

**HERITAGE IMPACT STATEMENT**

**3650 Eglinton Avenue West, Mississauga, ON**

**Part of Lot 4, Concession 2 NDS, Trafalgar Township  
Plan 1542 Part of Lots 1, 2, 43R25632 Part 2**



**Prepared for  
Sangar Construction  
3650 Eglinton Avenue West  
Mississauga, ON  
L5M7C4**

**HERITAGE RESOURCES CONSULTING  
13-1686 County Rd 2 West  
Prescott, ON K0E1T0  
613-918-0747  
[drjburns58@gmail.com](mailto:drjburns58@gmail.com)  
[www.deliveringthepast.ca](http://www.deliveringthepast.ca)**

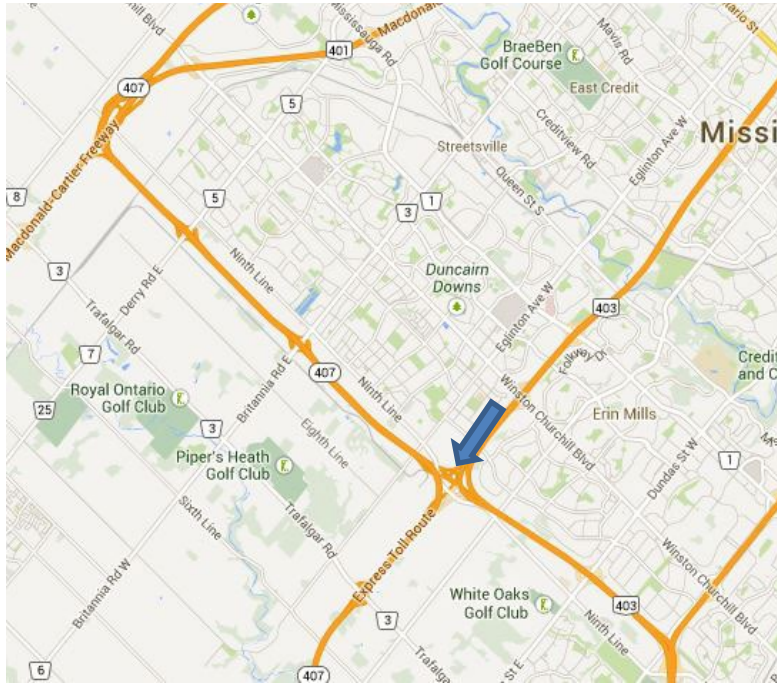
Revised November 2023

## CONTENTS

|   |           |
|---|-----------|
| <b>1.0 INTRODUCTION</b>   | <b>3</b>  |
| <b>2.0 SITE HISTORY</b>   | <b>5</b>  |
| <b>3.0 EVOLUTION OF THE HOUSE AND GROUNDS</b>                   | <b>10</b> |
| <b>4.0 CURRENT SITE ANALYSIS AND ASSESSMENT</b>                 | <b>17</b> |
| 4.1 Overview  | 17        |
| 4.2 Original Farmhouse Exterior                                 | 18        |
| 4.3 Later Addition Exterior                                     | 26        |
| 4.4 Original Farmhouse Interior                                 | 31        |
| 4.5 Later Addition Interior                                     | 38        |
| 4.6 Current Grounds and Landscape                               | 46        |
| <b>5.0 APPLICABLE REGULATIONS</b>                               | <b>55</b> |
| 5.1 Heritage  | 55        |
| 5.2 Zoning  | 55        |
| <b>6.0 PROPOSED DEVELOPMENT AND IMPACT ON EXISTING FEATURES</b> | <b>57</b> |
| <b>7.0 CONSERVATION PRINCIPLES</b>                              | <b>63</b> |
| <b>8.0 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS</b>   | <b>65</b> |
| <b>9.0 MANDATORY RECOMMENDATION</b>                             | <b>66</b> |
| <b>10.0 AUTHOR'S QUALIFICATIONS AND BACKGROUND</b>              | <b>70</b> |
| <b>APPENDIX A: CHAIN OF OWNERSHIP</b>                           | <b>76</b> |

## 1.0 INTRODUCTION

Heritage Resources Consulting has been requested to prepare a Heritage Impact Statement for 3650 Eglinton Avenue West, Mississauga, ON (formerly part of lot 4, concession 2 NDS, Trafalgar Township, Halton County) for the owner Mr. Mushtaq Siddiqui. The approximately



*Figure 1 General location of 3650 Eglinton Avenue West (Google Maps.)*



*Figure 2 3650 Eglinton Avenue West (Canada, Natural Resources, Topographical Map 030M12, 1:50,000.)*



Figure 3 Aerial view of 3650 Eglinton Avenue West, 2011 (Mississauga emaps.)

one acre property is located on the south side of Eglinton Avenue West and is surrounded on the east, south and west by a parcel of cleared land slated for development as a retail plaza.<sup>1</sup> Erin Mills Development Corporation submitted the following plan in 2007. A more recent enterprise

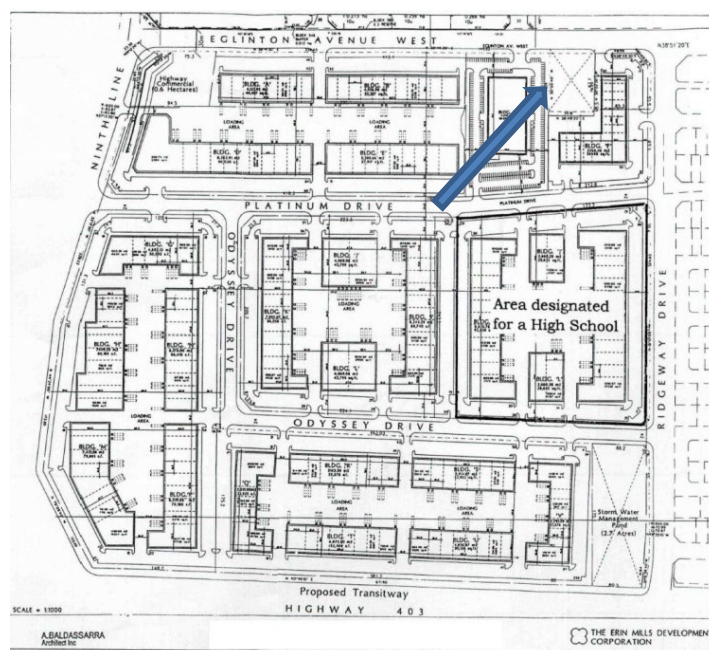


Figure 4 Proposed development plan, 2007 (Erin Mills Development Corporation.)

<sup>1</sup> For details on this proposed development see City of Mississauga Corporate Report, 23 Oct. 2007; [http://www5.mississauga.ca/agendas/planning/2007/11\\_12\\_07/Item04OZ94077W8Ph3Rpt.pdf](http://www5.mississauga.ca/agendas/planning/2007/11_12_07/Item04OZ94077W8Ph3Rpt.pdf).



deals with the tract of land immediately surrounding the 3650 Eglinton Avenue West property and shows eight retail structures and a large area for parking.<sup>2</sup> The Erin Mills Development

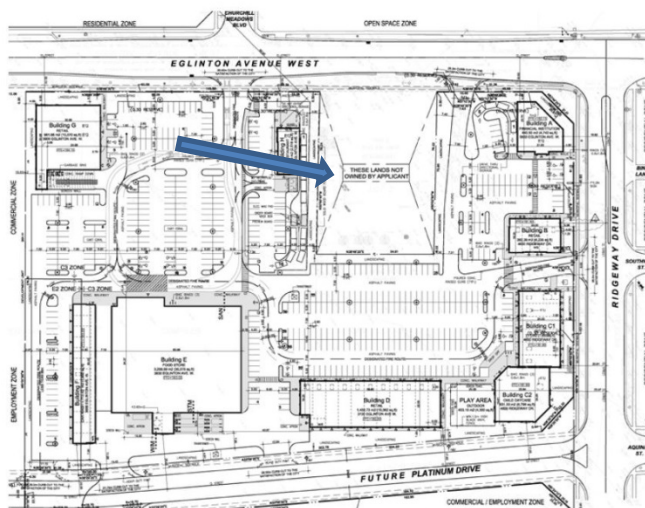


Figure 5 Proposed development plan, ca. 2010 (Webster Real Estate Ltd.)

Corporation in 2011 submitted a study dealing with 3650 Eglinton Avenue West as a heritage property contiguous to their proposed Eglinton Ridgeway Commercial Centre.<sup>3</sup> 3650 Eglinton Avenue West is now zoned D as development land. In 1989 the property was placed on the Mississauga Heritage Register Clerk's List for its architectural values. The property is listed but not designated under the Ontario Heritage Act. The current property owner, Mr. Mushtaq Siddiqui, wishes to have it de-listed from the Heritage Register so that the domestic dwelling now occupying the site may be demolished and replaced with a commercial/office complex.

## 2.0 SITE HISTORY

3650 Eglinton Avenue West is at the northern edge of the tract of land purchased by the Crown from the Mississauga First Nation in 1805. This tract stretched along the north shore of Lake Ontario between Etobicoke Creek on the east and Burlington Bay on the west, and extended approximately one mile inland. The surrendered land, including the southern portion of Trafalgar Township was surveyed by Samuel Wilmot in 1806 and opened for settlement. The current property is located in what was originally in the north half of lot 4, concession 2 North of

<sup>2</sup> Eglinton Ave. & Ridgeway Dr. pamphlet, Webster Retail Commercial Real Estate Ltd., [http://www.websterretail.com/commercial/media/k2/attachments/Eglinton\\_Ridgeway.pdf](http://www.websterretail.com/commercial/media/k2/attachments/Eglinton_Ridgeway.pdf).

<sup>3</sup> "Cultural Heritage Impact Statement 3650 Eglinton Avenue West," Scarlett Janusas Archaeological and Heritage Consulting and Education, submitted to the City of Mississauga as Item 9, Appendix 1, Heritage Advisory Committee Agenda – 25 Oct. 2011; [http://www.mississauga.ca/file/COM/2011hacagendapart2\\_october25.pdf](http://www.mississauga.ca/file/COM/2011hacagendapart2_october25.pdf).

Dundas Street (2 NDS), Trafalgar Township, Halton County. In the detail of the Wilmot survey below it is identified as Crown land.

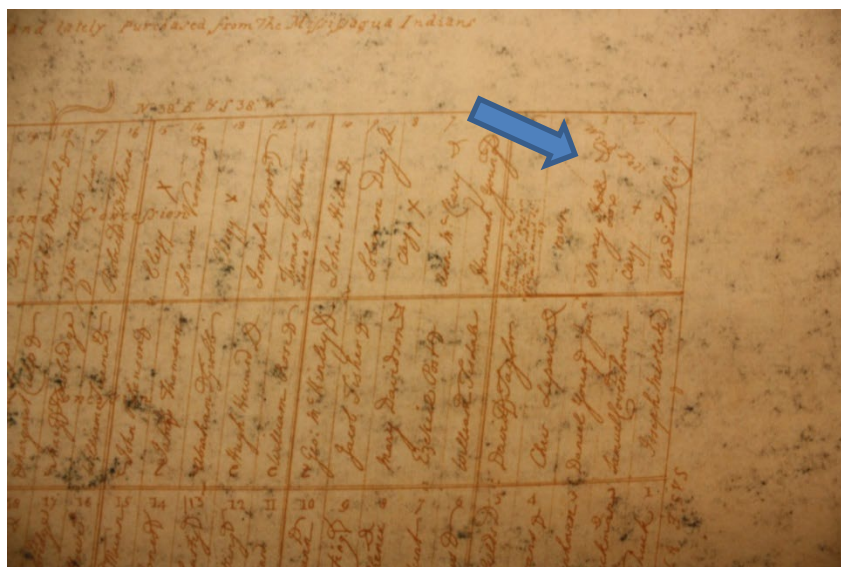


Figure 6 Detail of the Wilmot Survey of 1806 showing lot 4, concession 2 NDS as Crown land (Oakville Public Library.)

In 1828 Lot 4 of concession 2 NDS was patented to the newly created King's College, a precursor to the University of Toronto, as part of a 226,000 acre grant. The sale of these lots, sprinkled across Upper Canada was intended to fund the new school.<sup>4</sup> Lot 4 of concession 2 NDS remained in the College's hands until 1855 when the entire 200 acre lot was sold to William Albertson. Albertson was born in New Jersey about 1793 and emigrated to Upper Canada with his parents about 1800. The family, recognized in a later retrospective as among the first settlers in Trafalgar Township, came to the area of Ninth Line and Burnhamthorpe Road, known in the mid to late 19<sup>th</sup> century as Snider's Corners.<sup>5</sup> William Albertson married in 1816 and, in 1824, purchased lot 5 of concession 2 NDS, immediately west of the subject property.<sup>6</sup> Albertson and his sons would in time farm several properties in the area.

The development of southern Trafalgar Township, and the other areas included in Wilmot's 1806 survey was a slow and arduous process. Comments generated at a public meeting in 1817 at Munn's Corners, just west of the subject property, underline the difficulties of pioneer farming. Much of the land was originally forested with vast stands of red and white oak, white pine, sugar and soft maple, and other deciduous species. Initial preparation of the land for farming involved

<sup>4</sup> Gerald M. Craig, *Upper Canada: the Formative Years, 1784-1841* (McClelland and Stewart: Toronto, 1963), pp. 184-87.

<sup>5</sup> J. H. Pope, *Illustrated Historical Atlas of the County of Halton* (Walker and Miles: Toronto, 1877), p. 81.

<sup>6</sup> C. W. Charters, *The Albertsons: Early Settlers in Trafalgar Township* (Halton-Peel Branch of the Ontario Genealogical Society, [1991].)

cutting down trees less than one foot in diameter about two and a half feet above the ground and girdling the rest. It usually took six or seven years before the stumps and trees had rotted sufficiently to allow the use of a plow and in the interim the land was tilled and crops sown by hand.<sup>7</sup>

By the middle of the nineteenth century Oakville boasted a population of about 700 while Bronte to the west had 200 inhabitants each and Port Credit about 250.<sup>8</sup> North of the lakeshore Milton (300), and Palermo (200) were the largest inland communities and the commercial dealings of farmers such as William Albertson and his sons were mainly restricted to tiny hamlets such as Munn's Corners and Snider's corners which sprang up, as the names suggest, at the intersection of concession roads and lines. Snider's Corners was at the south-western corner of William Albertson's original farm.

By 1842 William Albertson had cleared 80 of the 300 acres he now owned and his sons, Henry age 25, Garrett Wesley age 22, George age 18 were likely helping with the work.<sup>9</sup> Younger sons Hiram age 14, John Allen age 12 and William Nelson age 6 would soon join them. The census of 1842 does not reference lot 4 in concession 2 NDS suggesting that it was still undeveloped. In 1855 William Albertson purchased this lot from King's College.<sup>10</sup> By 1858 he was farming the southwest quarter of the lot and the south half of the north half as well but his sons, Garrett Wesley and George were farming respectively the southeast quarter and the northern-most 50 acres.<sup>11</sup> The latter tract of land includes our subject property. It should be noted that the map below depicts occupancy in 1858, not ownership. William Albertson remained the owner of all of lot 4, concession 2 NDS at this time.



<sup>7</sup> Robert Fleming Gourlay, *Statistical Account of Upper Canada* (Simpkin and Marshall: London, 1822), pp. 358-62.

<sup>8</sup> Robert W. S. McKay, *The Canada Directory, 1851* (John Lovell: Montreal, 1851), pp. 42, 261, 265 and 276.

<sup>9</sup> Province of Canada, Census of 1842, Trafalgar Township, Halton County; <http://www.bac-lac.gc.ca/eng/census/1842-canada-west/Pages/about-census.aspx>.

<sup>10</sup> Instrument 954, Trafalgar Township, Peel County Land Registry Office.

<sup>11</sup> Tremaine Map of Halton County, 1858, Oakville Public Library.

*Figure 7 Detail of Tremaine Map of Halton County, 1858, showing the land holdings of the Albertson family. The arrow indicates the location of the northern portion of lot 4, concession 2, Trafalgar Township (Canadiana Room, Oakville Public Library.)*

In 1861 36 year old George Albertson, his wife Margaret and two young sons were living in a one storey frame house on our subject lot.<sup>12</sup> No vestige of this building remains above ground. 26 of George Albertson's 50 acres were under cultivation and 16 were in pasture. He also had three acres of orchard or garden while five acres remained wooded or wild.<sup>13</sup> Documentary evidence, detailed below, suggests that the current brick house was built shortly after this date, perhaps in 1865 and certainly by 1873. In 1873, four years before his own death, William Albertson sold the northern half of lot 4, concession 2 NDS to his son George who had been farming part of the land since the late 1850s. George Albertson now owned 95 acres in the northern half of the original lot.<sup>14</sup> The following detail from an 1877 map shows the disposition of the Albertson family's lands, including those of George Albertson, at that time. Both the house and the orchard noted in earlier census records are depicted, though the location provided for the dwelling is likely an approximation.<sup>15</sup>



<sup>12</sup> Province of Canada, Personal Census of 1861, Trafalgar Township, Halton County.

<sup>13</sup> Province of Canada, Agricultural Census of 1861, Trafalgar Township, Halton County.

<sup>14</sup> Instrument 2715, Trafalgar Township, Peel County Land Registry Office.

<sup>15</sup> J. H. Pope, *Illustrated Historical Atlas of the County of Halton* (Walker and Miles: Toronto, 1877), pp. 36-37.



*Figure 8 Detail from a map of Trafalgar Township, 1877, showing the Albertson family land holdings at that time. The arrow point to our subject land (Illustrated Historical Atlas of the County of Halton .)*

George Albertson farmed the subject land until his death in 1891. The following year his widow sold the farm to Thomas Wright Stevenson, possibly a relative of Mark Stevenson who owned lot 3, concession 2 NDS immediately to the east.<sup>16</sup> In 1899 Stevenson sold lot 4 to Wilbert Clark Andrew who in turn again sold the land, in 1908, to Alexander Stevenson.<sup>17</sup> Alexander Stevenson held the land for just two years before selling it to William Arthur Greensides.<sup>18</sup> William Greensides was a brick maker by trade, as well as a farmer, and may very well have been responsible for the construction of the addition shortly after purchasing the property in 1910.<sup>19</sup> The Greensides family farmed the land from 1910 until William's death in 1938 in his 70<sup>th</sup> year.<sup>20</sup> In 1939 Greensides' widow sold the property to Frederick J. and Verna E. Near for \$5,800.<sup>21</sup> The Near family continued to farm their land until 1956 when, as part of a larger development proposal, they sold all but one acre of their portion of lot 4, concession 2 NDS to Halton Oaks Estates Limited.

The Near family remained on their one acre property until the death of Frederick Near in 1997. His widow sold the property to Dragan and Verica Marjanovic in 1998. In 2007 the property was sold to Haroon and Shela Minhas and then to its current owner, Mushtaq Siddiqui, in 2010.<sup>22</sup>

Of all those associated with the property only William Albertson who purchased the land in 1855 is a figure of some historical significance within the community. William Albertson was born in Monmouth County, New Jersey in 1794. His parents emigrated to Upper Canada with a small number of other New Jersey families about 1800 and settled in Trafalgar Township in 1809. In 1816 William Albertson married Amelia Shain, daughter of another New Jersey family and, in 1824, purchased lot five of concession 2 NDS immediately west of the subject property. Here William and Amelia raised a family of six sons and three daughters, established a successful farming operation and built a comfortable home at what is now 2095 Burnhamthorpe Road West. The property was listed on the Mississauga Heritage Register but was destroyed by fire in 1982.

---

<sup>16</sup> Instrument 5986, Trafalgar Township, Peel County Land Registry Office; Province of Canada, Personal Census of 1861, Trafalgar Township, Halton County.

<sup>17</sup> Instruments 7266 and 9274, Trafalgar Township, Peel County Land Registry Office.

<sup>18</sup> Instrument 9981, Trafalgar Township, Peel County Land Registry Office.

<sup>19</sup> Marriage Certificate, William Arthur Greensides, 29 Apr. 1899, [www.ancestry.ca](http://www.ancestry.ca).

<sup>20</sup> Death certificate for William Arthur Greensides, 11 Apr. 1938, [www.ancestry.ca](http://www.ancestry.ca).

<sup>21</sup> Instrument 19228, Abstract Book of Land Transactions, Lot 4, Concession 2 NDS, Trafalgar Township, Halton County; Peel County Land Registry Office.

<sup>22</sup> Instruments R01173017, PR1346314 and PR1814092, Pt Lot 2, Registrar's Compiled Plan 1542 Toronto, Part 2, 43R25632, Mississauga, Peel County Land Registry Office.



*Figure 9 The home of William and Amelia Albertson, 2095 Burnhamthorpe Road West (City of Mississauga Heritage Images, [www.mississauga.ca](http://www.mississauga.ca).)*

Though they arrived in Upper Canada almost two decades after the cessation of hostilities that marked the American Revolution, the Albertson family were soon known for their fervent loyalty to the Crown. At the beginning of the War of 1812 William Albertson, then 19 years of age, joined the 2<sup>nd</sup> Regiment of Gore Militia and fought at the battle of Queenston Heights. Family tradition maintains that he helped carry General Brock from the battlefield, a claim made by many others over the years. He is also said to have served again during the Rebellion of 1837, helping to dislodge William Lyon Mackenzie's forces from Navy Island in the Niagara River.<sup>23</sup> William Albertson died in 1877.

While William Albertson was a figure of some significance in early Trafalgar Township his association with the subject property, 3650 Eglinton Avenue West, is tenuous. William purchased the land in 1855 and retained possession until 1873. However, it was his third son, George Albertson, who lived on the land under study, possibly as early as 1850, and it was he who farmed the property and built the house now being reviewed.<sup>24</sup>

### **3.0 THE EVOLUTION OF THE HOUSE AND GROUNDS**

While an exact date of construction cannot be ascertained for the current brick dwelling at 3650 Eglinton Avenue West, it would have been built to replace the one storey frame structure

---

<sup>23</sup> Ray McAdam, "The Albertsons: Early Settlers in Trafalgar Township" (typescript: Willowdale, ON., n. d.); Heritage Mississauga, [www.mississauga.ca](http://www.mississauga.ca).

<sup>24</sup> Province of Canada, Personal Census of 1851, Trafalgar Township, Halton County; George Albertson and his wife Margaret are identified here as living in a one storey frame house on a property separate from that occupied by his father, William Albertson.

identified above as being in place in 1861. The date “1865” has been chiselled into the original dwelling’s south façade, now an interior wall for the second, one storey addition. Assessment



*Figure 10 The interior north wall of the one storey addition, 2013. The wall board has been cut away to display a portion of the south exterior wall of the original dwelling. The vertical fan shape of the bricks here suggests that the date was placed on a window arch now hidden by the modern addition (Photo by author.)*

records show an increase in assessed value for lot 4, concession 2NDS in the early 1870s, suggesting that the house was erected in the later 1860s or early 1870s. The vernacular architectural style with its prominent centred front gable and what was likely originally an open veranda was common to this period. The one and a half storey rectangular dwelling was constructed in red brick, likely with a central hall on both the first and second floors. The living, dining and kitchen areas on the main floor of the original construction have not survived, but the upper level does retain its central hall with two bedrooms to either side. The original front veranda, likely an open structure running along the full front or north façade of the house, has been replaced by a partially closed in brick veranda of indeterminate date. A large two storey brick addition was extended from the rear or south façade of the original structure, likely in the late nineteenth or early twentieth century. A plan drawn up in 1956 when the one acre farm house lot was severed from the original farm shows the outline of the house, the front veranda, the rear extension, a garage and the north-south oriented driveway.

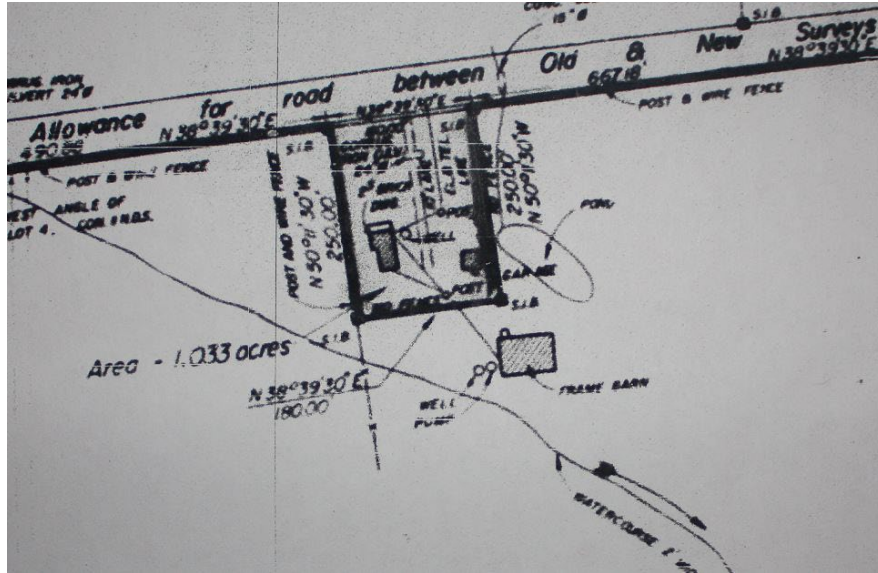


Figure 11 Detail of a 1956 survey of the once acre property severed from the farm that year

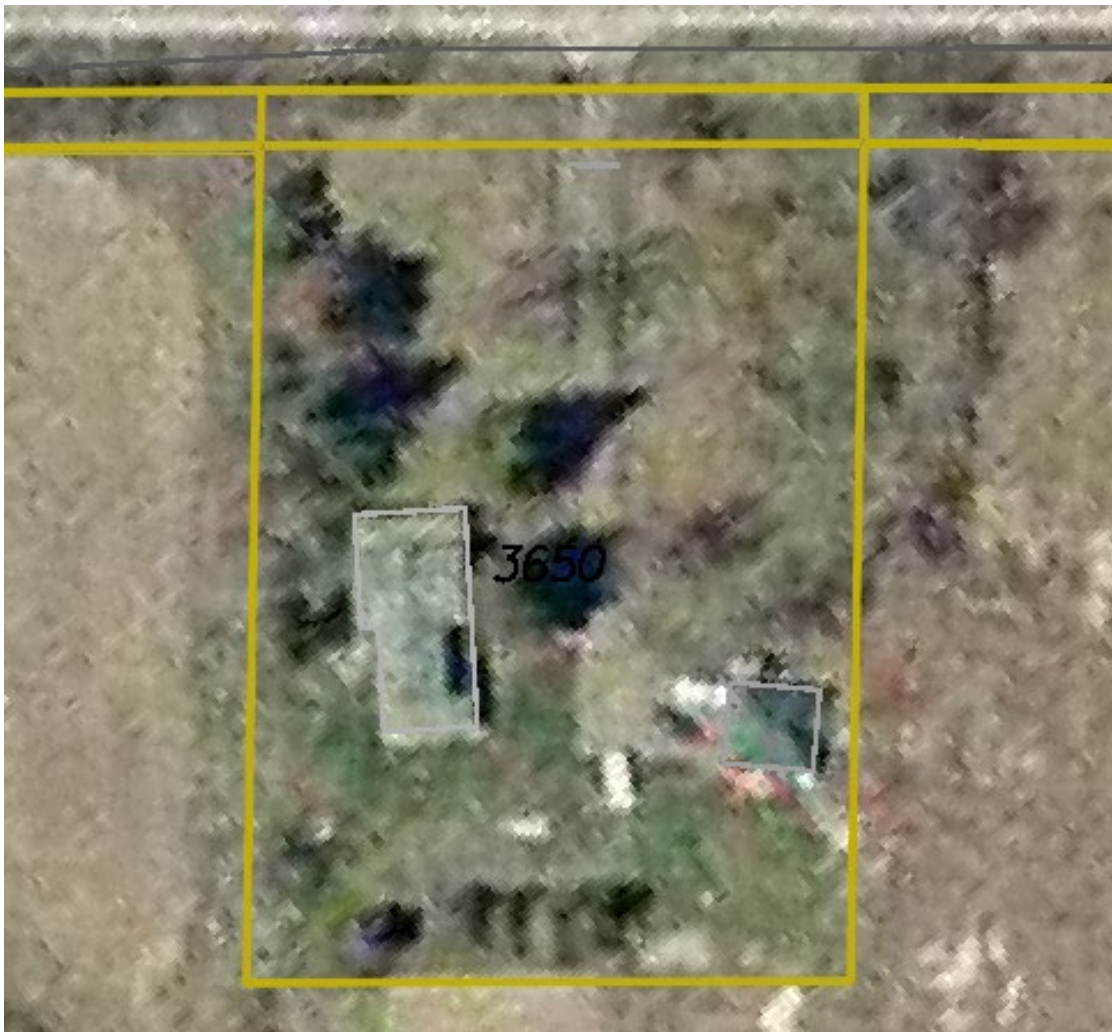
As an active farm complex the property would have had a number of auxiliary buildings such as a barn and sheds for animals and equipment. None of these now exist but the survey above and a 1992 aerial photo show a barn just south and east of the severed land.



Figure 12 Detail of a 1992 aerial photo of 3650 Eglinton Avenue West (Mississauga emaps.)

In a similar vein, a garage to the east of the dwelling and within the severed property is visible in the 1999 aerial photo shown below. By 2000 it had been demolished.





*Figure 13 Detail of a 1999 aerial photo of 3650 Eglinton Avenue West (Mississauga emaps.)*

The following images depict the house at about the time it was added to the Heritage Register in 1989. While ornamental shrubs have grown up and obscure the front façade of the house, it is clearly well maintained and is surrounded by a manicured lawn. A view of the south east elevations taken at the same time reveals a well maintained structure with flower beds and a carefully tended lawn. A third image shows the now demolished garage, a two vehicle structure of dressed stone or moulded concrete blocks. As will be seen in the analysis which follows of the current structure and grounds, the last two decades have not been kind to this property.



*Figure 14 3650 Eglinton Avenue West, ca. 1989, front or north façade (historic images; [www.mississauga.ca](http://www.mississauga.ca).)*



*Figure 15 3650 Eglinton Avenue West, ca. 1989, south and east façades (historic images; [www.mississauga.ca](http://www.mississauga.ca).)*





*Figure 16 The garage at 3650 Avenue West, ca. 1999, west and south façades (historic images: [www.mississauga.ca](http://www.mississauga.ca).)*

The following three images accompany the listing of 3650 Eglinton Avenue West in the City of Mississauga's Heritage Register. They were taken before the garage was demolished in 1999 or 2000 and once again they present a well maintained house and a groomed landscape.



*Figure 17 3650 Eglinton Avenue West, ca. 2000, front or north façade (Heritage Register; [www.mississauga.ca](http://www.mississauga.ca).)*



*Figure 18 The paved driveway entrance to 3650 Eglinton Avenue West, ca. 2000 (Heritage Register, [www.mississauga.ca](http://www.mississauga.ca).)*



*Figure 19 The garage at 3650 Eglinton Avenue West, ca. 2000 (Heritage Register, [www.mississauga.ca](http://www.mississauga.ca).)*



#### 4.0 CURRENT SITE ANALYSIS AND ASSESSMENT

##### 4.1 Overview

Drawings of the existing structure and detailed assessment of existing site conditions will be found in Parts Two and Three.

The subject property consists of an approximately one acre rectangle of land fronting on Eglinton Avenue West and contains the remnants of a nineteenth century farm complex. The only extant structures are the farm house itself which has an addition on its south façade, and a plywood shed recently erected on the concrete slab foundation of an earlier garage. An asphalt and gravel drive runs from Eglinton Avenue, east of the house and ends at the garage location. Concrete walkways connect the driveway to the front and side entrances. Some mature trees, remnants of an earlier windrow that sheltered the house and drive, remain on the property. The aerial photo below provides an overview of the current state of the property. The photo also shows the



*Figure 20 Detail of a 2013 aerial photo of 3650 Eglinton Avenue West. The long white objects are stretch limousines (Mississauga emaps.)*

outline of a small stream running from northwest to southeast on the eastern side of the lot. The property is bounded on the west by a wood post and wire fence, now completely collapsed and overgrown with vegetation.

#### 4.2 Original Farmhouse Exterior

The images immediately below provide an overview of the four elevations of the farmhouse and its additions, beginning at the front or north façade and moving clockwise around the building.



*Figure 21 The front or north façade of 3650 Eglinton Avenue West, 2013 (Photo by author.)*



*Figure 22 The front or north façade of 3650 Eglinton Avenue West, 2023 (Photo by owner.)*



*Figure 23 The east façade of 3650 Eglinton avenue West, showing the original farmhouse and its southern extension, 2013 (Photo by author.)*



*Figure 24 The east façade of 3650 Eglinton avenue West, showing the original farmhouse and its southern extension, 2023 (Photo by owner.)*





*Figure 25 The south façade of 3650 Eglinton Avenue West, 2013 (Photo by author.)*



*Figure 26 The south façade of 3650 Eglinton Avenue West, 2023 (Photo by owner.)*





*Figure 27 The west façade of 3650 Eglinton Avenue West, 2013 (Photo by author.)*



*Figure 28 The west façade of 3650 Eglinton Avenue West, 2023 (Photo by owner.)*



*Figure 29 The north and west façades of 3650 Eglinton Avenue West, 2013 (Photo by author.)*

The farmhouse is a one and a half storey red brick structure of vernacular design seated upon a fieldstone foundation. The brickwork is a simple stretcher bond. The original window placement on the front façade is hidden by the newer brick veranda. A central gable, simple in design and execution, accents the sloping roof and encloses a two over one vertically aligned window. The fascia is unadorned but the structure has returned eaves on the east and west elevations. The fabric appears to be replacement material. The east and west façades have two bays of windows providing light to each floor. The windows are vertical, two over one paned in design. They rest upon stone lintels, though those on the eastern elevation have been replaced or covered. The windows are crowned by simple vertically placed brick arches. All of the exterior windows appear to be replacements. Grey asphalt shingles cover all roofs. The rear or south



*Figure 30 The north and west façades of 3650 Eglinton Avenue West, 2023 (Photo by owner.)*



*Figure 31 Detail of the east façade, 3650 Eglinton Avenue West, showing the returned eaves and window treatment, 2013 (Photo by author.)*



*Figure 32 Detail of the west façade, 3650 Eglinton Avenue West, showing the returned eaves and window treatment, 2013 (Photo by author.)*





*Figure 33 Detail of the west façade, 3650 Eglinton Avenue West, showing the returned eaves and window treatment, 2023 (Photo by owner.)*



*Figure 34 Detail of the west façade, 3650 Eglinton Avenue West, showing the returned eaves and window treatment, 2023 (Photo by owner.)*



elevation of the original house (figures 23 and 24) is almost entirely hidden by the later additions. The original symmetry of the front façade has been altered by the partially closed in front veranda composed of corrugated brick in a simple stretcher bond pattern. The front door is also a replacement and the entrance is now protected by an iron gate. The original brickwork at the southwest corner of the building has suffered serious deterioration in recent years (figure 37).



*Figure 35 The front door of 3650 Eglinton Avenue West, 2013 (Photo by author.)*



*Figure 36 The front door of 3650 Eglinton Avenue West, 2023 (Photo by owner.)*



*Figure 37 Deteriorating brickwork at the southwest corner of the original farmhouse, 2023  
(Photo by owner.)*

#### **4.3 Later Addition Exterior**

An addition has been added to the original farmhouse consisting of a rectangular one and a half story extension on its south façade which in turn is surrounded on its east and south sides by a single storey extension. While the east façade of the one storey portion is covered in parching, giving the appearance of a separate addition, the brickwork on its south and west elevations match that of the two storey brick structure. This supposition is supported by the continuation of the brickwork on the west façade from the two storey addition on to the one storey portion. The addition was likely erected in the late nineteenth or early twentieth century. Its brickwork is



*Figure 38 Continuity of brickwork on the west façade of the addition, 2013 (Photo by author.)*



*Figure 39 Continuity of brickwork on the west façade of the addition, 2023 (Photo by owner.)*



somewhat coarser than that of the original house and its workmanship has not, in general, weathered as well as that of the original farmhouse. An effort was however made to match the window treatment of this addition with that of the original structure, as can be seen in the following images. The south façade of the two storey addition was surfaced with asphalt



*Figure 40 Detail of the brick and window treatment of the first addition to 3650 Eglinton Avenue West, 2013 (Photo by author.)*



*Figure 41 Detail of the brick and window treatment of the first addition to 3650 Eglinton Avenue West, 2023 (Photo by owner.)*





*Figure 42 Window treatment and detailing on the west elevation of the addition, 2013. (Photo by author.)*



*Figure 43. Window treatment and detailing on the west elevation of the addition, 2023. (Photo by owner.)*

shingling which suffered substantial deterioration (figure 44) but the asphalt shingling has been replaced by aluminum siding (figures 45). The brick chimney servicing the addition also shows signs of deterioration.



*Figure 44 The south elevation of the two storey extension, 2013 (Photo by author.)*



*Figure 45 The south elevation of the two storey extension, 2023 (Photo by owner.)*

#### 4.4 Original Farmhouse Interior

The interior of the original farmhouse has undergone massive change, particularly on the main floor where virtually none of the original fabric remains. The main floor now serves as an office



Figure 46 The northwest room on the main floor of 3650 Eglinton Avenue West is now an office and break room, 2013 (Photo by author.)



Figure 47 Looking into the northwest room on the main floor of 3650 Eglinton Avenue West, now an office and break room, 2023 (Photo by owner.)



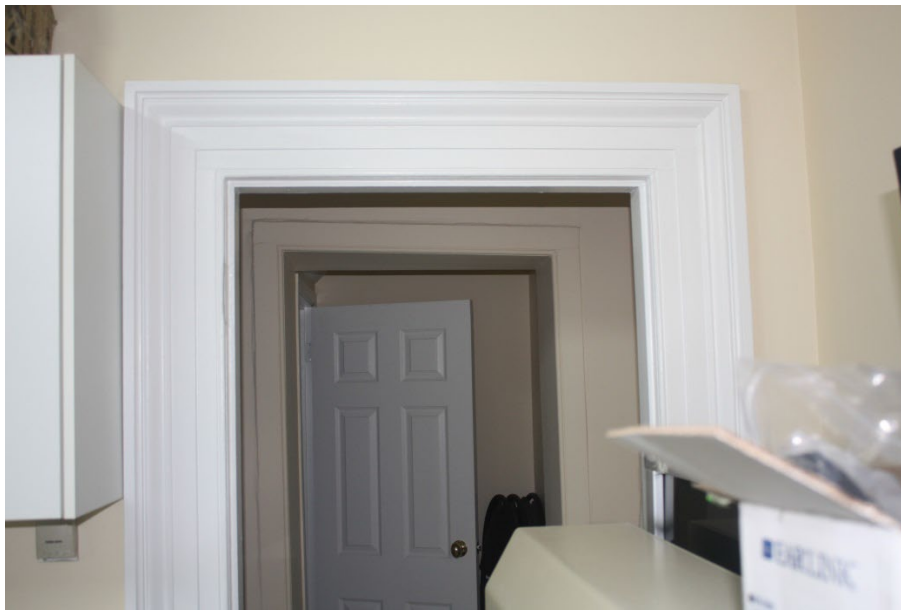


*Figure 48 The northeast room on the main floor of 3650 Eglinton Avenue West is now a small fabricating area, 2013 (Photo by author.)*



*Figure 49 The northeast room on the main floor of 3650 Eglinton Avenue West is now a small fabricating area, 2023 (Photo by owner.)*

and a fabricating area. Behind these rooms are a storage area and a washroom. The stairs which gave access to the second floor of the original farmhouse have been removed. Access to this



*Figure 50 Entryway to main floor storage area and modern washroom, 2013 (Photo by author.)*



*Figure 51 the staircase in the addition leading to the second floor of both portions of the house, 2013 (Photo by author.)*



*Figure 52 the staircase in the addition leading to the second floor of both portions of the house, 2023 (Photo by owner.)*



*Figure 53 Looking down the staircase from the second level of the addition. The original building is on the left in this image, 2013 (Photo by author.)*





*Figure 54 Looking down the staircase from the second level of the addition. The original building is on the left in this image, 2023 (Photo by owner.)*

level is now via the side entrance to the rear addition and a staircase which serves both portions of the structure. The building is now effectively divided into two separate areas consisting of the first floor office and fabricating area of the original farmhouse, and bedrooms for students on both levels of the addition and on the second floor of the original farmhouse.

The central hall configuration remains intact on the second floor of the original farmhouse and there are four rooms now used as bedrooms. The woodwork surrounding the windows and doors appears to be original fabric but the windows and the doors are all replacements.



*Figure 55 The upper level hallway of the original farmhouse, 3650 Eglinton Avenue West, 2013 (Photo by author.)*



*Figure 56 the southwest bedroom, upper level of the original farmhouse, 3650 Eglinton Avenue West, 2013 (Photo by author.)*



*Figure 57 the southwest bedroom, upper level of the original farmhouse, 3650 Eglinton Avenue West, 2023 (Photo by owner.)*



*Figure 58 the southeast bedroom, upper level of the original farmhouse, 3650 Eglinton Avenue West, 2013 (Photo by author.)*



*Figure 59 the southeast bedroom, upper level of the original farmhouse, 3650 Eglinton Avenue West, 2023 (Photo by owner.)*



#### 4.5 Later Addition Interior

With the exception of the staircase shown above, (figures 51, 52, 53 and 54), the interior of the addition is strictly utilitarian in nature and little of the original fabric has been retained. The first floor of the addition consists of a narrow room on the east side, a central corridor and a small living area to the west. At the rear is a modern kitchen and the entrance to the basement. A bathroom and the bedrooms on the second floor of the addition are similarly functional in nature and show little of the structure's original fabric.



*Figure 60 The empty room on the eastern side of the addition's main floor, 2013 (Photo by author.)*



*Figure 61 The empty room on the eastern side of the addition's main floor, 2023 (Photo by owner.)*



*Figure 62 The main level central hallway of the addition leading to the kitchen in the rear, 2013  
(Photo by author.)*



*Figure 63 The main level central hallway of the addition leading to the kitchen in the rear, 2023  
(Photo by owner.)*



*Figure 64 The living area on the west side of the addition's first floor, 2013 (Photo by author.)*



*Figure 65 Hallway to a living area on the west side of the addition's second floor, 2023 (Photo by owner.)*





*Figure 66 The kitchen at the rear of the addition's main floor. The doorway leads to the basement, 2013 (Photo by author.)*



*Figure 67 The kitchen at the rear of the addition's main floor. The doorway leads to the basement, 2023 (Photo by owner.)*



*Figure 68 A modern bathroom on the second floor of the addition, 2013 (Photo by author.)*



*Figure 69 A modern bathroom on the second floor of the addition, 2023 (Photo by owner.)*



*Figure 70 One of the addition's second floor bedrooms, 2013 (Photo by author.)*



*Figure 71 One of the addition's second floor bedrooms, 2023 (Photo by owner.)*



The basement of both the original farmhouse and its addition is accessed from the rear kitchen. The foundation walls of the original structure are of fieldstone, while those of the addition are of concrete blocks. The floor is cement in both portions of the structure.



*Figure 72 The basement of the original farmhouse, 2013 (Photo by author.)*



*Figure 73 The basement of the addition, 2013. Timber had been inserted to support the structure (Photo by author.)*

Significant flooding occurred in the basement in 2010 and timbers have been introduced to stabilize the building.<sup>25</sup> There is also an interior brick wall in the basement of the original farmhouse, part of which has collapsed or been removed. The structural integrity of the



*Figure 74 timber supports in the basement of the original farmhouse, 2013 (Photo by author.)*

---

<sup>25</sup> Mr. Siddiqui in conversation with Robert J. Burns of Heritage Resources Consulting during a site visit, 6 Aug. 2013.



Figure 75 A gap in the interior basement wall of the original farmhouse and supporting timbers, 2013 (Photo by author.)

farmhouse and its addition may have been compromised by this water damage, but an engineering study would be required to determine this. There is visual evidence, shown above, of recent stabilizing efforts.

#### **4.6 Current Grounds and Landscape**

The grounds are no longer being maintained as they were in the pre-2000 period. The images below depict the condition of the property and identify a number of mature and maturing chestnut and spruce trees that form a remnant of the windrow which once protected the farmhouse and lined the drive.





*Figure 76 One of the mature trees on the lot to the north and west of the farmhouse, 2013 (Photo by author.)*



*Figure 77 Looking east toward the front of the farmhouse, 2013 (Photo by author.)*





*Figure 78 Mature trees at the front of the farmhouse, 2023 (Photo by owner.)*



*Figure 79 Mature trees at the front of the farmhouse, 2023 (Photo by owner.)*



*Figure 80 Looking north up the driveway toward Eglinton Avenue West, 2013 (Photo by author.)*



*Figure 81 Looking north up the driveway toward Eglinton Avenue West, 2023 (Photo by owner.)*



*Figure 82 A plywood shed now sits on the concrete slab that formed the foundation of the demolished garage, 2013 (Photo by author.)*



*Figure 83 A replacement shed now sits on the concrete slab that formed the foundation of the demolished garage, 2023 (Photo by owner.)*

## Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON

Documentary evidence indicates that a five acre orchard once stood, partly on this property, to the immediate west of the farmhouse. No traces remain. The land surrounding the subject property, once cultivated fields, was vacant in 2013 but has now been developed. The one acre lot that now comprises 3650 Eglinton Avenue West sits in comparative isolation and little now remains of the functional farm complex it once was. To the east and west are subdivisions of modern homes and a commercial development to the south. To the direct north across Eglinton Avenue is a small woodlot and to the west and north of Eglinton Avenue is another large housing subdivision.



*Figure 84 Looking east from the subject property, 2013 (Photo by author.)*



*Figure 85 Looking south from the subject property, 2013 (Photo by author.)*





*Figure 86 Looking west from the subject property, 2013 (Photo by author.)*



*Figure 87 The view east along Eglinton Avenue West from the subject property, 2013 (Photo by author.)*





*Figure 88 The view west along Eglinton Avenue West from the subject property, 2013 (Photo by author.)*



*Figure 89 The subject property looking south from Eglinton Avenue West, 2013 (Photo by author.)*



*Figure 90 The subject property looking south from Eglinton Avenue West, 2023 (Photo by owner.)*

## 5.0 APPLICABLE REGULATIONS

### 5.1 Heritage

The subject property was listed on the Mississauga Heritage Register in 1989 under the terms of the Ontario Heritage Act. The listing is described as follows in the City of Mississauga online property database:

The subject property was added to the City's Heritage Inventory in 1989. Believed to be a mid to late nineteenth century building, it is a one and a half storey red brick structure with a low pitched roof and small gable in the front roofline. Simple cornice and plain fascia with returned eaves on the gable ends. Windows varied, some six over six and other, probably added later to the enclosed portion of the front porch were six over one. A brick addition, two storey, had been added to the rear. A stone foundation and cellar.<sup>26</sup>

A building listed on the Heritage Register can only be demolished if the City of Mississauga determines, on the review of a Heritage Impact Statement, that it does not have sufficient heritage values to be designated as a heritage property under the terms of the Ontario Heritage Act. The analysis and accompanying photographs of 3650 Eglinton Avenue West, provided above in sections 2, 3 and 4 document the changes that have occurred to the structure and grounds since its listing in 1989.

### 5.2 Zoning

3650 Eglinton Avenue West is zoned D or development. The excerpt below from the City of Mississauga's Official Plan describes permitted use and zone regulations. The following map

**Table 12.3.2 - D Zone Permitted Uses and Zone Regulations**

| Column A               |  | B |
|------------------------|--|---|
| Line 1.0               | ZONE   | D |
| <b>PERMITTED USE</b>   |  |   |
| 2.0                    | DEVELOPMENT  |   |
| 2.1                    | A <b>building</b> or <b>structure</b> legally <b>existing</b> on the date of passing of this By-law and the <b>existing</b> legal <b>use</b> of such <b>building</b> or <b>structure</b> | ✓ |
| <b>ZONE REGULATION</b> |  |   |
| 3.0                    | The erection of new <b>buildings</b> or <b>structures</b> and the enlargement or replacement of <b>existing buildings</b> and <b>structures</b> shall not be permitted                   | ✓ |

*Figure 91 Excerpt from City of Mississauga D Zone Permitted Uses and Zone Regulations ([www.mississauga.ca](http://www.mississauga.ca))*

<sup>26</sup> City of Mississauga heritage listing 155 for 3650 Eglinton Avenue West; [http://www.mississauga.ca/portal/services/property?paf\\_portalId=default&paf\\_communityId=200005&paf\\_pageId=2700006&paf\\_dm=shared&paf\\_gear\\_id=6500016&paf\\_gm=content&paf\\_gear\\_id=6500016&action=heritage\\_desc&id=134494&addressId=356282&invId=155&heritageTab=yes&propDetailsTab=no](http://www.mississauga.ca/portal/services/property?paf_portalId=default&paf_communityId=200005&paf_pageId=2700006&paf_dm=shared&paf_gear_id=6500016&paf_gm=content&paf_gear_id=6500016&action=heritage_desc&id=134494&addressId=356282&invId=155&heritageTab=yes&propDetailsTab=no).



identifies the zoning status of the subject property and those in its immediate vicinity.

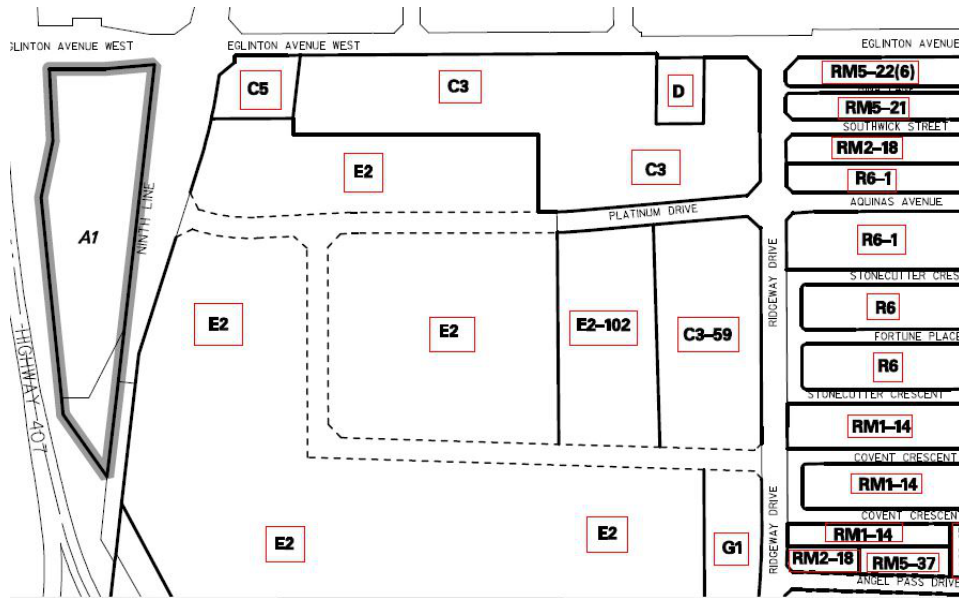


Figure 92 Zoning Status of 3650 Eglinton Avenue West and surrounding properties (Zoning maps, [www.mississauga.ca](http://www.mississauga.ca).)

Section 4.5 Churchill Meadows District Policies of the Mississauga Plan provides more detailed direction for the area. 3650 Eglinton Avenue West is located within Character Area # 4 of the

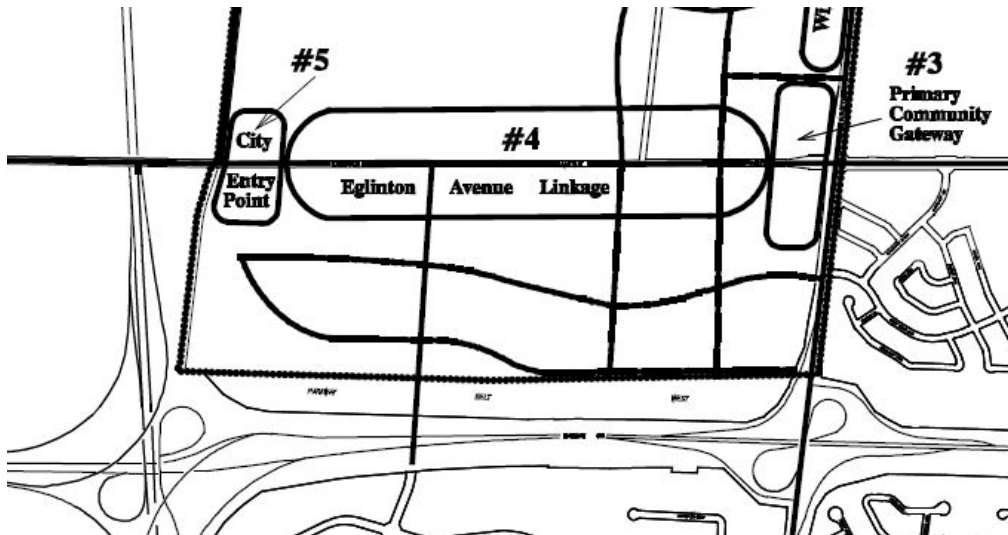


Figure 93 Detail of the Churchill Meadows Character Area map ([www.mississauga.ca](http://www.mississauga.ca).)

Churchill Meadows District. The land surrounding 3650 Eglinton Avenue West to the east, south and west is zoned C-3 or general commercial while that to the west is C-5 or motor vehicle commercial.

Section 4.5.3.1.4, Eglinton Avenue Linkage, provides the following guidance for its development:

This area is located on the north and south sides of Eglinton Avenue West between **Character** Areas 3 and 5. The goal of this area is to provide a coordinated built form image linking two **Character** Areas while having regard for the integration and significance of the retained **woodlands** west of Tenth Line West.

- a. The landscape treatment for **development** parcels adjacent to the retained **woodlands** should be in the form of naturalized **character** to integrate **development** with these open spaces. In addition, the built form along Eglinton Avenue West is to be sympathetic in height and scale to the retained **woodlands**/space, wherever possible.
- b. The commercial facility is to avoid, wherever possible, parking and loading areas abutting Eglinton Avenue West and Tenth Line West, in favour of built form. The preferred **character** is to create continuous landscape areas between the building and the streetline.
- c. The height of buildings are to step down from the Primary Community Gateway **Character** Area.
- d. Buildings on Residential Medium Density lands fronting onto the north and south sides of Eglinton Avenue West should have built forms located close to the street edge. Residential **development** should front Eglinton Avenue West and be served by rear lane access to units. While buildings may be developed as residential units, mixed commercial/residential "live/work" units will be permitted subject to parking facilities being provided and designed in a manner that is **compatible** with the mainstreet **character** of the area; incorporation of measures such as landscape space, planters or tree grates; or other elements that reinforce the urban street wall.

## 6.0 PROPOSED DEVELOPMENT AND IMPACT ON EXISTING FEATURES

The owner of 3650 Eglinton Avenue West intends to erect a two storey commercial/office building on this site. This will require the demolition of the existing domestic residence and its outbuilding. Alteration of much of the current landscape including removal of the drive and garage foundation, and many of the existing trees will be necessary.

| DD DRAWING LIST |  |
|-----------------|--|
| NO.             | NAME                                       |
| A-0-00          | COURSE & STATISTICS                        |
| A-1-00          | BITS SUMMARY                               |
| A-1-01          | CURRENT PLANS                              |
| A-1-30          | BITS PLAN                                  |
| A-2-01          | JAVELIN 1 & JAVELIN 2 PLANS                |
| A-2-02          | MICHELIN 104 & MICHELIN PLANS              |
| A-3-01          | PRESENT INVENTIONS & RESEARCH DEVELOPMENTS |
| A-3-02          | RESEARCH & RECENT DEVELOPMENTS             |
| A-4-00          | ALL OTHERS SUMMARY                         |
| A-5-00          | DD VIEWS 1                                 |

| NON-RESIDENTIAL GFA         |            |           |
|-----------------------------|------------|-----------|
| Level                       | Area       | Area (sq) |
| Level 1                     | 998.4 sq   | 10,817.89 |
| Level 2                     | 1,076.4 sq | 10,940.89 |
| TOTAL GFA (NON-RESIDENTIAL) | 2,004.7 sq | 21,557.77 |

| GROSS FLOOR AREA (GFA) |            |            |
|------------------------|------------|------------|
| GFA                    | Area       | Area (sq)  |
| EXCLUDED               | 208.2 m²   | 2,564 sq'  |
| NON-HABITABLE GFA      | 2,002.7 m² | 21,557 sq' |

CARICARILEE ARCHITECTS  
113 Miranda Avenue  
Toronto, ON M6G 3W6  
T: 416 962 9670 F: 416 962 9671  
e: info@caricarilee.com  
www.caricarilee.com

|   |                          |
|---|--------------------------|
| PROJECT NAME                            | EGLINTON OFFICE BUILDING |
| 3850 EGLINTON AVENUE W, MISSISSAUGA, ON |                          |
| DRAWING TITLE                           | COVER + STATISTICS       |

[illegible]

|   |  |
|---|--|
| <p>CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.</p> <p>ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.</p> <p>THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF ANY OTHER WORK.</p> | <p>DATE: _____</p> <p>SIGNATURE: _____</p> |
|---|--|

|             |          |
|-------------|----------|
| SCALE       | 1 : 120  |
| PROJECT NO. | 22032    |
| DATE        | NOV 2023 |
| DRAWN BY    | AD       |
| CHECKED BY  | MNG      |

|        |             |
|--------|-------------|
| NORTH: | DRAWING NO. |
|        | A 0.00      |

| PROJECT STATISTICS:   |  | REQUIRED / PERMITTED:                            |                        | PROPOSED:              |           |
|---|--|--|------------------------|------------------------|-----------|
| ZONING  |  | D  |                        | C3 / TR                |           |
| USE / BUILDING TYPE   |  | COMMERCIAL / OFFICE                              |                        | COMMERCIAL / OFFICE    |           |
| LOT FRONTAGE  |  | N/A  |                        | 55.15 m                |           |
| LOT AREA  |  | N/A  |                        | 4,192.0 m <sup>2</sup> |           |
| LANDSCAPE BUFFER ALONG A STREET LINE  |  | 4.5 m (MIN.)                                     |                        | 4.5 m                  |           |
| LANDSCAPE BUFFER ADJACENT TO COMM.  |  | 1.5 m (MIN.)                                     |                        | 1.5 m                  |           |
| BUILDING HEIGHT   |  | (4 STOREYS) 16.5 m (MAX.)                        |                        | (2 STOREYS) 9.5 m      |           |
| NON-RESIDENTIAL GFA   |  |  | AREA                   |                        | FBI:      |
| NON-RESIDENTIAL GFA (COMMERCIAL)  |  | N/A  | 198.4 m <sup>2</sup>   |                        | 0.3       |
| NON-RESIDENTIAL GFA (OFFICE)  |  | N/A  | 1,018.4 m <sup>2</sup> |                        | 0.3       |
| TOTAL NON-RESIDENTIAL GFA   |  | N/A  | 2,092.7 m <sup>2</sup> |                        | 0.6       |
| TOTAL GROSS FLOOR AREA (GFA)  |  | N/A  | 2,240.9 m <sup>2</sup> |                        | 0.6       |
| <b>BUILDING SETBACKS</b>  |  |  |                        |                        |           |
| FRONT (NORTH) SETBACK   |  | 4.5 m (MIN.)                                     |                        | 4.64 m                 |           |
| REAR (SOUTH) SETBACK  |  | 4.5 m (MIN.)                                     |                        | 28.22 m                |           |
| SIDE (EAST) SETBACK   |  | 4.5 m (MIN.)                                     |                        | 4.53 m                 |           |
| SIDE (WEST) SETBACK   |  | 4.5 m (MIN.)                                     |                        | 4.51 m                 |           |
| <b>PARKING</b>  |  |  |                        |                        |           |
| USE   |  | PARKING REQUIRED:                                |                        | PARKING PROVIDED:      |           |
| COMMERCIAL  |  | 4.3 SPACES / 100 m <sup>2</sup> = 42 SPACES      |                        | STANDARD SPACES        | 50 SPACES |
| OFFICE  |  | 3.0 SPACES / 100 m <sup>2</sup> = 30 SPACES      |                        | BP SURFACE PARKING     | 4 SPACES  |
| TOTAL   |  | *72 SPACES                                       |                        | SHARED PARKING         | 11 SPACES |
| *MINIMUM PARKING SPACES REQUIRED = 4.0% OF THE TOTAL (P 12-10) SPACES MAX REQUIRED = 3 SPACES |  |  |                        | TOTAL                  | 65 SPACES |
| <b>BICYCLE PARKING</b>  |  |  |                        |                        |           |
|   |  | REQUIRED:  |                        | PROVIDED:              |           |
| SHORT-TERM  |  | COMMERCIAL: 0.10 SPACES / 100 m <sup>2</sup> = 1 |                        |                        | 2 SPACES  |
|   |  | OFFICE: 0.10 SPACES / 100 m <sup>2</sup> = 1     |                        |                        |           |
| LONG-TERM   |  | COMMERCIAL: 0.05 SPACES / 100 m <sup>2</sup> = 1 |                        |                        | 2 SPACES  |
|   |  | OFFICE: 0.10 SPACES / 100 m <sup>2</sup> = 1     |                        |                        |           |
| TOTAL   |  | 4 SPACES TOTAL                                   |                        |                        | 4 SPACES  |

**NOTES:**

- NON-RESIDENTIAL GFA EXCLUDES MECHANICAL AREAS, STAIRWELLS, WASHROOMS, ELEVATORS, GARBAGE, PARKING, LOADING, AND BICYCLE AREAS, ACCESSORY OUTDOOR TANKS, AND BELOW GRADE AREAS USED FOR STORAGE. INCLUSIVE TO OTHER USES IN THE BUILDING.
- GROSS FLOOR AREA + NON-RESIDENTIAL GFA + AREAS EXCLUDED FROM NON-RESIDENTIAL GFA, BUT EXCLUDES STORAGE BELOW GRADE, AND PARKING STRUCTURES ABOVE OR BELOW FLOOR LEVELS.

[illegible]

CARICARILEE ARCHITECTS  
113 Miranda Avenue  
Toronto, ON M6G 3W8  
T: 416 962 9670 F: 416 962 9671  
e: info@caricarilee.com  
www.caricarilee.com

|   |
|---|
| PROJECT NAME                            |
| EGLINTON OFFICE BUILDING                |
| 3800 EGLINTON AVENUE W, MISSISSAUGA, ON |
| DRAWING TITLE                           |
| SITE SURVEY                             |

[illegible]

|                         |    |  |
|-------------------------|----|--|
| Contractor / Fabricator | By | CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE BOTH AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. |
|                         |    | ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.                             |
|                         |    | THIS DRAWING IS NOT TO BE USED FOR   |

|             |          |
|-------------|----------|
| SCALE       |          |
| PROJECT NO. | 22032    |
| DATE        | NOV 2023 |
| DRAWN BY    | AL       |
| CHECKED BY  | MNG      |

|        |                       |
|--------|-----------------------|
| NORTH: | DRAWING NO.<br>A 1.00 |
|--------|-----------------------|

58

# Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON

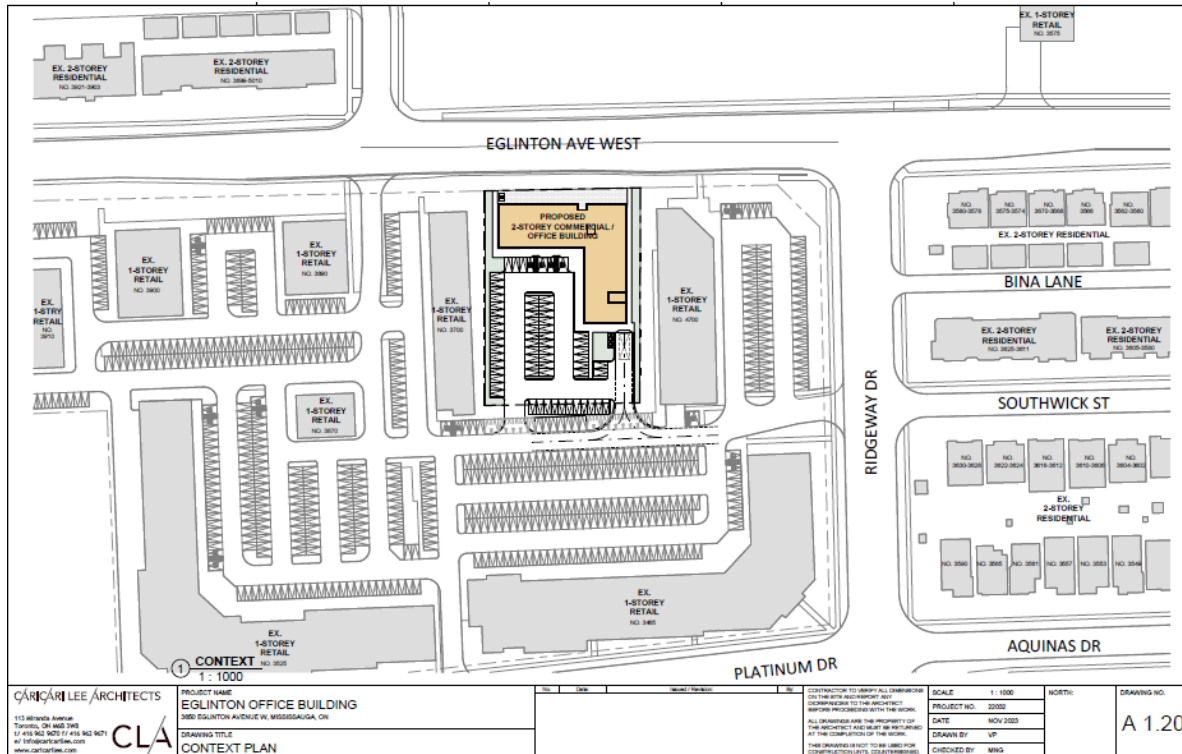


Figure 96 Plan of new commercial/office building, parking areas and surrounding development. (Plan from owner, November 2023.)

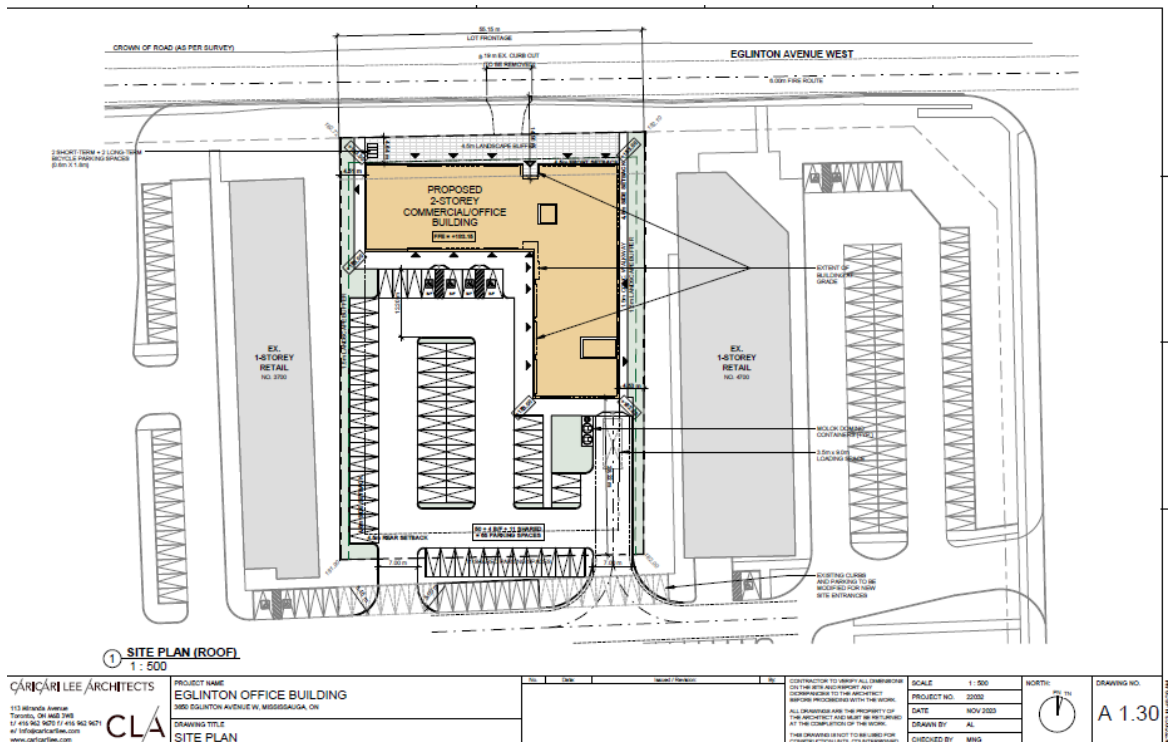


Figure 97 Plan of new commercial/office building and parking areas. (Plan from owner, November 2023)



# Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON

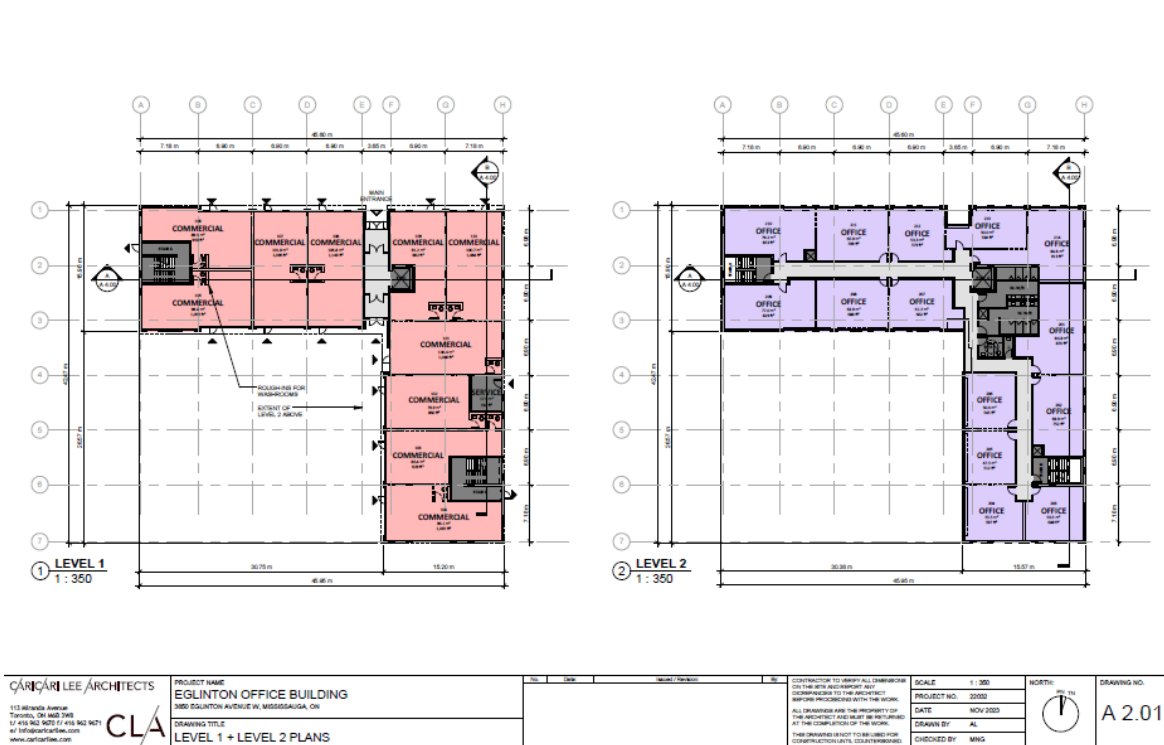


Figure 98 Plans of first and second storey interiors. (Plan from owner, November 2023.)

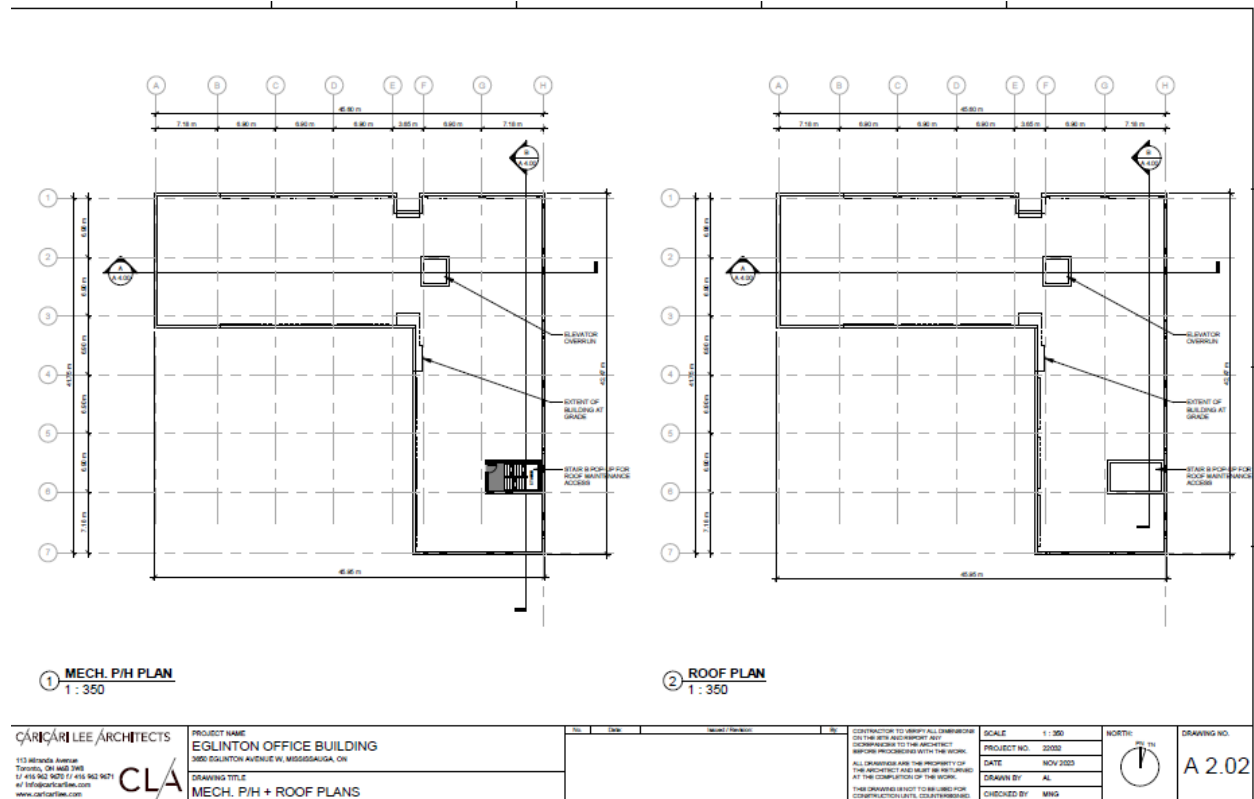


Figure 99 Roof Plan. (Plan from owner, November 2023.)

# Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON

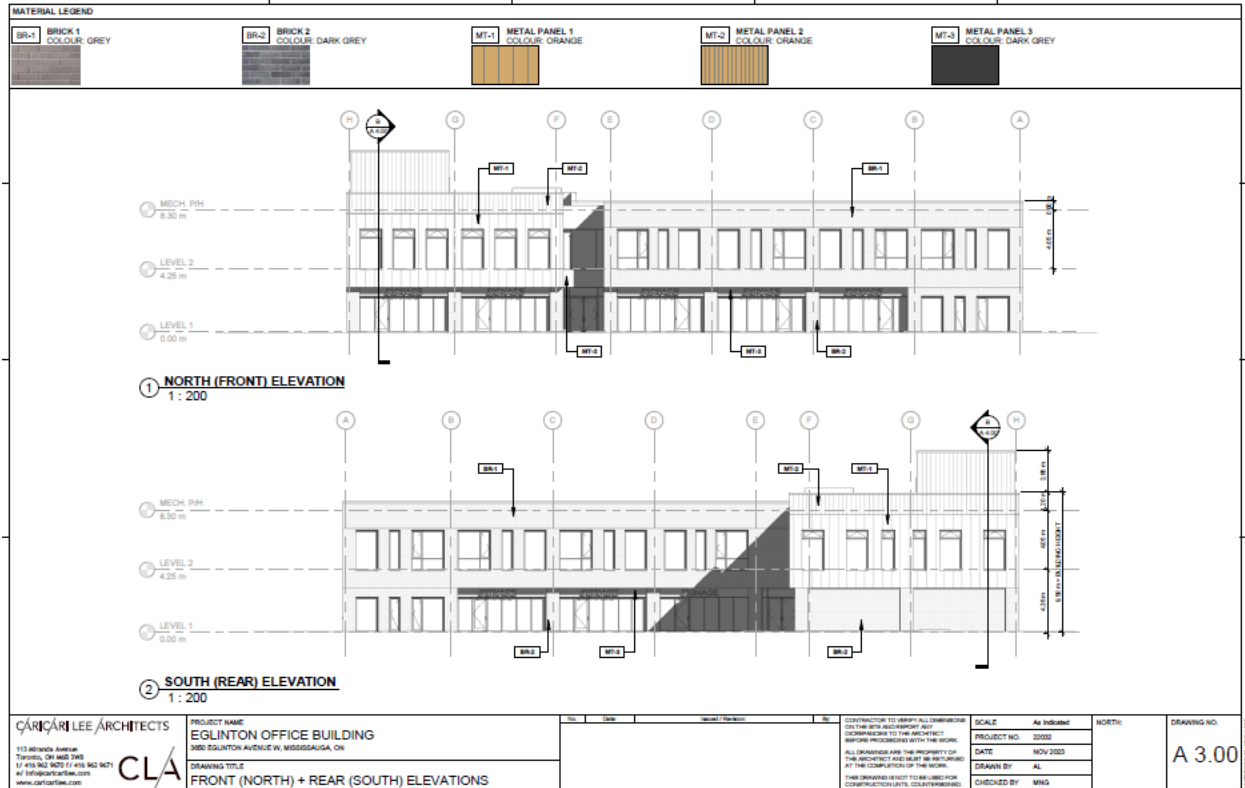


Figure 100 North and South Elevations. (Plan from Owner, November 2023.)

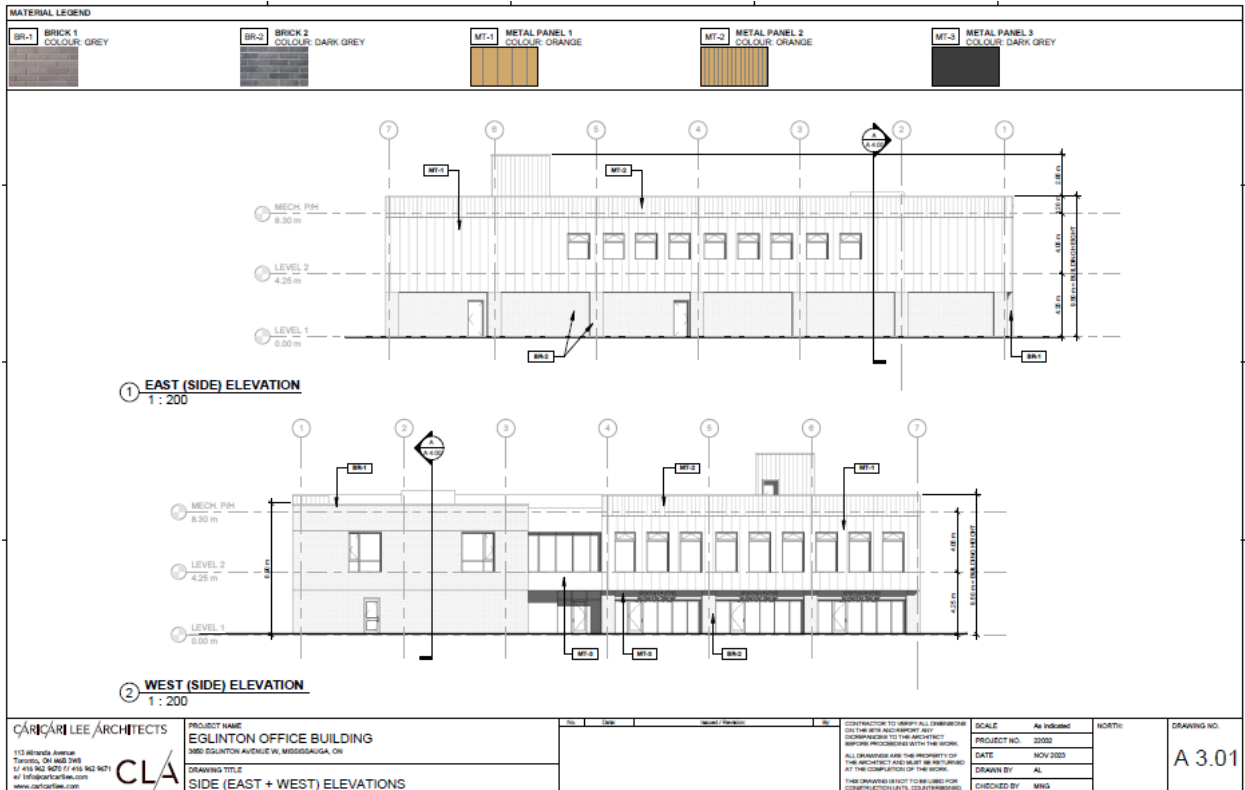


Figure 101 East and West Elevations. (Plan from Owner, November 2023.)

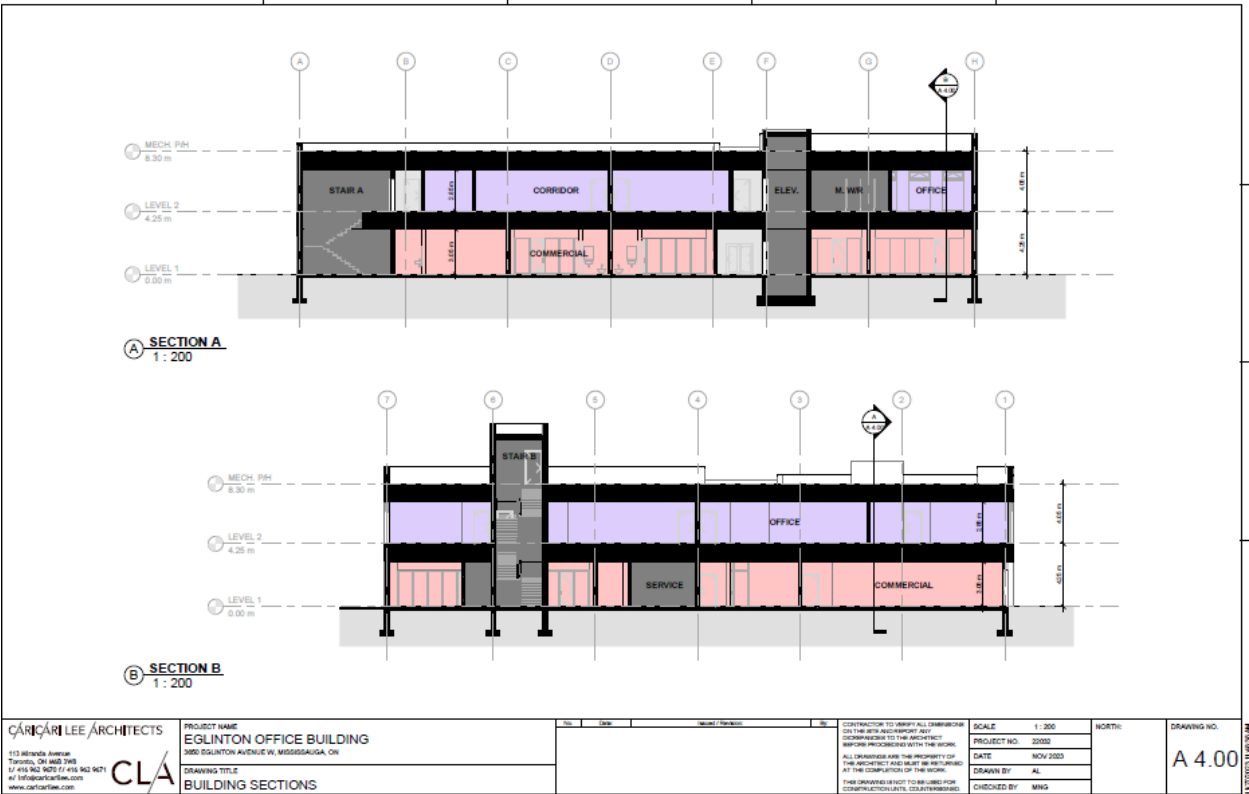


Figure 102 Office Building Sections. (Plan from Owner, November 2023.)



Figure 103 View from the north-east. (Plan from owner, November 2023.)

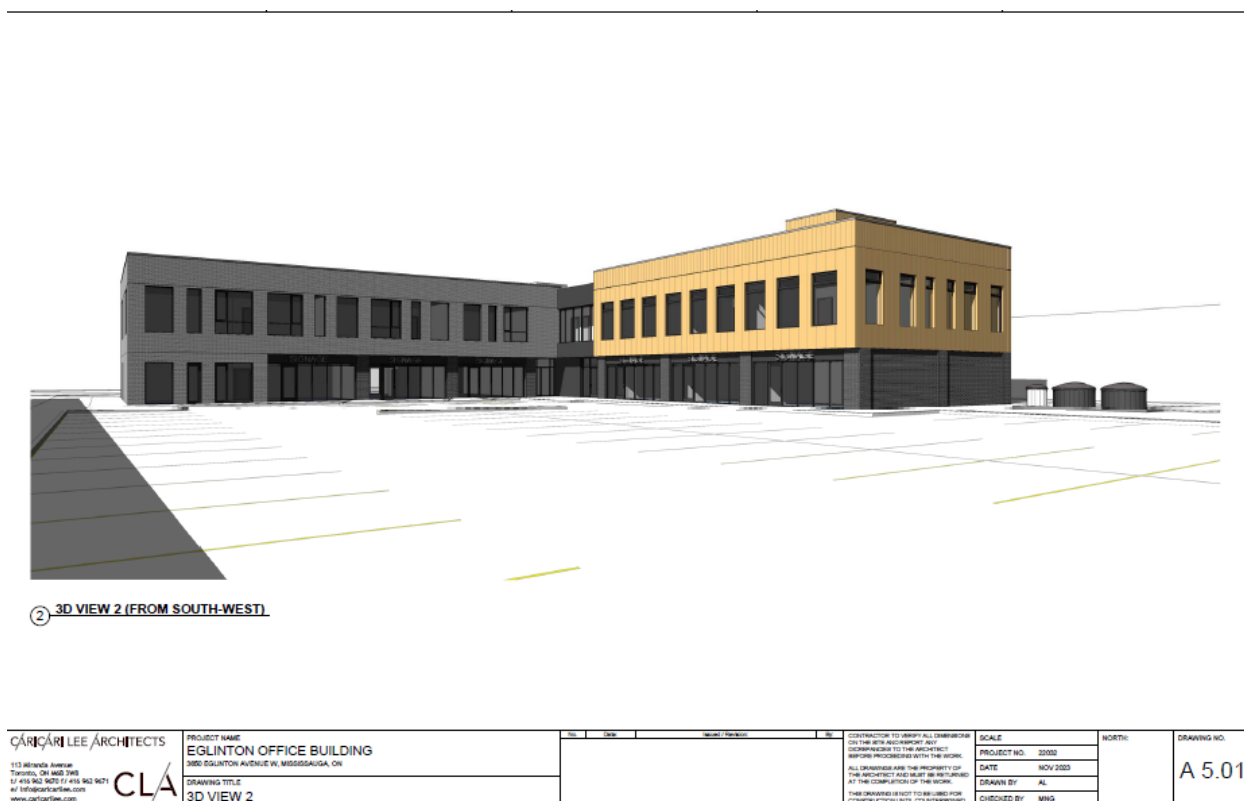


Figure 104 View from the south-west. (Plan from owner, November 2023.)

## 7.0 CONSERVATION PRINCIPLES

This study has been prepared using the directives and guidance to be found in Ontario regulation 9/06 of the Ontario Heritage Act, the Provincial Policy Statement (2005) and the Ministry of Culture Guidelines (2006), the City of Mississauga Official Plan and the Mississauga Heritage Impact Statement terms of reference (Feb. 2013.)

Ontario Regulation 9/06 provides the following criteria for determining cultural heritage value or interest:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
- (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
  1. The property has design value or physical value because it,
    - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
    - ii. displays a high degree of craftsmanship or artistic merit, or
    - iii. demonstrates a high degree of technical or scientific achievement.



## Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON

2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark.

The Ministry of Culture's guidelines for the Provincial Policy Statement note in part:

The PPS, 2005 defines ***built heritage resources*** as involving "one or more *significant* buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions."

The PPS, 2005 defines "*built heritage resources*" and it defines "*significant*." For *built heritage resources* to be *significant* or have cultural heritage value or interest, they must be "valued for the important contribution they make to our understanding of the history of a place, an event, or a people."

The PPS, 2005 defines *heritage attributes* as "the principal features, characteristics, context, and appearance that contribute to the cultural heritage significance of a *protected heritage property*." These attributes should be identified and considered when significance is being evaluated.

The City of Mississauga's terms of reference regarding the preparation of Heritage Impact Statements provide the following guidance:

The City's Official Plan introduces heritage in the following manner:

The protection of heritage resources contributes to a sense of community by providing continuity between the past and the present. Through identifying, understanding, and protecting its heritage, the city can incorporate the past into planning for the future. The City will demonstrate a leadership role in the conservation of its own properties in a responsible way and provide heritage assessments of prospective acquisitions.

In compliance with the City's policy 4.9.2.3, as stated below, the City of Mississauga is seeking to conserve, record, and protect its heritage resources:

Applications for development of a heritage resource will be required to include a Heritage Impact Statement which will be prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

## Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON

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

### **8.0 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS**

3650 Eglinton Avenue West was added to the City of Mississauga's Heritage Register in 1989 for its architectural features. The Heritage Register statement is reproduced above in Section 5.1. It was at that time a well maintained property and the site of a modest mid-nineteenth century dwelling. The latter, a one and a half red brick structure had a centrally located gable on its north, or front, façade, returned eaves and brick crowns over the windows on the east and west façades. Its detailing was otherwise quite simple. It also had a replacement veranda, of corrugated red brick and partially enclosed, which hid most of the original architectural features of the front façade.

In the ensuing 24 years the farmhouse and its later addition, the main built features of the property at the time of listing, have undergone significant change including the replacement of all windows and fascia, and substantial deterioration of the brickwork, particularly at the southwest corner of the original farmhouse. The interior of the main floor of the original farmhouse has been totally re-organized, a process which removed most of its original fabric including the central staircase, and re-divided the composite structure into separate office and living areas. The second floor of the original farmhouse retains the structure of its central hall/four bedroom design but its walls have been re-surfaced and its doors replaced. The fabric of the addition's interior, with the exception of the staircase which now services both sections of the structure, has been largely removed or hidden. The secondary structure extant on the property in 1989, a single storey, two vehicle garage constructed of stone or concrete block, was demolished about 2000.

It is difficult to determine, on the basis of the existing photographs of the site from 1989 and 2000 provided above, how much of the original farm complex landscape then survived. The landscape today retains the original driveway and some mature trees survive. However, the latter are but a remnant of the pattern of the property and driveway windbreaks that once provided the farm complex with protection from wind and blowing snow.

The property does not merit designation under the terms of the Ontario Heritage Act.

It is recommended that the farmhouse and its addition be documented by photograph in detail prior to demolition and that this visual record be retained by the City of Mississauga for future

comparative purposes. It may also be appropriate to dismantle the original structure in a manner which allows for the preservation of brickwork and foundation fieldstone as a source of material for repair and alteration projects in the region. Where possible existing trees should be integrated into the new development.

## 9.0 MANDATORY RECOMMENDATION

The City of Mississauga's terms of reference for a Heritage Impact Statement require that the following questions be answered based on the research and analysis conduct for the study:

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

3650 Eglinton Avenue West does **not** meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act.

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

The criteria addressed below are taken from Ontario Regulation 9/06, Ontario Heritage Act:

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

*1. The property has design value or physical value because it,*  
*i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,*

The property is not a rare, unique, representative or early example of a style, type, expression, material or construction method, In its present condition it has no significant heritage design or physical value.

*ii. displays a high degree of craftsmanship or artistic merit,*

The property does not display a high degree of craftsmanship or artistic merit. Much of its original style features have been replaced over the years and that which remains is modest in scope.

*iii. demonstrates a high degree of technical or scientific achievement.*



The property is a modest domestic dwelling and demonstrates no 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,*

3650 Eglinton Avenue West was the centre of a nineteenth and early twentieth century farm complex and was home to several farming families from its construction in the late 1860s or early 1870s until the partition of its farm lands in 1956. It has no direct associations with any theme, event, belief, person, activity, organization or institution that could be considered significant to the community.

*ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*

In its current state the property can no longer be said to have the potential to yield information that might contribute to an understanding of the community or local culture.

*iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

The property is not associated with the work or ideas of a builder known within the community.

*3. The property has contextual value because it,*

*i. is important in defining, maintaining or supporting the character of an area,*

*ii. is physically, functionally, visually or historically linked to its surroundings, or*

*iii. is a landmark.*

Contextual value is usually assessed in terms of the interplay of the subject property with its current surrounding environment. The Federal Heritage Buildings Review Office (FHBRO) is responsible for the identification and conservation of heritage properties within the federal government's real property inventory. FHBRO provides the following three criteria for the assessment of contextual value:

*site,*

*setting, and*

*landmark,*

and poses the following three questions to guide in their assessment:

- 1) *What is the integrity of the historical relationship between the building and its associated landscape?*
- 2) *What is the influence of the building on the present character of the area with which it is associated?*
- 3) *What is the nature of the building's identity within the community?*<sup>27</sup>

The property at 3650 Eglinton Avenue West was historically the core of a larger farming complex. The physical environment consisted of the house itself and a driveway, a nearby barn and likely a range of other ancillary structures pertaining to its agricultural operations. None of these structures remain today. The house and drive were protected from wind and snow by rows of mature trees, of which a small remnant remains *in situ*. It seems quite clear that there is very little left of the historical relationship which once connected the building to its immediate surroundings and that the property no longer serves to define, maintain or support the current character of the area.

3650 Eglinton Avenue West is now surrounded by housing and commercial development. To the east, west and the northwest modern housing subdivisions have been erected in the last two decades. Further to the south and west the area is bounded by two limited access 400 series highways. The house at 3650 Eglinton Avenue West was once the centre of a vibrant farming enterprise but virtually all of its contextual components and associations have disappeared over time and it is no longer linked to its surroundings in any meaningful way.

The present character of the area around 3650 Eglinton Avenue West is defined by its suburban domestic components which consist of two recently erected housing subdivisions and a retail commercial hub to the south servicing these nearby communities. The existing structure at 3650 Eglinton Avenue West is an anomaly in this setting and, given the structural and aesthetic modifications it has undergone, the deteriorating condition of its physical fabric and the loss of its contextual components, it is no longer a significant representation of the area's 19<sup>th</sup> century agricultural past.

The property is not considered a landmark within the surrounding area.

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

The Provincial Policy Statement defines conservation in the following terms:

---

<sup>27</sup> Federal Heritage Buildings Review Office, "Evaluation Criteria," <http://www.pc.gc.ca/progs/becfp-fhbro/evaluation/Environment.aspx>.

## Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON

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

As constructed 3650 Eglinton Avenue West was a modest expression of mid-nineteenth Ontario vernacular domestic architecture built for a member of the second generation of a local pioneer family. It was the centre of a farm complex that has now largely disappeared. A large, not incompatible addition was later added to the rear elevation. The structure and grounds have undergone significant deterioration, particularly in the quarter century since the property was initially listed in the City of Mississauga Heritage Register. Many of the external elements including windows and fascia have been replaced. The interior of the main floor of the original farmhouse has been removed and both portions have been reconfigured internally to provide separate office and living quarters. Given the extent of this change the property does not warrant conservation.



## **10.0 AUTHOR'S QUALIFICATIONS AND RELEVANT EXPERIENCE**

### **Robert Joseph Burns**

Principal

Heritage Resources Consulting

13-1686 County Rd 2 West,

Prescott, Ontario, K0E1T0

613 918-0747

Email: [drjburns58@gmail.com](mailto:drjburns58@gmail.com)

Web site: [www.deliveringthepast.ca](http://www.deliveringthepast.ca)

### **Education**

- PhD. in history, University of Western Ontario, London, ON

### **Career Highlights**

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

### **Summary**

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

### **Heritage Assessment Projects**

*Heritage Assessments prepared for the Federal Heritage Buildings Review Office*

- CFB Goose Bay, Heritage Assessment of 124 buildings, 2000. Building functional types included barracks, hangars, storage bunkers for conventional and nuclear weapons, guard towers, warehouses, and offices.
- CFB Goose Bay, Heritage Assessment of 16 buildings, 2001. Building functional types consisted of hangars for medium and heavy bombers.
- CFB Gagetown, Heritage Assessment of 77 buildings, 2002. Building Functional types included office/admin buildings, barracks, drill halls, garages, gate/guard houses,

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

*Heritage Assessments prepared for the federal Heritage Lighthouse Preservation program*

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

*Heritage Assessments prepared for the private sector*

- Madill barn, 6250 Hurontario Street, Mississauga, ON, Heritage Assessment, 2009.
- Stone residence, 7129 Tremaine Road, Milton, ON, Heritage Assessment, 2009.
- Smye estate, 394 Lakeshore Road West, Mississauga, ON, Heritage Assessment, 2009.
- Dudgeon cottage, 305 Lakeshore Road West, Oakville, ON, Heritage Assessment, 2010.
- five domestic structures, Bronte Road, Bronte, ON, Heritage Assessment, 2010.
- Lorne Park Estates cottage, 1948 Roper Avenue, Mississauga, ON, Heritage Assessment, 2012.
- Farm house, 11687 Chinguacousy Road, Brampton, ON, Heritage Assessment, 2012.
- Farm house, 3650 Eglinton Ave., Mississauga, ON, Heritage Assessment, 2013.
- Downtown Campbellford Properties, Heritage Assessment, 2013.
- residence, 1422 Mississauga Road, Heritage Impact Statement, 2015.
- residence, 2560 Mindemoya Road, Mississauga, Heritage Impact Statement, 2018.
- residence/offices, 70 Queen Street South, Mississauga, Heritage Impact Assessment, 2018.
- residence, 869 Sangster Avenue, Lorne Park Estates, Mississauga, Heritage Impact Assessment, 2018.
- residence, 795 First Street, Mississauga, Heritage Impact Statement, 2019.
- residence, 972 Bexhill Road, Mississauga, Heritage Impact Assessment, 2019.
- residence, 10 Mississauga Road North, Mississauga, Heritage Impact Assessment, 2020.
- residence, 1341 Stavebank Road, Mississauga, Heritage Impact Assessment, 2020.
- residence, 2935 & 2955 Mississauga Road, Mississauga, Heritage Impact Assessment, 2021.
- residence, 347 Queen Street South, Mississauga, Heritage Impact Assessment, 2021.
- residence, 2230 Mississauga Road, Mississauga, Heritage Impact Assessment, 2021.
- residence, 40 Peter Street South, Mississauga, Heritage Impact Assessment, 2021.
- residence, 8140 Hornby Road, Halton Hills, Heritage Impact Assessment, 2021.
- industrial building, 201 Speers Road, Oakville, Heritage Impact Assessment, 2022



*Heritage Assessments and Plaque Texts prepared for the Ontario Heritage Trust*

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

**Publications and Other Major Projects**

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

- "The Burns and Gamble Families of Yonge Street and York Township [with Stanley J. Burns]", *O.G.S. Seminar '85* (Toronto: Ontario Genealogical Society, 1985).
- "Starting From Scratch: the Simcoe Years in Upper Canada", *Horizon Canada*, No. 22, July 1985.
- "Upper Canada In the Making, 1796-1812", *Horizon Canada*, No. 23, August 1985.
- A review of Bruce G. Wilson, *The Enterprises of Robert Hamilton: A Study of Wealth and Influence in Early Upper Canada, 1776-1812* (Ottawa: Carleton University Press, 1983) in the *Canadian Historical Review*, LXVI, No. 3, Sept. 1985.
- Lila Lazare (comp.) with an intro. by Robert J. Burns, "Artifacts, consumer goods and services advertised in Kingston newspapers, 1840-50: a resource tool for material history research", *Manuscript Report Series No. 397*, Parks Canada, 1980.
- "W.A. Munn and the discovery of a Viking occupation site in northern Newfoundland", Historic Sites and Monuments Board agenda paper, 1982.
- Research and writing of "The Loyalists," a booklet to accompany the Loyalist Bicentennial travelling exhibit prepared by Parks Canada, 1983.
- "Paperboard and Paper Packaging in Canada 1880-1930: An Interim Report" *Microfiche Report Series No. 210* (1985).
- "Packaging Food and Other Consumer Goods in Canada, 1867-1927: A guide to Federal Specifications For Bulk and Unit Containers, Their Labels and Contents" *Microfiche Report Series No. 217* (1985).
- "Paperboard Packaged Consumer Goods: Early Patterns of Product Availability" (1986).
- "Thomas Ridout" in the *Dictionary of Canadian Biography*, Vol. VI, Toronto, 1987.
- "Paperboard and Paper Packaging in Canada, 1880-1930", 2 Vols. *Microfiche Report Series No. 393* (1989).
- Curator, along with Marianne McLean and Susan Porteus, of "Rebellions in the Canadas, 1837-1838," an exhibition of documents and images sponsored by the National Archives of Canada, 1987.
- "Marketing Food in a Consumer Society: Early Unit Packaging Technology and Label Design" in *Consuming Passions: Eating and Drinking Traditions in Ontario* (Meaford, Ont.: Oliver Graphics, 1990).
- "Robert Isaac Dey Gray" reprinted in *Provincial Justice: Upper Canadian Legal portraits from the Dictionary of Canadian Biography*, ed. Robert L. Fraser (Toronto: University of Toronto Press, 1992).
- "John Warren Cowan" and "Thomas McCormack" published in the *Dictionary of Canadian Biography*, Vol. XIII, 1994.
- *Guardians of the Wild: A History of the Warden Service of Canada's National Parks* (University of Calgary Press, 2000).
- "'Queer Doings': Attitudes toward homosexuality in nineteenth century Ontario," *The Beaver*, Apr. May. 2003.
- "Bombs in the Bush: The Strategic Air Command in Goose Bay, 1953," *The Beaver*, Dec. 2004/Jan. 2005.
- preparation of a history of the Royal Canadian Mounted Police under contract for the Force, 2004-2007.

- press releases regarding heritage plaque unveilings for Parks Canada, Ottawa, ON, 2010.
- a review and analysis of heritage bulk containers in the Parks Canada Artifact Collection, Ottawa, ON, 2011.
- *Port Stanley: The First Hundred Years, 1804-1904*, with Craig Cole (Heritage Port: Port Stanley, ON, 2014).

### **Related Professional Associations**

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

**APPENDIX A: CHAIN OF OWNERSHIP**

| <b>Instrument Number</b> | <b>Date of Instrument</b> | <b>Grantor</b>  | <b>Grantee</b>                         | <b>Details</b>                               |
|--------------------------|---------------------------|---|--|--|
| Patent                   | 3 Jan. 1828               | Crown   | King's College                         | Lot 4, Con. 2 NDS (200 acres)                |
| 954B                     | 5 Mar. 1855               | University of Toronto   | William Albertson                      | 200 acres                                    |
| 2715M                    | 4 Mar. 1873               | William Albertson   | George Albertson                       | North ½ Lot 4, Conc. 2 NDS (95 acres)        |
| 5986                     | 4 June 1892               | George Albertson  | Thomas Wright Stevenson                | Same   |
| 7266                     | 29 Mar. 1899              | Thomas Wright Stevenson   | Wilbert Clark Andrew                   | Same   |
| 9274                     | 9 Jan. 1907               | Wilbert Clark Andrew  | Alexander Stevenson                    | Same   |
| 9981                     | 23 Apr. 1910              | Alexander Stevenson   | William Arthur Greensides              | Same   |
| 19228                    | 29 July 1938              | Mary Elizabeth Greensides, Edna Greensides, William Greensides, Alice Barnstaple, Hazel Evelyn Greensides | Frederick J. Near & Verna Evelena Near | Same   |
| 56755                    | 1 Sept. 1956              | Frederick J. & Verna E. Near  | Halton Oakes Estates Ltd.              | All but 1.033 Acre of N ½ Lot 4, Conc. 2 NDS |
| RO1173017                | 30 Mar. 1998              | Verna E. Near   | Dragan & Verica Marjanovic             | Pt. N ½ lot 4, Conc. 2NDS (1.033 acres)      |
| PR1346314                | 1 Oct. 2007               | Dragan & Verica Marjanovic  | Haroon Mahmud & Shela Haroon Minhas    | Same   |
| PR1814092                | 30 Apr. 2010              | Haroon Mahmud & Shela Haroon Minhas   | Mushtaq Siddiqui                       | Same   |
|                          |                           |   |  |  |