

**HERITAGE IMPACT ASSESSMENT**

**29 QUEEN STREET SOUTH, STREETSVILLE  
CITY OF MISSISSAUGA, ONTARIO**

Prepared for:

**Avondale Homes Inc.**  
21 Amarone Avenue  
Woodbridge On  
L4H2N8

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CITY OF MISSISSAUGA, ONTARIO**

### EXECUTIVE SUMMARY

ASI was contracted by Avondale Homes Inc. to prepare a Heritage Impact Assessment (HIA) of the property at 29 Queen Street South in the City of Mississauga, Ontario. This HIA is structured to provide an evaluation of the cultural heritage value of the property at 29 Queen Street South as determined by the criteria set in Ontario Regulation 9/06 and to evaluate the impact of the proposed demolition of the building on the Mississauga Road Scenic Route and the Streetsville Village Core Cultural Heritage Landscape. This report also provides an analysis of the proposed replacement structure's suitability within the Mississauga Road Scenic Route and the Streetsville Cultural Heritage Landscape.

The proposed planning application involves the demolition of the building at 29 Queen Street South and the construction of a replacement building to be used for commercial purposes. Based on the results of archival research, a field review and heritage evaluation, the property at 29 Queen Street South was determined to not contain cultural heritage value following application of Ontario Regulation 9/06 of the *Ontario Heritage Act*. Additionally, the property was not found to contribute to the Mississauga Road Scenic Route or the Streetsville Village Core Cultural Heritage Landscape.

The proposed replacement building is a two-storey mixed-use building that is consistent with the existing character of the surrounding area and will not have an impact on the Mississauga Road Scenic Route or the Streetsville Village Core Cultural Heritage Landscape.

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## PROJECT PERSONNEL

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<i>Report Reviewer:</i>	Annie Veilleux

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## 1.0 INTRODUCTION

ASI was contracted by Avondale Homes Inc. to prepare a Heritage Impact Assessment (HIA) of the property at 29 Queen Street South, on Part Lot 5, Concession 4 West of Hurontario Street in the City of Mississauga, Ontario. This HIA is part of the proposed undertaking to demolish the existing building at 29 Queen Street South and replace it with a two-storey mixed-use building.

The subject property at 29 Queen Street South is located on the northeast side of Queen Street South, northwest of Ellen Street and southeast of Britannia Road West. The property is located within the Mississauga Road Scenic Route and the Streetsville Village Core Cultural Heritage Landscape.



Figure 1: Location map of 29 Queen Street South (Base Map: Open Street Maps)

The research, analysis and site visit was conducted by James Neilson under the project direction of Annie Veilleux, Manager of the Cultural Heritage Division, ASI. The present heritage impact assessment follows the Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit* (2006), the City of Mississauga Cultural Heritage Impact Assessment Terms of Reference (2014) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). Research was completed to investigate, document and evaluate the cultural heritage resources within and adjacent to the study area.

This document will provide:

- a description of the cultural heritage resources, including location, a detailed land use history of the site and photographic documentation;
- a description of the site's cultural heritage value based on archival research, site analysis, and municipally accepted criteria for establishing cultural heritage significance; and
- an assessment of impacts of the proposed undertaking.

### 1.1 Location and Study Area Description

The study area consists of 29 Queen Street South, which is located on the northeast side of Queen Street South, northwest of Ellen Street and southeast of Britannia Road West. The subject property consists of a one storey bungalow residential building that has been converted for commercial use. The property is accessed from Queen Street South by a driveway extending from the road to behind the building (Figure 2).

The surrounding area consists of detached post-war residential-style buildings, many of which have been converted for commercial uses. This area acts as a transition area between the historic Village of Streetsville located to the southeast and the modern commercial buildings to the northwest.

The property is located within the Mississauga Road Scenic Route (MRSR) and the Streetsville Village Core Cultural Heritage Landscape (SVCCHL).

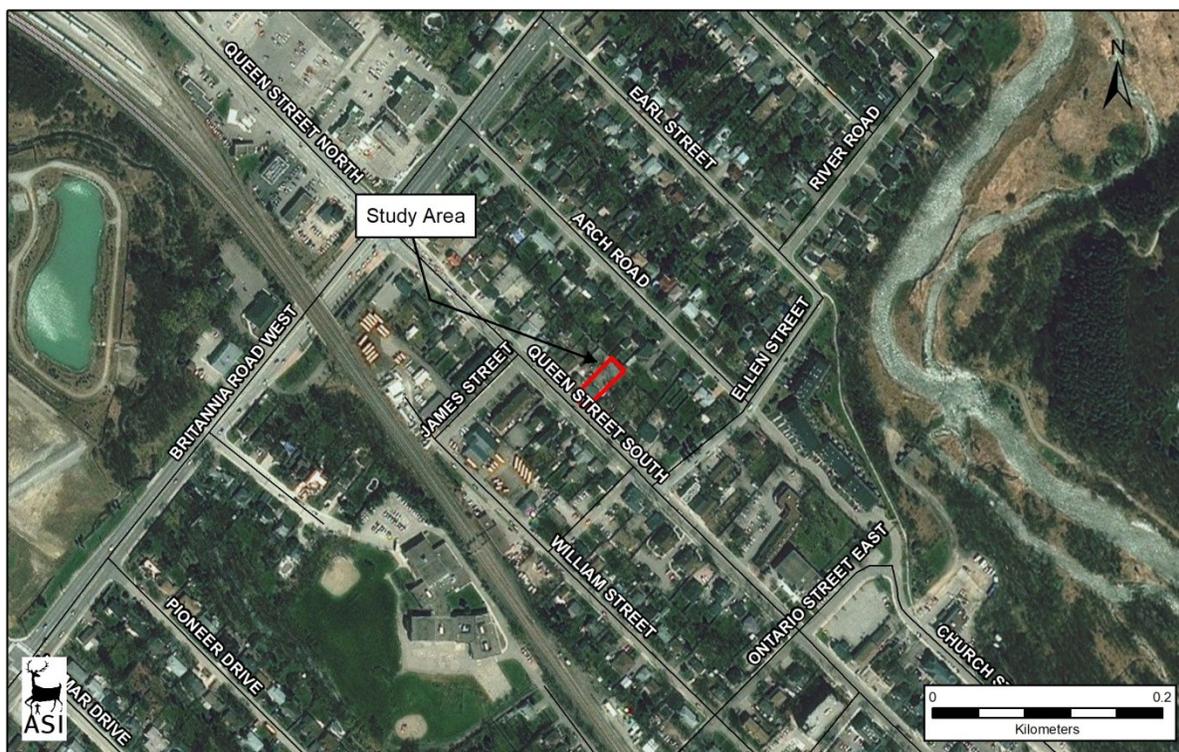


Figure 2: Aerial view of 29 Queen Street South

## 1.2 Policy Framework

The authority to request this Cultural Heritage Impact Assessment arises from the Ontario Heritage Act, Section 2(d) of the Planning Act (1990), the Provincial Policy Statement (2020) and the City of Mississauga *Official Plan* (2020).

The Ontario Heritage Act (OHA) (MHSTCI 1990) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and provides the legislative bases for applying heritage easements to real property.

The Planning Act (1990) and related Provincial Policy Statement (PPS 2020) make a number of provisions relating to heritage conservation (Ministry of Municipal Affairs and Housing 1990; Government of Ontario 2020). One of the general purposes of the Planning Act (the Act) is to integrate matters of provincial interest in provincial and municipal planning decisions. To inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the Act provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the Act. One of these provincial interests is directly concerned with:

2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The PPS indicates in Section 4.0 - Implementation/Interpretation, that:

4.6 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of cultural heritage are contained in Section 2.0, Wise Use and Management of Resources, in which the preamble states that "Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits" (Province of Ontario 2020:22).

Accordingly, in subsection 2.6, Cultural Heritage and Archaeology makes the following provisions relevant to this assessment:



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.

Italicized terms in the foregoing policy statements are defined in Section 6.0 Definitions of the PPS and have been considered as part of the present assessment.

This provides the context not only for discrete planning activities detailed in the Planning Act but also for the foundation of policy statements issued under Section 3 of the Planning Act.

The following policies, outlined in the City of Mississauga's *Official Plan (2020)*, direct the undertaking of Heritage Impact Assessment within the City:

- 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 Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

Furthermore, the City of Mississauga's Official Plan provides policy direction for development on or adjacent to cultural heritage resources. These policies include:

- 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 location and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.
- 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.
- 7.4.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.
- 9.5.1.15 Development in proximity to landmark buildings or sites, to the Natural Areas System or cultural heritage resources, should be designed to:



- a. respect the prominence, character, setting and connectivity of these buildings, sites and resources; and
- b. ensure an effective transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking, amenity and open spaces.

The property is currently Listed on the City of Mississauga's Heritage Register as part of the Streetsville Village Core Cultural Heritage Landscape (SVCCHL). The SVCCHL is recognized for containing the following cultural heritage attributes:

- Historical Association
  - Illustrates Style, Trend or Pattern
  - Illustrates Important Phase in Mississauga's Social or Physical Development
- Built Environment
  - Aesthetic/Visual Quality
  - Designated Structures
- Other
  - Historical or Archaeological Interest

- Site Description

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

In addition, 29 Queen Street South is also Listed on the City of Mississauga's Heritage Register as part of the Mississauga Road Scenic Route. The MRSR is recognized for containing the following cultural heritage attributes:

- Landscape Environment
  - Scenic and Visual Quality
  - Horticultural Interest
  - Landscape Design, Type and Technological Interest
- Historical Association
  - Illustrates Style, Trend or Pattern
  - Illustrates Important Phase in Mississauga's Social or Physical Development
- Built Environment



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

### 1.3 Project Consultation

The following organizations, websites, online heritage documents, online heritage mapping tools were reviewed and heritage staff were contacted to confirm the level of significance of the subject property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- City of Mississauga Heritage Property Search Interactive Map [Accessed 7 June, 2017] at <https://www.mississauga.ca/portal/services/property?DPSLogout=true>
- City of Mississauga Cultural Heritage Landscapes Inventory (January 2005);
- City of Mississauga Planner, Ben Philips (June 5, 2017);
- Canadian Register of Historic Places [Accessed 7 June, 2017] at <http://www.historicplaces.ca/en/pages/about-apropos.aspx>;
- Parks Canada website (national historic sites) [Accessed 7 June, 2017] at <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx>;
- Ontario Heritage Trust *Ontario Heritage Plaque Guide*, an online, searchable database of Ontario Heritage Plaques [Accessed 7 June, 2017] at <http://www.heritagetrust.on.ca/Resources-and-Learning/Online-Plaque-Guide.aspx>;
- Federal Heritage Buildings Review Office (FHBRO) [these properties are recognized under the Treasury Board Policy on the Management of Real Property (TBPMRP)];
- Toronto Reference Library;
- Region of Peel Land Registry Office; and
- Historical and genealogical records at Ancestry.com

## 2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use, and the development of transportation infrastructure. The following section provides the results of this research.

The subject property is located in Part Lot 5, Concession 4 West of Hurontario Street in the historical Village of Streetsville and Toronto Township, and modern-day City of Mississauga, Ontario. The property consists of a one-storey bungalow building fronting on Queen Street with an entrance drive leading to a parking area to the rear. The property is bounded by Queen Street South to the southwest and residential properties to the northwest, northeast and southeast. Queen Street South is a historical thoroughfare and the main street of the historical Village of Streetsville.

### 2.1 Township and Settlement History

#### *Village of Streetsville*

The settlement of Streetsville began between 1819 and 1821 on the banks of the Credit River, just east of Queen Street South in the City of Mississauga. The original settlement probably focused around Timothy Street's mills, after whom the community is named. In 1821 a general store and trading post was opened by John Barnhart. As early as 1823 a bridge was built over the Credit River, this made the community a key crossing point. By 1835 Streetsville had become a political and economic hub, attracting merchants and tradesmen. By 1850 Streetsville had a population of 1000 and was the most prosperous and populated village in Peel County. By 1858 its population had grown to 1500. Streetsville reached its apex by 1867 and while it continued to thrive after the construction of the Credit Valley Railway, it could not supplant Brampton as the centre of Peel County. By the early Twentieth Century Streetsville's mills began to close and by the 1940s the last of Streetsville's many hotels also closed. By 1951 the population had receded to 1139 and in 1974 it was amalgamated into the City of Mississauga (Heritage Mississauga 2009).



Figure 3: Image of Queen Street South c.1906 (Mississauga Library, N359)

### *Toronto Township*

The Township of Toronto was originally surveyed in 1806 by Mr. Wilmot, Deputy Surveyor. The first settler in this Township, and also the County of Peel, was Colonel Thomas Ingersoll. The whole population of the Township in 1808 consisted of seven families, scattered along Dundas Street. The number of inhabitants gradually increased until the war broke out in 1812, which gave considerable check to its progress. When the war was over, the Township's growth revived and the rear part of the Township was surveyed and called the "New Survey". The greater part of the New Survey was granted to a colony of Irish settlers from New York City, who suffered persecution during the war.

The Credit River runs through the western portion of the Township, and proved to be a great source of wealth to its inhabitants, as it was not only a good watering stream, but there were endless mill privileges along the entire length of the river.

In 1855, the Hamilton and Toronto Railway completed its lakeshore line. In 1871, the railway was amalgamated with the Great Western Railway, which in turn, was amalgamated in 1882, with the Grand Trunk Railway, and then in 1923, with Canadian National Railway (Andrea 1997:126–127). Several villages of varying sizes had developed by the end of the nineteenth century, including Streetsville, Meadowvale, Churchville, and Malton. A number of crossroad communities also began to grow by the end of the nineteenth century. These included Britannia, Derry, Frasers Corners, Palestine, Mt Charles, and Grahamsville.

## **2.2 Land Use History: 29 Queen Street South**

The subject property at 29 Queen Street South is located in Part Lot 5, Concession 4 West of Hurontario Street in the City of Mississauga, Ontario. The Lot was originally granted to the Crown, who sold the property to Henry Rutledge in 1831 (Hicks 2008). Henry Rutledge was an important figure in the Village of Streetsville, sitting on the Village's first Council in 1858 and helping to form the Streetsville Farmers' and Mechanics Institute. Over time, the Rutledge family owned a number of lots in the area including Lot 6 in Concession 4 and Lots 5, 6, 8, 9 and 10 in Concession 5.

By 1860, the Village of Streetsville was already well developed, stretching along Queen Street between Part Lots 3 to 5. Rutledge's ownership of the property is represented on the 1860 Tremaine Map of Peel (Tremaine 1860, Figure 7) and shows the Rutledge farm situated on the northern edge of the Village, with much of the surrounding area already subdivided and developed. According to Hicks (2008:8), the Rutledge farmhouse was a two-storey white roughcast house located north of the existing Ellen Street (Figure 4). Two brick barns were situated in close proximity to the location of the property at 29 Queen Street South. The property was known for its many lilac bushes and also contained kilns, which produced bricks for many buildings in the community including the Trinity Anglican Church, which sat on land south of Ellen Street, donated by Rutledge (Figure 6).





Figure 4: Henry Rutledge House (Hicks 2008)

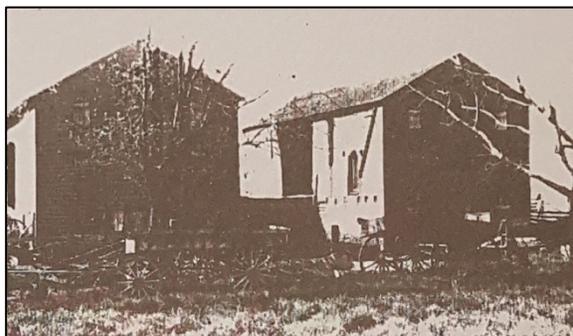


Figure 5: Henry Rutledge's barns (Hicks 2008)



Figure 6: Trinity Anglican Church

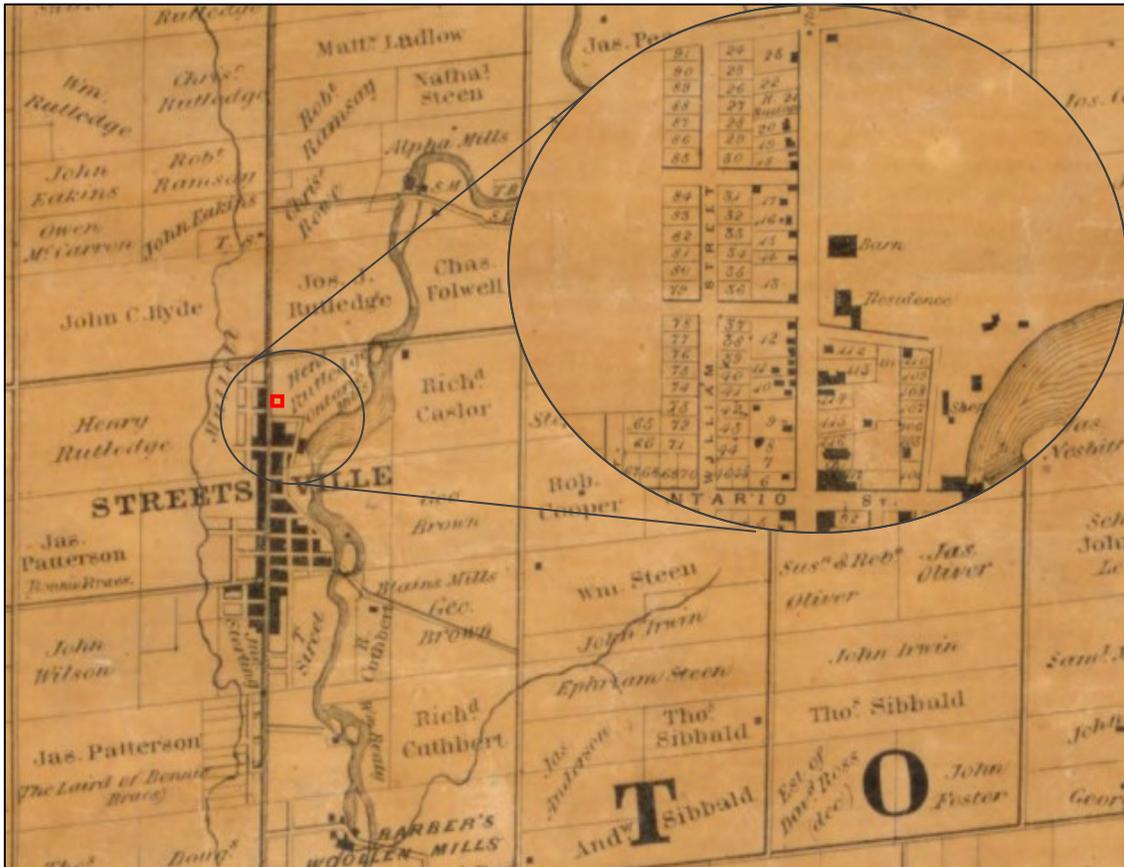


Figure 7: Approximate location of the study area on the 1860 Tremaine Map (Tremaine 1860, Annotated by ASI)



Figure 8: Approximate location of the study area on the 1877 Map of Peel County (Walker & Miles 1877, Annotated by ASI)

The level of detail on the 1877 Peel County map does not show the farmhouse and barn, though the area is shown as being part of the Village of Streetsville (Walker & Miles 1877, Figure 8). We can assume that the agricultural nature of the property was maintained throughout the late-nineteenth and early-twentieth century as the 1939 Fire Insurance Plan of Streetsville shows the property in a similar condition as the 1860 Tremaine Map (Underwriters Survey Bureau 1939, Figure 9). This map shows the property as it looked when Nellie Rutledge sold the property to Elizabeth and Logan Hoey in 1938, signalling the end of over a century of the property being owned by the Rutledge family.

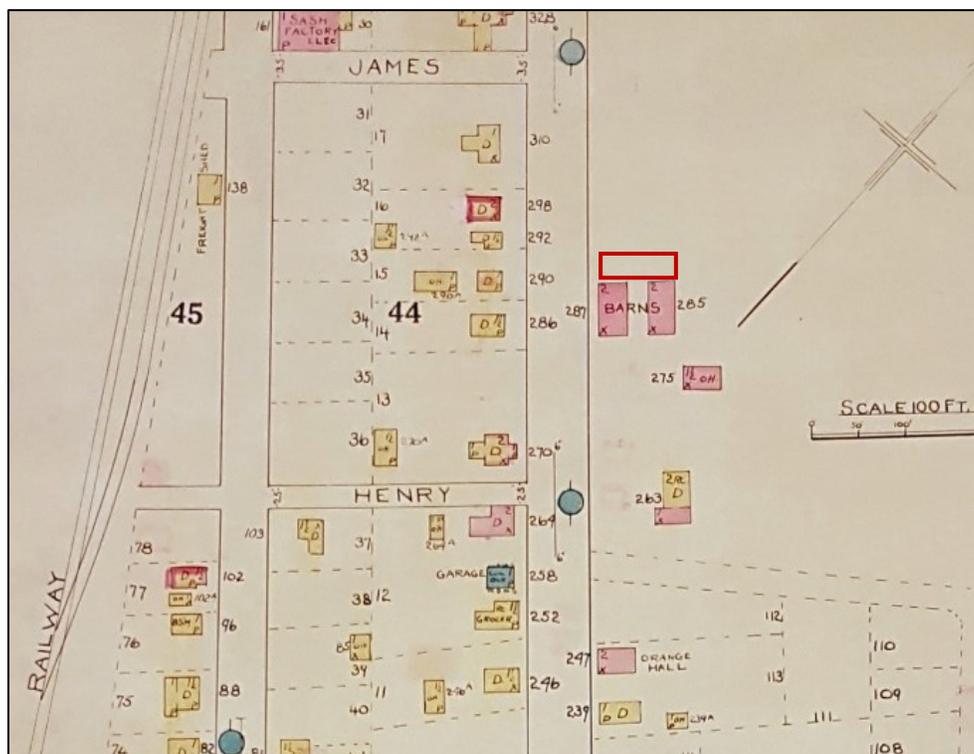


Figure 9: 1939 Streetsville Fire insurance Map (Underwriters' Survey Bureau 1939, Annotated by ASI)

The Hoey family owned the property until 1948 when it was sold to William C Arch. Arch was a local politician in Streetsville and owned a construction company, Arch and Sons Building and Construction Ltd. In 1949, Arch registered Plan 374, which subdivided the property into a series of lots from Britannia Road to just north of Ellen Street (Figure 10). 29 Queen Street South was built c.1950 at the same time as the entire row of houses on the northeast side of Queen Street South (see Figure 11 and Figure 12). This was part of the first wave of residential development on the Rutledge farm, and by 1966, there was little trace of the original farm (see Figure 12 and Figure 13). The history of the property is reflected in the street names found in the area. Many of the roads have been named after Henry Rutledge's children (James, William and Ellen), while Arch Road is named after William Arch.



Historical Aerial Photos



Figure 11: Aerial image from 1944 (City of Mississauga)



Figure 12: Aerial image from 1954 (City of Mississauga)



Figure 13: Aerial image from 1966 (City of Mississauga)

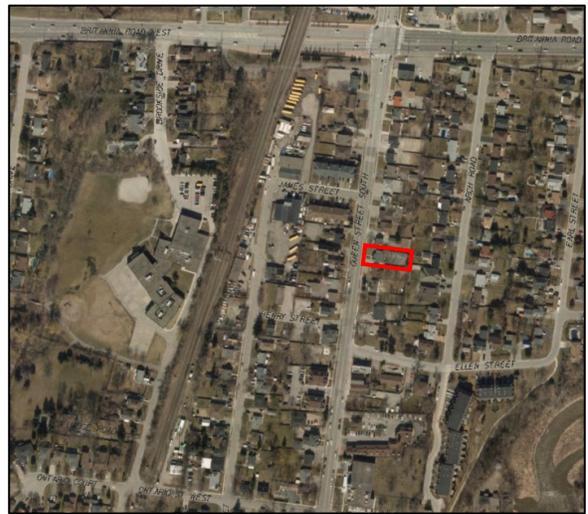


Figure 14: Aerial image from 2015 (City of Mississauga)

### 2.3 Architecture

29 Queen Street South is a one-storey post-war bungalow style residential building. Composed of simple designs on square or rectangular footprints, this building type was made popular following World War II, during a time when Canada experienced a residential building boom. Approximately 1.7 million housing units were built across the country between 1946 and 1961 (Canada Mortgage and Housing Corporation 1994: 11).

Historically, house construction was based on traditional, or non-engineered, construction practices. Thus, methods had been developed and proven to be satisfactory by trial and error. In contrast, in engineered construction, performance of a particular system was determined scientifically. While traditional construction practices continued to be significant, engineered construction began to play a greater role in Canadian housing after World War II. (Canada Mortgage and Housing Corporation 1994: 29)

Part of the transition in building construction involved the greater use of prefabrication to speed up construction, reduce costs and reduce the need for skilled labour (Canada Mortgage and Housing Corporation 1994: 36, 39). The cost of wood, which by 1951 was four times its pre-war price, and the market's desire for low maintenance houses contributed to the trend of using alternative materials like prefinished aluminum or hardboard sidings (as used on 29 Queen Street South). The transition in building construction methods and materials had a significant impact on the ability to supply to growing housing market. In the mid 1940s, construction time for an average sized and equipped house was seven months and took 2,400 site person hours. By the mid 1960s, the same type of house took only eight weeks to build and required 950 site person hours (Canada Mortgage and Housing Corporation 1994: 47).

The plans for these types of homes were often issued within catalogues. The Central Mortgage and Housing Corporation produced a number of catalogues, starting with the *67 Homes* Catalogue in 1947 (Teodorescu 2012: 135). These catalogues provided drawings, floor plans and a description of the building, and buyers could purchase building plans based on these designs. The exact plans used to build 29 Queen Street South are unknown, though the property features a nearly identical floor plan and a similar external appearance as Design No.49-35 in the 1949 *Small House Designs: Bungalows* (Central Mortgage and Housing Corporation 1949:40, Figure 15 & Figure 16).



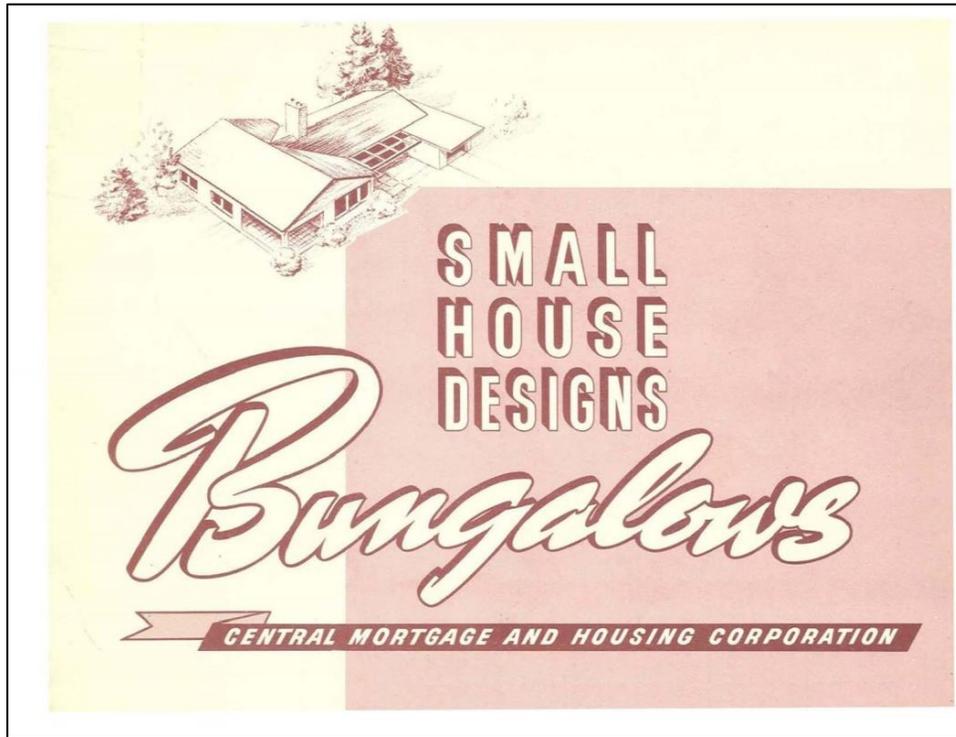


Figure 15: Small House Designs: Bungalows (Central Mortgage and Housing Corporation 1949)

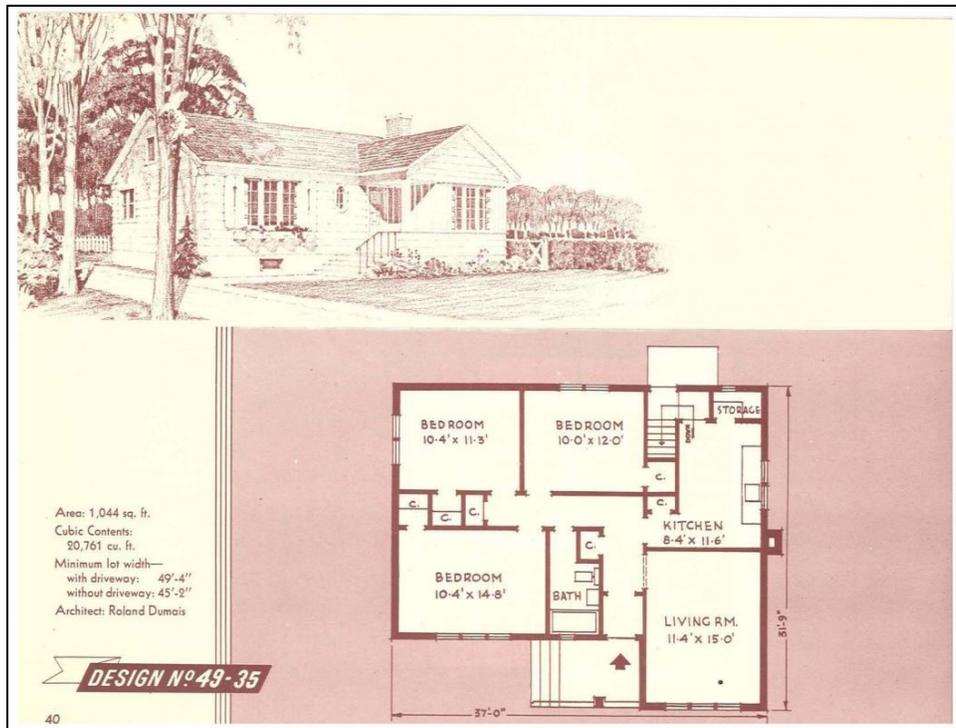


Figure 16: Design No.49-35 (Central Mortgage and Housing Corporation 1949)



### **3.0 EXISTING CONDITIONS**

#### **3.1 Introduction**

A field review was conducted by James Neilson and John Sleath of ASI, on June 14, 2017 to survey and document the study area and environs.

#### **3.2 29 Queen Street South**

##### **3.2.1 Exterior**

The structure at 29 Queen Street South is a one-storey residential building built c.1950 that has been converted for commercial use (Figure 19). Built in the post-war bungalow style, the building sits on a cement block foundation and features a gable roof made of asphalt shingles. The building is clad in two types of white siding: aluminium on the front and side elevations and clapboard on the rear elevation (Figure 27). Clapboard siding was found beneath an exposed portion of the side elevation, which suggests that the building was likely clad in clapboard when it was built (Figure 28). A portion of cladding on southeast elevation has been poorly replaced and the staggered seams between the old and new siding are visible (Figure 26).

The front elevation consists of a trio of three-casement windows (Figure 20). Basement windows are located on either side of the entranceway. A fabric porch roof attached to metal poles was installed above the cement front porch. The southeast and northwest elevations each contain one set of two one-over-one windows and three and two basement windows respectively (Figure 21, Figure 22 & Figure 24). The rear elevation contains a one-over-one hung window and two one-over-one windows flanking a rear entrance to the basement (Figure 23).

Two-thirds of the building's front elevation extends toward the street and may have been altered at some point in the building's history (Figure 29). Based on the slope of the roof above the entranceway and the configuration of internal space, it is possible that the original porch was enclosed. The roof above this potential alteration was built at a different slope from the rest of the house and is inconsistent with the other houses in the area (Figure 30). The residential building at 17 Queen Street South appears to have a similar facade and architectural features as the subject property, and may provide an understanding of what the residence looked like before the porch was enclosed (Figure 17). Additionally, the facade at 17 Queen Street South features lined parging to give the facade a stone appearance, which also appears on the foundation of the front elevation of 29 Queen Street South (the remainder of the foundation features smoothed parging).



Figure 17: 17 Queen Street South (Google)



Figure 18: 29 Queen Street South c.2009 (Google)



Figure 19: Southwest elevation



Figure 20: Southwest elevation



Figure 21: Southwest and southeast elevations



Figure 22: Southeast elevation



Figure 23: Northeast elevation



Figure 24: Northwest elevation



Figure 25: Lined parging along the foundation



Figure 26: Repairs to the siding and the transition from lined to smooth parging on the foundation.

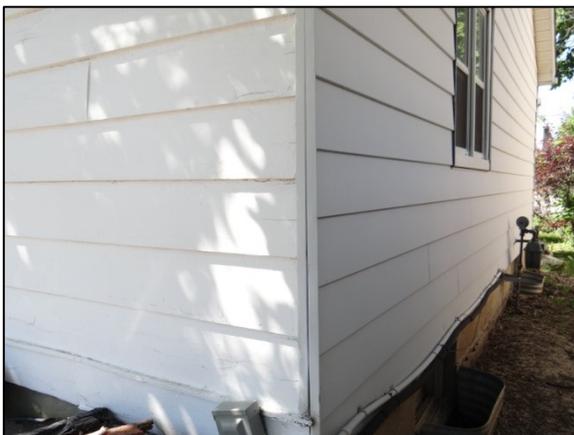


Figure 27: Clapboard on the northeast elevation and aluminum siding on the northwest elevation.



Figure 28: The original clapboard siding beneath aluminum siding.



Figure 29: Enclosed porch



Figure 30: Roof detail of the enclosed porch

### 3.2.2 Interior

The interior of 29 Queen Street South has been altered for commercial use. The interior features a large front foyer where the front porch was likely enclosed (Figure 31), a living room (Figure 32 & Figure 33), three bedrooms (Figure 37 to Figure 40), a bathroom (with a shower that has been converted into a closet) (Figure 36) and a small office space where the kitchen was originally located (Figure 34). The entire first floor is carpeted apart from one bedroom, which features hardwood floors. The doors to each room are office doors with five-by-three glass panels. The ceilings throughout the living room, office space and hallway are drywall, while the bedrooms have a drop ceiling with panelling.

The basement is accessed via a rear entry (Figure 41). The basement is finished with a drop ceiling with panelling, drywall walls and both hardwood and carpeted flooring. The basement has an unequipped kitchen containing sink and cupboards (Figure 43), a large living room (Figure 44 and Figure 45), bedroom, bathroom and furnace room. The cement block foundation is visible from within the furnace room (Figure 46)



Figure 31: Enclosed porch, interior.



Figure 32: Living room.



Figure 33: Living room.



Figure 34: Former kitchen, converted to an office space.



Figure 35: Hallway



Figure 36: Bathroom



Figure 37: Bedroom



Figure 38: Bedroom



Figure 39: Bedroom



Figure 40: Bedroom

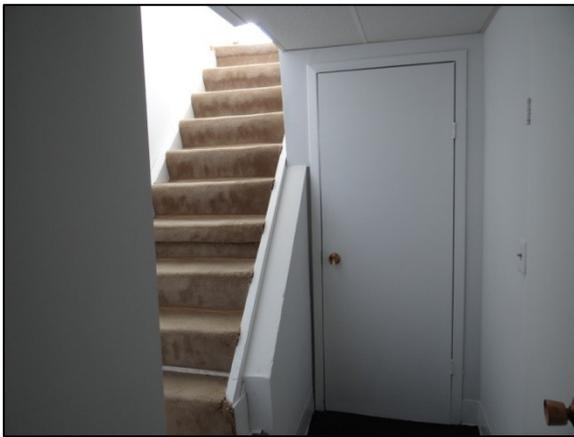


Figure 41: Basement staircase



Figure 42: Basement



Figure 43: Basement kitchen



Figure 44: Basement living space



Figure 45: Basement living space



Figure 46: Concrete block foundation

### 3.2.3 Landscape Features

The subject property at 29 Queen Street South features a paved entrance driveway leading from Queen Street South, along the southeast side of the building to a paved parking lot area behind the building (Figure 49). The front yard is landscaped with a group of bushes on either side of the front entranceway (Figure 47 & Figure 48). A brick path leads from the front sidewalk and the driveway to the front entrance. A wood fence and a row of vegetation are found behind the building along the southeast and northeast property lines respectively (Figure 50).



Figure 47: Front yard landscaping



Figure 48: Front yard landscaping



Figure 49: Parking lot behind 29 Queen Street South



Figure 50: Parking lot behind 29 Queen Street South

#### 4.0 CULTURAL HERITAGE VALUE

##### 4.1 Heritage Evaluation of 29 Queen Street South

The property located at 29 Queen Street South is located within the Streetsville Village Core Cultural Heritage Landscape and on the Mississauga Road Scenic Route and as such is Listed on the City of Mississauga's Heritage Register (see Appendix B).

The following provides an evaluation of the cultural heritage value of 29 Queen Street South against criteria set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

Table 1: Evaluation of 29 Queen Street South using Ontario Regulation 9/06

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The building at 29 Queen Street South is a typical early-1950s post-war bungalow. The building is not a rare, unique, representative or early example of this style.
ii. displays a high degree of craftsmanship or artistic merit, or;	The building does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	The building does not display a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:

Table 1: Evaluation of 29 Queen Street South using Ontario Regulation 9/06

<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The building is not associated with any entity that is a significant part of the community.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The property does not have the potential to yield information that would contribute to a greater understanding of the Streetsville community.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The building does not reflect the work of a significant architect, artist, builder, designer or theorist within the community.

3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is important in defining, maintaining or supporting the character of an area;	<p>The property does not meet this criterion.</p> <p>The building is part of an area that consists of post-war bungalow housing, which is a common housing style throughout Canada. However, the building itself is not integral to defining, maintaining or supporting this character. Additionally, given that the area consists of post-war bungalows, which is a common building-style throughout Mississauga, the cultural significance of this area is limited.</p> <p>As a post-war building, the building is not consistent with the nineteenth-century rural village character of the historic village of Streetsville. Furthermore, it does not define, maintain or support the character of the historic Mississauga Road, which is notable for containing a historic character that consists of large lots and house sizes within areas that are rich in vegetation and a variety of topography.</p>
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The building is a typical post-war bungalow, which is a style that is found throughout Mississauga and communities across North America. As this building typology is common, the building at 29 Queen Street South is not linked to its specific surroundings.
iii. is a landmark.	The building is not a landmark.

The property at 29 Queen Street South does not meet the criteria contained within Ontario Regulation 9/06, and therefore does not merit designation as a heritage property with local significance under the *Ontario Heritage Act*.



## 5.0 PROPOSED DEVELOPMENT

### 5.1 Proposed Work

ASI has evaluated the plans and drawings by Arctek Architectural Design Consultants, dated February 19, 2021 (see Appendix C). The proposed development involves the demolition of the existing building at 29 Queen Street South and the construction of a replacement structure for residential/commercial purposes on site.

The replacement structure is a two-storey mixed-use building designed with Georgian influences to give the appearance of a residential building. The proposed building will retain approximately the same existing setback from the street and adjacent buildings. The proposed building is clad in a brick veneer with a stone veneer around the foundation. The building will have a combined gable/hipped roof with asphalt shingles. A flat roofed porch with support columns is accessed via stairs and an accessibility ramp.

The front elevation is a symmetrical design with a centre entrance with sidelights and transom and sets of two windows on either side. The second floor consists of five windows aligned with the first storey fenestration. All of the windows consist of 3x7 panes of glass. Similar windows are found throughout the side and rear elevations. The rear entrance incorporates an entrance and porch that are identical to the front elevation. The existing rear parking lot will be maintained.



Figure 51: Proposed front elevation

## 5.2 Impact Assessment

The proposed development involves the demolition of the existing building at 29 Queen Street South and the construction of a replacement structure for residential/commercial purposes on site.

An Ontario Regulation 9/06 evaluation of the property was conducted as part of this Heritage Impact Assessment (See Section 4.0) and it was determined that the property does not retain local significance and does not merit recognition under Part IV of the *Ontario Heritage Act*. As the building does not merit designation, the demolition of the building on the property should be measured against the building's contribution to the two cultural heritage landscapes<sup>1</sup> in which the property is located.

### 5.2.1 Streetsville Village Core Cultural Heritage Landscape (SVCCHL)

The Site Description of the Streetsville Village Core Cultural Heritage Landscape (SVCCHL) describes the essence of the cultural heritage landscape as retaining the distinct scale and character of a rural farming town, including the importance of extant churches, cemeteries and public buildings. As outlined in

<sup>1</sup> Disclosure: ASI is currently leading the City of Mississauga's Conserving Heritage Landscapes Project, which began in 2018, after the initial submission of this report. The analysis and impacts described within the update to this HIA are based on the 2005 Cultural Heritage Landscape Inventory and have been completed outside of the work completed on the Conserving Heritage Landscapes Project.

Section 2, the subject property was built as part of the post-war building boom and was not part of the wave of nineteenth-century development that created the rural farming town. As the rural character of the property was removed when it was developed as part of a row of post-war residential development northwest of Ellen Street, the property is not consistent with the historic rural farming town described within the SVCCHL Site Description. As such, the building at 29 Queen Street South should not be considered a contributing building within the SVCCHL and its removal will not negatively impact the cultural heritage value of the landscape.

Though the proposed building incorporates a Georgian-influenced façade, the brick and stone veneer will offer a modern aesthetic that will not be confused with the heritage character of Streetsville. Furthermore, the proposed two-storey building is consistent with the character of the immediate area, which consists of post-World War II housing with a range of styles and eras that collectively act as a transition area between the historic village to the southeast and the modern commercial area beyond Britannia Road West. These buildings do not contribute to the cultural heritage value of the SVCCHL and as such, the proposed new building will not have an impact on the SVCCHL.

### **5.2.2 Mississauga Road Scenic Route (MRSR)**

The Site Description of the Mississauga Road Scenic Route (MRSR) highlights the importance of the scenic and visual quality of the route and in particular its topography, vegetation and variety of building typologies. The property at 29 Queen Street South does not contribute to the scenic and visual quality of Mississauga Road as it is devoid of significant vegetation and located on a flat and topographically banal section of the MRSR. Furthermore, with regards to the visual quality of the variety of building typologies, the building is part of a row of 1950s residential buildings, which contain limited cultural heritage value in comparison to the rich cultural heritage resources found along Mississauga Road.

While the MRSR site description mentions the road's role as a "pioneer road," this portion of Queen Street South is located beyond the core of the historic village of Streetsville on a lot that was not developed as part of the historic nineteenth-century village. As such, the demolition of the property will have no impact on the "pioneer" aesthetic of this portion of the route. Furthermore, the proposed commercial building and its uses are consistent with the varying land uses found along the MRSR.

The proposed two-storey development will not alter the scenic and visual quality of the MRSR and no significant vegetation will be affected as part of the new development. Though the building incorporates a Georgian-influenced façade, the brick and stone veneer will offer a modern aesthetic that will not be confused with the heritage character of Mississauga Road. Furthermore, the building will be consistent with the character of this portion of Queen Street South which consists of post-World War II housing with a range of styles and eras that collectively act as a transition area between the historic village to the southeast and the modern commercial area beyond Britannia Road West. It is anticipated that the proposed development will have no impact on the cultural heritage value of Mississauga Road.



### **5.2.3 Official Plan**

The proposed development consists of the demolition of a one-storey building at 29 Queen Street South and the construction of a replacement structure for commercial purposes on site. The existing building is Listed on the City of Mississauga's Heritage Register, though an Ontario Regulation 9/06 evaluation of the property conducted as part of this report (see Section 4.0) determined that the property does not meet the criteria for designation. The property is located within two cultural heritage landscapes and Sections 5.2.1 and 5.2.2 have evaluated the property's contribution to these cultural heritage landscapes and determined that the property is not consistent with the site descriptions outlining the cultural heritage value of both cultural heritage landscapes.

As the property does not contain cultural heritage value on its own merit and does not contribute to the cultural heritage value of the two cultural heritage landscapes, the demolition of the building will have no impact on the City's cultural heritage resources. Furthermore, as described in Sections 5.2.1 and 5.2.2, the proposed replacement building will have no negative impacts on either cultural heritage landscape.

## **6.0 CONCLUSION**

The proposed development, which involves the demolition of the building at 29 Queen Street South and the construction of a two-storey replacement structure will have no impact on the cultural heritage value of the Mississauga Road Scenic Route and the Streetsville Village Core Cultural Heritage Landscape.

As part of this report, an evaluation of the cultural heritage value of the property was conducted using the criteria outlined in Ontario Regulation 9/06. It was determined that the property at 29 Queen Street South is not worthy of designation under Part IV of the *Ontario Heritage Act*.

As the property does not merit designation, does not contribute to the Mississauga Road Scenic Route and the Streetsville Village Core Cultural Heritage Landscape and is being replaced by a suitable structure, there are no recommendations regarding mitigation or alternatives.



## 7.0 REFERENCES

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2010 *Check Sheet for Environmental Assessments: Screening for Impacts to Built Heritage Resources and Cultural Heritage Landscapes*

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Ministry of Municipal Affairs and Housing, Ontario



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### APPENDIX A: Land Use History

The following is a list of owners of the property at 29 Queen Street South as determined by research conducted at the Peel Region Land Registry Office.

<b>Year</b>	<b>Owner</b>
1806	The Crown
1831	Henry Rutledge
1869	Arabella Rutledge
1888	John Rutledge
1930	Nellie Rutledge
1938	Elizabeth and Logan Hoey
1948	William C. Arch

## APPENDIX B: 29 Queen Street South – Listing Information

### PROPERTY HERITAGE DETAIL

[View Another Property](#)

#### Property Heritage Detail

Address: 29 QUEEN ST  
Type: STREETSVILLE CORE  
Style:

Area: STREETSVILLE  
Reason: CULTURAL LANDSCAPE

 [Print Friendly Page](#)

#### Images



#### History

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

### PROPERTY HERITAGE DETAIL

[View Another Property](#)

#### Property Heritage Detail

Address: 29 QUEEN ST  
Type:  
Style:

Area:  
Reason: CULTURAL LANDSCAPE

 [Print Friendly Page](#)

#### Images

#### History

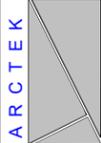
Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south, following the top of bank of the Credit River. The scenic quality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

**APPENDIX C: Proposed Development**



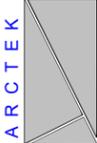


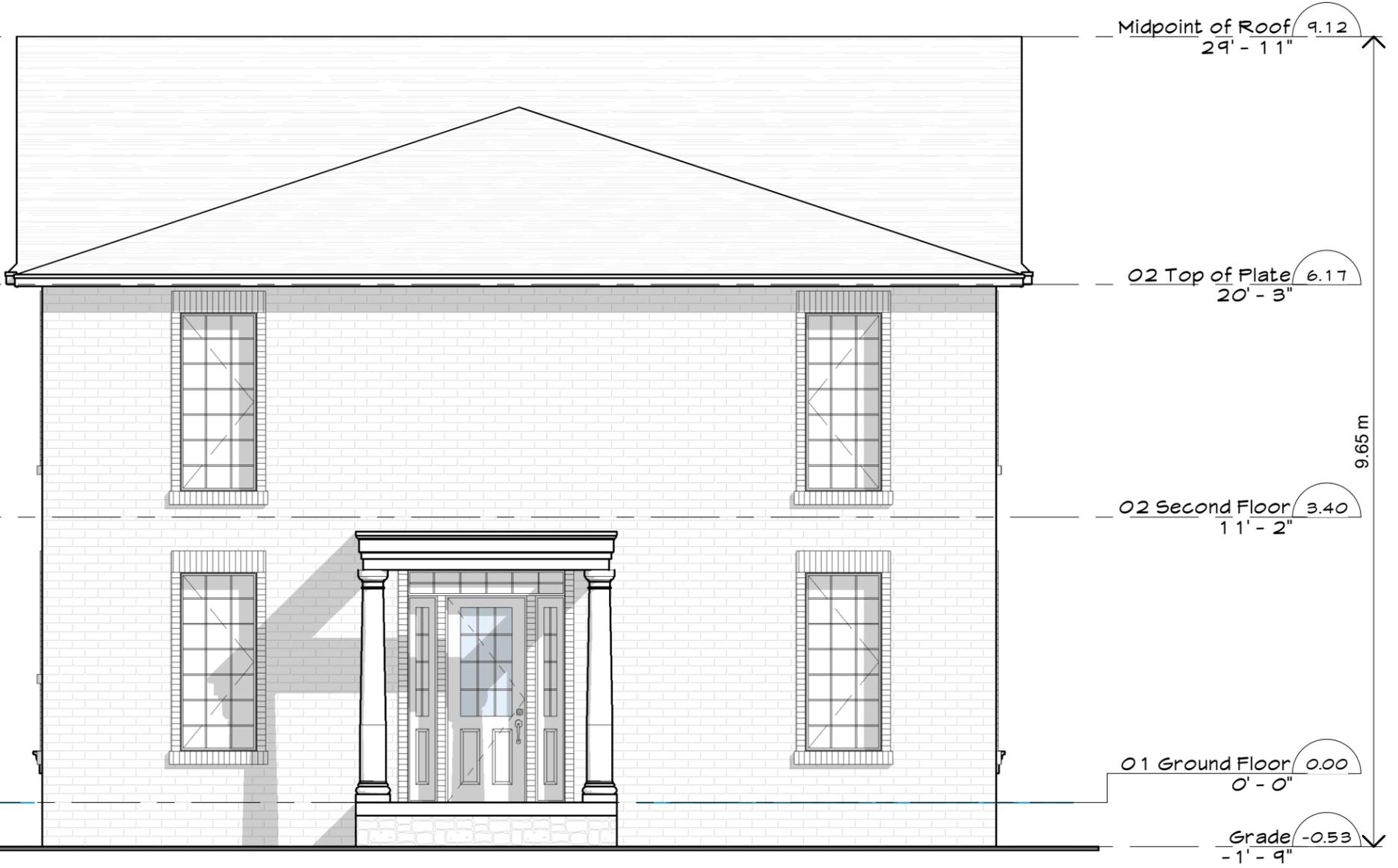
1 Front Elevation Presentation  
3/16" = 1'-0"

Drawing No. <b>A3</b>	Project Info: Avondale Homes 29 Queen Street		 <b>ARCHITECTURAL DESIGN CONSULTANTS</b> 67 MARBELLA ROAD WOODBRIDGE, ONTARIO TEL. (905) 893-8233	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer QUALIFICATION INFORMATION Required unless is exempt under 3.2.5. of Division C of the Building Code Tony Tersigni 28456 NAME SIGNATURE BCIN	<b>No.</b>	<b>Description</b>	<b>Date</b>
	Job No. <b>1800</b>	Location Mississauga, Ont					

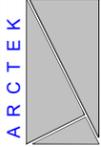


1 Front Elevation  
3/16" = 1'-0"

Drawing No. <b>A4</b>	Project Info: Avondale Homes 29 Queen Street	 <b>ARCHITECTURAL DESIGN CONSULTANTS</b> 67 MARBELLA ROAD WOODBRIDGE, ONTARIO TEL. (905) 893-8233	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. <b>QUALIFICATION INFORMATION</b> Required unless is exempt under 3.2.5. of Division C of the Building Code Tony Tersigni 28456 NAME SIGNATURE BCIN <b>REGISTRATION INFORMATION</b> Required unless is exempt under 3.2.4. of Division C of the Building Code Arctek Design Consultants 32558 FIRM NAME BCIN	<b>No.</b>	<b>Description</b>	<b>Date</b>
Job No. <b>1800</b>	Location Mississauga, Ont			Scale 3/16" = 1'-0"	Date 12/05/18	Drawn by Author

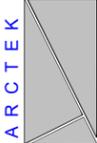


1 Rear Elevation  
3/16" = 1'-0"

Drawing No. <b>A5</b>	Project Info: Avondale Homes 29 Queen Street		 <b>ARCHITECTURAL DESIGN CONSULTANTS</b> 67 MARBELLA ROAD WOODBRIDGE, ONTARIO TEL. (905) 893-8233	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless is exempt under 3.2.5. of Division C of the Building Code Tony Tersigni 28456 NAME SIGNATURE BCIN	No. Description Date
	Job No. <b>1800</b>	Location Mississauga, Ont			
				REGISTRATION INFORMATION Required unless is exempt under 3.2.4. of Division C of the Building Code Arctek Design Consultants 32558 FIRM NAME BCIN	

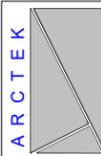


1 Left Elevation  
3/16" = 1'-0"

Drawing No. <b>A6</b>	Project Info: Avondale Homes 29 Queen Street	 <b>ARCHITECTURAL DESIGN CONSULTANTS</b> 67 MARBELLA ROAD WOODBRIDGE, ONTARIO TEL. (905) 893-8233	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer  <b>QUALIFICATION INFORMATION</b> Required unless is exempt under 3.2.5. of Division C of the Building Code  Tony Tersigni 28456 NAME SIGNATURE BCIN  <b>REGISTRATION INFORMATION</b> Required unless is exempt under 3.2.4. of Division C of the Building Code Arctek Design Consultants 32558 FIRM NAME BCIN	<b>No.</b>	<b>Description</b>	<b>Date</b>
Job No. <b>1800</b>	Location Mississauga, Ont			Scale 3/16" = 1'-0"	Date 02/19/21	Drawn by Author

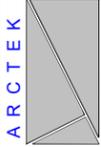


1 Right Elevation  
3/16" = 1'-0"

Drawing No. <b>A7</b>	Project Info: Avondale Homes 29 Queen Street	 <b>ARCHITECTURAL DESIGN CONSULTANTS</b> 67 MARBELLA ROAD WOODBRIDGE, ONTARIO TEL. (905) 893-8233	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer <b>QUALIFICATION INFORMATION</b> Required unless is exempt under 3.2.5. of Division C of the Building Code Tony Tersigni 28456 NAME SIGNATURE BCIN <b>REGISTRATION INFORMATION</b> Required unless is exempt under 3.2.4. of Division C of the Building Code Arctek Design Consultants 32558 FIRM NAME BCIN	No.	Description	Date
Job No. <b>1800</b>	Location Mississauga, Ont			Scale 3/16" = 1'-0"	Date 02/19/21	Drawn by Author



① Left Elevation Presentation  
3/16" = 1'-0"

Drawing No. <b>A8</b>	Project Info: Avondale Homes 29 Queen Street		 <b>ARCHITECTURAL DESIGN CONSULTANTS</b> 67 MARBELLA ROAD WOODBRIDGE, ONTARIO TEL. (905) 893-8233	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer QUALIFICATION INFORMATION Required unless is exempt under 3.2.5. of Division C of the Building Code Tony Tersigni 28456 NAME SIGNATURE BCIN	<b>No.</b>	<b>Description</b>	<b>Date</b>
	Job No. <b>1800</b>	Location Mississauga, Ont					



**APPENDIX D: Qualifications**





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# Annie Veilleux

## *Curriculum Vitae*

### EDUCATION

MA, Interdisciplinary Studies, York University, 2012  
Diploma, Collections Conservation and Management, Sir Sanford Fleming College, 2006  
BA, Honours Archaeology, University of Toronto, 2002

### POSITION

Senior Cultural Heritage Specialist  
Manager, Cultural Heritage Division, Archaeological Services Inc., 2014-present

### PROFESSIONAL AFFILIATION

Canadian Association of Heritage Professionals  
National Trust for Canada  
Association of Critical Heritage Studies  
Ontario Association for Impact Assessment  
Ontario Archaeological Society

### PROFESSIONAL EXPERIENCE

2014 - present	Senior Cultural Heritage Specialist & Manager, Cultural Heritage Division, ASI
2010 – 2013	Cultural Heritage Specialist and Project Manager, Built Heritage and Cultural Heritage Landscape Planning Division, ASI
2005 – 2009	Staff Archaeologist and Field Director, Stage 3-4 Division, ASI
2001 – 2004	Project Archaeologist, Field Archaeologist, and Laboratory Assistant, ASI

### PROFILE

My education and experience in cultural landscape theory, historical research, archaeology, and collections management provide me with an excellent grounding in the area of cultural heritage planning and management. With over fifteen years of experience in this field, my work has focused on the identification and evaluation of cultural heritage resources, both above and below ground. I have served as Project Manager and Cultural Heritage Specialist on numerous built heritage and cultural heritage landscape assessments, heritage recordings and evaluations, and heritage impact assessments as required for Environmental Assessments and Planning projects throughout the Province of Ontario. I have extensive experience leading and conducting research for large-scale heritage planning studies, heritage interpretation programs, and projects requiring comprehensive public and Indigenous engagement programs. I am fully bilingual in English and French and have served as a French language liaison on behalf of ASI.

## AREAS OF EXPERTISE

- Cultural Heritage Landscapes identification, evaluation, and management
- Heritage survey techniques
- Cultural heritage evaluation and impact assessment
- Consultation with the MTCS and heritage stakeholders
- Management of large scale heritage planning projects
- Thematic, archival, and oral historical research
- Public and Indigenous consultation and engagement programs

## SELECT CULTURAL HERITAGE PROJECTS

- Centre Wellington Cultural Heritage Landscape Study, Township of Centre Wellington, 2019-present
- East Gwillimbury Heritage Register Review, Town of East Gwillimbury, 2019-present
- Beeton Heritage Conservation District Plan, Town of New Tecumseth, 2019-present
- City of Mississauga Cultural Heritage Landscape Project, City of Mississauga, 2018-present
- Brantford Heritage Register Project, City of Brantford, 2017-present
- Cultural Heritage Landscape Assessment, Mohawk Lake District Plan, City of Brantford, 2017-present
- Queen Elizabeth Way Lion Monument Strategic Conservation Plan, Sir Casimir Gzowski Park, City of Toronto, 2016-present
- Pickering Nuclear Generating Station CHER, Pickering, Ontario Power Generation, 2019
- Don Mills Crossing CHRA, City of Toronto, 2017-2019
- Bayfront Industrial Area Renewal Strategy Phase 2, City of Hamilton, 2017-2019
- Beeton Heritage Conservation District Study, Town of New Tecumseth, 2017-2018
- Edwards Gardens Cultural Heritage Landscape Impact Assessment, City of Toronto, 2017-2018
- Correctional Workers' Monument Heritage Impact Assessment, Whitney South Plaza, Queen's Park Complex Provincial Heritage Property, City of Toronto, 2016-2018
- Cultural Heritage Landscape Evaluation and Impact Assessment: East Humber River Tributary, City of Vaughan, 2016
- Official Plan Review (Heritage Policies), City of Brampton, 2016
- Metrolinx Barrie Rail Corridor Expansion Heritage Studies, 2015-2017
- Metrolinx GO Network Electrification Heritage Studies, 2015-2017
- City of Kawartha Lakes Heritage Conservation District Studies, City of Kawartha Lakes, 2015-2016
- Woodbridge Heritage Conservation District Urban Design Streetscape Plan Study, 2015-2016
- Cave Springs Conservation Area Management Plan Cultural Heritage Inventory and Planning Study, Regional Municipality of Niagara, 2015
- Trent River Bridge Crossing, Campbellford, Northumberland County, 2015
- Port Lands and South of Eastern Transportation and Servicing Master Plan Class Environmental Assessment, 2013-2016.
- Cultural Heritage Landscape Inventory and Policy Study, City of Vaughan, 2010
- Cultural Heritage Landscape Policy and Research Study, City of Toronto, 2010
- Southeast Collector Recreational Enhancements, East Branch of the Toronto Carrying Place, An Historical Overview, Region of York, 2008-2010





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# James Neilson

## *Curriculum Vitae*

### EDUCATION

MES (Planning), Environmental Studies, York University, 2010  
BA, Politics, Trent University, 2007

### POSITION

Cultural Heritage Specialist, Archaeological Services Inc., 2017-present

### PROFESSIONAL AFFILIATION

Canadian Association of Heritage Professionals

### PROFESSIONAL EXPERIENCE

2017 - present	Cultural Heritage Specialist –Cultural Heritage Division, ASI
2015 – 2017	Heritage Planner, ERA
2013 – 2015	Assistant Planner, Heritage Preservation Services, City of Toronto
2013	Secretary-Treasurer, Committee of Adjustment, Town of Aurora
2010	Heritage Planning Intern, Town of Oakville

### PROFILE

My experience in the public and private sector has provided me with an excellent understanding of issues facing the cultural heritage industry and best practices in the field. Having prepared and reviewed cultural heritage evaluations and heritage impact assessments for projects ranging from small residential renovations to large-scale, high profile mixed-use developments, I am comfortable measuring impacts and providing a high-calibre of research and analysis that addresses municipal and provincial legislation and policy. As an urban planner, I have a particular interest in how cultural heritage resources can be conserved to create better communities.

## AREAS OF EXPERTISE

- Heritage Planning Policy and Implementation
- Heritage Impact Assessments
- Cultural Heritage Evaluations
- Historical Research and Analysis
- Interpretation Strategies
- Management of large scale heritage planning projects
- Stakeholder Engagement and Public Consultation

## SELECT CULTURAL HERITAGE RESEARCH AND REPORTS

Cultural Heritage Evaluation Reports (CHER)/Heritage Impact Assessments (HIA)/Cultural Heritage Resource Assessments (CHRA)/Heritage Interpretation Strategies (HIS)

- Heritage Impact Assessment: Port Credit Harbour Parks (2020)
- Heritage Impact Assessment: Lakeview Golf Club, Mississauga On. (2019)
- Heritage Impact Assessment: Centennial Park, Toronto On. (2019)
- Heritage Interpretation Strategy: Huttonville Cemetery, Brampton On. (2019)
- Cultural Heritage Resource Assessment: Regional Road 87, Port Dalhousie, St Catharines On. (2019)
- Heritage Interpretation Strategy: 13165 Keele St., King City On. (2019)
- Heritage Impact Assessment: Forbes Estate, Hespeler On. (2018-2019)
- Heritage Impact Assessment/Cultural Heritage Resource Assessments: Hamilton Sanatorium, Hamilton On. (2018-2020)
- Heritage Impact Assessment: Riverdale & Queen Street East Heritage Conservation Districts, Toronto On., Lakeshore East Rail Corridor (2018)
- Cultural Heritage Resource Assessment: Don Mills Crossing, Toronto On. (2017-2018)
- Heritage Impact Assessment: Woodbine Racetrack, Toronto On. (2017)
- Heritage Impact and Cultural Landscape Assessment: Edwards Gardens, Toronto On. (2017)
- Heritage Impact Assessment: Bonnie Boats Marina, Jackson's Point On. (2017)
- Heritage Impact Assessment: Millcroft Inn, Caledon On. (2017)
- Cultural Heritage Evaluation Report/Heritage Impact Assessment: Union Station Rail Corridor - Yonge Street Bridge and Bay Street Bridge, Metrolinx (2016)
- Heritage Impact Assessment: Union Station Train Shed Electrification, Metrolinx (2016)
- Heritage Impact Assessment: CIBC Square, 45/141 Bay Street, Toronto (2016)
- Cultural Heritage Evaluation Report/Heritage Impact Assessment: Glen Abbey Golf Course, Oakville On. (2016)
- Heritage Impact Assessment: Havergal College, Toronto On. (2016)
- Heritage Impact Assessment: 34-50 King Street East & 2 Toronto Street, Toronto On. (2016)
- Heritage Impact Assessment: 874 Yonge Street, Toronto On. (2016)
- Heritage Impact Assessment: 475 Yonge Street, Toronto On. (2016)
- Heritage Impact Assessment: 601 Sherbourne Street, Toronto On. (2016)
- Heritage Impact Assessment: 89-105 Church Street, Toronto On. (2016)
- Heritage Impact Assessment: Elora Mill South Bank, Elora On. (2015)
- Heritage Impact Assessment: 170 Spadina Avenue, Toronto On. (2015)
- Heritage Impact Assessment: 642 King Street West, Toronto On. (2015)
- Heritage Interpretation Strategy: North St Lawrence Market Redevelopment (2015)
- Heritage Impact Assessment and Cultural Heritage Landscape Assessment: Homewood Health Centre, Guelph On. (2015)



## Proposed Streetscape

The proposed mixed dwelling including dental office on the main floor and 2 residential self contained units on the second floor, as per the included site plan. Setback on the both adjacent dwelling will be maintained as per city guidelines. Right hand side will be 2.69m where existing offset is 2.66m. Left hand will be 1.22m. As per site plan offset from the street will be 7.96m where existing dwelling offset is 7.98m



Additional details are provided in [Heritage Impact Assessment](#).

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