

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter. The image shows a large, mostly empty lot in the center, surrounded by trees and some buildings. To the right, a multi-lane road with a median runs vertically. At the top, a parking lot filled with cars is visible. The text of the title is positioned in the upper left quadrant of the image.

17-19 Ann Street, 84-90 High Street East Mississauga, Ontario **HERITAGE IMPACT ASSESSMENT (OZ/OPA 22-3 W1)**

November 4, 2022

E R A

Project # 21-110-01
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EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment has been prepared by ERA Architects Inc. ("ERA") for the proposed redevelopment of the properties known municipally as 17 and 19 Ann Street, 84 and 90 High Street East, and 91 Park Street East (the "Site").

The Site is composed of five properties that comprise the entire block bounded by Park Street East to the northwest, Hurontario Street to the northeast, High Street East to the southeast, and Ann Street to the southwest. The Site contains four buildings and a public open space.

Heritage Status

Three properties on the Site are recognized municipal heritage resources:

- **84 High Street East** (Designated Part IV): Charles Hamilton House 'Avonston', c.1912. By-law 0206-2007.
- **90 High Street East** (Designated Part IV): W. T. Gray House, c.1909. By-Law 0385-2005.
- **19 Ann Street** (Listed): Gothic House, c.1870s.

The Site is considered adjacent to the following municipally recognized heritage resources:

- **20 Hurontario Street** (Listed): Heary House, c.1912.

Cultural Heritage Value

An evaluation of 19 Ann Street found that it does not meet the O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest and is not a candidate for designation under Part IV of the Ontario Heritage Act, or for conservation using the Provincial Policy Statement definition of "conserved".

The properties at 84 and 90 High Street East have not been evaluated using O. Reg. 9/06 since they are already designated under Part IV of the OHA. The property at 17 Ann Street has not been evaluated as

it is not considered a prospective cultural heritage resource.

Proposed Development

The proposed development consists of a full-block redevelopment including the retention of the buildings at 84 and 90 High Street East, the construction of a 23-storey tower at the block's west corner, and a land exchange with the City of Mississauga to create two new public parks. It will require the removal of the structures located at 17 and 19 Ann Street and the rear porch at 84 High Street East (not a heritage attribute).

The tower will be situated above a two-storey podium that will feature retail space along Park Street East and amenity space along Ann Street, with the remainder comprising residential units along the south elevation facing 84 High Street East.

A 5-metre right-of-way conveyance is proposed along the northeast edge of the block for a possible future widening of Hurontario Street as per the City of Mississauga Official Plan. The 5-metre conveyance includes portions of 90 High Street East that are identified as attributes in the designation by-law, including mature trees, expansive open lawn, and iron fence.

Conservation Strategy

The properties at 84 and 90 High Street East will be rehabilitated as part of the proposed development to allow for compatible contemporary uses while maintaining their heritage value. The house-form building at 84 High Street East is proposed to continue its existing use as a 6-unit rental apartment building, while the house-form building at 90 High Street East is proposed to be re-adapted for commercial or office uses (to be determined).

The rehabilitation of 84 and 90 High Street East is proposed to incorporate a baseline scope of

conservation work, and will include removal of the unsympathetic rear porch at 84 High Street East, and replacement with a contemporary fire escape structure. It will also include replacement of the non-original steps off the front porch at 84 High Street East.

Given its age, a salvage and documentation scope is recommended for the building at 19 Ann Street.

Assessment of Impact

The proposed development is not anticipated to have significant negative impacts on the cultural heritage value of the Site.

Design strategies to mitigate the potential impact of the 23-storey building on the cultural heritage value and attributes of 84 and 90 High Street East include:

- Siting of the residential tower on the western corner of the property to maintain unobstructed views of the heritage resources from High Street East and Hurontario Street;
- A 0.5-metre increase in setback between 84 High Street East and the new construction since the December 2021 submission;
- Landscaping that maintains the front and side yard open spaces surrounding the heritage resources;
- The use of materials that are distinct from, and sympathetic to the adjacent heritage resources;
- Ground-floor activation consistent with the existing pedestrian-oriented urban context;
- A streetwall condition that is pedestrian oriented and enhances interface between the building and the street; and
- Articulation/architectural volumes to break up mass and respond to surrounding context.

It is recommended that the City avoid claiming the 5-metre conveyance for an expansion of Hurontario

Street. In the event that they do it is recommended to investigate the possibility of relocating the iron fence and existing landscaping within the South Public Park to maintain their relationship with the house at 90 High Street East.

Further it is recommended the City investigate relocating the detached garage so that it continues to sit within the North Public Park lands and maintains a rear condition relationship to the house at 90 High Street East. The garage has some architectural and contextual relationship to the house at 90 High Street East, and there is potential for it to be adapted for reuse as a City of Mississauga public-park building or utility in a location that maintains its rear relationship to 90 High Street East.

Finally, it is recommended that the landscape design for the south end of the future North Public Park include a replacement ginkgo tree, or another nod to Japanese natural heritage and its association with the Arts & Crafts style of the W. T. Gray House at 90 High Street, given that the current ginkgo tree has reached the end of its lifespan and is recommended for removal as per BTI's Arborist report dated August 18th, 2022.

Conclusion

The proposed development involves the rehabilitation of 84 and 90 High Street East in-situ, and the construction of a new 23-storey residential building.

This report finds that the proposed development has no significant negative impacts on the cultural heritage value of on-site and adjacent heritage resources.

The proposal is consistent with the policies outlined in Section 5 of this report and contributes a building that responds to the evolving context of the area.

1 INTRODUCTION

1.1 Report Scope

ERA Architects Inc. (“ERA”) has been retained by 10 WEST GO GP INC. (the “Client”) to provide a Heritage Impact Assessment (“HIA”) for the proposed redevelopment of the properties known municipally as 17 and 19 Ann Street, 84 and 90 High Street East, and 91 Park Street East (the “Site”) in Port Credit, Ontario. This report considers the impact of the proposed development on prospective and recognized on-site and adjacent heritage resources.

This report was prepared with reference to the following:

- City of Mississauga Official Plan (2020);
- City of Mississauga Heritage Impact Assessment Terms of Reference (2017);
- Port Credit Local Area Plan (2016);
- Parks Canada Standards and Guidelines (2010);
- Provincial Policy Statement (2020);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value; and
- Ontario Heritage Toolkit.

1.2 Site Description and Context

The Site is composed of five adjacent properties, known municipally as 17 and 19 Ann Street, 84 and 90 High Street East, and 91 Park Street East. The Site comprises the entire block bounded by Park Street East to the northwest, Hurontario Street to the northeast, High Street East to the southeast, and Ann Street to the southwest. The Site is located in downtown Port Credit, one block north of Lakeshore Road East and one block south of the Port Credit Go Train Station.

The Site contains four buildings and a public open space:

- **17 Ann Street:** A single-detached bungalow constructed in the 1950s. It is currently occupied with a single residential unit.
- **19 Ann Street:** A one-and-a-half storey wooden vernacular Gothic-style structure constructed between 1873 and 1891. It is currently occupied with two commercial office units.
- **90 High Street East:** A two-and-a-half storey Credit Valley stone, stucco and wood residence constructed in 1909. It is set back from High Street East on a large landscaped lot with mature trees, two bay garage and parking lot. The property is enclosed by a decorative steel fence with stone gateposts along High Street East and Hurontario. It is currently occupied with a single residential unit.
- **84 High Street East:** A two-and-a-half storey coursed rubble and dressed beige stucco and shake residence constructed in 1912. It is set back from High Street East on a large landscaped lot with a curvilinear pathway leading to the front entrance from High Street East. It currently contains six residential apartment units.
- **91 Park Street East:** A public park, formerly the site of the Port Credit Lawn Bowling Club, prior to being purchased by the City of Mississauga in 1991.

1.3 Land Use and Zoning Map



Aerial image showing the Site outlined in white (Bing Maps, 2021; annotated by ERA).

1.4 Site and Context Photographs



Looking northwest along Ann Street toward the Site (ERA, 2021).



Looking north across the intersection of Ann Street and High Street East towards the Site (ERA, 2021).



Looking northwest along Hurontario Street towards the Site (ERA, 2021).



Looking south across from the intersection of Hurontario Street and Park Street East towards the Site (ERA, 2021).



Looking northeast along Park Street East towards the Site (ERA, 2021).



Looking southeast along Ann Street towards the Site (ERA, 2021).



South elevation of 84 High Street East (ERA, 2021).



North and west elevations of 84 High Street East (ERA, 2021).



South and east elevations of 90 High Street East (ERA, 2021).



East elevation of 90 High Street East. Note steel fencing and detached two-car garage (ERA, 2021).



North and west elevations of 90 High Street East (ERA, 2021).



West and south elevations of 90 High Street East (ERA, 2021).



South elevation of 90 High Street East. Note stone gate posts and steel gate and fencing (ERA, 2021).



91 Park Street East from Hurontario Street (ERA, 2021).



91 Park Street East looking south (ERA, 2021).



North elevation of 19 Ann Street (ERA, 2021).



North and west elevations of 19 Ann Street (ERA, 2021).



Looking southeast from the Site across High Street East (ERA, 2021).



Looking southeast from the Site across High Street East (ERA, 2021).



Looking southeast from the Site across the intersection of High Street East and Ann Street (ERA, 2021).



Looking southwest from the Site across the intersection of Ann Street and Park Street East (ERA, 2021).



Looking west from the Site across the intersection of Ann Street and Park Street East (ERA, 2021).



Looking northwest from the Site across Park Street East (ERA, 2021).



Looking north from the Site across the intersection of Park Street East and Hurontario Street (ERA, 2021).



Looking northeast from the Site across Hurontario Street (ERA, 2021).



Looking southeast from the Site across the intersection of Hurontario Street and High Street East (ERA, 2021).



Looking Southwest across Hurontario Street (ERA, 2021).

1.5 Heritage Resources

1.5.1 Heritage Status

On-Site Heritage Resources

Three properties on the Site are recognized municipal heritage resources:

- **84 High Street East** (Designated Part IV): Charles Hamilton House 'Avonston', 1912. Designation By-law 0206-2007 (See Appendix I) passed by City Council on May 23, 2007.
- **90 High Street East** (Designated Part IV): W. T. Gray House, 1909. Designation By-Law 0385-2005 (See Appendix II) passed by City Council on October 12, 2005.
- **19 Ann Street** (Listed): Gothic House, 1870s. Inventory No. 195. Reason: Architectural.

19 Ann Street is described on the Mississauga Heritage Register as a one-and-a-half storey wood-clad Gothic-style house. Built in the 1870s, it features an asymmetrical three bay facade and gabled dormer with wide lancet window (see listing description in Appendix III).

Adjacent Heritage Resources

The Site is considered adjacent to the following municipally recognized heritage resources:

- **20 Hurontario Street** (Listed): Heary House, 1912. Inventory No. 501. Reason: Architectural.

20 Hurontario Street is described on the Mississauga Heritage Register as an early 20th century bungalow style house, built in 1912. It is valued for its high degree of historic integrity and its relationship with adjacent properties including 84 and 90 High Street East, which together define the entry to Port Credit (see Listing Description in Appendix IV).



84 High Street East (ERA, 2021).



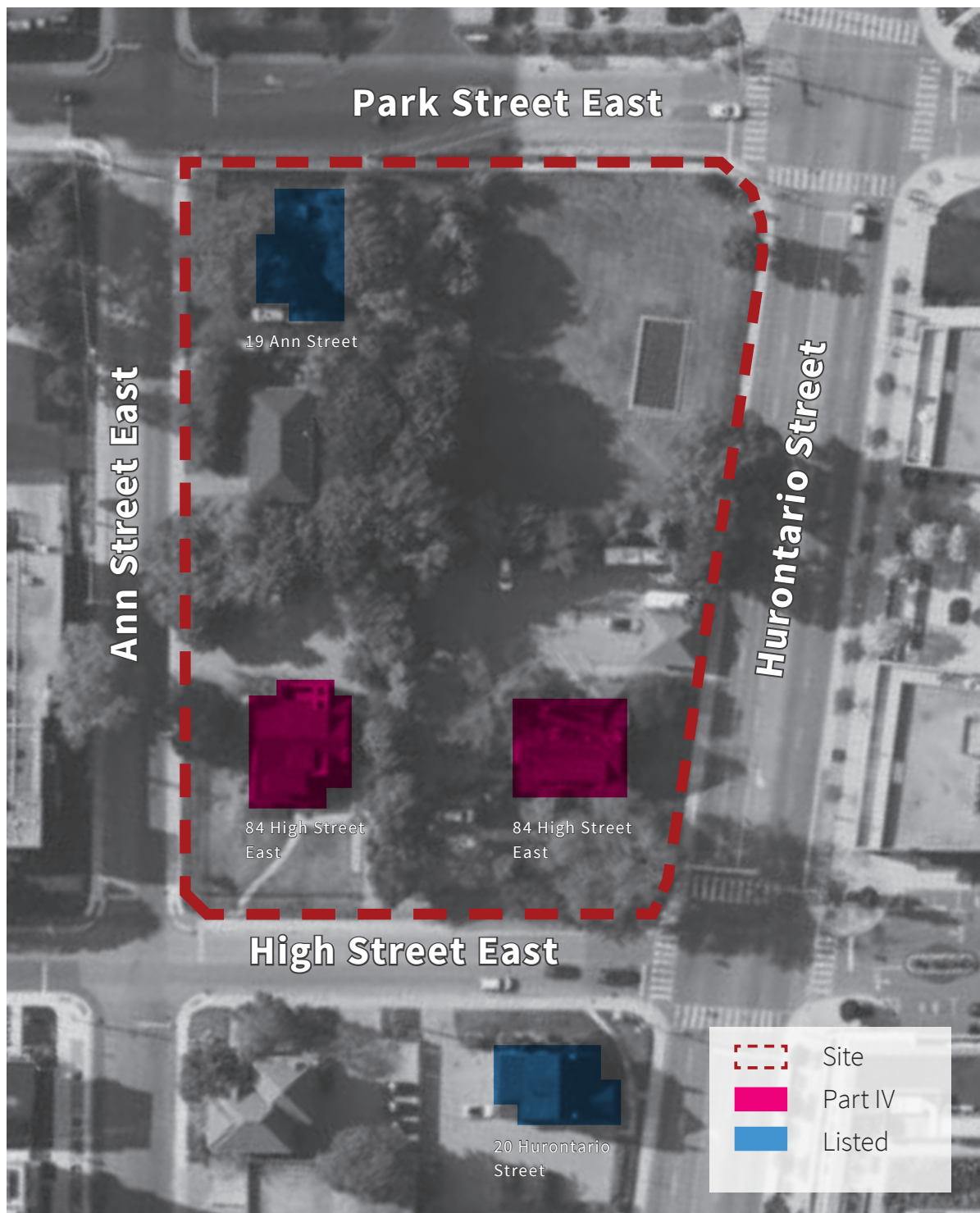
90 High Street East (ERA, 2021).



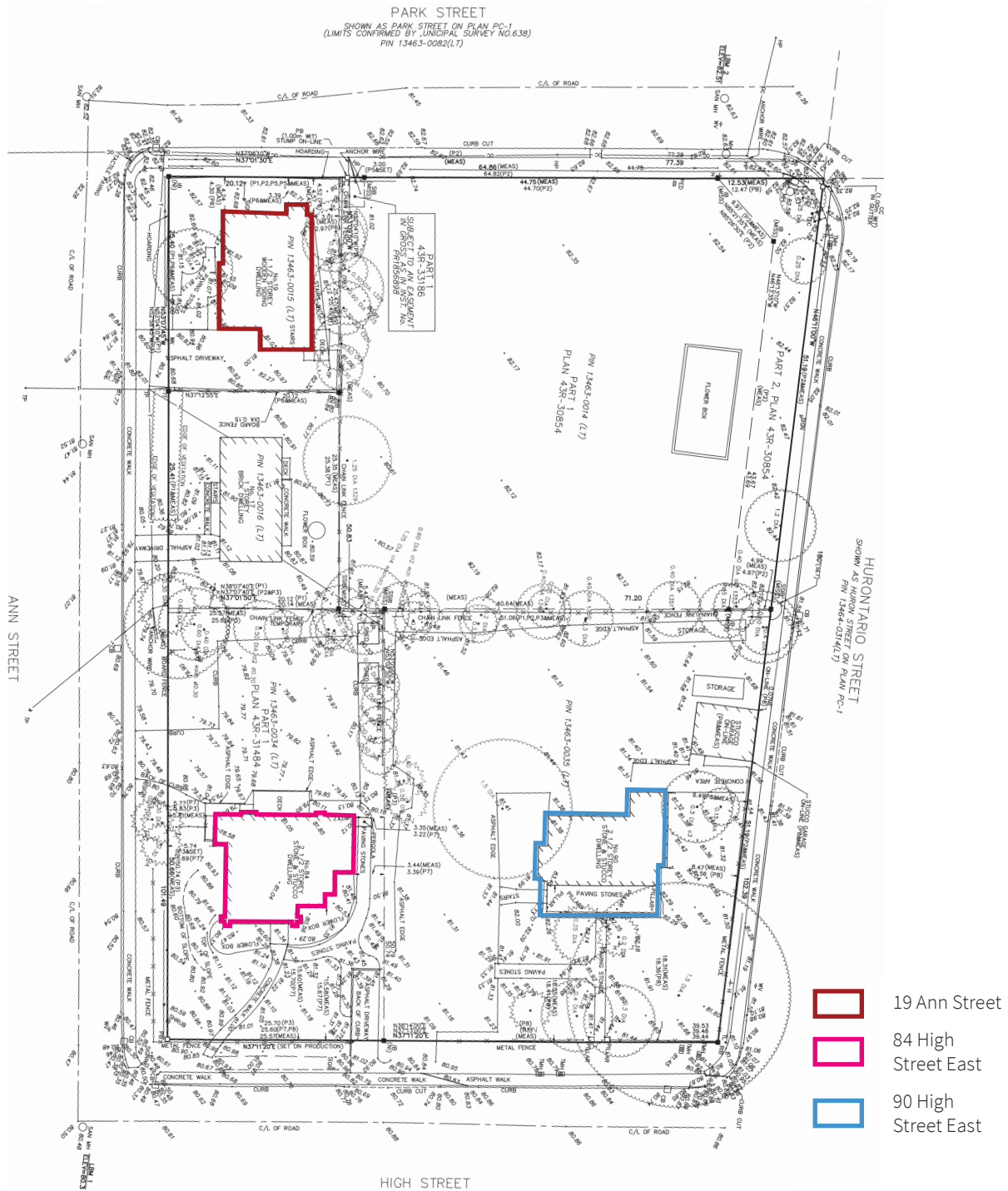
19 Ann Street (ERA, 2021).



20 Hurontario Street (ERA, 2021).



(Bing Maps, 2021; annotated by ERA).



1.5.2 Statements of Significance

84 High Street East

Description of Property

The Charles Hamilton House is a two and-a-half storey dwelling, located on the north side of High Street East, Port Credit.

Statement of Cultural Heritage Value or Interest

The Charles Hamilton House's cultural heritage value lies in it being one of few remaining Bungalow style dwellings of its scale in Mississauga and the only known surviving structure designed by Chadwick and Beckett in Mississauga. Typical of the Bungalow style, it features a broad, gently pitched roof, deep overhanging eaves, an extensive porch and a variety of building materials. Lawrence Park architects Chadwick and Beckett designed the house, which was likely built in 1912.

The Charles Hamilton House's cultural heritage value also lies in its association with Charles Hamilton, Port Credit's Post Master from 1894 to 1921. Hamilton was a central figure and community leader in Port Credit. He ran Port Credit's leading general store, served as Councillor from 1926 to 1927, was instrumental to the success of the Port Credit Band, served as warden and board member of Port Credit's Trinity Anglican Church, and was involved in the public library and local service lodge.

The Charles Hamilton House's cultural heritage value also lies in its association with Port Credit's history as a tourist destination. Hamilton used his house as a tourist home (bed 'n breakfast).

The Charles Hamilton House is also of cultural heritage value because it is a Port Credit landmark that is critical to defining the character of the immediate area. The house is visible from a main and historic thoroughfare of not only Port Credit but Mississauga as well, Hurontario Street. Central amongst other early twentieth century single family dwellings, the structure is critical to defining the historic character of the area. Moreover, it is the companion piece to the W.T. Gray House, its only neighbour on the north side of High Street between Ann Street and Hurontario Street. The Hamilton House complements the W.T. Gray House, at 90 High Street East, in style. According to the Gray family, this was Hamilton's intention. The Hamilton House is physically, functionally and historically linked to Port Credit by its location, proximity to the core, as the residence of one of its foremost citizens and downtown merchants, and as part of its tourist history.

Description of Heritage Attributes

Key attributes of the Charles Hamilton House that reflect its value as a Bungalow style dwelling designed by Chadwick and Beckett:

- *the footprint of the house as it relates to the property at large*
- *its mature trees, including the mature spruce in its full shape*
- *the entire structure in and of itself, including all of its conglomerate parts*
- *its broad, gently pitched roof that covers the porch and extends beyond the house walls*
- *the proportions and exact form of the roof and gables*
- *the shingled gables*
- *its deep overhanging eaves*
- *the exposed purlins under the eaves, including their shape and form*
- *its extensive front porch*
- *all exposed natural Credit Valley stone with its aged patina, including ground floor, porch walls, porch columns and chimney*
- *the arches that span the space between the porch columns*
- *the stone ledge that caps the buttresses and porch walls*
- *the voussoirs and keystone above the openings*
- *the stuccoed upper walls*
- *the arrangement and form of the Tudor half timbering*
- *the shed dormers and their shape and form*
- *the varying size of the windows proportionate to the structure*
- *the wooden window surrounds*
- *the stone plinths below the windows*
- *the large three-flue stone chimney on the east side*
- *the wide stairway that accesses the front porch*

Key attributes of the Charles Hamilton House that reflect its association with Charles Hamilton:

- *its location in Port Credit, near to the village core in which he was active*
- *the extensive front and side lawn on which his funeral was held*

Key attributes of the Charles Hamilton House that reflect its association with Port Credit tourism:

- *its location in Port Credit and its proximity to Lakeshore Road and Hurontario, both historic thoroughfares*

Key attributes of the Charles Hamilton House that reflect its contextual value:

- *its location on High Street, in the midst of a historical neighbourhood and occupying the west half of the north side of the High Street block between Ann Street and Hurontario Street*
- *its scale and massing that are compatible with the other structures in the neighbourhood*
- *its full visibility from Hurontario Street*
- *its original massing and layout on the lot that reflects the historic pattern of the neighbourhood*

90 High Street East

The property known as 90 High Street East is recommended for heritage designation under the terms and conditions of Part IV, the Ontario Heritage Act, for reasons of its cultural heritage value and interests of historical, architectural and contextual significance.

In 1908, William Thomas Gray acquired the subject property for \$650 from Charles G. Hamilton, and built the current house in 1909. W. T. Gray and Louise Marie Elliot, just married, moved into the house in the same year. Located at the corner of High Street East and Hurontario Street, it is only steps away from the former St. Lawrence Starch Works. W. T. Gray became president of the company in 1938, remaining so until 1965. He passed away in 1975 in his ninety-fifth year and ownership of the property was passed on to his sons James A. D. Gray and John C. Gray. W. T. Gray's father, John Gray, was one of the founding partners of the St. Lawrence Starch Works, which was incorporated in 1889. The Gray family name is synonymous with the early economic development and success of Port Credit.

The W. T. Gray residence, built in 1909, was designed as a Colonial variation of the traditional Bungalow Style, with some Tudor Revival influences of half-timbering. The two-and-a-half storey, three bay structure has exterior finishes in coursed Credit Valley stone on the ground floor, second floor, and chimneys, stucco and half timbering on the second floor gable ends and shingles that presumably were originally wood.

The main entrance is located at the centre of the south facade. The main door and sidelights appear original to the structure, but the adjacent French doors placed on either side of the entrance have been replaced in recent years. The south facade dormer fenestration includes original

paired twelve pane casement windows on either side of the shed dormer balcony. Within the balcony, there are multi-paned glass windows and a door. The west facade has original double nine paned casement windows, and a first storey projecting bay with four casement windows side-by-side, each with nine panes. The east facade has paired nine pane and four pane casement windows of various sizes. The rear facade, which faces north, has several small multi-paned windows along the main floor and basement. There are two doors, one located at the centre and another on the west facade of the small, one storey projecting wing. The upper storey windows are of various shapes and sizes, located within the shed dormer, including the three twelve paned casement windows.

Structural and stylistic details that contribute to its high architectural quality include the rear and front shed dormers, large overhang roof supported by large pillars, large veranda, central main entrance, and use of various 'rustic' materials. The expanse of exterior space around the building helps to relate the building with its natural surroundings. Another important characteristic is the rather modest appearing front elevation, while side elevations reveal two-and-a-half stories of living space. Elements of Colonial-Revival are demonstrated through the four large Tuscan columns, the Tudor inspired half-timbering located on the gable ends, stone base and windows that are varied in size. The Bungalow Style was popular through the first half of the twentieth century, arriving in Canada circa 1910. This is a particularly fine example of the Colonial variation and should be acknowledged as one of the earlier examples.

The W. T. Gray House fronts onto High Street East, located just off Hurontario Street, one block north of Lakeshore Road East, within the centre of port Credit. The property is predominately displayed on an open corner lot and its proximity to Hurontario Street makes it a significant cultural landscape and within the immediate context of early twentieth century residential structures. The relationship between 84 and 90 High Street provides a unifying scale and adds to the architectural quality of each, but also to their historical association and context within Port Credit as recognized landmarks. Although the structure has been used in the past for both commercial and residential uses, the original residential character has remained intact and the Bungalow Stylistic qualities of the building have been preserved.

The subject property, located at the northwest corner of Hurontario Street and High Street is highly visible. The building rests on a relatively large open lot consisting of mature trees, including an uncommon Gingko tree, and other vegetation. An expansive open lawn on the front

yard is also open to the Hurontario Street side of this corner lot. An iron fence, which compliments the character of the house and streetscape, is located on the eastern and southern edges of the property. This open vista from the street to the house enhances the visual character of the building in its setting.

2 SITE HISTORY

2.1 Historical Context

Indigenous Territory & Colonial Context

This site history was prepared from a non-Indigenous perspective, based on written and archaeological records. It does not reflect or represent the full rich history of Indigenous peoples in this region.

The Site forms part of the traditional territory of diverse Indigenous Nations including the Mississaugas of the Credit, Wendat, Haudenosaunee, and Anishinaabe. Beginning in the early 1700s, the area around the Etobicoke Creek, Credit River, and Burlington Bay was settled by the Mississaugas of the Credit, who until the late 1600s had inhabited territory north of Lake Huron. The name Mississauga is an Ojibway (Anishinaabe) word meaning “River of the North of Many Mouths”.

Following the establishment of a French colonial trading post at the western end of Lake Ontario in the 1720s, the Mississaugas regularly engaged in the regional fur trade.

“A practice soon developed by which French, and later English fur traders would extend credit to the Mississaugas at a particular river location. As a result, this river became known as the Credit River. By extension, the Mississaugas established in the region became known to Europeans as the Mississaugas of the Credit.” (Mississaugas of the New Credit First Nation)

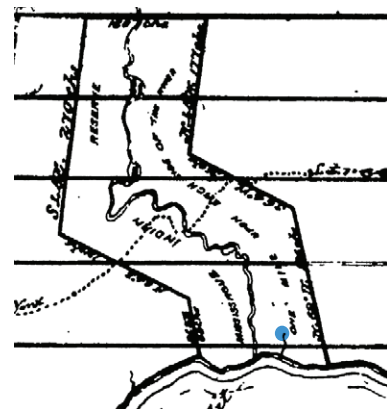
The Mississauga Purchase Treaties

On August 2, 1805, near the mouth of the Credit River, the Mississaugas signed Provisional Treaty 13A, surrendering 70,784 acres of land to the British Crown. Encompassing the area from Etobicoke Creek to Burlington Bay to 6 miles from the shoreline, the treaty became known as the “Mississauga Purchase” or the “First Purchase”. As part of the negotiations, Treaty 13A set aside a one-mile strip of land on either side of the Credit River, from Lake Ontario to the base line (Eglinton Avenue), for the Mississaugas which would come to be known as the Credit Indian Reserve (CIR).

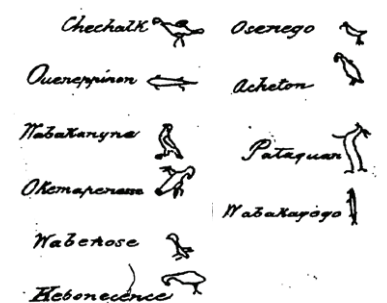
In 1806, provisional Treaty 13A was ratified with the signing of Treaty 14, known as the “Head of the Lake Purchase”. These newly ceded lands were surveyed as Toronto Township. On October 28th, 1818, the Mississaugas signed Treaty 19. Referred to as the Second Purchase, a



Section of 1688 map of lake Ontario showing the location of the Site (University of Toronto, annotated by ERA).



1806 map section of Treaty 14, showing the boundaries of the Credit Indian Reserve along the Credit River. The location of the Site is indicated with in blue (Chamberlain, 1891; annotated by ERA).



1806 Doodems of the Mississauga chiefs who signed Treaty 14 (Chamberlain, 1891).

further 600,000 acres of land were surrendered to the British Crown, including much of the current Region of Peel. These lands would form the townships of Toronto, Chinguacousy, Caledon, Albion and Toronto Gore. The signing of Treaties 22 and 23 (the Credit Treaties) in 1820, saw the Mississauga's surrender all of the CIR lands, save for 200 acres to the east of the Credit River and north of the Site



1849 map of the Credit River Indian Reserve and Port Credit Village. The Site is indicated with a blue arrow (Peel Gallery, Museum and Archives).

Port Credit

In 1834, the colonial administration in Upper Canada chartered the Credit Harbour Company to construct a harbour at the mouth of the Credit River. In 1835, the administration followed the harbour construction with the survey of a new village, Port Credit, on the west bank of the mouth of the Credit River. In 1846, the lands on the east bank of the Credit River were surveyed as the Plan of the Extension of the Town Plot of Port Credit. This extension was bounded by Queen Street to the north, Huron Street (today's Hurontario Street) to the east, Lake Ontario to the south, and the Credit River to the West.



1846 Survey Plan for the extension of Port Credit with the Site outlined in red (Heritage Mississauga, annotated by ERA).

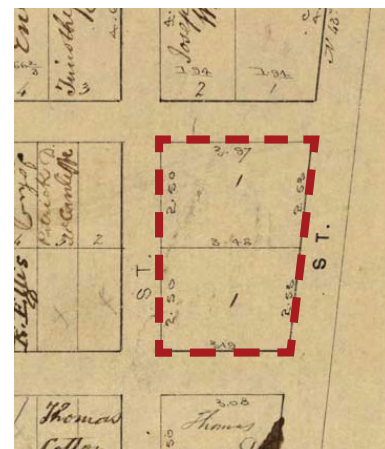
2.2 Site History

2.2.1 Block History

The Site is comprised of Lot 1 Park Street South Side and Lot 1 High Street North Side which were established by the Plan of Extension in the Town Plot of Port Credit in 1846.

In 1865, both Lots were acquired by the Bank of Upper Canada from Frederick W. Jarvis who was the Sheriff of York and Peel County. As part of his duties Jarvis was responsible for collecting money owed to the Bank of Upper Canada, suggesting that the property may have been repossessed from an earlier owner.

On September 6, 1869, both lots were purchased by John B. Crickmore. Crickmore subsequently sold the properties to William B. Hunter on September 20, 1869 who sold them the same day to the Peel General Manufacturing Company for 14,000 shares in the company.



1850 Map of Port Credit with the Site outlined in red (Heritage Property Index, annotated by ERA).

Between 1869-1873, according to land-transfer records, James Hamilton appears to have acquired both blocks, although there is no record of him being granted title to the property. As a businessman and postmaster, James Hamilton was a prominent member of the community. In the 1871 Census, he is recorded as owning 292 acres of land, 14 town building lots, five dwellings, one warehouse / commercial building, and six barns / stables.

Lot 1 Park Street South Side (North Half of the Block)

In 1873, the north half of the block was purchased from James Hamilton by Catherine A. Ford for 140 dollars. The relative purchase price suggests that there was not yet any residential building on the property at the time of sale.

In October 1879, she married John Henry Hill, a sailor. In 1885, Catherine Ford Hill sold the full Lot 1 Park Street South Side to a John Ford, likely her father, who immediately sold back to her the westerly 66-ft frontage of Lot 1 on Park Street, corresponding to the northwest corner of the full block.

In the 1891 census, Catherine Ford Hill, John Henry Hill and their four children are recorded as living in a two-storey, seven-room wood-frame house, which is comparable in scale, height and materials, and consistent with the era, of the existing building at 19 Ann Street. Given John Henry Hill's income as a sailor, it is unlikely that he would have owned more than one house, and so it is estimated that the house referenced in the census is the house on Site.

The research thus suggests that the house at 19 Ann Street was constructed during the 18-year window between 1873-1891, under the Ford-Hill family's tenure.

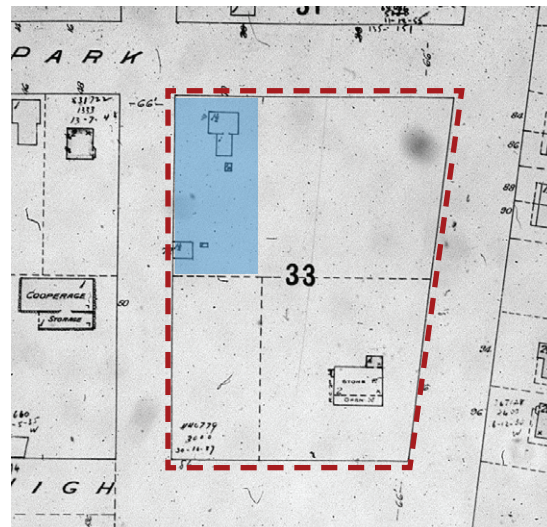
After Catherine Ford Hill's death in May 1898, her husband remained on Site, re-purchasing the east half of Lot 1 Park Street South Side from John Ford in 1901.

19 Ann St: Investigations & Analysis

Within Mississauga's historical record, there is some conjecture that the building at 19 Ann St may have been moved at some point to the property. This may have been in part due to an archival resource that mislabelled another residence as the house at 19 Ann St.

ERA conducted supplementary investigations into the property, including census reviews, two interior site visits, and consultation with members of the Mississauga Heritage Advisory Committee. The interior site visits were conducted by a materials conservation specialist, and included specific review of structural elements in the basement.

The review showed that the exterior of the basement wall was constructed of rubble stone with cement parging, with the interior constructed of cement block in front of a stone rubble wall. There is also a significant variation in the thickness of the basement walls. Together, this suggests an earlier foundation that was altered or reinforced at a later date. There is no evidence to suggest that the building was not constructed on Site.



1910 fire insurance plan showing the Site outlined in red and the westerly 66-ft frontage lot shaded blue (Peel Art Gallery, Museum and Archives, annotated by ERA).

The 1910 Fire Insurance Plan for Port Credit shows a one-and-a-half storey home with one storey rear wing on the northwest corner of Lot 1 Park Street South Side, near the intersection of Ann Street and Park Street East.

In 1912, John Henry Hill sold the full Lot 1 Park Street South Side to a John E. Hall, for \$3,400. Born in England, John E. Hall was listed in the 1911 Census as a broker, and his 1942 death certificate lists his profession as "real estate".

Two years later, in 1914, Hall established the Port Credit Lawn Bowling Club on the east half of Lot 1 Park Street South Side. On May 22, 1920, *The Globe* noted that John E. Hall was the president and director of the Port Credit Lawn Bowling Club. The article went on to state

"A new clubhouse is being erected, and the club is looking forward to a very active season. The ladies are talking of organizing a ladies' club."

In 1949, the Port Credit Lawn Bowling Club purchased the easterly portion of Lot 1 Park Street South Side from the Estate of John E. Hall. In 1994, after 90 years on site, the Club moved to its current location at 1375 Cawthra Road.

Meanwhile, in 1920, John E. Hall sold the westerly 66-ft frontage (the northwest corner of the block) to Malcolm Thomson and his wife. Malcolm, along with his brothers Robert, William and Stanley, ran the Jon Thomson & Sons Lumber Company, a lumber, coal and ice-supply company founded by their father in 1895. John Thomson & Sons was a major operation and local employer, located immediately across Park Street East from the Site. The company continued to operate there until the 1960s, and in 1976 the land was expropriated by the Toronto Area Transportation Authority, and continues to serve today as a parking lot for the Port Credit GO Station.

The residence at 19 Ann Street was likely convenient housing for Malcolm Thomson due to its proximity to his work, but he owned the property only until 1927, when it was sold to Robert H. Woods (listed in the 1921 Census as a labourer at the St. Lawrence Starch Company). Other than Malcolm Thomson's seven-year tenure, there is no evidence that 19 Ann Street was associated with John Thomson & Sons as a major local employer, e.g. as workers' housing. No past or future residents (between 1895-1976) are recorded as having been employed there.

The westerly 66-ft frontage was held by Robert and Eliza Woods until 1955, when they subdivided the lot into the current properties of 17 and 19 Ann Street, and sold both new lots to mechanic Hernicus Vandevalk and his wife Johanna. The existing house at 17 Ann Street was constructed shortly afterward.

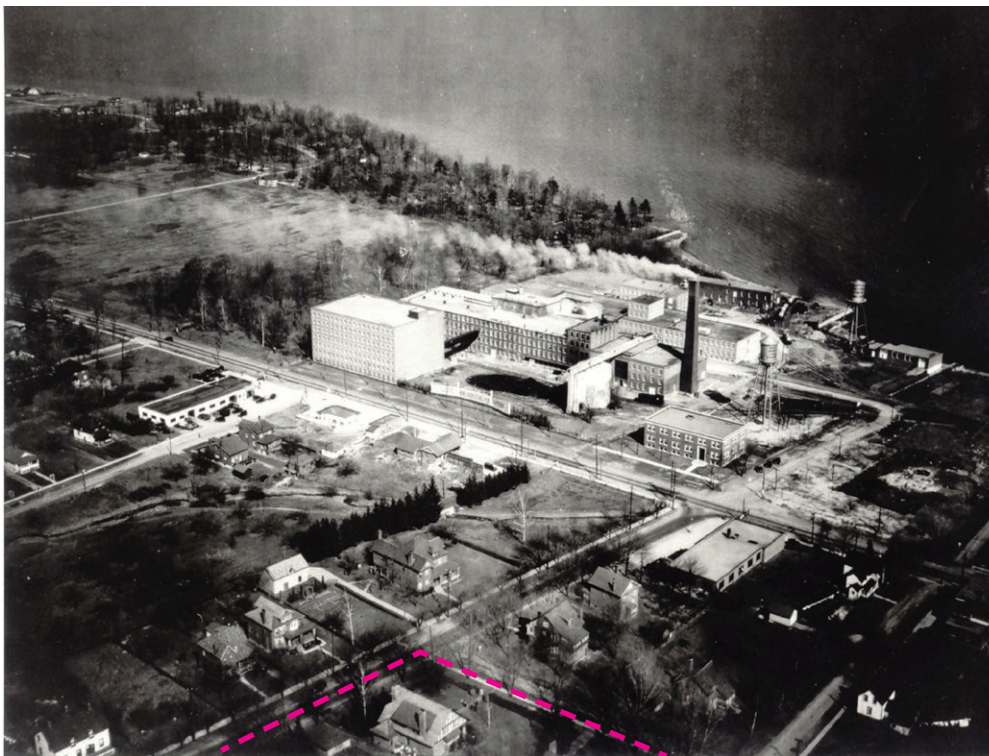
Two years later, in 1957, 19 Ann Street was purchased by George and Josephine Pearson, who owned the property for 20 years until 1977, when they sold to Doreen Hetherington. The following year, in 1978, building permits were issued for interior alterations at 19 Ann Street, and the conversion of a portion of the structure for use as a dance studio.

In 1983, 556455 Ontario Inc and 556456 Ontario Inc purchased the property. In 1998, a building permit was issued for the construction of an enclosed verandah/porch.

Lot 1 High Street North Side (South Half of the Block)

The south half of the block, Lot 1 High Street North Side, was owned by James Hamilton from an unknown date until the turn of the 20th century, when his son Charles Hamilton is recorded as having obtained full ownership of the lot. There is no purchase date, however a Quit Claim to title by his brother Frederick suggests that the property was inherited from their father.

In 1906, Charles Hamilton severed the easterly portion of the lot and sold it to William Thomas Gray who constructed the current residence at 90 High Street East in 1909. The 1910 Fire Insurance Plan for Port Credit shows the W.T. Gray residence. In 1912, Charles Hamilton constructed 84 High Street East on the westerly portion of Lot 1 High Street North Side.



1935 aerial southeast-facing photograph with the Site outlined in pink. The house and garage at 90 High Street is the only portion of the Site that's visible (Heritage Mississauga, annotated by ERA).



Undated photographs of 90 High St E, clockwise from top: (1) looking northwestward; (2) looking southward across High Street, showing historic landscape condition between 84 and 90 High Street; (3) looking northeastward; (4) looking northeastward from lawn; (5) looking northeastward across High Street (FRAM + Slokker).

2.2.2 Chain of Ownership: 19 Ann Street

- **1865-1869** Bank of Upper Canada.
- **1869 (September 6-20)** John B. Crickmore.
- **1869-Unknown** Peel General Manufacturing Company.
- **Unknown-1873** James Hamilton and wife.
- **1873-1885** Catherine A. Ford.
- **1885-1912** Catherine A. (Ford) Hill.
- **1912-1920** John E. Hall.
- **1920-1927** Malcolm B. Thomson and wife.
- **1927-1955** Robert H. Woods and wife.
- **1955-1957** Hernicus and Johanna Van de Valk.
- **1957-1977** George and Josephine Pearson.
- **1977-1983** Doreen Hetherington.
- **1983-Unknown** 556455 Ontario Ltd. and 556456 Ontario Ltd.

A chain of ownership has not been provided for 84 High Street and 90 High Street because a comprehensive site history is already included in their respective designation by-laws.

A chain of ownership has not been provided for 17 Ann Street because it is not considered a prospective cultural heritage resource.

3 CULTURAL HERITAGE VALUE ASSESSMENT

19 Ann Street has been evaluated against the Ontario Regulation ("O. Reg.") 9/06 Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act* (the "OHA").

O. Reg. 9/06 was developed for the purpose of identifying and evaluating the cultural heritage value or interest of a property proposed for protection under section 29 of the OHA. The purpose of the criteria is to provide a consistent approach in the evaluation of heritage properties.

O. Reg. 9/06 states that 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.

The properties at 84 and 90 High Street have not been evaluated using O. Reg. 9/06 since they are already designated under Part IV of the OHA. The property at 17 Ann Street has not been evaluated as it is not considered a prospective cultural heritage resource.

Value (quoted from Ontario Reg. 9/06)	Assessment of 19 Ann Street
<p><i>The property has design value or physical value because it,</i></p> <p><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></p> <p><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></p> <p><i>iii. demonstrates a high degree of technical or scientific achievement.</i></p>	<p>i. 19 Ann Street is a modest example of a Gothic Revival cottage that has undergone exterior and interior alterations. It is not a rare, unique or exceptionally representative example of a Gothic Revival cottage.</p> <p>ii. The remaining interior and exterior features do not display a high degree of craftsmanship or artistic merit.</p> <p>iii. As a modest vernacular 19th century structure it does not demonstrate a high degree of technical or scientific achievement.</p>
<p><i>The property has historical value or associative value because it,</i></p> <p><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></p> <p><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></p> <p><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></p>	<p>i. Based on the research conducted to date, the property is not associated with a theme, event, belief, person, activity, organization or institution that is significant to a community. While the house was owned by Malcolm Thomson of the Thomson Lumber Company for seven years, the building does not exemplify this association, and it not considered to meet any threshold for conservation on this basis.</p> <p>ii. The property does not yield, nor does it have the potential to yield, information that contributes to an understanding of community or culture.</p> <p>iii. The architect and builder of the property is unknown.</p>
<p><i>The property has contextual value because it,</i></p> <p><i>i. is important in defining, maintaining or supporting the character of an area,</i></p> <p><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></p> <p><i>iii. is a landmark.</i></p>	<p>i. 19 Ann Street is not important in defining, maintaining or supporting the character of the surrounding area. As an evolving context, the surrounding area does not possess a combination of physical elements that provide a distinctive sense of identity that 19 Ann Street might define, maintain or support.</p> <p>ii. Although the property was developed in the 1870s, it does not demonstrate a physical, functional, visual or historical relationship to its surroundings.</p> <p>iii. 19 Ann Street is not considered a landmark.</p>

Recommendation

It is ERA's opinion that 19 Ann Street has minimal cultural heritage value and is not an appropriate candidate for designation under Part IV of the Ontario Heritage Act, nor for retention, or conservation using the Provincial Policy Statement definition of "conserved".

The property contains a modest Gothic Revival style cottage constructed between 1873 and 1891 that has been modified. It is not an early, rare, unique or representative example of an Ontario Gothic Revival cottage. While constructed in the last quarter of the 19th century, our research has not yielded any information to suggest the property possesses historical and associative value that is important to, or contributes to an understanding of, a community. The property does not have contextual value as it is located within an evolving context that does not possess the combination of physical elements that provide a distinctive sense of identity.

4 CONDITION ASSESSMENT

A review of the exterior building conditions for 84 and 90 High Street East, and 19 Ann Street in Port Credit was carried out from grade in September of 2021. Architectural features such as the visible exterior wood cladding and trim details, exterior masonry and rough-cast stucco, windows and doors, roof details, and flashings and rainwater management systems were reviewed. The interior spaces along with the structural, mechanical, electrical, and plumbing systems and elements were not included in the review.

4.1 84 High Street East

Overall, the exterior primary building elements for 84 High Street appeared to be in fair to good condition in most locations, with certain building features such as selective wood details approaching fair or poor condition in some locations.

- The exterior building elevations are primarily composed of random uncoursed ashlar masonry with lime-based mortar joints on the lower floor with rough-cast painted stucco and Tudor half-timbering details on the upper floors. Wood shingles cover the gable ends on the top floor and wood details are used to trim around the doors and windows in most locations. Exposed rafter tails are found under the eave lines around the building perimeter. There is a recent wood secondary stair and landing addition at the back of the building that mimics the historical details found elsewhere on the building.
- The ground floor masonry details around the building perimeter appear to be in fair to good condition in most locations, with isolated locations of step cracks, open mortar joints, and insensitive past repointing between the stone units (see Fig. 1).
- There are isolated locations of cracked or deteriorated cast-concrete details such as window sills or stone wall copings (see Fig. 2).
- The rough cast stucco on the upper floors appears to be generally in good condition in most locations, with isolated areas of cracking or poor past repairs using an inappropriate cement-based patching compound (see Fig. 3).

DEFINITION OF TERMS

The building components were graded using the following assessment criteria:

Excellent: Superior aging performance. Functioning as intended; no deterioration observed.

Good: Normal Result. Functioning as intended; normal deterioration observed.

Fair: Functioning as intended; Normal deterioration and minor distress observed.

Poor: Not functioning as intended; significant deterioration and distress observed.

Defective: Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk.

- Wood details around the building perimeter appear to be generally in fair condition, with some wood elements in poor condition. Exposed wood eave details and rafter tails appear to be in good condition in most locations, as well as the main front porch and landing wood ceiling and perimeter trim details. There is wood rot present in some locations on the second-floor east sunporch projection (see Fig. 4).
- Wood trim details around the windows and doors, as well as the applied wood half timbering details appeared to be in fair to good condition. There are isolated locations of missing or animal damaged perimeter wood window casings or trim (see Fig. 5).
- The wood shingles in the gable end walls are at the end of their serviceable lifespan. The wood gable end eave-line details have been damaged due to animal intrusion (see Fig. 6).
- All the windows have been replaced with what appear to be modern metal inserts. They're currently in good condition.
- The asphalt shingles on all the roof surfaces and associated perimeter prepainted metal flashings appear to be intact and in serviceable condition in most locations. The gutters and downspouts are continuous and functioning as intended in most locations, although there are isolated locations where the gutters are rusted or damaged and downspouts have become detached. (see Fig. 7).



Fig. 1 (ERA, 2021).



Fig. 2 (ERA, 2021).



Fig. 3 (ERA, 2021).



Fig. 4 (ERA, 2021)..



Fig. 5 (ERA, 2021).



Fig. 6 (ERA, 2021).



Fig. 7 (ERA, 2021).

4.2 90 High Street East

Overall, the exterior primary building elements for 90 High Street appeared to be in fair condition in most areas, with certain building features such as stucco details and roof cladding currently in poor condition.

- The exterior building elevations are primarily composed of small-scale uncoursed ashlar masonry on the lower floor and chimneys, possibly applied as a veneer over an internal structural wood frame. Smooth painted stucco and Tudor half-timbering details are located in the gable ends on the upper floors, and stucco was used for the front porch soffit details and to clad the oversized Tuscan-style porch columns. Wood shingles were applied to the fronts and cheeks of the upper storey shed dormers on the north and south elevations. Wood details are used throughout the building for features such as the trim around the doors and windows, the faux beams on the front porch ceiling and gable brackets.
- The ground floor and chimney masonry details appear to be in fair to good condition in most locations, with isolated locations of step cracks and open mortar joints between the small stone units. The stone window sills appeared to be in good condition (see Fig. 8).
- The smooth painted stucco in the east and west upper floor gable ends appears to be in generally good condition with no visible cracks or delamination. However, the paint on the stucco is peeling badly (see Fig. 9).
- The stucco used for the ceiling of the front porch is in defective condition, and is delaminating from the ceiling areas (see Fig. 10).
- Wood details around the building perimeter are in fair to poor condition in many locations. Wood trim details around the windows and doors, as well as the applied wood half timbering details appear to be in fair condition. Some of the upper storey wood window sills are rotten. The applied faux ceiling beams in the front porch area and the gable end brackets are badly rotten (see Fig. 11 and 12).
- The wood shingles on the upper storey shed dormers are approaching the end of their serviceable lifespan.
- The wood windows are in fair condition, and at least one has a broken window pane.
- The asphalt shingles and associated perimeter flashings on the roof are in poor condition. The prepainted metal gutters and downspouts are also in poor condition around the building perimeter (see Fig. 13).



Fig. 8 (ERA, 2021).



Fig. 9 (ERA, 2021).



Fig. 10 (ERA, 2021).



Fig. 11 (ERA, 2021).



Fig. 12 (ERA, 2021).



Fig. 13 (ERA, 2021).

4.3 19 Ann Street

Overall, the primary building elements for 19 Ann Street appeared to be in fair to good condition in most locations, with certain building features such as selective wood details or windows approaching a poor state of condition in selective locations.

- The Dutch lap tongue and groove wood siding appeared to be in fair to good condition in most locations with isolated locations of rot in some siding boards, primarily near grade where frequently subjected to water saturation. The paint on the siding is peeling and flaking in many locations leaving the wood exposed and subject to potential deterioration (see Fig. 14).
- The paint on the front porch deck boards is also peeling in many locations, although the underlying wood appeared to be generally in fair condition.
- The rear porch is unpainted and more exposed to the elements than the front porch. There is some rotten wood evident in the porch landing, steps and support structure.
- The exterior doors and windows appeared to be generally in fair to good condition in most locations, although at least one upper storey window is nearing poor condition. Most of the windows are covered with exterior wood storm windows, which currently require stripping and repainting (see Fig. 15)
- The gutters, downspouts and associated metal flashings appeared to be intact and functioning as intended. There is a broken clay drain tile near the northeast corner which requires replacement. (see Fig. 16)
- The asphalt roof shingles appeared to be in good condition in most locations.
- The foundations are composed of rubble stone covered with a cementitious parging material. The foundations appeared to be in fair condition in most locations, although there is damaged and delaminated parging at the northeast corner of the building.



Fig. 14 (ERA, 2021).



Fig. 15 (ERA, 2021).



Fig. 16 (ERA, 2021).

Interior Documentation (Photographs)



First floor hallway looking east (ERA, 2021).



First floor hallway wood-panelled door and trim (ERA, 2021).



First floor entrance (ERA, 2021).



Staircase from first floor (ERA, 2022).



Staircase from second floor (ERA, 2021).



First floor kitchenette window (ERA, 2022).



First floor principal room (ERA, 2022).



First floor fireplace and wooden plate rail (ERA, 2021).



First floor bay-window, wood trim and plate rail (ERA, 2021).



Detail of bay-window (ERA, 2022).



Second floor hallway looking north (ERA, 2021).



Second floor wood trim (ERA, 2021).



Second floor wooden four-panel door (ERA, 2021)



Second floor baseboard (ERA, 2021).



East elevation second storey window and trim (ERA, 2021).



North elevation second-storey lancet window (ERA, 2022).



Detail of east elevation second storey window and trim showing cut sash cord (ERA, 2021).



Detail of north elevation second storey window showing sash lock (ERA, 2021).



Exposed rubble foundation wall (ERA, 2022).



Foundation wall (ERA, 2022).



Foundation wall, not thinness compared to previous image (ERA, 2022).



Top of foundation wall (ERA, 2022).



Underside of main staircase from basement stairs (ERA, 2022).



Attic looking east (ERA, 2022).



Attic detail of east chimney (ERA, 2022).



Attic detail of wooden cladding (ERA, 2022).

5 HERITAGE POLICY REVIEW

This report was prepared with reference to the following:

- Provincial Policy Statement, 2020;
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019;
- The Ontario Heritage Act, R.S.O. 1990;
- City of Mississauga Official Plan, 2021;
- Port Credit Local Area Plan;
- Parks Canada Standards and Guidelines, 2010; and
- Ontario Heritage Tool Kit.

Provincial Policy Statement, 2020

The Provincial Policy Statement (the “PPS”) directs land use planning in Ontario and identifies the importance of balancing growth demands with the conservation of significant **built heritage resources** and cultural heritage landscapes:

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

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) supports the development of prosperous and complete communities across the Greater Golden Horseshoe Region. This approach includes the recognition and conservation of cultural heritage resources and identifies the importance of built heritage and cultural landscapes to local identity, the tourist sector and the investment potential of communities.

Section 4.2.7 of the Growth Plan directs the following:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

Built heritage resource: a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (PPS, 2020).

Significant: e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (PPS, 2020)

Conserved: the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2020).

Adjacent lands: d) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS, 2020)

The Ontario Heritage Act, R.S.O. 1990

The Ontario Heritage Act (the “OHA”) is the statutory legal foundation for heritage conservation in Ontario. Part IV, Section 27 of the OHA enables the clerk of a municipality to keep a register of properties within the municipality that are of cultural heritage value or interest.

Part IV, Section 29 of the OHA enables municipalities to enact by-laws to designate properties to protect and conserve their cultural heritage value.

Ontario Regulation 9/06 was introduced as part of the 2005 revisions to the OHA and provides *Criteria for Determining Cultural Heritage Value or Interest* which consists of nine criteria under three categories: (1) design/physical value; (2) historical/associative value, and; (3) contextual value.

Cultural Heritage Resources: Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Growth Plan, 2019)

City of Mississauga Official Plan, Consolidated 2021

Section 7.4.1 of the Official Plan directs the following:

7.4.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.

7.4.1.3 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.

7.4.1.10 Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

7.4.1.11 Cultural heritage resources designated under the Ontario Heritage Act, will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the Ontario Heritage Tool Kit, the Ontario Ministry of Culture, and the Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada.

7.4.1.12 The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

7.4.1.13 Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.

7.4.1.14 Cultural heritage resources will be integrated with development proposals.

7.4.2 of the Official Plan directs the following:

7.4.2.2 Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a Heritage Impact Assessment.

7.4.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.

Port Credit Local Area Plan

2.0 Port Credit Community Note

The retention and enhancement of heritage listed properties is strongly encouraged. Properties listed on the Heritage Register will be preserved in their existing location. Any development will incorporate these structures in the design of the proposal. Any changes to these structures or developments adjacent to these structures will require a Heritage Impact Statement and may have additional requirements. Additional requirements may include, but are not limited to, a review and approval from the Heritage Advisory Committee and Council.

Tall buildings will not visually impede the setting of listed/ designated heritage buildings. Where heritage buildings are low-scale, the podium of the tall building will respect and reflect the unique urban character, visual relationships, topography and materials of the surrounding historic building. The tall buildings will preserve and enhance the character and appearance of the setting of the adjacent listed/designated building(s).

Where heritage buildings are low-scale, the podium or ground façade of tall buildings will respect and reflect the unique urban grain and scale, visual relationship, topography and materials of the surrounding historic buildings.

6 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development consists of a full-block redevelopment between High, Ann, Park and Hurontario Streets, including the retention of the buildings at 84 and 90 High Street East, the construction of a 23-storey tower at the block's west corner, and a land-exchange with the City of Mississauga to create two new public parks. It will require the removal of the structures located at 17 and 19 Ann Street and the rear porch at 84 High Street East (not a heritage attribute).

The new development will be set back from 84 High Street East by 7.5 metres at the two-storey podium level, with a projecting element from the podium at the new building's southwest corner that comes within 5.6 metres. The space between the two buildings will include a 2.6-metre rear yard setback on the 84 High Street East property, a 3-metre pedestrian path, and a 2-metre terrace on the new building's property. At the third storey, the new construction will step back by 0.8 metres to create further separation distance from the heritage resource.

The tower will be situated above a two-storey podium that will feature amenity and retail space along Park Street East. The remainder of the podium will consist of residential units including two-storey townhouse units along the south elevation facing 84 High Street East.

The current public property at 91 Park Street East is proposed to be subject to a land-exchange that would establish two new City Park spaces, identified as the "North Public Park" and the "South Public Park". The proposed North Public Park is approximately 1,560 square metres, and includes the current lands at the rear of 90 High Street East, including the house's original detached garage, which is not identified as a heritage attribute.

The proposed South Public Park is approximately 935 square metres, and includes the lands between and in front of 84 and 90 High Street East.

A 5-metre right-of-way conveyance is proposed along the northeast edge of the block for a possible future widening of Hurontario Street. The 5-metre conveyance includes portions of 90 High Street East that are designated under the OHA, including mature trees, expansive open lawn, and iron fence.



Rendering of proposal looking from Ann Street showing the retained heritage building at 84 High Street East to the right (CORE Architects, 2022).



West elevation with the retained heritage building at 84 High Street East to the right (CORE Architects, 2022).



Rendering of proposal looking from High Street East showing the retained heritage building at 84 High Street East to the left (CORE Architects, 2021).



Rendering of proposal looking south showing the retained heritage building at 90 High Street East to the left (CORE Architects, 2022).



Rendering of proposal looking south from Ann Street and High Street East (CORE Architects, 2022).



Rendering of proposal looking west along Park Street East (CORE Architects, 2022).

7 CONSERVATION STRATEGY

The properties at 84 and 90 High Street East will be rehabilitated as part of the proposed development to allow for compatible contemporary uses while maintaining their heritage value. The house-form building at 84 High Street East is proposed to continue its existing use as a 6-unit rental apartment building, while the house-form building at 90 High Street East is proposed to be re-adapted for commercial office use.

The rehabilitation of 84 and 90 High Street East is proposed to incorporate a baseline scope of conservation work, and will include removal of the unsympathetic rear porch at 84 High Street East, and replacement with a contemporary fire escape structure. It will also include replacement of the non-original steps off the front porch at 84 High Street East.

The conservation scope will be further developed and undertaken in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada. A detailed conservation scope will be developed in a pursuant Conservation Plan.

Given its age, a salvage and documentation scope is recommended for the building at 19 Ann Street.

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

Source: Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

8 IMPACT ASSESSMENT

8.1 Impact Summary

The proposed development is not anticipated to have significant negative impacts, as identified by the Ontario Heritage Toolkit, on the cultural heritage value of the Site. While the listed building at 19 Ann Street is proposed to be demolished, the Cultural Heritage Value Assessment in Section 3 of this report concludes that the property is not a candidate for designation under Part IV of the OHA, or for conservation using the PPS definition of "conserved".

New Construction

While the proposed development features an appropriate scale and massing for the evolving context of the area, its scale may present some impact on the adjacent heritage resources at 84 and 90 High Street.

A 23-storey building is proposed to be constructed in proximity to the designated resource and 84 High Street East, with a proposed buffer of 7.5 metres between the two buildings.

The massing, form, materiality and articulation of the proposal are all intended to mitigate potential physical and visual impacts and conserve the cultural heritage values, attributes, and character of on-site and adjacent heritage properties.

While the designated resource at 84 High Street East is a low-scale building, the proposed building's location to the rear and adjacent to the side yard frontage respects the visual relationship of the historic building to High Street East and 90 High Street East.

Land Conveyance

There is a substantial section of both designated properties that is proposed to be conveyed to the City of Mississauga through the Hurontario right-of-way conveyance and for the North and South Public Parks. This includes attributes such as mature trees, expansive open lawn, and iron fence (which does not appear to be early or original), along with other features that may contribute to these properties' cultural heritage value, including the curvilinear paths and the garage.

Within the right-of-way conveyance, it is possible that a future road widening would result in the removal of attributes and features including the iron fence, mature trees, open lawn, and garage.

Further, the ginkgo tree at 90 High Street East (a heritage attribute) has been assessed to have reached the end of its lifespan, and is recommended for removal as per BTI's Arborist report dated August 18th, 2022.

*The Ontario Heritage Toolkit is a series of guides designed to help understand the heritage conservation process in Ontario. The Toolkit identifies potential negative impacts on a cultural heritage resource from new development. **Negative impacts** include, but are not limited to:*

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

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

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

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

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

***A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;*

***Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.*

(Ontario Heritage Toolkit).

8.2 Impact Mitigation Measures

New Construction

The following design strategies have been incorporated to mitigate the impact on the cultural heritage value and attributes of 84 and 90 High Street East and on adjacent heritage resources:

- Siting of the residential tower on the western corner of the property to maintain unobstructed views of the heritage resources from High Street East and Hurontario Street;
- A 0.5-metre increase in setback between 84 High Street East and the new construction since the December 2021 submission, and a further step-back at the new building's third storey incorporated since the December 2021 submission;
- Landscaping that maintains the front and side yard open spaces surrounding the heritage resources;
- The use of materials that are distinct from, and sympathetic to the adjacent heritage resources;
- Ground-floor activation consistent with the existing pedestrian-oriented urban context;
- A streetwall condition that is pedestrian oriented and enhances interface between the building and the street; and
- Articulation/architectural volumes to break up mass and respond to surrounding context.

As the design progresses, further design details such as sympathetic and compatible materiality and articulation of the new construction, will be explored.

Conveyance of Designated Property

While lands are being conveyed to the City of Mississauga, there is no expectation that the attributes and other features will be removed or eradicated in the near future.

Features included in the North and South Public Park conveyances (expansive open lawns, mature trees, and detached garage at 90 High Street East) are recommended to be maintained within the public park space so as to continue supporting the properties' cultural heritage value.

The right-of-way conveyance forecasts potential future encroachment onto heritage attributes and elements including mature trees, expansive open lawn, iron fence, and detached garage. The City is recommended to avoid claiming these lands for an expansion of Hurontario Street in order to mitigate for this impact. If an expansion is required, it may be possible to relocate the fence to the new northeast boundary of 90 High Street East, replant landscaping with the potential to grow to maturity, and relocate the detached garage so that it

continues to sit within the North Public Park lands and maintains a rear condition relationship to the house at 90 High Street East. The garage is of architectural and contextual interest, and there is potential for it to be adapted for reuse as a City of Mississauga public-park building or utility.

In proximity to the garage, the landscape design for the south end of the North Public Park is proposed to incorporate a replacement ginkgo tree, or another Japanese planting to offer a nod to the Arts & Crafts interest in Japanese natural heritage. This would be intended to mitigate for the removal of W. T. Gray's imported ginkgo tree at the rear of 90 High Street East, which has reached the end of its lifespan.

8.3 Considered Alternatives

In response to the conveyance of the lands around 84 and 90 High Street East as the South Public Park, new entrance paths to 84 and 90 High Street East have been established, connecting to Ann and Hurontario respectively.

In order to respond to the conveyance of the houses' front yards as public park land, an alternative development measure was explored that would reconfigure the stair access to the porch at 84 High Street East to clarify its new frontage onto Ann Street.

However, the porch at 84 High Street East is a heritage attribute, and it was determined that the porch should be retained as built, avoiding reconfiguration wherever possible. The ideal conservation strategy would retain path access through the conveyed public park lands, however it will be possible to establish clear access to the property from Ann Street instead through distinct paving and landscape treatments.

9 CONCLUSION

The proposal is consistent with the policies outlined in Section 5 of this report and contributes a building that responds to the evolving context of the area. The proposed development involves the rehabilitation of 84 and 90 High Street East in-situ, and the construction of a new 23-storey residential building.

This report finds that the proposed development has no significant negative impacts on the cultural heritage value of on-site and adjacent heritage resources.

10 PROJECT PERSONNEL

[Philip Evans](#) OAA, AAA, MRAIC, ICOMOS, CAHP is a principal at ERA and the founder of Culture of Outports and small. Over the course of 20 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

[Samantha Irvine](#) JD, ICOMOS, CAHP is an associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

[Emma Abramowicz](#) CAHP is a planner and project manager with the heritage planning team at ERA. She holds a Master of Planning in Urban Development from Ryerson University, and a Bachelor of Arts (Honours) from Queen's University.

[Patrick Brown](#) is a planner with the heritage planning team at ERA Architects. He holds a Bachelor of Urban and Regional Planning from Ryerson University, as well as a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts.

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