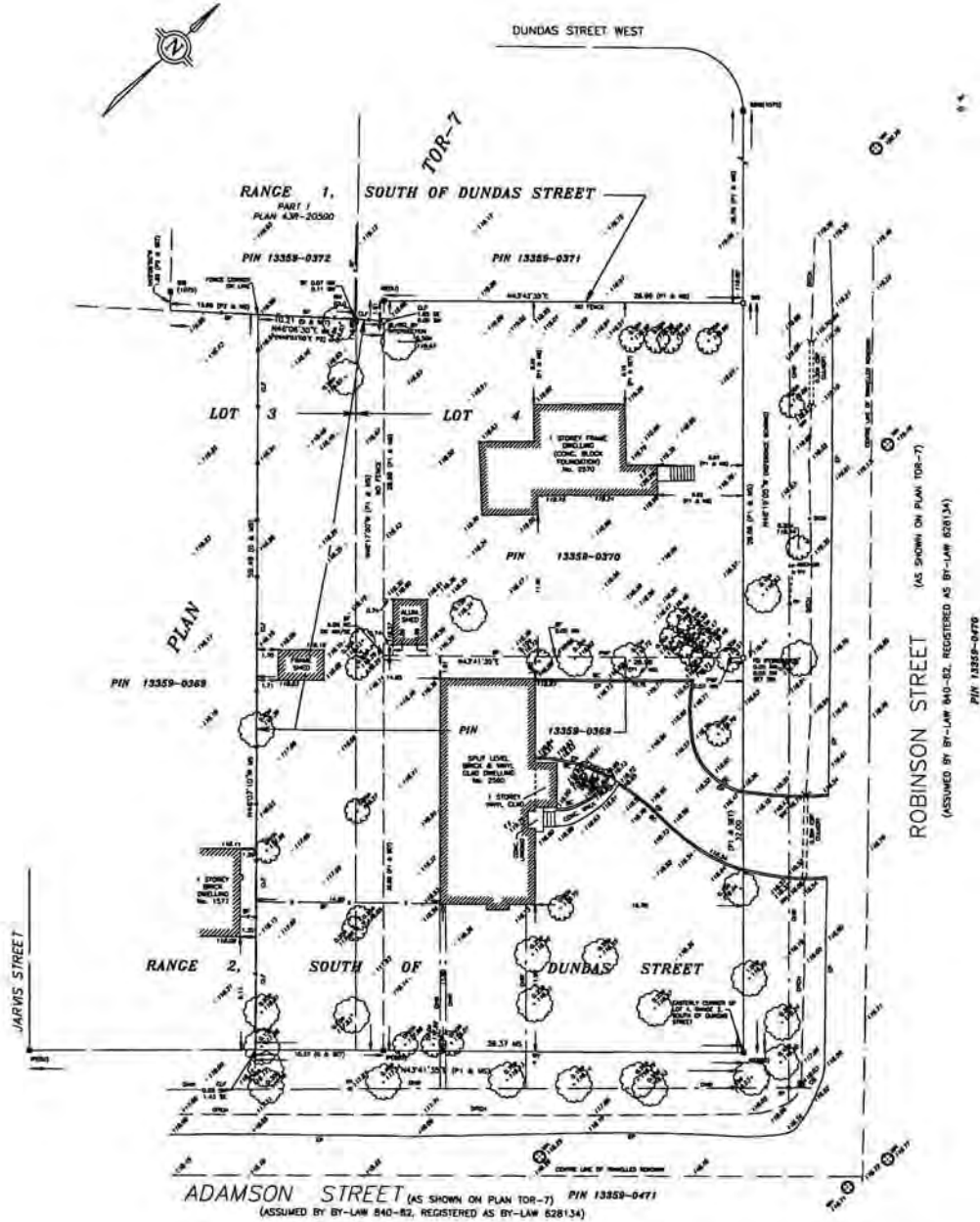
Phone: 905-566-5444

2570 Robinson Street:
Liberan and Dominika Rajic
c/o 3265 Valmarie Avenue
Mississauga, ON
L5C 2A7

Phone: 289-232-0829

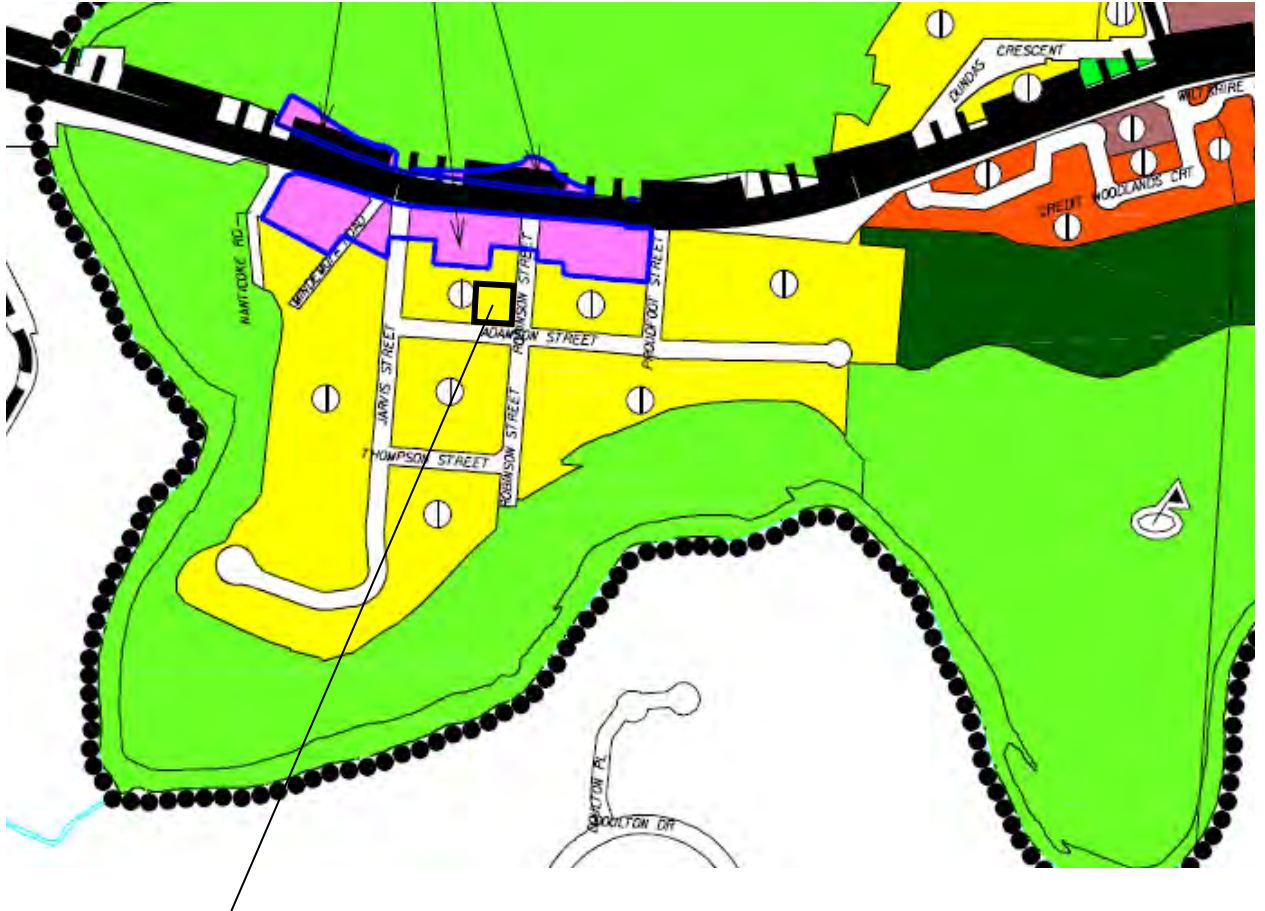
The Rajic's are the parents of Marija Marcinko.

4. Plan of Survey



Both of the existing properties are occupied with single detached residential dwellings.

5. Mississauga Plan (Official Plan)



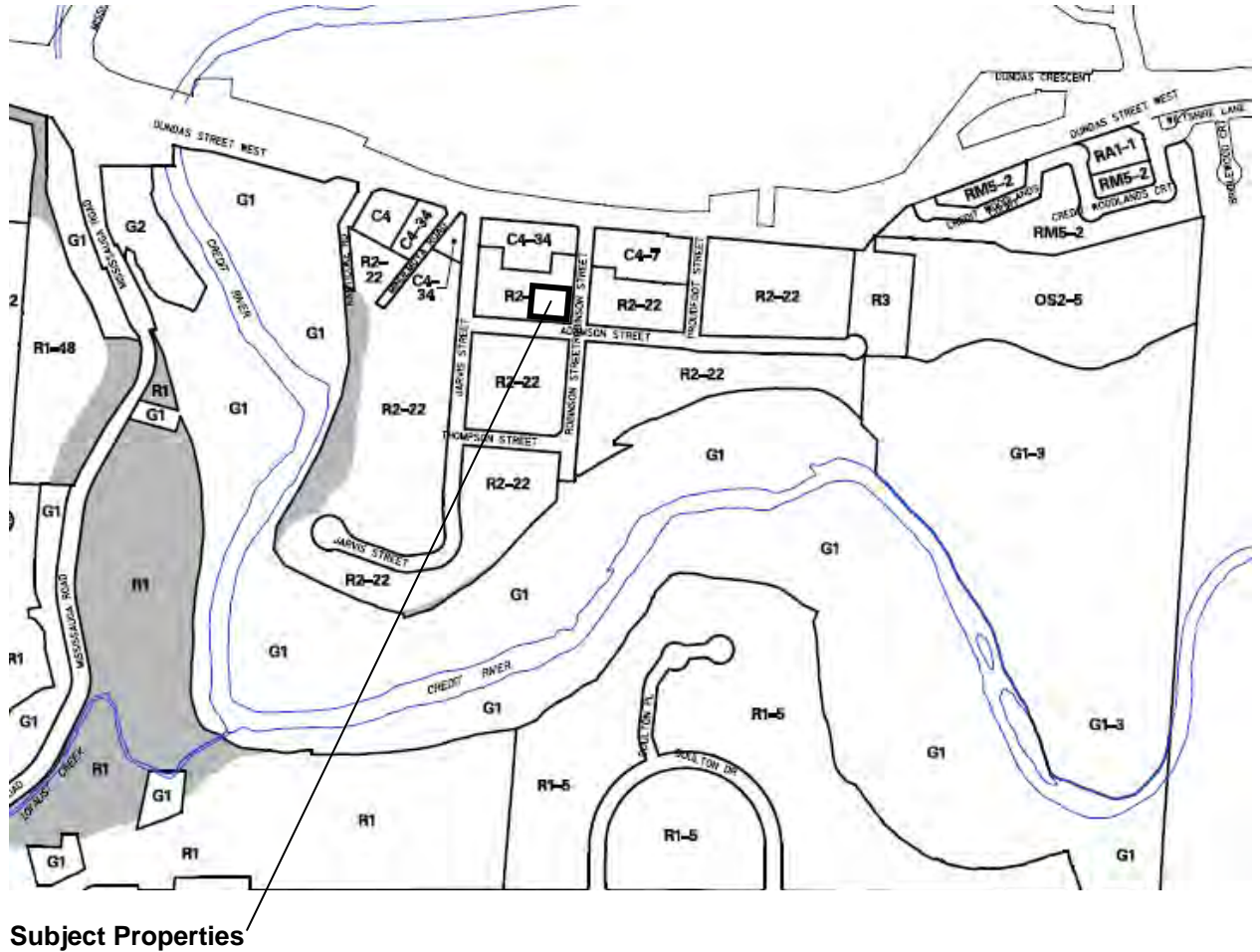
Subject Properties

The subject properties are designated Residential Low Density 1 in the Erindale District Policies of the Mississauga Plan.

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

Most of the lands within the Erindale Village of the Erindale District are developed with detached residential dwellings. The dwellings are predominantly two (2) storeys in height on larger sized lots, however there is a good representation of single storey dwellings throughout the Village area.

6. Zoning Map



The subject properties are zoned R2, Exception 22, under the City of Mississauga Zoning By-law 225-2007, as amended.

The provisions of the R2, Exception 22, zoning permits single detached residential dwellings. The site specific exceptions increase the lot coverage permitted and reduce the side yard and front yard setback requirements.

7. Significant Cultural Landscape Designation

Erindale Village (L-RES-11)

This small residential enclave has a wonderful visual appearance and special landscape character defined by mature trees and a common scale of structures. Most prominent are the rows of Norway spruce, remnants of the former agricultural fields, which predate the housing development. The preservation of these trees through the sensitive siting of housing and roads has created a unique and wonderful residential environment similar to other neighbourhoods straddling the Credit River Valley. The street pattern and scattered heritage properties are the remnants of this nineteenth century village.*

*City of Mississauga Cultural Landscape Inventory.

8. Property History (Title Chain)

The subject lands were created by the assembly of three separate parcels.

The parcel addressed as 2560 Robinson Street referred to as the corner parcel is comprised of two pieces being the corner parcel at Robinson Street and Adamson Street and the narrow parcel that extends up the westerly side of the lands. The second parcel, or the northerly parcel is the property addressed as 2570 Robinson Street.

The northerly lot has a lot frontage of 94.08 feet (28.6m). The corner lot has an approximate lot frontage of 105 feet (32m) on Robinson Street and 95 feet (29m) on Adamson Street. The westerly strip has a width of 34.03 feet (10.37m) on Adamson Street and merged with the corner lot in January of 1966 (refer to title chain).

Figure #1 describes the lots as they exist today with the corner lot outlined in blue and the northerly lot outlined in orange.

The title of the lands can be traced back to 1835. The lands are located on the survey known as Racey Tract. A plan was registered in 1857 as Plan TOR-7. The subject lands are currently comprised of Part of Lots 3 and 4, Range 2, Plan TOR-7.

The ownership is traced based on the transfers (grants) that have been registered on Land Registry system at the Land Registry Office. Lot 3 is the westerly portion of the subject lands and Lot 4 is the easterly portion adjacent to Robinson Street.

The first record of transactions for **Lot 3** documents a transfer from Joseph Adamson to Emerson Taylor on January 18, 1861. There are a series of transfers until the easterly 25 feet of Lot 3 with a depth of approximately 197.5 feet from Adamson Street is acquired by 'The Incumbent and Church Wardens of the Church of St. Peter's Erindale' on February 27, 1952.

These lands are described as the westerly lot. This parcel merged in title with the corner lot in 1983 as a result of changes made to the Planning Act. The lands were acquired from the Church by Kurt Michael and Aloisia Michael on January 20, 1966. The property merged with the corner lot and became part of the lands known as 2560 Robinson Street.

The first record of transactions for **Lot 4** documents a transfer from Edgar Neave and others to Thomas Hickey on July 7, 1835. The ownership of the lands transferred hands numerous times. On September 15, 1932 the easterly 95 feet of the lot was transferred to Beatrice Croxon. The balance of the lands were transferred to James O'Brien.

On February 27, 1952 the westerly portion of the lands were acquired by, 'The Incumbent and Church Wardens of the Church of St. Peter's Erindale.

On November 3, 1961, the corner lot was created with the transfer of the lands to Eitel R. K. Michael and Aloisia Michael.

On September 29, 1972, the northerly lot was created with the transfer of the lands to Frank Burn & Elizabeth A. Burn.

The Land Registry and Land Title abstracts have been attached for reference under Appendix A.

The title chain referenced by address is outlined on the following page:

2560 Robinson Street (corner lot)

February 27, 1952	The Incumbent and Church Wardens of the Church of St. Peter's Erindale
July 6, 1953	Ada Walters and Harold Walters
May 27, 1958	Hilda Bridge
August 1, 1961	Alexander H. Campbell and Gladys Campbell
November 3, 1961	Eitel R. K. Michael and Aloisia Michael
January 13, 2004	Manfred Kurt Michael
May 2, 2006	Dawn Louise Hewins
April 4, 2010	Zdravko Marcinko and Marija Marcinko Liberian Rajic and Dominika Rajic

Westerly Lot (lands to the west of 2560 Robinson Street)

February 27, 1952	The Incumbent and Church Wardens of the Church of St. Peter's Erindale
January 20, 1966	Eitel R. K. Michael and Aloisia Michael

These lands were merged with the corner lot and the title chain is outlined under 2560 Robinson Street.

2570 Robinson Street (northerly lot)

The subject lands were created in their current configuration by virtue of the transfer of the lands from Alexander H. Campbell and Gladys Campbell to Frank Burn & Elizabeth A. Burn as set out in instrument No. 231771 VS. registered in 1968.

February 27, 1952	The Incumbent and Church Wardens of the Church of St. Peter's Erindale
July 6, 1953	Ada Walters and Harold Walters
May 27, 1958	Hilda Bridge
August 1, 1961	Alexander H. Campbell and Gladys Campbell
June 14, 1968	Frank Burn & Elizabeth A. Burn
September 29, 1972	Vivian B. Wadeson and Janice L. Wadeson
May 3, 1976	Edward J. Bosma and Regina H. Bosma
July 16, 1980	George Nelson
March 29, 1984	Robert Warren Nelson
February 2, 2010	Marija Marcinko and Zdravko Marcinko

9. Existing Site Conditions – 2570 Robinson Street

a) Exterior Photographs



Front Elevation



Rear Elevation



North Elevation



South Elevation

The subject property, 2570 Robinson Street, is occupied with an older Victory Style house located in the centre of the lot. The original house is quite small. The house has a front porch addition and a rear family room addition. Due to the age of the house there are no building permit records available to confirm the dates of the original construction or the additions. Based on the title registry, the original house was constructed around 1944. The front porch addition was constructed to blend with the balance of the house; however the family room addition lacks any architectural relationship to the balance of the dwelling.

The lot is fairly level with trees and vegetation around the outer edges. The trees along the northerly side of the property will likely have to be removed to facilitate the construction of the new home. The trees are a poor quality, non-native species and they are in close proximity to the location of the new proposed structure.

b) Interior Photographs



Photo 1

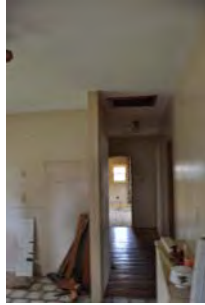


Photo 2

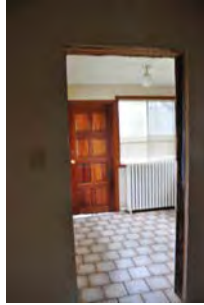


Photo 3

Photo 1: Bathroom

Photo 2: looking down the hall from the kitchen towards the family room addition.

Photo 3: The front entry



Photo 4



Photo 5

Photo 4: Front Bedroom

Photo 5: Family room addition

The interior of the house is in very poor condition. The kitchen has been removed and the bathroom is not functional. The windows are old and the finish is very dated. There are no heritage features of interest inside the house.

c) Floor Plan



The house is a bungalow dwelling with an unfinished basement under the rear family room and a crawl space under the front portion of the home. The house has a floor space of less than 1,000 square feet. The house is not noticeably well constructed and there have been not improvements to the interior finishes in many years. The 'family room' at the rear of the house is an addition as is the front entry porch structure.

10. Existing Site Conditions – 2570 Robinson Street

a) Exterior Photographs



Front Elevation



Rear Elevation



North Elevation



South Elevation

The subject property, 2560 Robinson Street, is occupied with a Suburban Style house that was constructed in the early 1960s. The dwelling is described as a side-split dwelling. From a visual inspection of the interior of the dwelling it appears that the original home had a single car garage and there is an addition that was constructed to create a second car garage and an expanded master bedroom above. The existing dwelling is located on the north westerly portion of the lot with a generous side yard to Adamson Street. The dwelling has a clean and simple exterior treatment and the interior is modest with no significant upgrades.

This lot is relatively level as well and there is a significant number of trees that have grown up around the property. There does not appear to be any order or significance to their location. The growth appears to have been allowed to grow wild and have expanded to provide a visual screen from Adamson Street.

b) Interior Photographs



Photo 1



Photo 2

Photo 1: Looking from the dining room towards the living room and kitchen.
Photo 2: The upstairs main bathroom.

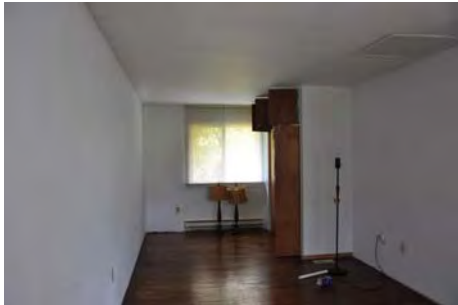


Photo 3



Photo 4

Photos 3 & 4: The upstairs master bedroom from two different perspectives.



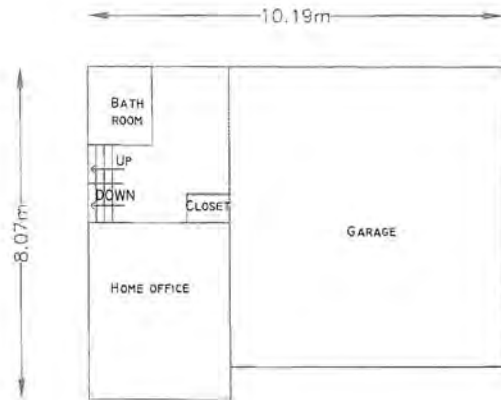
Photo 5



Photo 6

Photos 5 & 6: The kitchen from two different perspectives.

c) Floor Plans



Garage Level



Main Floor and Second Floor

The existing home is built in the 'Suburban Style'. It is a side-split with an attached garage. The basement area below the living room is un-finished storage space and has not been shown. The 'Suburban Style' is characterized by the integration of the garage directly into and attached to the home. *After 1950, Ontario became a car society. While the International style aimed for an attractive living space for everyone, the Ontario suburban dream was a stand alone house with it's own lawn and a luxurious heated garage for the car. Styles such as the Split Level were designed for the express purpose of having the garage an integral part of the house design. The side split or back split was a popular style of suburban home beginning in the late 1950's. It served two important purposes; first it allowed a heated space for the car that was an integral part of the house design instead of an add-on or afterthought, and second, it allowed for many similar houses to be built on hills, the living room area appearing to be slightly on higher ground. For the first time there was an access from the inside of the house to the garage.* (OntarioArchitecture.com)

11. Committee of Adjustment – Applications for Consent

On July 10, 2010, the Committee of Adjustment granted Provisional Consent under files “B”46/10, “B”47/10 and “B”48/10 (copies of the decisions are attached under Appendix B).

Figure 1 under the Figures section at the end of the report outlines the existing property line configurations. The property known municipally as 2560 Robinson Street is outlined in blue and the property known municipally as 2570 Robinson Street is outlined in orange.

Figure 2 under the Figures section at the end of the report outlines the new property boundaries proposed and approved pursuant to the Provisional Consent. The plan outlines the new resultant lot for the property at 2560 Robinson Street in blue. This lot is the resultant lot of Provisional Consent File: “B”47/10. The plan outlines the new resultant lot for the property at 2570 Robinson Street in orange. This lot is the resultant lot of Provisional Consent File: “B”46/10. Finally the plan outlines the newly created lot fronting on to Adamson Street in green. This lot is the resultant lot of Provisional Consent File: “B”48/10. The property is unaddressed at this time.

12. Proposed House – 2570 Robinson Street

a) Elevation Plans

The proposed dwelling for the newly configured lot at 2570 Robinson Street is a two storey dwelling with an attached two car garage. The proposed dwelling is a suburban architectural style. The exterior finish consists of both brick and siding. The roof line has been brought down to the top of the first floor over the attached garage to minimize the massing impact on the streetscape with the adjacent property to the north of the subject lands.

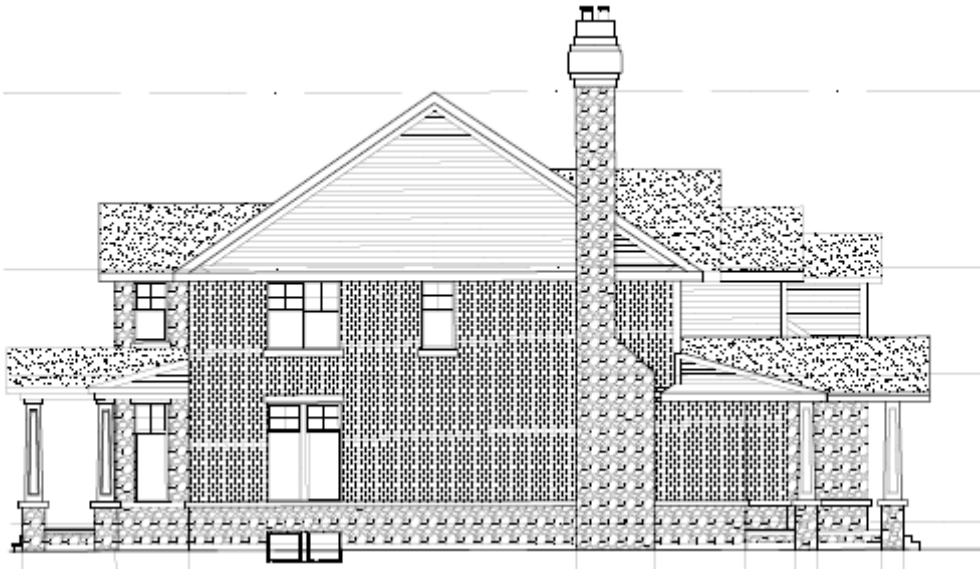
The house style is very similar to that of the two houses opposite the subject property on Robinson Street municipally known as 2571 and 2577 Robinson Street.



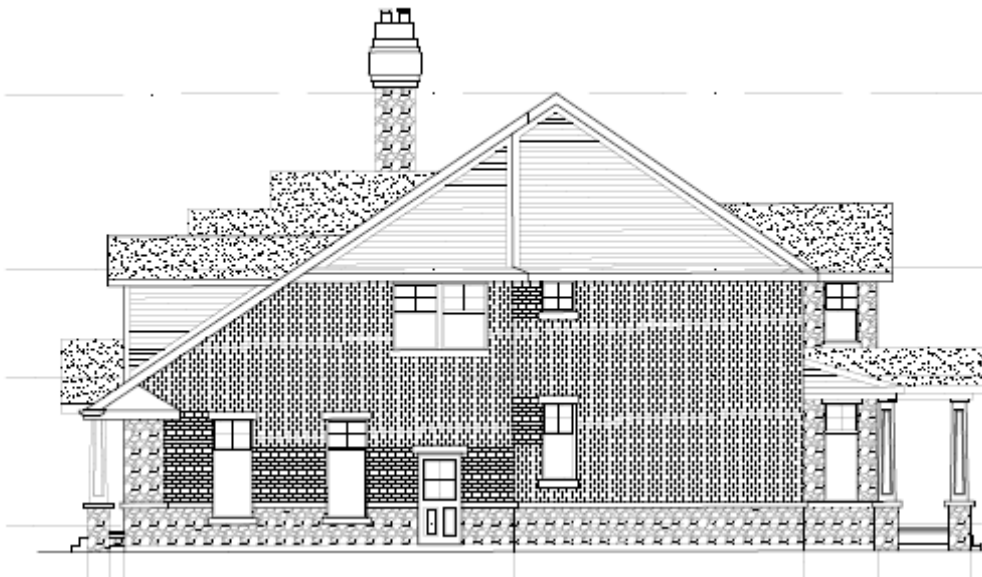
Front Elevation



Rear Elevation

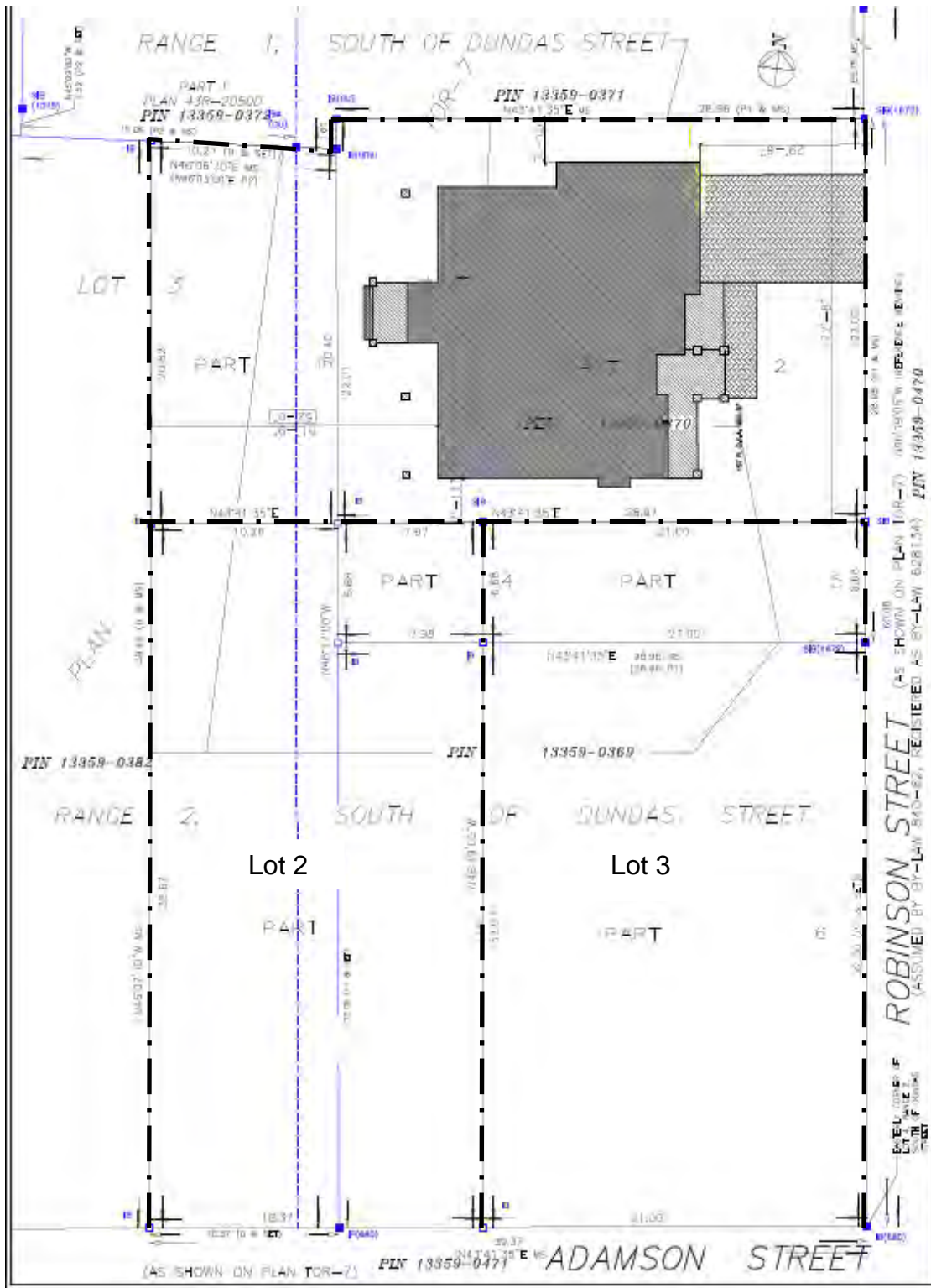


South Side Elevation

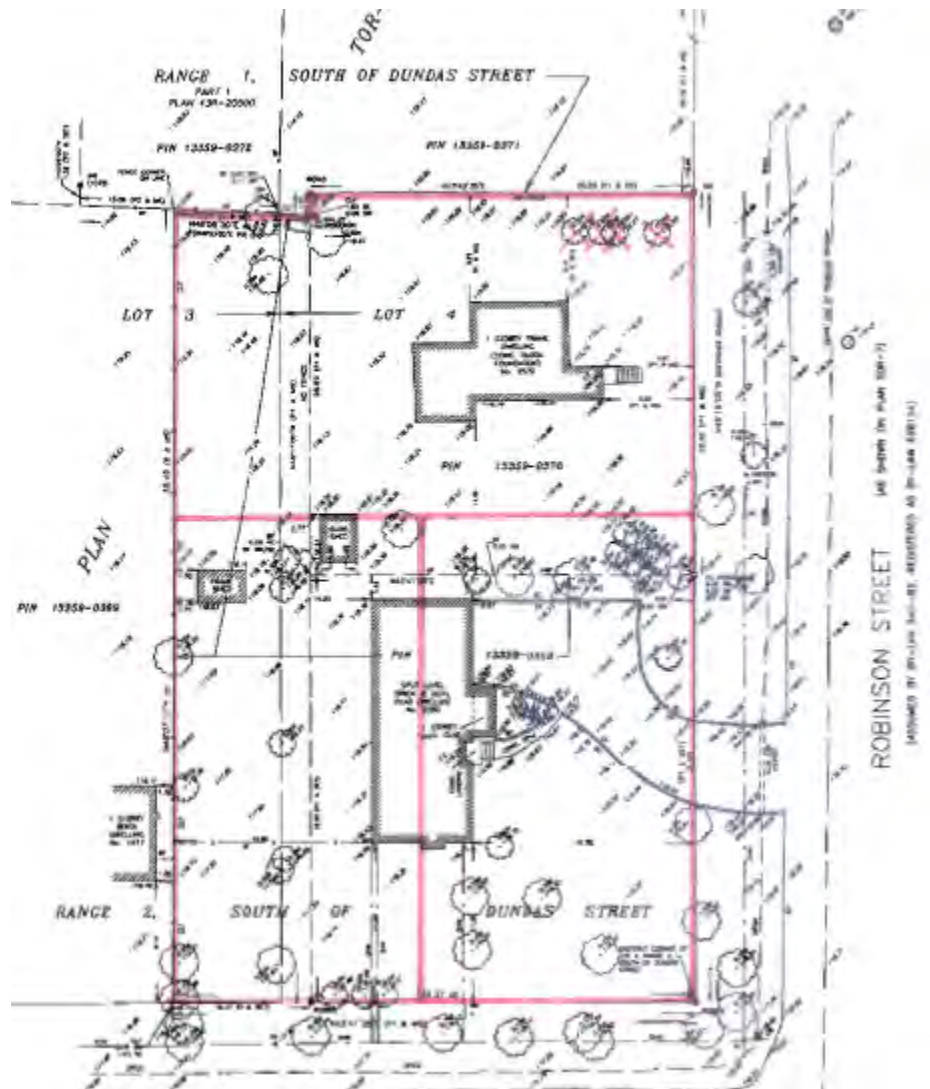


North Side Elevation

b) Site Plan



c) Tree Preservation Plan



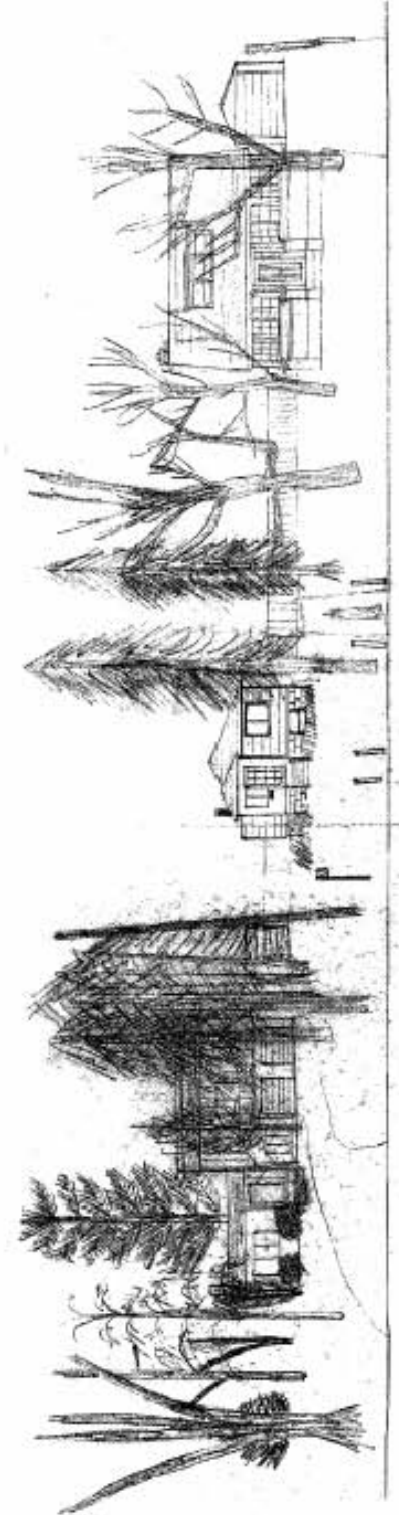
The proposed severance and the resultant property lines do not impact on the existing trees.

The proposed redevelopment is the construction of a new dwelling at 2570 Robinson Street (the northerly lot). The proposed redevelopment will require the removal of four trees which have been marked with a red 'x' on the above plan.

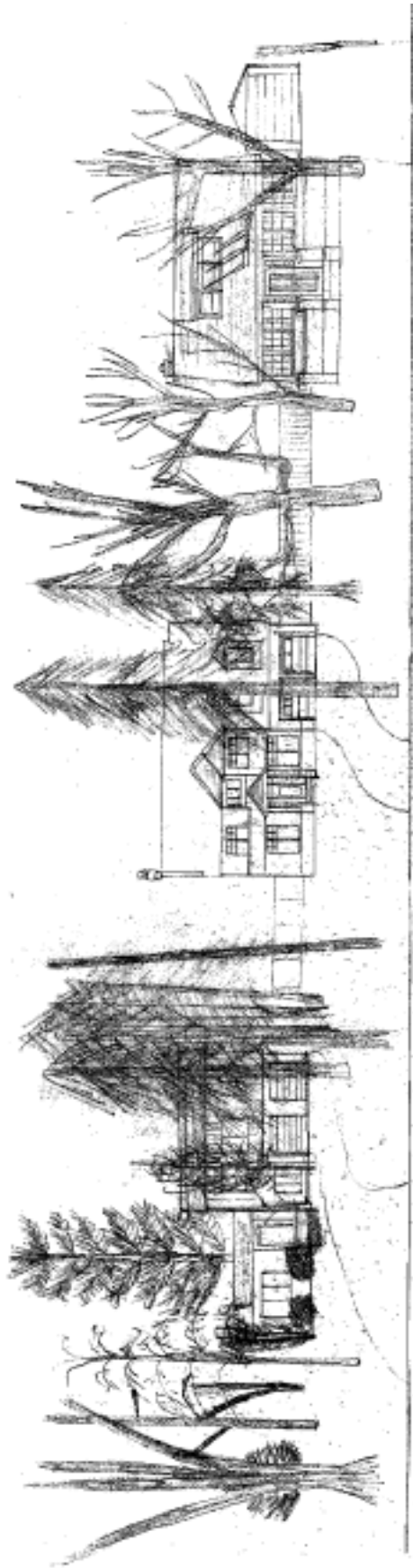
The redevelopment of the other two lots may require that some trees will have to be removed to facilitate the building envelopes. As no plans have been prepared at this time we can not confirm the number of trees or which trees will have to be removed.

13. Streetscapes

Existing Streetscape



Proposed Streetscape



Proposed Streetscape

14. Cultural Heritage Landscape Inventory

The subject property is located within Erindale Village that has the following features identified under the "Cultural Landscape Inventory":

Landscape Environment

- Scenic and Visual Quality
- Horticultural Interest

Historical Association

- Illustrates important phase in Mississauga's Social or physical development

Built Environment

- Consistent Scale of built features
- Designated Structures

Other

- Historical or Archaeological Interest

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

Landscape Environment

- Scenic and Visual Quality
 - *The Erindale Village has become a desirable residential community being an older enclave that is cradled by the Credit River Valley in the heart of the City of Mississauga. The village provides a very diverse mix of housing styles and sizes, from older historic structures to modest contemporary dwellings to modern estate type homes. The village has many large and mature trees, the streets do not have sidewalks and the road surfaces are relatively narrow creating a village atmosphere. The village is a relatively compact community with fewer than 200 homes. With the increased interest in this area, the values of properties are increasing. Properties are being purchased with the intention of removing older, more modest homes and replacing them with newer homes which include modern features. Many of these newer homes are being constructed with a more interesting architectural design than the homes that they replace.*
 - *The current proposal is to reconfigure the lot boundaries of the three lots to create three new residential dwellings. The resultant lots will create a more even distribution of the lot areas and a more even configuration of the lot boundaries to facilitate the construction of new homes.*
 - *The proposed redevelopment will maintain the character of the village community and will facilitate the replacement of two older homes, one having been vacant for some time and deteriorating. The second home is a typical 1960's side split with very little architectural interest. The new homes are expected be two storey dwellings that will be in keeping with the size, scale and character of the village.*
- Horticultural Interest
 - *As many of the mature trees will be maintained as possible.*
 - *A large tree at the northwest corner of the property was removed due to the hazard that it was creating as the health of the tree was in decline and a number of large branches were dying and falling.*
 - *The village community has a substantial number of mature trees. During recent years it has been necessary to remove many of these trees as they are reaching the end of their life cycle or have become hazardous. The renewal that the village has been*

experiencing has seen a renewed interest in the residential properties and owners are undertaking plantings on their personal properties with new and younger trees that will over time replace the trees in the village that have been removed. The proposed redevelopment will continue this pattern of renewal and replanting with the new homes being proposed.

Historical Association

- Illustrates important phase in Mississauga's Social or physical development
 - *During the 17th and 18th centuries, French trappers named the river on which Erindale sits as "Riviere du Credit". Aboriginal peoples called it the 'trusting river' because the guns, knives and kettles they obtained in exchange for their furs and woven baskets were often bought on credit. As settlement progressed, the Mississauga Indians sold their land. In the treaty of 1805 signed by Chief Quenippenon the tribe ceded 70,784 acres (286.45 km²). A second sale of 648,000 acres (2,620 km²) followed in 1818. The 'Indian Trail' became a military road and was named Dundas Street after the British Secretary-at-War, Henry Dundas.*
 - *The Credit Village developed along Dundas Street, settled mainly by people from the bustling Town of York (now Toronto). By 1809 there were 185 settlers in the area. Sawmills and grist mills were built, powered by water diverted from the river. Most of these settlers were United Empire Loyalists from the former Thirteen Colonies to the south or from settlements in Atlantic Canada, especially New Brunswick. One of these Loyalists was Thomas Racey, a land speculator, who purchased a large tract of land on which he planned to build mills and found a village. When Racey failed to meet his payments, most of the land was sold, but 37.5 acres was reserved for a town plot.*
 - *For a time the village was known as Credit, Toronto Mission, Springfield and later Springfield-on-the-Credit. Colonel Peter Adamson, a retired British army officer and influential settler in the area, was instrumental in building the first Anglican Church for the Township in the village. The first rector, Reverend James Magrath, bought 200 acres on the north side of Dundas Street and called the farm "Erindale" after his homeland.*
 - *By 1830 the Crown was selling the land in 100 to 200 acre (0.81km²) lots and streets were named after prominent people who settled there. Old Country immigrants began arriving, mingling with the United Empire Loyalists and New Brunswickers. There was also a large group of Irish immigrants who arrived from New York City.*
 - *Plank roads were laid over the mud of spring and fall and Erindale became a main stopping place for stagecoaches travelling between Toronto and Hamilton.*
 - *The little village of Springfield grew steadily. Apart from the grist mill, saw mill, stores, taverns and inns, it had a turning mill and a chair factory by 1851. After 1890 the villagers chose to call the village "Erindale" in honour of Magrath. Erindale was also home to Price's dairy which was the first dairy to produce pasteurized milk in Canada in 1904. In 1910 a hydro electric dam was completed, flooding the valley. The power plant operated until 1923 and the dam was removed in 1940. In 1919 a fire wiped out much of the central portion of the village, although many reminders of the past remain.*
 - *The second half of the 20th century has seen the urbanization of the area surrounding the village; from 1961 to 1963 Dundas Highway was widened to four lanes; in 1967 Erindale College, just north of the former village, was opened. A few landmarks remain of "Old Erindale": St. Peter's Church (1887) and rectory (1861), the former Erindale Methodist Church (1877), the Robinson-Adamson House (c. 1830), the former Erindale Public School (1922) and the street patterns with their names commemorating the early settlers, Adamson, Robinson, Proudfoot, Thompson and Jarvis. The ruins of the old hydro electric dam are situated just north of Dundas in the Erindale Park.*
 - *More recently, the Provincial and Federal Riding boundaries were redistributed and the riding in which the village is located was renamed to Mississauga-Erindale.*

- *On November 24, 2010, the spire was replaced on the Erindale Presbyterian Church (formerly the Springfield Methodist Church, built in 1877). The spire was destroyed by a lightning strike in 1921 and after 90 years the parishioners have been able to able to replace the spire and replace a landmark that has been absent from the Erindale Village streetscape.*

Historic information has been compiled from: The Region of Peel Archives, Wikipedia.org, Elections Canada and ErindaleVillage.ca,

Built Environment

- **Consistent Scale of built features**
 - *Erindale Village is undergoing renewal. The current mix of residential dwellings includes; bungalows, side and back splits and two storey homes. The age of the housing ranges from over 100 years to less than ten years. The village has seen continual renewal over the past 5 decades and the mix of housing types and stles reflects this. The eclectic nature of the housing styles is the current character of the village area.*
 - *The village is not subject to any special provisions in terms of development standards from the City of Mississauga. The area is not identified as a Heritage District such as Old Meadowvale Village and therefore there are no processes through which Architectural Control can be implemented. The result of this is that so long as a new development complies with the City of Mississauga Zoning By-law provisions, a new home can be constructed.*
 - *The City is relying on the market and the property owners to dictate the architectural style of the new development. The proposed redevelopment includes a streetscape of the proposed development for the lands at 2570 Robinson Street, however no new house plans have been created or contemplated for the new corner lot or the new westerly lot.*
 - *The immediate area surrounding the subject property is occupied with modest two storey homes being approximately 30 to 40 years old, with the exception of the property opposite on Robinson Street which is a newer home less than ten years old. Most of the existing structures have attached garages. South of Adamson Street on Robinson Street, there is a mix of two storey and bungalow dwellings.*
 - *The proposed dwelling for 2570 Robinson Street is a two storey dwelling with an attached two car garage. The proposed dwelling is in keeping with the character, scale and size of the surrounding dwellings.*
 - *The redevelopment of the corner lot at 2560 Robinson Street will require that the driveway be maintained on Robinson Street with no access to Adamson Street due to the proximity to the intersection and to provide a safe access.*

Other

- **Historical or Archaeological Interest**
 - *The existing dwellings on the subject properties are neither unique nor particularly well constructed.*
 - *The historical residential occupancy of the buildings has had no heritage significance.*
 - *The creation of the configuration of the properties in their current form dates back to the 1960s.*

15. Conclusions

The redevelopment of the subject property with three new residential dwellings will have no negative impacts on the historic character of Erindale Village. The lot pattern is in keeping with the character of the lot patterns in the area.

The village is an area that warrants consideration by the City of Mississauga for the implementation of Site Plan Control, however this is not currently the case and therefore there is very little control over the style and character of the new development that occurs within the village.

The Erindale Village neighbourhood is a desirable community for people looking for an exclusive enclave 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 community does not attract the same prices as the south part of Mississauga, however the character of the area is very similar to the communities of Clarkson, Lorne Park, Mineola and Port Credit in south Mississauga.

The houses to be removed at 2560 Robinson Street and 2570 Robinson Street do not exhibit any distinct architectural style or character.

Where the Suburban style of housing was a reflection of the changing priorities of society, the new homes being constructed in today's marketplace are also responding to the changing demands and expectations of society. Architectural style is equally as important as the interior amenities that are included in a new home. With the mass production of houses in large sprawling subdivisions across Mississauga, the opportunity for infilling is becoming a focus for those people who do not want the 'cookie cutter' house in the typical suburban subdivision.

Opportunities exist in the Erindale Village to acquire a property in this established and unique community to construct a new and modern home and enjoy the benefits of an older residential community. The new homes that have been built in recent years are varied in their architectural style perpetuating the eclectic character of the area.

It is our position that the existing houses at 2560 and 2570 Robinson Street do not have any heritage features or qualities that should be considered for preservation. The replacement of the existing houses with new structures will be in keeping with the evolution of the village 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.

16. 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.
 - a. The house at 2560 Robinson Street is not rare or unique, but rather typical of the 1960's era. The house style is referred to is described Suburban Style and similar to many houses that were being built during this time throughout southern Ontario. The Erindale Village has numerous examples of this style of housing which was typical between 1950 and 1980 in Mississauga. 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.
 - b. The house at 2570 Robinson Street is a Victory Style house and is in poor condition. The property title records indicate that the house was constructed around 1944. The rear addition appears to date back to the late 1950s. The house has been vacant for some time. The interior is deteriorated and the structure does not have a full basement. The interior layout is not functional. The kitchen has been removed and the bathrooms are in an unusable state. The materials used to construct the house are of no significance and there was little to no technical or scientific achievement in the construction of the existing house
2. The existing houses do not have historical or associative value. The houses are at least 45 years old and were 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 designs. 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. The Erindale Village appears to be a community that is in slow transition. 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 Village. 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.

17. About the Author

David Brown of David Brown Associates is a development and land use consultant who has been practicing in the Mississauga and GTA area for over ten years. Mr. Brown 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.

David 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 City of Mississauga Traffic Safety Council, Municipal Appeal Tribunal and the Salvation Army.

David 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. David 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.

References

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

<http://www.mississauga.ca>

<http://www.wikipedia.org>

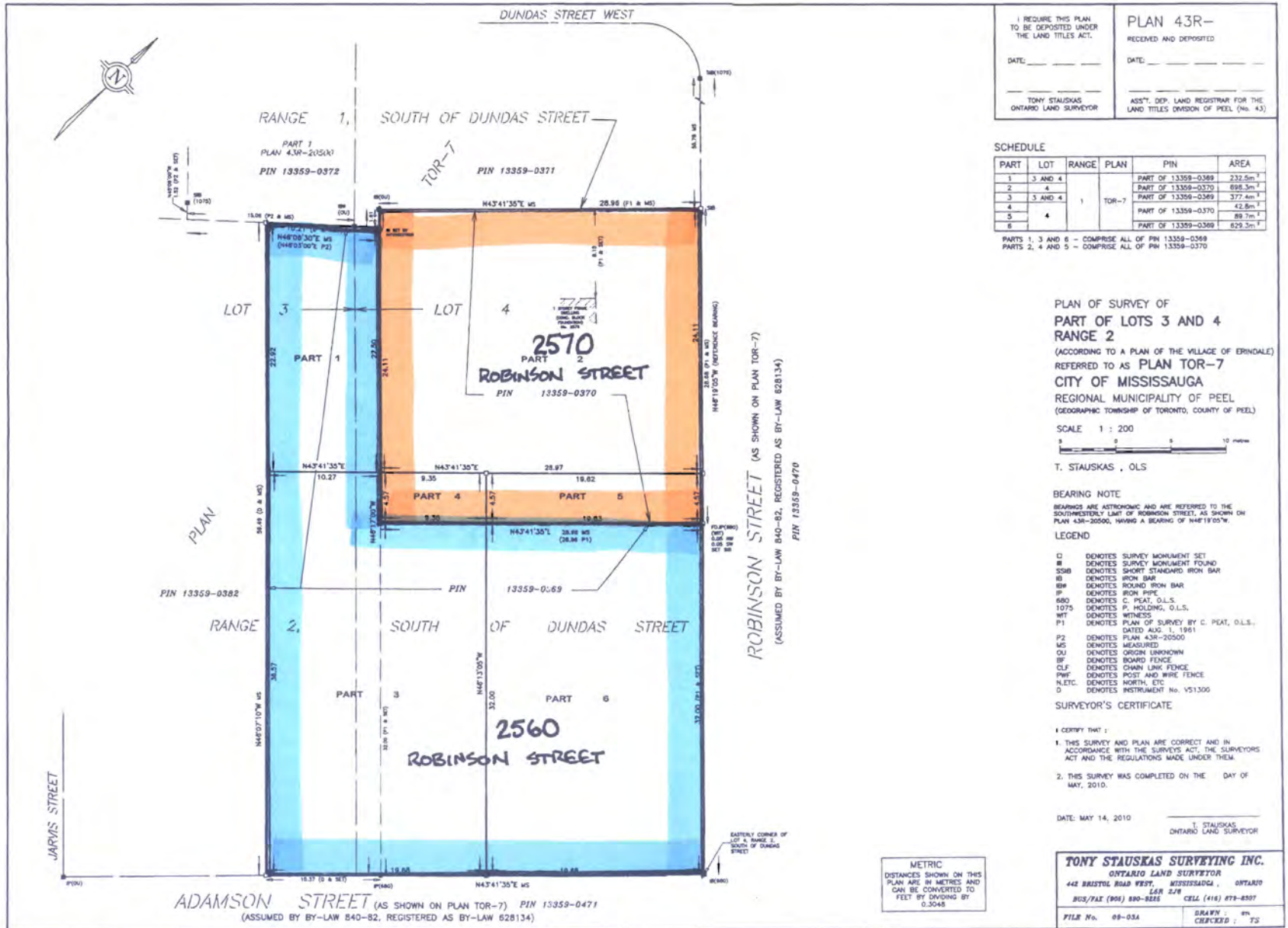
<http://www.erindalevillage.ca>

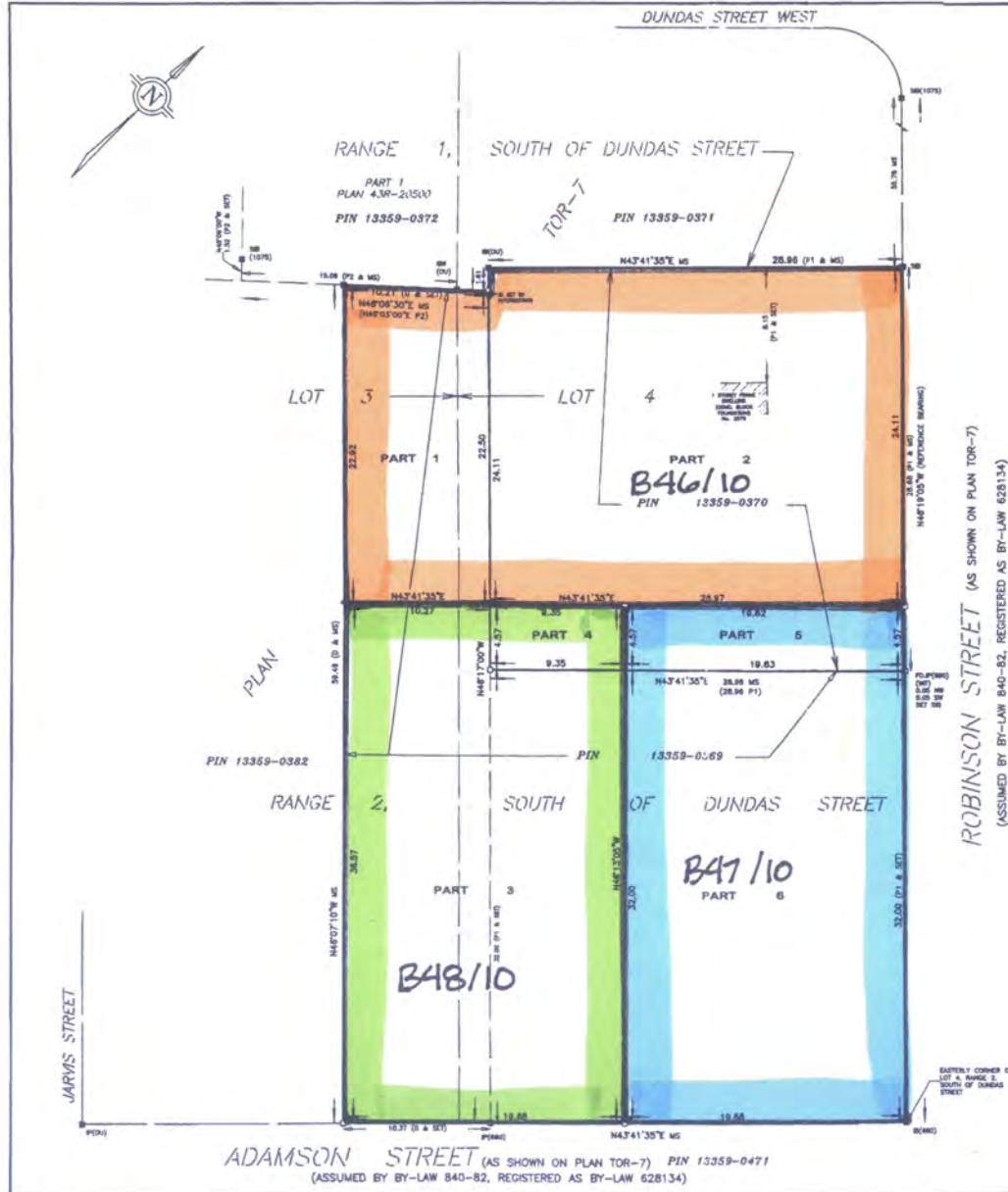
<http://www.electionscanada.ca>

Region of Peel Archives

FIGURES

Figure 1.





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 43R-
RECEIVED AND DEPOSITED

DATE: _____ DATE: _____

TONY STAUSKAS
ONTARIO LAND SURVEYOR

ASST. DEP. LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No. 43)

SCHEDULE

PART	LOT	RANGE	PLAN	PIN	AREA
1	3 AND 4				
2	4		TOR-7	PART OF 13359-0370	232.5m ²
3	3 AND 4			PART OF 13359-0369	698.5m ²
4	4			PART OF 13359-0370	377.4m ²
5	4			PART OF 13359-0370	42.8m ²
6	4			PART OF 13359-0369	89.7m ²
				PART OF 13359-0369	629.3m ²

PARTS 1, 3 AND 6 - COMPRISE ALL OF PIN 13359-0369
PARTS 2, 4 AND 5 - COMPRISE ALL OF PIN 13359-0370

PLAN OF SURVEY OF
PART OF LOTS 3 AND 4
RANGE 2
(ACCORDING TO A PLAN OF THE VILLAGE OF ERINDALE)
REFERRED TO AS PLAN TOR-7
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
(GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL)

SCALE 1 : 200

T. STAUSKAS, OLS

BEARING NOTE
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF ROBINSON STREET, AS SHOWN ON PLAN 43R-20500, HAVING A BEARING OF N46°19'05"W.

LEGEND

- O DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SSB DENOTES SHORT STANDARD IRON BAR
- SB DENOTES IRON BAR
- RB DENOTES ROUND IRON BAR
- IP DENOTES IRON PIPE
- 680 DENOTES C. PEAT, O.L.S.
- 1075 DENOTES P. HOLDING, O.L.S.
- WIT DENOTES WITNESS
- P1 DENOTES PLAN OF SURVEY BY C. PEAT, O.L.S. DATED AUG. 1, 1961
- P2 DENOTES PLAN 43R-20500
- MS DENOTES MEASURED
- OU DENOTES ORIGIN UNKNOWN
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- PNF DENOTES POST AND WIRE FENCE
- N, ETC. DENOTES NORTH, ETC
- D DENOTES INSTRUMENT No. V51300

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE _____ DAY OF MAY, 2010.

DATE: MAY 14, 2010

T. STAUSKAS
ONTARIO LAND SURVEYOR

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

TONY STAUSKAS SURVEYING INC.
ONTARIO LAND SURVEYOR
448 BRISTOL ROAD WEST, MISSISSAUGA, ONTARIO
L6R 2J8
BUS/FAX (905) 890-8825 CELL (416) 879-8807

FILE No. 09-024 DRAWN BY: _____
CHECKED BY: _____

Figure 2.

APPENDICES

APPENDIX A

Date Plan Registered 9 Apr. 1857
 Owners A. Proudfoot et al
 Lnts Subdivided Pts. 4, 5 & 6 RIS Racey's Tract

Abstract Index
 Répertoire par lot

Erindale Lot 3 RANGE 2 Plan/Concession TOR-7 Page 1
 Adamson N. side



Ontario		DAY MON YR					
Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY AA MM JJ	Parties From Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations	
F.S. 13/8/70 39147	B. & S.	18 Jan. 1861	Joseph Adamson et ux	Emerson Taylor	£8.-	Pt.	
11494	B. & S.	6 May 1904	Bolina Taylor et al	Thomas Barker	\$1800.00	All and O.L.	
14657	B. & S.	21 Oct 1911	Catherine Barker (widow)	Mn. A. Barker	5000.00	All and O.L.	
SEE DEPOSIT No. 280							
28892	Grant	7 May 1927	Catherine Barker et al	Vincent G. Hector	400.00	All and O.L.	
28893	Grant	7 May 1927	Vincent G. Hector	Mary Mashinter	2.00	All and O.L.	
34008	Cert.	9 Sep 1931	Treas. Consent re: Mary Mashinter Estate			All and O.L.	
37313	Grant	14 Sep 1936	Thomas Mashinter	James J. O'Brien	1.00 & C	All and O.L.	
66466	Grant	27 Feb 1952	Charles J. Kelz Adm. of James J. O'Brien Est. et al	The Incumbent and Church Wardens of The Church of St. Peter's Erindale	\$2000.00	All & O.L. Treas. Consent attached	
447	BY-LAW	6 JUNE/55	RE. SUBDIV. CONTROL				
190804	Grant	22 Dec 1965	The Incumbent and Church Wardens of the Church of St. Peters Erindale	Rhyden Homes Limited	1.00 & C	Part, Sketch Attached, Comm in NW limit of Adamson St. 209' NE of Jarvis St. Thence NW 197.46' x NE 60.04' x SE 195.16' x SW 60' to pofc	
190805	Grant	22 Dec 1965	The Incumbent and Church Wardens of the Church of St. Peter's Erindale	Rhyden Homes Limited	\$1.00 7 C	Part & OL, Sketch Attached Comm in NW limit of Adamson St. 149' NE of SE limit of Jarvis St. Thence NW 198' x NE 47.40' x NE 12.60' x SE 197.46' x SW 60' to pofc	

Abstract Index
Répertoire par lot

Lot 3 RANGE 2 Plan/Concession TOR-7 Page 2

Adamson N. side



DAY MON YR

Registration Number Numero d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartis	Land/Remarks Bien-fonds/Observations
1300vs	Grant	20 Jan 1966	The Incumbent and Church Wardens of the Church of St. Peter's Erindale	Kurt Michael & Aloisia Michael as joint tenants	1.00 & C	Part & OL Sketch Attached Comm in NW limit of Adamson St 269' NE of NE limit of Jarvis St. Thence NW 195.16' x NE 33.50' x SE 193.87' x SW 34.03' to p of c
6273vs	Grant	1 Apr 1966	Rhyden Homes Limited	Thomas W.N. Sims & Patricia I. Sims	1.00 & C	Part & OL as in No. 190805
7254vs	Grant	18 Apr 1966	Rhyden Homes Limited	Charles C. Christie	\$1.00 & C	Part as in No 190804
23748vs	Q.C.	21 Oct 1966	The Incumbent and Church Wardens of the Church of St. Peter's, Erindale	Rhyden Homes Limited	1.00	Part as in No. 190804
See Deposit No. 23749vs(No. 190804)						
76692vs	Grant	27 June 1968	Charles C. Christie et ux	Bastian Groenenboom & Catherine Groenenboom as joint tenants	2.00 & C	Part as in No. 190804
GR303458vs	Cert.	28 Feb. 1974	Treasurers Consent	Patricia I. Sims estate		re: No. 6273vs
513549	Deposit	4 May 1979	Part & OL re 1300vs & 141620			
		YR MON DAY				
808272 898212	Grant	89 06 16	GROENENBOOM, Bastian GROENENBOOM, Catherine	KHALILEE, Ghulam Hussain KHALILEE, Soraya as jt.	\$267,000.00	part Comm. 10' NE of Sly L thence NW 197.46' x NE 60.04' x SE 195.16' x SW 60' to p of c

**Abstract Index
Répertoire par lot**

Lot 3

Plan/Concession Tor-7

Page 3



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
RO 1074230	Transfer	94 08 31	SIMS, William Neil	RAINVILLE, AIdage Rosario RAINVILLE, Doris Regina as JT	209,000.00	Pt & OL as in 6273VS Planning Act Statements Re: Section 50 Completed

NOTICE
All Document/Instruments
submitted to

JUN 24 1997

are recorded in the abstract
index set out in subsection 21(5) of the
REGISTRY ACT

DATE PLAN REGISTERED 9 Apr 1857
 OWNERS A. Proudfoot et al
 LOTS SUBDIVIDED Pts 4, 5 & 6 RIS Raceys Tract

Abstract Index
 Répertoire par lot

Lot 4 Plan/Concession TOR 7 Page 1

Range 2



Ontario

day mth year

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
11894	B & S	7 Jul 1835	Edgar Neave et ux	Thomas Hickey		All
12298	B & S	12 Nov 1835	John B. Robinson	Edgar Neave	£13.15 4	All
24321	B & S	28 Mar 1845	George Dennison	Daniel Cleal	£30.00	9/10 of 1/2 ac
30339	B & S	30 Nov 1847	William Jones	Thomas Hickey	£35.00	All
35184	D. Poll	1 Oct 1849	William B. Jarvis	Richard Church	£32.00	All
35185	B & S	1 Oct 1849	Richard Church et ux	Cornelius Van Nostrand	£50.00	All
12956	B & S	9 Jan 1865	James Brown	Arthur McDonald		Pt
12957	Ind.	9 Jan 1865	Arthur McDonald	James Brown	3,000.00	Pt.
12958	Ind.	9 Jan 1865	Arthur McDonald	James Brown		Pt.
14432	B & S	13 Apr 1866	Cornelius Van Nostrand et ux	James Brown Jr.	1.00	All
15692	B & S	9 Jul 1867	James Brown Jr. et ux	Warren Clarkson	175.00	All and O.L.
900	B & S	16 Feb 1872	Warren Clarson et ux	Elisna Turner	400.00	All and O.L.
1669	B & S	21 May 1875	Elisha Turner et ux	Timothy Mitchell	300.00	All and O.L.
2133	B & S	27 Feb 1877	T. Mitchell et ux	Emerson Taylor	300.00	All and O.L.
3958	Asst of Mort	14 Aug 1883	Wm. Mass et al	Emerson Taylor	290.00	All and O.L.
11494	B & S	6 Apr 1904	Bolina Taylor et al	Thomas Sarker	1800.00	All and O.L.

Abstract Index
Répertoire par lot

Lot 4 Plan/Concession TOR 7 Page 2



Ontario

day mth year

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
14657	B & S	21 Oct 1911	Catherine Barker (widow)	Wm. A. Barker	5000.00	All and O.L.
21742	Grant	31 Mar 1922	Eleanor E. Shatton Extrx of Emerson Taylor	Wm. A. Barker	1.00	All and O.L.
21743	Grant	31 Mar 1922	Wm. A. Barker et ux	Eva V. V. Wilson	300.00	and O.L.
25586	Grant	20 Dec 1924	Eva V. V. (Wilson) Morris	Norman Robinson and Wellington Robinson	1.00 & c	and O.L.
26070	Q. C.	28 Apr 1925	Norman V. Robinson et ux	Wellington Robinson	650.00	and O.L.
SEE DEPOSIT No. 280						
28892	Grant	7 May 1927	Catherine Barker et al	Vincent G. Hector	400.00	All and O.L.
28893	Grant	7 May 1927	Vincent G. Hector	Mary Mashinter	2.00	and O.L.
34008	Cert	9 Sep 1931	Treasurer of Ontario Consent re: Mary Mashinter Estate			and O.L.
34872	Grant	15 Sep 1932	Thomas Mashinter (unmarried)	Beatrice K. Croxon	50.00	Ely 95 feet
37313	Grant	14 Sept 1936	Thomas Mashinter	James J. O'Brien	1.00 & c	Wly 5' & O.L.
44510	Grant	11 Aug 1944	Beatrice K. Croxon	Elizabeth E. Covey & Marjorie I. Covey	3500.00	Ely 95'
49317	Grant	22 Jan 1947	Elizabeth E. & Marjorie I. Covey	Harry G. Sharp to uses	6000.00	Ely 95'
66466	Grant	27 Feb 1952	Charles J. Kelz Admr James O'Brien Est. et al	The The Incumbent and Church Wardens of The Church of St. Peter's Erindale	2000.00	Wly 5' & O.L. Treas. Consent attached

Abstract Index
Répertoire par lot

Lot

4

Plan/Concession

TOR 7

Page 3



Ontario

66466.

day mth year

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
75130	Grant	6 Jul 1953	Harry G. Sharp et ux	Ada Walters & Harold Walters as joint tenants	2.00 & c	Ely 95'
447	Bylaw	6 Jun 1955	RE SUBDIV. CONTROL			
110722	Mortgage	27 May 1958	Hilda Bridge	Ada Walters & Harold Walters on joint account	14000.00	Ely 95'
110723	Grant	27 May 1958	Ada Walters & Harold Walters	Hilda Bridge	1.00 & c	Ely 95'
138203	O. C.	4 Jul 1961	Hilda Bridge	Ada Walters & Harold Walters as joint tenants	2.00 & c	Ely 95'
139054	Grant	1 Aug 1961	Ada Walters & Harold Walters	Alexander H. Campbell & Gladys Campbell as joint tenants	2.00 & c	Ely 95'
141620	Grant	3 Nov 1961	Alexander H. Campbell & Gladys Campbell	Eitel R. K. Michael Aloisia Michael as joint tenants	2.00 & c	Sly 105' of Ely 95' sketch attached
See Deposit no. 5828						
15776 GR	Cert	21 Oct 1964	Treasurers Consent	Ada Walters Estate		Ely 95' & O.L.
1300 vs	Grant	20 Jan 1966	The Incumbent and Church Wardens of the Church of St. Peter's Erindale	Kirt Michael & Aloisia Michael as joint tenants	1.00 & c	Part & O.L. see lot 3 for desc. sketch attached
75342 vs	Grant	14 Jun 1968	Alexander H. Campbell & Gladys Campbell	Frank Burn & Elizabeth A. Burn as joint tenants	1.00 & c	Ely 95'

Abstract Index
Répertoire par lot

Lot 4 Plan/Concession YOR 7 Page 4



Ontario

day mth yr.

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
231771 vs	Grant	29 Sep 1972	Alexander H. Campbell & Gladys Campbell	Frank Burn & Elizabeth A. Burn as joint tenants	1.00 & c	Pt comm. 105' NW form SE L Thence NW 94.08' X SW 95' X SE 94.22' X NE 95' to pofc
231774 vs	Grant	29 Sep 1972	Frank Burn & Elizabeth A. Burn	Vivian B. Madeson & Janice L. Madeson as joint tenants	2.00 & c	Pt as in No.231771 vs
390317 vs	Grant	3 May 1976	Vivian B. Madeson & Janice L. Madeson	Edward J. Bosma & Regina H. Bosma as joint tenants	2.00 & c	Part as in no. 231771 vs
vs 407982	Asst of Mort	4 Oct 1976	The Fidelity Trust Company	International Trust Company	2.00 & c	Assigning No. 390318 vs
513549	Deposit	4 May 1979	Part & O.L. re: 1300 vs & 141620			
553150	Grant	16 Jul 1980	Edward J. Bosma & Regina H. Bosma	George Nelson	2.00 & c	Part comm 105' NW of SE L thence NW 94.08' X SW 95' X SE 94.22' X NE 95' to pofc
676065	Grant	29 03 84	NELSON, George	NELSON, Robert W.		part as in No. 553150

NOTICE
All Document/Instruments
subsequent to

JUN 24 1997

It's recorded in the automatic abstract
Index set out in subsection 21(5) of the
REGISTRY ACT

LAND
REGISTRY
OFFICE #43

13359-0369 (LT)

PAGE 1 OF 2
PREPARED FOR Brown123
ON 2010/09/29 AT 12:27:26

* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 3 RANGE 2 PL TOR7 TORONTO; PT LT 4 RANGE 2 PL TOR7 TORONTO AS IN VS1300, TT141620 CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 13359-1676

PIN CREATION DATE:

1999/03/25

OWNERS' NAMES

MARCINKO, ZDRAVKO
MARCINKO, MARIJA
RAJIC, LIBERAN
RAJIC, DOMINIKA

CAPACITY SHARE

JTEN AS TO A 50%
JTEN AS TO A 50%
JTEN AS TO A 50%
JTEN AS TO A 50%

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/06/24 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/03/25**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1999/03/25 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/03/26 **</p>						
TT141620	1961/11/03	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	MICHAEL, EITEL RICHARD KURT MICHAEL, ALOISIA	
REMARKS: SKETCH ATTACHED, ADDED 1999/03/24 BY LAND REGISTRAR #4						
VS1300	1966/01/20	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	MICHAEL, KURT MICHAEL, ALOISIA	
REMARKS: SKETCH ATTACHED, ADDED BY LAND REGISTRAR #4 CORRECTIONS: 'TRANSFEREE' CHANGED FROM 'MICHAEL KURT' TO 'MICHAEL, KURT' ON 1999/03/24 BY LAND REGISTRAR # 4. 'TRANSFEREE' CHANGED FROM 'MICHAEL ALOISIA' TO 'MICHAEL, ALOISIA' ON 1999/03/24 BY LAND REGISTRAR # 4.						
PR574005	2004/01/13	APL OF SURV-LAND		*** COMPLETELY DELETED ***		

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR574006	2004/01/13	TRANSFER		MICHAEL, EITEL RICHARD KURT MICHAEL, KURT	MICHAEL, ALOISIA	
PR1055433	2006/05/02	TRANSMISSION-LAND		*** COMPLETELY DELETED *** MICHAEL, ALOISIA	MICHAEL, MANFRED KURT	
PR1055434	2006/05/02	TRANS PERSONAL REP		*** COMPLETELY DELETED *** MICHAEL, MANFRED KURT	HEWINS, DAWN LOUISE MICHAEL, MANFRED KURT-ESTATE	
PR1055434	2006/05/02	TRANS PERSONAL REP		*** COMPLETELY DELETED *** HEWINS, DAWN LOUISE	HEWINS, DAWN LOUISE	
PR1065012	2006/05/23	CAUTION-LAND		*** COMPLETELY DELETED *** HEWINS, DAWN LOUISE	MICHAEL, ALOISIA	
				REMARKS: PREVENTS ANY DEALING WITH THE LAND WITHOUT THE APPLICANT'S CONSENT. DELETED BY L. OTTEN ON 2010/04/09.		
PR1180996	2006/12/06	CERTIFICATE		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	MICHAEL, ALOISIA	
PR1802389	2010/04/09	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	HEWINS, DAWN LOUISE	
				REMARKS: DELETES PR1065012, PR1180996		
PR1805958	2010/04/16	TRANSFER	\$640,000	HEWINS, DAWN LOUISE	MARCINKO, ZDRAVKO MARCINKO, MARIJA RAJIC, LIBERAN RAJIC, DOMINIKA	C
				REMARKS: PLANNING ACT STATEMENTS		
43R33547	2010/09/29	PLAN REFERENCE	\$70			C

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



ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #43

13359-0370 (LT)

PAGE 1 OF 1
PREPARED FOR Brown123
ON 2010/09/29 AT 12:25:43

* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 4 RANGE 2 PL TOR7 TORONTO AS IN R0676065 ; MISSISSAUGA ;

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

MARCINKO, ZDRAVKO

MARCINKO, MARIJA

RECENTLY:

RE-ENTRY FROM 13359-1677

PIN CREATION DATE:

1999/03/25

CAPACITY SHARE

JTEN

JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/06/24 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/03/25**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1999/03/25 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/03/26 **</p>						
RO676065	1984/03/29	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	NELSON, ROBERT WARREN	
PR1603878	2009/02/12	APL DEL EXECUTION		*** COMPLETELY DELETED *** NELSON, ROBERT WARREN		
		REMARKS: DELETES EXECUTION NO. 93-09100				
PR1603942	2009/02/12	TRANSFER	\$280,000	NELSON, ROBERT WARREN	MARCINKO, ZDRAVKO MARCINKO, MARIJA	C
		REMARKS: PLANNING ACT STATEMENTS				
43R33547	2010/09/29	PLAN REFERENCE	\$70			C

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

APPENDIX B



File: "B" 46/10
WARD 7

COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 50(3) AND/OR (5)
of The Planning Act R.S.O. 1990, c.P.13, as amended
- and -
IN THE MATTER OF AN APPLICATION BY

ZDRAVKO & MARIJA MARCINKO

on Thursday, July 29, 2010

Zdravko & Marija Marcinko are the owners of Part of Lot 4, Plan Tor-7, located and known as 2570 Robinson Street, zoned R2-22, Residential. The applicants request the consent of the Committee to the conveyance of a parcel of land having a frontage of approximately 6.68 m (21.91 ft.) and an area of approximately 193.51 m² (2,082.99 sq.ft.) for the purpose of a lot addition. The effect of the application is to merge the conveyed land to the adjacent lands to the south (2560 Robinson Street).

Mr. D. Brown of David Brown Associates, authorized agent, attended and presented the application. He presented a sketch for the Committee's review and consideration indicating that Consent application Files "B" 46/10, "B" 47/10 and "B" 48/10 have been submitted by two property owners to reconfigure their properties to create three (3) residential lots. Mr. Brown advised that 2570 Robinson Street will be utilized to construct a new owner-occupied dwelling. A re-configured corner lot will be created and known as 2560 Robinson Street. The remaining lot will front on Adamson Street. Mr. Brown advised that the proposed lots will comply with the area and frontage requirements of the Zoning By-law. Mr. Brown advised that he has received a copy of the Heritage Section comments and noted that their concerns will be addressed at a later date.

The Committee reviewed the information submitted with the application.

The Committee received comments and recommendations from the following agencies:

City of Mississauga, Planning and Building Department (July 23, 2010),
City of Mississauga, Transportation and Works Department (July 22, 2010),
City of Mississauga, Community Services Department, Culture Division (July 8, 2010),
Region of Peel, Environment, Transportation & Planning Services (July 22, 2010)

A letter was received from the Erindale Village Association, expressing their comments and concerns with respect to driveway access and safety and tree preservation.

No other persons expressed any interest in the application.

When asked, Mr. Brown indicated that he had reviewed the recommended conditions and consented to their imposition should the application be approved.

The Committee requested clarification as to the existing and proposed driveway access locations. Mr. Brown indicated that the driveway locations have not been finalized; however anticipated that the driveway access for the corner lot will have an access on Robinson Street and the new lot created, fronting on Adamson Street, will have its access on Adamson Street. He noted that tree preservation is being considered and noted that the driveway access is proposed to be further away from the intersection.

The Committee, after considering the submissions put forward by Mr. Brown, the comments received, and the recommended conditions, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the following conditions being fulfilled:

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. Subsection 50(3) and/or 50(5) of the *Planning Act*, shall apply to any subsequent conveyance or transaction and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.
3. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 22, 2010.
4. An application amendment letter shall be received from the applicant or authorized agent confirming that the "severed" land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
5. A letter shall be received from the City of Mississauga, Manager/Supervisor, Zoning Plan Examination, indicating that the "severed" and "retained" lands comply with the provisions of the Zoning By-law with respect to minimum lot frontage, minimum lot area, setbacks to the existing building(s), among other things, or alternatively; that any minor variance is approved, final and binding and/or the demolition of any existing building(s).
6. A letter shall be received from the Region of Peel, Environment, Transportation and Planning Services, Transportation Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 22, 2010.
7. The Secretary-Treasurer's Certificates under the *Planning Act* shall be issued, simultaneously, with respect to the "severed" land of applications "B"46/10 to "B"48/10.

MOVED BY: B. Butt

SECONDED BY: J. Thomas

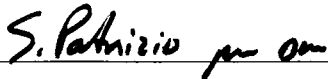
CARRIED

Application Approved, on conditions as stated.


Dated at the City of Mississauga on August 5, 2010.

THIS DECISION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED WITH THE PRESCRIBED FEE ON OR BEFORE **AUGUST 29, 2010**.

Date of mailing is August 9, 2010.




S. PATRIZIO (CHAIR)



D. GEORGE




R. BENNETT



B. BUTT

ABSENT

G. MALONEY



C.L. VUN



J. THOMAS

I certify this to be a true copy of the Committee's decision given on August 5, 2010.



DAVID L. MARTIN, SECRETARY-TREASURER

NOTES:

The decision to give provisional consent shall be deemed to be refused if the conditions of provisional consent, have not been fulfilled on or before **August 9, 2011**.

See "SUMMARY OF APPEAL PROCEDURES" and "FULFILLING CONDITIONS & CERTIFICATE ISSUANCE" attached.



File: "B" 47/10
WARD 7

COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 50(3) AND/OR (5)
of The Planning Act R.S.O. 1990, c.P.13, as amended
- and -
IN THE MATTER OF AN APPLICATION BY

LIBERAN & DOMINIKA RAJIC

on Thursday, July 29, 2010

Liberan & Dominika Rajic are the owners of Part of Lots 3 and 4, Plan Tor-7, located and known as 2560 Robinson Street, zoned R2-22, Residential. The applicants request the consent of the Committee to the conveyance of a parcel of land (a portion being the "severed" lands from Consent application "B" 046/10) having a frontage of approximately 21.00 m (68.89 ft.) and an area of approximately 810.60 m² (8,725.51 sq.ft.). The effect of the application is to create a new residential lot with frontage of Adamson Street.

Mr. D. Brown of David Brown Associates, authorized agent, attended and presented the application. He presented a sketch for the Committee's review and consideration indicating that Consent application Files "B" 46/10, "B" 47/10 and "B" 48/10 have been submitted by two property owners to reconfigure their properties to create three (3) residential lots. Mr. Brown advised that 2570 Robinson Street will be utilized to construct a new owner-occupied dwelling. A re-configured corner lot will be created and known as 2560 Robinson Street. The remaining lot will front on Adamson Street. Mr. Brown advised that the proposed lots will comply with the area and frontage requirements of the Zoning By-law. Mr. Brown advised that he has received a copy of the Heritage Section comments and noted that their concerns will be addressed at a later date.

The Committee reviewed the information submitted with the application.

The Committee received comments and recommendations from the following agencies:

City of Mississauga, Planning and Building Department (July 23, 2010),
City of Mississauga, Transportation and Works Department (July 22, 2010),
City of Mississauga, Community Services Department, Culture Division (July 8, 2010),
City of Mississauga, Community Services Department, Park Planning (July 26, 2010),
Region of Peel, Environment, Transportation & Planning Services (July 22, 2010)

A letter was received from the Erindale Village Association, expressing their comments and concerns with respect to driveway access and safety and tree preservation.

No other persons expressed any interest in the application.

When asked, Mr. Brown indicated that he had reviewed the recommended conditions and consented to their imposition should the application be approved.

The Committee requested clarification as to the existing and proposed driveway access locations. Mr. Brown indicated that the driveway locations have not been finalized; however anticipated that the driveway access for the corner lot will have an access on Robinson Street and the new lot created, fronting on Adamson Street, will have its access on Adamson Street. He noted that tree preservation is being considered and noted that the driveway access is proposed to be further away from the intersection.

The Committee, after considering the submissions put forward by Mr. Brown, the comments received, and the recommended conditions, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the following conditions being fulfilled:

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 22, 2010.
3. An application amendment letter shall be received from the applicant or authorized agent confirming that the "severed" land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
4. A letter shall be received from the City of Mississauga, Manager/Supervisor, Zoning Plan Examination, indicating that the "severed" and "retained" lands comply with the provisions of the Zoning By-law with respect to minimum lot frontage, minimum lot area, setbacks to the existing building(s), among other things, or alternatively; that any minor variance is approved, final and binding and/or the demolition of any existing building(s).
5. A letter shall be received from the Region of Peel, Environment, Transportation and Planning Services, Transportation Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 22, 2010.
6. The Secretary-Treasurer's Certificates under the *Planning Act* shall be issued, simultaneously, with respect to the "severed" land of applications "B"46/10 to "B"48/10.
7. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 26, 2010 (re: tree planting costs).

MOVED BY: B. Butt

SECONDED BY: J. Thomas


CARRIED

Application Approved, on conditions as stated.


Dated at the City of Mississauga on August 5, 2010.

THIS DECISION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED WITH THE PRESCRIBED FEE ON OR BEFORE **AUGUST 29, 2010**.

Date of mailing is August 9, 2010.



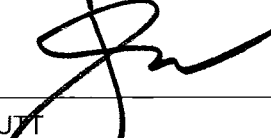
S. PATRIZIO (CHAIR)



D. GEORGE



R. BENNETT



B. BUTT

ABSENT

G. MALONEY



C.L. VUN



J. THOMAS

I certify this to be a true copy of the Committee's decision given on August 5, 2010.



DAVID L. MARTIN, SECRETARY-TREASURER

NOTES:

The decision to give provisional consent shall be deemed to be refused if the conditions of provisional consent, have not been fulfilled on or before **August 9, 2011**.

See "SUMMARY OF APPEAL PROCEDURES" and "FULFILLING CONDITIONS & CERTIFICATE ISSUANCE" attached.



File: "B" 48/10
WARD 7

COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 50(3) AND/OR (5)
of The Planning Act R.S.O. 1990, c.P.13, as amended
- and -
IN THE MATTER OF AN APPLICATION BY

LIBERAN & DOMINIKA RAJIC

on Thursday, July 29, 2010

Liberan & Dominika Rajic are the owners of Part of Lots 3 and 4, Plan Tor-7, located and known as 2560 Robinson Street zoned R2-22, Residential. The applicants request the consent of the Committee to the conveyance of a parcel of land (a portion being the 'severed' lands from Consent Application "B" 046/10 and a portion being the 'retained' lands from Consent Application "B" 047/10) having a frontage of approximately 18.36 m (60.23 ft.) and an area of approximately 708.60 m² (7,627.55 sq.ft.). The effect of the application is to create a new lot for residential purposes and merge the 'retained' lands to the adjacent lands to the east (2570 Robinson Street).

Mr. D. Brown of David Brown Associates, authorized agent, attended and presented the application. He presented a sketch for the Committee's review and consideration indicating that Consent application Files "B" 46/10, "B" 47/10 and "B" 48/10 have been submitted by two property owners to reconfigure their properties to create three (3) residential lots. Mr. Brown advised that 2570 Robinson Street will be utilized to construct a new owner-occupied dwelling. A re-configured corner lot will be created and known as 2560 Robinson Street. The remaining lot will front on Adamson Street. Mr. Brown advised that the proposed lots will comply with the area and frontage requirements of the Zoning By-law. Mr. Brown advised that he has received a copy of the Heritage Section comments and noted that their concerns will be addressed at a later date.

The Committee reviewed the information submitted with the application.

The Committee received comments and recommendations from the following agencies:

City of Mississauga, Planning and Building Department (July 23, 2010),
City of Mississauga, Transportation and Works Department (July 22, 2010),
City of Mississauga, Community Services Department, Culture Division (July 8, 2010),
Region of Peel, Environment, Transportation & Planning Services (July 22, 2010)

A letter was received from the Erindale Village Association, expressing their comments and concerns with respect to driveway access and safety and tree preservation.

No other persons expressed any interest in the application.

When asked, Mr. Brown indicated that he had reviewed the recommended conditions and consented to their imposition should the application be approved.

The Committee requested clarification as to the existing and proposed driveway access locations. Mr. Brown indicated that the driveway locations have not been finalized; however anticipated that the driveway access for the corner lot will have an access on Robinson Street and the new lot created, fronting on Adamson Street, will have its access on Adamson Street. He noted that tree preservation is being considered and noted that the driveway access is proposed to be further away from the intersection.

The Committee, after considering the submissions put forward by Mr. Brown, the comments received, and the recommended conditions, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the following conditions being fulfilled:

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. Subsection 50(3) and/or 50(5) of the *Planning Act*, shall apply to any subsequent conveyance or transaction and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.
3. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 22, 2010.
4. An application amendment letter shall be received from the applicant or authorized agent confirming that the "severed" land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
5. A letter shall be received from the City of Mississauga, Manager/Supervisor, Zoning Plan Examination, indicating that the "severed" and "retained" lands comply with the provisions of the Zoning By-law with respect to minimum lot frontage, minimum lot area, setbacks to the existing building(s), among other things, or alternatively; that any minor variance is approved, final and binding and/or the demolition of any existing building(s).
6. A letter shall be received from the Region of Peel, Environment, Transportation and Planning Services, Transportation Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 22, 2010.
7. The Secretary-Treasurer's Certificates under the *Planning Act* shall be issued, simultaneously, with respect to the "severed" land of applications "B"46/10 to "B"48/10.
8. A solicitor's undertaking shall be received which shall be to the effect that, at the time of registration of the transfer to which the Secretary-Treasurer's Certificate under the *Planning Act*, is affixed, the "retained" land and the abutting land to the east (2570 Robinson Street) shall be held in identical ownership and that the PIN is consolidated reflecting the new resultant parcel.
9. An undertaking shall be received from a solicitor confirming that the legal description of the "resultant" lot and the legal description in any mortgage(s) or charge(s) encumbering any part of the "resultant" parcel will be identical within four (4) weeks of the date of the Secretary-Treasurer's Certificate under the *Planning Act*, or alternatively, that no part of the "resultant" lot is encumbered by any mortgage(s)/charge(s) etc. (The resultant parcel is the "severed" land and the land to which the "severed" land is to be merged).

MOVED BY: B. Butt

SECONDED BY: J. Thomas

CARRIED


Application Approved, on conditions as stated.

Dated at the City of Mississauga on August 5, 2010.

THIS DECISION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED WITH THE PRESCRIBED FEE ON OR BEFORE **AUGUST 29, 2010**.

Date of mailing is August 9, 2010.


S. PATRIZIO (CHAIR)


D. GEORGE


R. BENNETT


B. BUTT

ABSENT
G. MALONEY


C.L. VUN


J. THOMAS

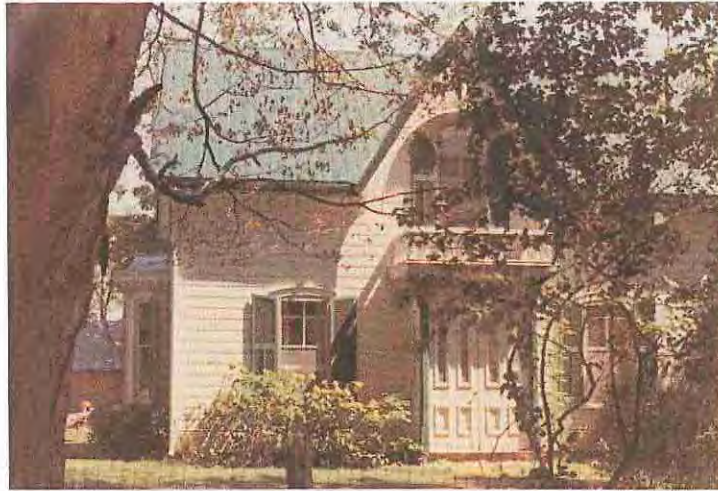
I certify this to be a true copy of the Committee's decision given on August 5, 2010.


DAVID L. MARTIN, SECRETARY-TREASURER

NOTES:

The decision to give provisional consent shall be deemed to be refused if the conditions of provisional consent, have not been fulfilled on or before **August 9, 2011**.

See "SUMMARY OF APPEAL PROCEDURES" and "FULFILLING CONDITIONS & CERTIFICATE ISSUANCE" attached.



Cordingley House
6671 Ninth Line

Cultural Heritage Assessment

Prepared by:
Culture Division
Community Services



February 2011

Executive Summary

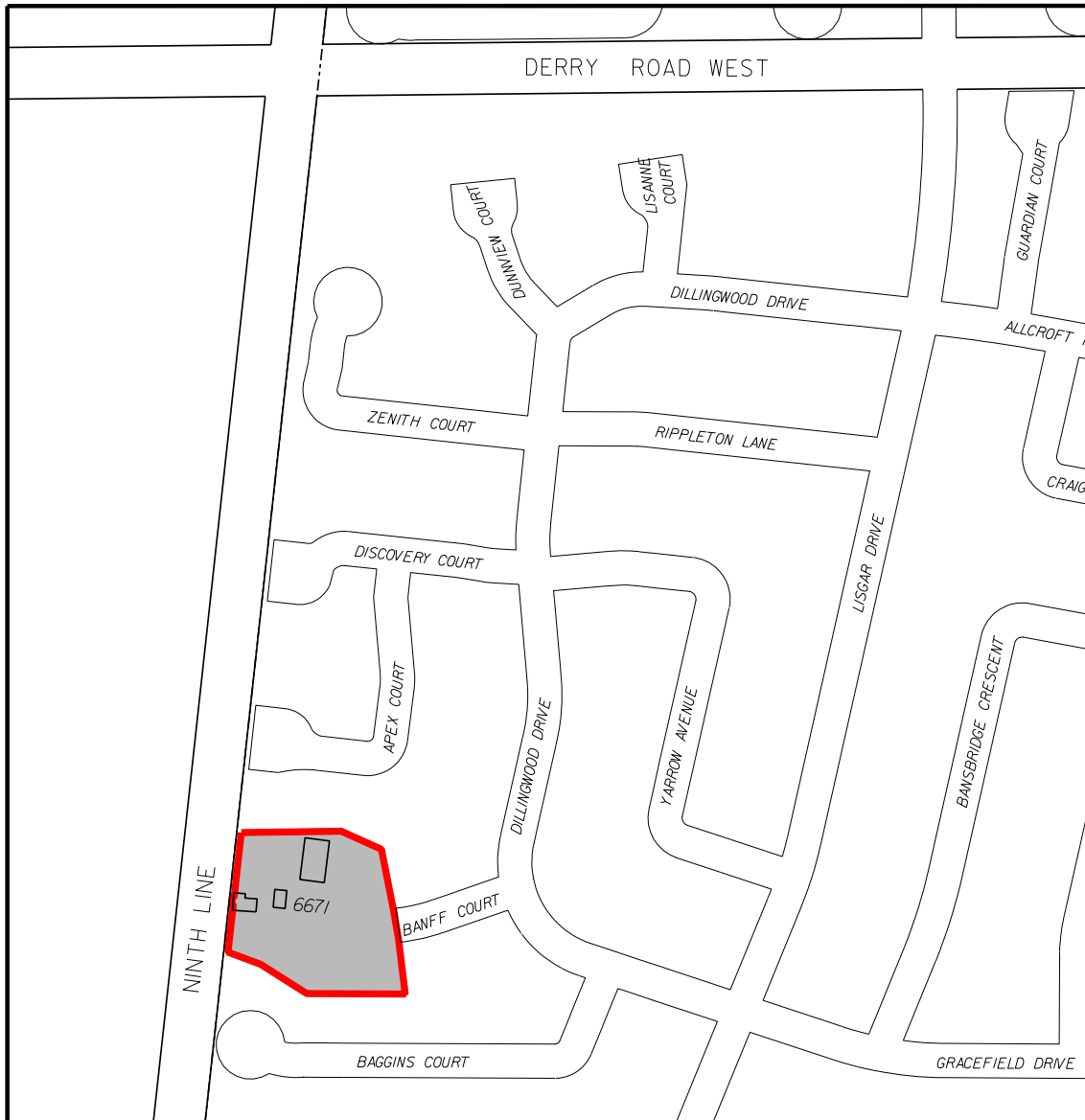
The Cordingley House merits designation under the *Ontario Heritage Act*, for its physical/design, historical/associative and contextual value. The house demonstrates a high degree of craftsmanship and artistic merit and is a rare example of the Gothic Revival style in the Meadowvale/Lisgar area. The property yields information that contributes to an understanding of the former community of McCurdy's Corners, Ninth Line and Derry Road West. It also is historically linked to its surroundings and provides an important remnant of the once rural nature of this site.

Table of Contents

Location Map	1
Cultural Heritage Value	2
Historical/Associative Value	3
Physical/Design Value	4
Contextual Value	6
Conclusion	6
Works Cited	7

Location Map

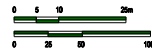
The Cordingley House is located on the east side of Ninth Line, south of Derry Road West.



Location Map – 6671 Ninth Line



Produced by
T&W, Geomatics



August 2009

D:\COM_SRAV\REQUESTS\1_2009\104-008_6670-01-01-01_P01

Cultural Heritage Value

In order to merit designation under the *Ontario Heritage Act* a property must have physical/design, 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 property at 6671 Ninth Line has historical/associative value because it yields information that contributes to an understanding of the community of McCurdy's Corners.

McCurdy's Corners is centered on Ninth Line and Derry Road West. It was founded in 1819 and named for the McCurdy family who owned the southwest corner.¹ A retrospective on the crossing purports that it was "one of the prettiest spots in rural Ontario."² It included a "pretty little Methodist church," "nestling cosily beside a large pine forest" and a school "surrounded by shade trees."³ The 1877 atlas denotes these buildings. (See figure 1 on page 8.) The corners were home to a literary and debating society, which published a biweekly newspaper, the *McCurdy's Corners Herald*, printed by the *Streetsville Review*.⁴

The retrospective lists David Cordingley (1782-1867) as a founder of McCurdy's Corners. "John Cordingley" (1828-1905) marks David's southeast corner property in the 1877 atlas. While part of a subdivision now separates the surviving house from the Derry and Ninth Line intersection, Cordingley's original property constituted the corners. (See figures 2 thru 19 for images of the property.) David assisted with building the school.⁵ The Cordingleys attended St. Stephen's Anglican Church in Hornby rather than the closer Methodist church.

The Crown patented the subject property to David Cordingley in 1836. Recent resident Margery Cordingley (1928-2005) postulated that a portion of the house, specifically the south board 'n batten section (figure 7), was built about this time.⁶ An older portion may have also been built when David took out a mortgage in 1843.⁷ Cordingley had served as a dyer both in Wigan, Lancashire, England, and then York (Toronto), by 1819.⁸ A Manchester (England) directory lists him as a resident in 1815.⁹ Accordingly, he immigrated to Upper Canada sometime between 1815 and 1819, apparently via Pennsylvania.¹⁰

David sold the property to son John in 1848 for 800 pounds.¹¹ John owned the property in 1884, which is significant because this date is inscribed in the vergeboard of the west part of the house that faces Ninth Line. (See figure 5.) Based on both: (i) the presumption that a dwelling existed before 1884; and (ii) some of the stylistic features; the eastern half of the house was likely pre-existing in 1884 and then made over to match the new west half.

¹ "McCurdy's Corners," *Streetsville Review*, Thursday, November 24, 1910, 1.

² Ibid, and 1877 Trafalgar atlas.

³ Ibid.

⁴ Ruth Blair, *Remembering Trafalgar Township*, 2006, 25.

⁵ Nicole Mair, *The Lost Hamlet of McCurdy's Corners*, Heritage Mississauga, 2009.

⁶ 1979 notes on file.

⁷ Trafalgar Township records, courtesy of Matthew Wilkinson.

⁸ Marjorie G. Sparling, *David Cordingley Family from Wigan Lancashire to Hornby Trafalgar*, 1983, 8-9.

⁹ Sparling, 9.

¹⁰ Sparling, 9.

¹¹ Sparling, 12.

Like his father and son, John Cordingley was a local farmer. His *Streetsville Review* obituary states that he was “one of the best known men in Trafalgar” and that he “was a man of high character and integrity.”¹² He called his home “Pinehurst.”¹³ (See John’s family in figure 20.)

John sold the property to his son Solomon Tremayne (1873-1940) in 1903 for \$7500.¹⁴ Solomon married Elizabeth Josephine Hustler, likely of the nearby Hustler family, in 1927.¹⁵ His obituary notes that he was a “model farmer.”¹⁶ It also states that “the well-tilled, clean farm he is leaving behind shows what love he had for his life work. How he did love his home.”¹⁷ He left the property to his son John Dudley Cordingley (1929-2008).¹⁸ The continuous ownership of a single property within one family from the Crown patent to today is highly unusual and adds to the cultural heritage value of the property.

Physical/Design Value

The Cordingley House has physical/design value because it displays a high degree of craftsmanship and artistic merit. It is also a rare surviving Gothic Revival farmhouse in Meadowvale/Lisgar.

Meadowvale, northwest Mississauga, was developed beginning in the 1970s and named after the village, now known as “Meadowvale Village,” to the east. More recently, the particular area that the Cordingley House occupies has come to be known as Lisgar, named for another historical settlement in the area.

While Meadowvale Village has many examples of nineteenth century architecture, Meadowvale and Lisgar do not. The only other nineteenth century structures in this area are the McClure House, 2075 Derry Road West, and the Scott-Hustler House, 7564 Tenth Line. Accordingly, the Cordingley House is one of only three surviving buildings in Meadowvale/Lisgar of nineteenth century vintage.

Moreover, of these, the Cordingley House is the only one that takes the form of the “Ontario cottage.” This once popular house form is a three-bay dwelling with a centre gable that usually marks a main entrance. The second issue of *The Canada Farmer* popularized the pattern by publishing it in February 1864.¹⁹ This house form once dotted the province’s landscape, including the area now known as Mississauga.

¹² “Death of John Cordingley,” *Streetsville Review*, September 28, 1905, 5.

¹³ “McCurdy’s Corners,” *Streetsville Review*, Thursday, December 29, 1904, 1.

¹⁴ Sparling, E2.

¹⁵ Sparling, E2.

¹⁶ “Solomon Cordingley,” *The Streetsville Review*, Thursday, March 7, 1940, 1.

¹⁷ Ibid.

¹⁸ Sparling, E2.

¹⁹ Harold Kalman, *A History of Canadian Architecture*, volume 2 (Toronto: Oxford University Press, 1994), 606.

There are a few other centre-gable farmhouses in the area, specifically two centre-gable farmhouses north of the subject property, on the west side of Ninth Line. Both of these properties are associated with the Bussell family, a clan that was also tied to McCurdy's Corners.

Two centre gable farmhouses actually form the Cordingley House. This is also typical. The eastern one appears as a "tail." However, as discussed previously, it likely came first. Characteristics suggestive of this timeline include the rectilinear windows and gable returns. These features are characteristic of the Classical Revival, mid nineteenth century, period.

The Cordingley House demonstrates a high degree of craftsmanship and artistic merit. The residence provides a lot of visual interest. Firstly, the "tail" has been fashioned into a centre gable format, rather than left as a basic box.

There are many protrusions that make the house picturesque. These include both the bay window, with its mansard roof, and veranda on the north, and the small enclosed porch on the west. The balustrade that crowns this latter porch adds additional interest. There are also two slender brick chimneys. Perhaps most notably, a bell cote sits atop the rear tail of the house.

All of these features include brackets, intricate carving and aesthetically pleasing shapes. The bell cote has an ogee roof. Lace, perhaps inspired by the emerging Queen Anne style, seems to trim the veranda and bay window. The balustrade is elegant and tops a unique vestibule. A pair of panelled, windowed and segmentally headed doors, with a decorative transom and ornate spandrels, stands at the front. The sides are treated similarly but each only *appears* as a single wider door, with a plain transom.

The trim, fretwork and vergeboards are well designed and crafted. Simple elegant scrolled barge board decorates the peak of the northern gable. The western gable is much more elaborate. It includes the lower portion of a finial and, as mentioned previously, the numbers 1-8-8-4. The somewhat topsy-turvy arrangement of these numbers brings playfulness to the delicate linear fretwork that ornaments the rest of this woodwork. The spandrels of the west porch pick up on this pattern. Figure 20 shows that there was additional trim in the north gable.

The vergeboard drops down below the eave. It provides a nice contrast to the upward thrust of the gable window shutters. Besides the rectilinear fenestration discussed earlier, all of the windows have the tall slender proportions of the Gothic style. The gable windows are round headed while the others are headed with segmental arches. The window sills extend beyond the window width. Such added details are evidence of both artistry and craftsmanship.

Contextual Value

The Cordingley House is historically linked to its surroundings. It is linked to McCurdy's Corners and Hornby to the northwest. The property comprised McCurdy's Corners and the Cordingleys associated with Hornby, at minimum through St. Stephen's Anglican Church.

In addition to a few other more distant houses, such as the Bussell dwellings discussed earlier, little remains of McCurdy's Corners besides the Cordingley House and a nineteenth century house on the west side of Ninth Line, north of Derry Road West. The Cordingley House is one of the last remnants of this hamlet. The dwelling's survival bears witness to this community's existence.

The house sits right on Ninth Line but is shielded from it by trees. There are many mature trees in the southwest corner of the property. The large property includes two outbuildings. These include a large barn-like structure, which is north of the house and set more deeply into the property, and a small brick building with a stone foundation, just northeast of the house.

The latter brick outbuilding is a significant remnant. As the building is constructed with a random stone base and brick walls to the eave level, including the gable ends, the building was constructed to endure over time. Although the building is simple in its design and is void of decoration, it speaks to the utilitarian nature of the building's function as an ancillary structure necessary for the working function of a farm property. The building adds to the once rural cultural landscape and is a reminder of how this property was a working farm. Its physical presence and relationship to the home structure have retained a relationship that should be maintained within a larger open setting.

As a whole, the property is a cultural landscape that yields information about the area's agricultural roots and is a physical reminder of the rural character that surrounded the current site.

Conclusion

The Cordingley House merits designation under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value. First and foremost, the residence demonstrates a high degree of craftsmanship and artistic merit. It is also a rare example of the Gothic Revival style in the Meadowvale/Lisgar area. The property yields information about McCurdy's Corners and is historically linked to its surroundings.

Works Cited

Blair, Ruth. *Remembering Trafalgar Township*. 2006.

“Death of John Cordingley.” *Streetsville Review*. September 28, 1905, 5.

Kalman, Harold. *A History of Canadian Architecture*, volume 2. Toronto: Oxford University Press, 1994.

Mair, Nicole. *The Lost Hamlet of McCurdy’s Corners*. Heritage Mississauga, 2009.

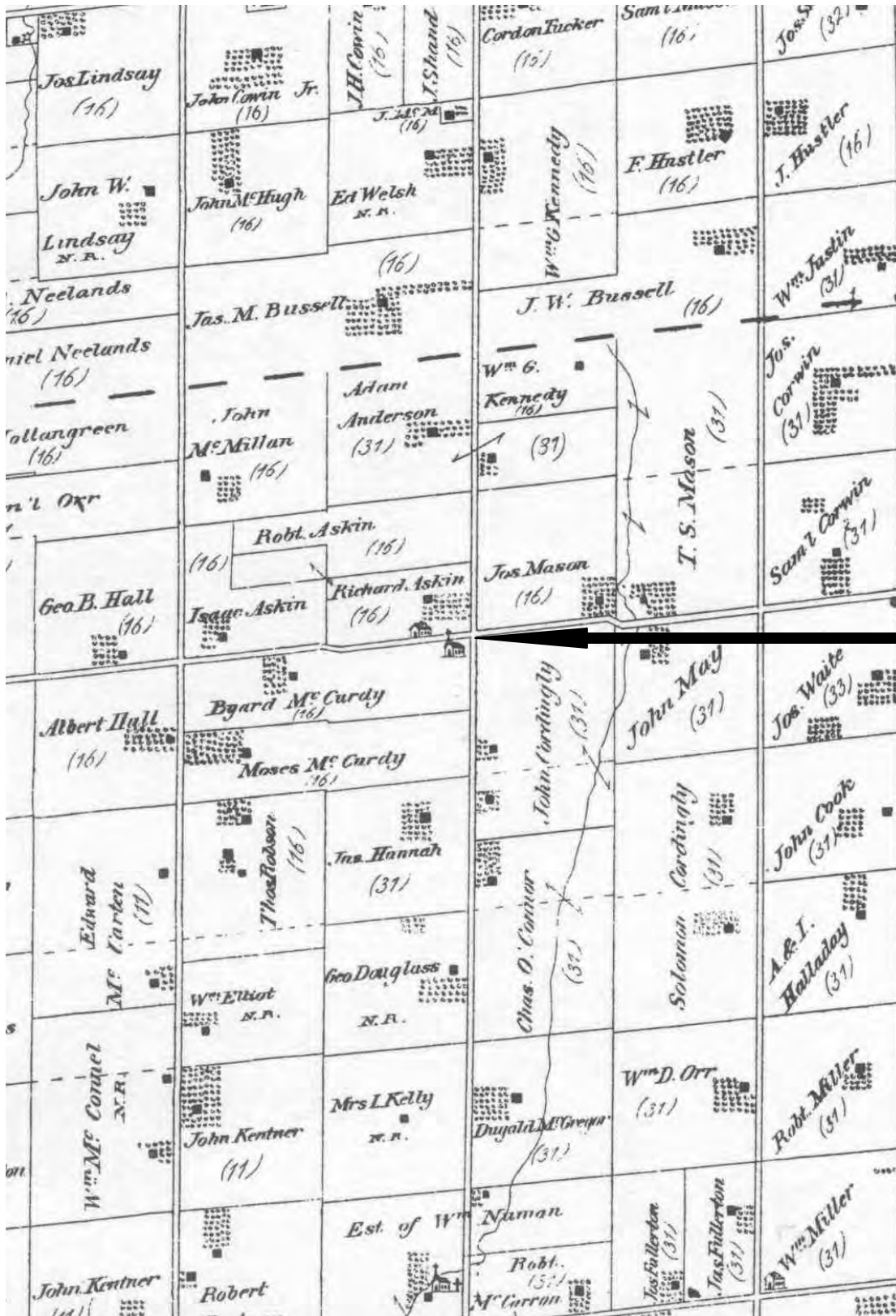
“McCurdy’s Corners.” *Streetsville Review*. Thursday, December 29, 1904, 1.

“McCurdy’s Corners.” *Streetsville Review*. Thursday, November 24, 1910, 1.

“Solomon Cordingley.” *The Streetsville Review*. Thursday, March 7, 1940, 1.

Sparling, Marjorie G. *David Cordingley Family from Wigan Lancashire to Hornby Trafalgar*. 1983.

Trafalgar Township records, courtesy of Matthew Wilkinson.



McCurdy's
Corners

Figure 1: Excerpt from 1877 Halton Atlas

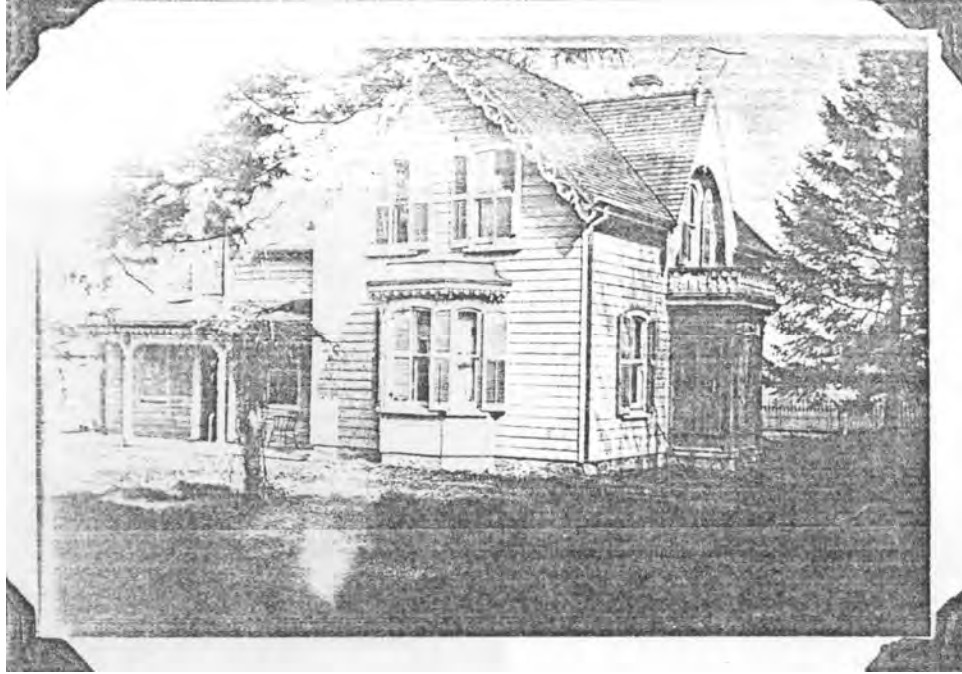


Figure 2: Cordingley House, reproduced from Sparling, no date.



Figure 3: West face, 1979.



Figure 4: Detail of west face, 1976.



Figure 5: Detail of west face, 1976.



Figure 6: Northwest view, 1979.



Figure 7: Southeast view, 1976.



Figure 8: Detail of east face, 1976.



Figure 9: Small Outbuilding, December 1976.



Figure 10: West face, 1978.



Figure 11: Northwest view, 1978.



Figure 12: West face, June 2008.



Figure 13: Northwest view, June 2008.



Figure 14: Southwest view, August 2009.



Figure 15: West face of small outbuilding and north side of house, August 2009.



Figure 16: West face of large outbuilding, June 2008.



Figure 17: East view of site, August 2009.



Figure 18: East side of large outbuilding, August 2009.



Figure 19: East side of small outbuilding, August 2009.



Figure 20: Family of John Cordingley, reproduced from Sparling, no date. Solomon is at top left.

DESIGNATION STATEMENT

Cordingley House, 6671 Ninth Line

The Cordingley House is a Gothic Revival farmhouse located on the east side of Ninth Line, south of Derry Road West.

Statement of Cultural Heritage Value or Interest

The Cordingley House has physical/design value because it displays a high degree of craftsmanship and artistic merit. Additionally, it is a rare example of the Gothic Revival style in the Meadowvale/Lisgar area. The property is also a rare example of one owned by the same family since the Crown patent.

The Cordingley House has historical/associative value because it yields information about McCurdy’s Corners.

The Cordingley House has contextual value because it is historically linked to its surroundings.

Description of Heritage Attributes

Key attributes that reflect Cordingley House’s physical/design value:

- its Gothic Revival farmhouse shape and form
 - the three bay façades on both the front and “tail”
 - the centre gables
 - the placement of the central entrances under the centre gables
- its Gothic Revival features
 - the tall narrow proportions of its windows
 - the steep roof pitch
 - the seemingly asymmetrical arrangement of the chimneys
- the bell cote
- the balustrade
- the north veranda
- the front porch, including doors, windows, transom, brackets and detailing
- the original doors
- the vergeboard
- the shutters
- the original windows
- the window surrounds
- the bay window, including its mansard roof and lower panelling
- all trim, brackets, fretwork and detailing
- the wooden clapboard and board ‘n batten siding
- the brick outbuilding, including its shape and form and stone foundation

SCHEDULE "B" TO BY-LAW NO. _____

DESIGNATION STATEMENT

Cordingley House, 6671 Ninth Line

Key attributes that reflect Cordingley House's historical/associative value:

- its location on one of the actual corner lots of McCurdy's Corners (Ninth Line and Derry Road West)

Key attributes that reflect Cordingley House's contextual value:

- its location on one of the actual corner lots of McCurdy's Corners (Ninth Line and Derry Road West)
- its proximity and visibility to Ninth Line
- the physical relationship between the house structure and the brick outbuilding within a large open space