

Notice of Intention to Pass a By-Law to Designate 20 Thomas Street to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, Chapter 0.18)

Take Notice that the Council of The Corporation of the City of Mississauga intends to pass a by-law under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the lands and premises located at 20 Thomas Street in the City of Mississauga, in the Province of Ontario as of July 29, 2026 (HAC-0054-2026).

20 Thomas Street is a 2-storey brick building located on the north side of Thomas Street, west of Queen Street South.

Statement of Cultural Heritage Value or Interest

Constructed in approximately 1908 by Joseph Phair, the property has contextual value due to its historical links to its surroundings, including properties within the Streetsville Heritage Conservation District. As a local foreman and tradesman for the late John Graydon, builder and contractor, Joseph Phair is well connected to Streetsville history. He is credited with having constructed, and provided input on, many buildings in Streetsville.

The property has physical and design value as it is a rare example of early 20th century Edwardian-era architecture. It features design elements inspired by Edwardian Classicism, including red brickwork, and a generous wrap around front porch with wide curve and simple columns. It also features a straight roofline, and simple ornamental features that compliment the overall appearance of the structure and its simplified massing.

Heritage Attributes

Contextual:

- The property's location on the north side of Thomas Street, set back and visible from the street
- The property's close proximity to the designated heritage property at 242 Queen Street (within 50 metres), also constructed by Joseph Phair, and known as the site of the former "Metropolitan Bank."

Physical Design:

- Overall rectilinear shape and form with cross gabled roof
- Smooth running bond red exterior brickwork on façade
- Stone lintels and sills
- Rectilinear window openings punched in an orderly arrangement
- Wrap around front porch with wide curvature, supported by simple round columns on brick piers
- Extended roof eaves
- Brick voussoirs over basement windows

Further information respecting the notice of intention to designate the property is available from the municipality upon request at heritage.planning@mississauga.ca or 905-615-3200, ext. 4061.

Any notice of objection to this notice of intention to designate the property, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice. **Notice of objection to the designation may be served on the City no later than 4:30 p.m. on September 3, 2026** to the following address: City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1.

Dated at the City of Mississauga
This 4th day of August, 2026

Diana Rusnov, City Clerk
City of Mississauga