
Heritage Impact Statement

306 King Street East - Shewcuk House

February 15, 2021, Revised, March 2021



Introduction	4
Location and Site Description	4
Figure 1: General Location	4
Figure 2: Site Location	5
Figure 3: Topographic Survey	6
Property History	7
Table 1: Title Chain	7
Figure 4: 1949 Survey	8
Figure 5: Plan 456	12
Figure 6: 1954 Aerial Photo	13
Figure 7: 1966 Aerial Photo	14
Figure 8: 1975 Aerial Photo	15
Figure 9: 1992 Aerial Photo	16
Figure 10: 2020 Aerial Photo	17
Existing Exterior Photos	18
Photos 1 & 2: Front Elevation	18
Photos 3 & 4: Rear Elevation	19
Photo 5: North Elevation	20
Photo 6: Partial South Elevation	20
Historical Exterior Photos	21
Photo 7: The laneway extending to Cliff Road. (1959)	21
Photo 8: Driveway on the west side of the house.	21
Photo 9: Front Elevation.	22
Photo 10: East Elevation (1959)	22
Existing Interior Photos	23
Photo 11: Living room	23
Photo 12: Living Room	23

Photo 13: Dining Room	24
Photo 14: Front foyer ceiling	24
Photos 15, 16, 17 & 18: Kitchen	25
Photo 19: Bathroom	26
Photo 20: Built in Shelves, upper hallway (right)	26
Photo 21: Stairway leading to main floor.	26
Photos 22, 23 & 24: Bedrooms	27
Development Proposal	28
Figure 9: Lot Amalgamation Plan	28
Figures 10: Overall Neighbourhood Context	29
Figures 11 & 12: Possible development options	30
Figure 13: Schedule 10, Land Use Designations within the Official Plan.	30
Figure 14: Character Areas in the Downtown Corridor	31
Table 2: Evaluation according to Ontario Regulation 09/06	31
Table 3: Evaluation of Impact of Proposed Development and Mitigation Strategy	32
Mitigation Measures	33
Conclusions, Recommendations	34
References	34

Introduction

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. as a requirement for obtaining a heritage permit for the demolition of the existing dwelling. 306 King Street East is identified as Inventory number 165 on the City's Heritage Registry. The proposal is the demolition of the existing dwelling. Once demolished, the property will be merged with the adjacent properties at 2510 and 2494 Cliff Road, where a small residential development is proposed.

The City's website states this about the property: This two storey, stuccoed structure, is built in a contemporary design probably of the early 1940s. There is a three bay facade, the central door having side lights. The windows are large with three sections and two over two dividers in each section. The second storey windows are much smaller in scale and are one over one. Above the centred door is a small rectangular window in the second storey. There is a single attached garage to one side. At the rear there are two single storey additions, one which appears original is a sunroom or eating area off the kitchen, and the other an enclosed porch. There is also a central rear door that would lead to the main floor and cellar.¹

This report has been prepared in accordance with the City of Mississauga Terms of Reference for Heritage Impact Assessments (June, 2017). A site visit was undertaken on January 13, 2021 to assess and document the property and its relationship to the neighbourhood.

Location and Site Description

Municipal Address: 306 King Street East

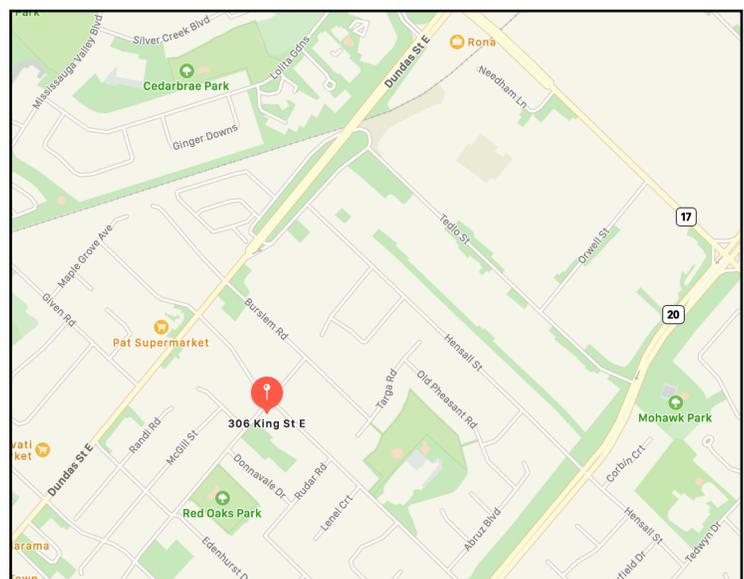
Legal Description: Part lot 13,

Concession 1, SDS

Lot Area: 3,878.7 sm (approximately)

General Location: South of Dundas Street East, West of Cawthra Road

Figure 1: General Location



¹ City of Mississauga

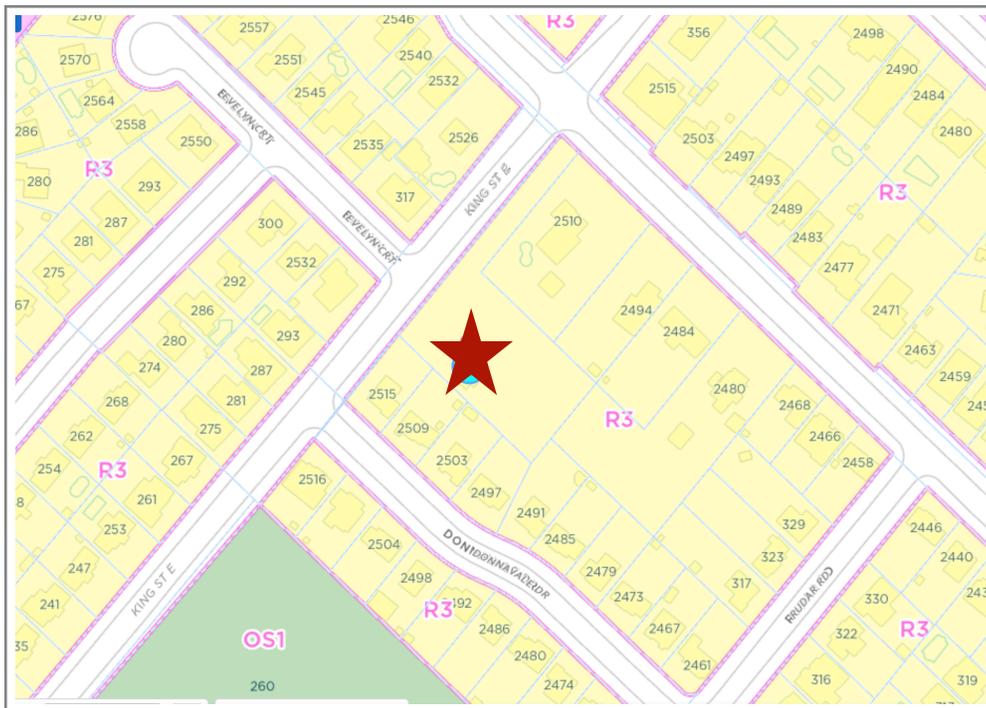


Figure 2: Site Location

The property is identified by a red star. The original property had a laneway access to Cliff Road, as it was established prior to the development of King Street.

The subject property contains a single

family detached dwelling and a shed. Both will be removed through this application.

The property has a row of cedars along King Street.

Property History

A summary of the title chain from the Crown to the current owners was undertaken by Stephen Nott Conveyancing Services.

Table 1: Title Chain

DATE	GRANTOR	GRANTEE
March 28, 1818	The Crown	Daniel Picket
February 6, 1819	Daniel Pickett	Benjamin Whitney
May 13, 1829	Daniel Pikettt	Benjamin Whitney
May 11, 1832 - Will	Benjamin Whitney	
May 11, 1832 - Will	Jane Whitney	
December 28, 1841	William Gamble et al	Wiliam Crewe
February 16, 1883	George J. Cliffe	R.S. Appelbe
January 31, 1885	Robert S. Appelbe	Thirza Cliff
August 9, 1917	Wm. C. Cliff	Maud E. Cliff
October 30, 1928	Maud E. Cliff	Caroline Sanderson
December 30, 1931	Caroline Sanderson	Maud E. Cliff
December 30, 1931	Maud E. Cliff	Caroline Sanderson
February 14, 1950	Caroline Sanderson Estate	Dorothy M. Wright
December 4, 1952	Leonard D. Sanderson	Dorothy M. Wright
December 11, 1952	Dorothy M. Wright	Frank & Mina Thompson
March 30, 1953	Frank & Mina Thompson	Mina Thompson
April 14, 1954	Mina M. Thompson	Donna & Keith Bailey
December 28, 1954	Donna & Keith Bailey	Edgar & Edith Luther
September 2, 1955	Edgar & Edith Luther	Peter & Korteynor Szewchuk
April 11, 2002 - Survivorship	Peter Szewchuk	Korterynor Szewchuk
April 11, 2002	Korterynor Szewchuk	Katherine Shewchuk

DATE	GRANTOR	GRANTEE
March 7, 2011	Katherine Shewchuk	Katherine Shewchuk Sheila Shewchuk Olga Bayliss
November 13, 2020 - Survivorship	Katherine Shewchuk	Current Owners

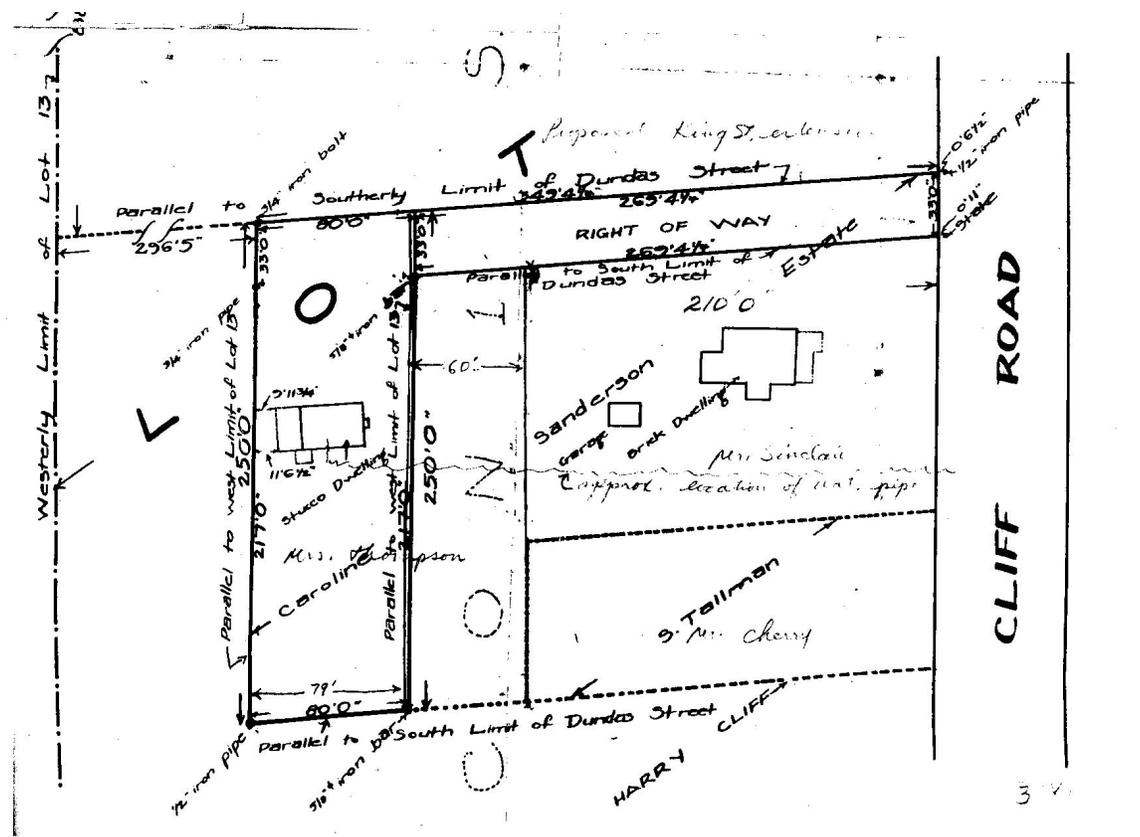


Figure 4: 1949 Survey

Email text from Matthew Wilkinson, Heritage Mississauga

This one has perplexed me over the past couple of years. I started looking into in mid-2020, but came up with more questions than answers, although I think I may be able to shed some light on the Cliff family for you, and the Wright family – they are all related. See the partial family tree below. What you can see in the property abstract is the break-up of the larger Crewe-Cliff property amongst Cliff family descendants, of which

the property at 306 King Street East is a surviving remnant of this family subdivision. You will find many of the names listed below in the property abstracts for Lot 13, Concession 1, SDS.

As for the house itself, I am afraid that I have little to offer at the moment. We do not have roadside pictures of the property as it is largely hidden from view. It has been something I have wanted to look at for some time, but have always seemed to hit dead ends.

I was in touch several years ago with a Paul Cliff Crewe Simpson, who was the great-grandson of Maud Ethel Cliff. Paul's grandfather was Francis Simpson, who married Maud Alexander Cliff, and their son was Harry Simpson, Paul's father. Harry Simpson received property from the estate of Maud Ethel Cliff in 1955, which was nearby 306.

At the time I met with Paul, he directed my attention to 306 King Street East, saying it was the last of the Cliff houses, and at that time he said was owned by a cousin. That was around 2008 I think, but I have been unable to connect with him since the one chance meeting we had, and I did not record the cousin's name at the time unfortunately. I have tried to track Paul down several times (he gave me a phone number which did not work). I have not been able to connect with him since that time unfortunately. (I met him while conducting a walking tour at Dixie Union Cemetery).

But if the reference Paul mentioned to 306, then the link to the Cliff-Wright family is even longer and over multiple generations.

Anyway, I know this is not exactly a completely factual resource/reference – much more research is needed. What I have is only preliminary material, and I have not yet consulted PAMA. You might be able to connect some more dots with your research. However, since I was recently looking at this property, and had hit some walls, I thought I would share what I have in hopes that it might aid you.

Cliff Family, Cooksville

George John Cliff Sr. (1842-1902) m. Thirza Taylor (1840-1919)

 Captain George John Cliff Jr. (1865-1948) m. May Elizabeth Cooper
(1870-1903)

 Captain Norman Victor Cliff (1893-1918) – First World War casualty

 Helen Beatrice Cliff (1895-1958)

 Harold Taylor Cliff (1897-1987)

 Earl Charles Cliff (1901-?)

 Jack Cooper Cliff (1902-1954)

 George John Cliff III (1903-1984)

 William Crewe Cliff (1875-1945) m. Maud Ethel Alexander
(1875-1943)

 Maud Alexander Cliff (b.1907) m. Francis Garfield Simpson

 Eleanor Adelaide Cliff (b.?) m. Harold Woods

 Caroline Cliff (b.1878) m. Leonard Dunnill Sanderson Sr.

 Leonard Dunnill Sanderson Jr. (b.1907)

 Dorothy May Sanderson (b.1910) m. Charles Bruce Wright
(1908-1994)

 Norman Victor Sanderson (1919-1980)

 Harry Cliff (b.1880) m. Martha Case McKie

There is a connection between Dr. William Poole Crewe (1797-1861) and the Cliff family. They were both from Newcastle-Under-Lyme, Staffordshire, England. George Cliff purchased the Crewe property in Cooksville after Dr. Crewe's passing. One of the Cliff descendants carried the middle name of Crewe. There is also a link, we believe, although not entirely certain, between Thirza Taylor, George Cliff Sr.'s wife, and Dr. William Poole Crewe's wife, Sarah Hayes. There remains some uncertainty as to the family trees, but there are several links between the Crewe and

Cliff families, both of whom were significant families in the history of Cooksville.²

In Matthew's email he indicates that he believes the Shewchuk's were related to the Cliffs', however, we have been able to confirm that there was no relationship. Further, we have clarified, that it was not the last "Cliff" house standing. The home belonging to Harry Cliff, at Cliff Road and Creweman Lane was still standing in 2010.

Email from Olga Bayliss, previous property owner:

I can state unequivocally that the Shewchuk family is not related to the Wright family or to any other family mentioned in the Cliff Family tree.

This property (306 King Street) was purchased by my parents from Mr. E. Luther with a second mortgage from a Mrs. M. Thompson. The Luther family lived there immediately prior to our purchasing it...as they moved out, we moved in.

The address of the property was 2510-A Cliff Road before King Street was built and the city changed the address to 306 King Street East.

Immediately across the road, at the south east corner of Cliff Rd and Creweman was the original Cliff home where Harry and Mrs. Cliff resided. Mrs. Cliff continued to live there for a number of years after Harry passed away.

Mr. Matthew Wilkinson states that he met with Paul Cliff Crewe Simpson around 2008 and was told that 306 was the "last of the Cliff houses". However, the original Cliff house (Harry's house) was still standing at the aforementioned corner at that time until it was demolished and a new house built. This was done sometime during the last decade (2010-2020).³

² Matthew Wilkinson, Email

³ Olga Bayliss, Email

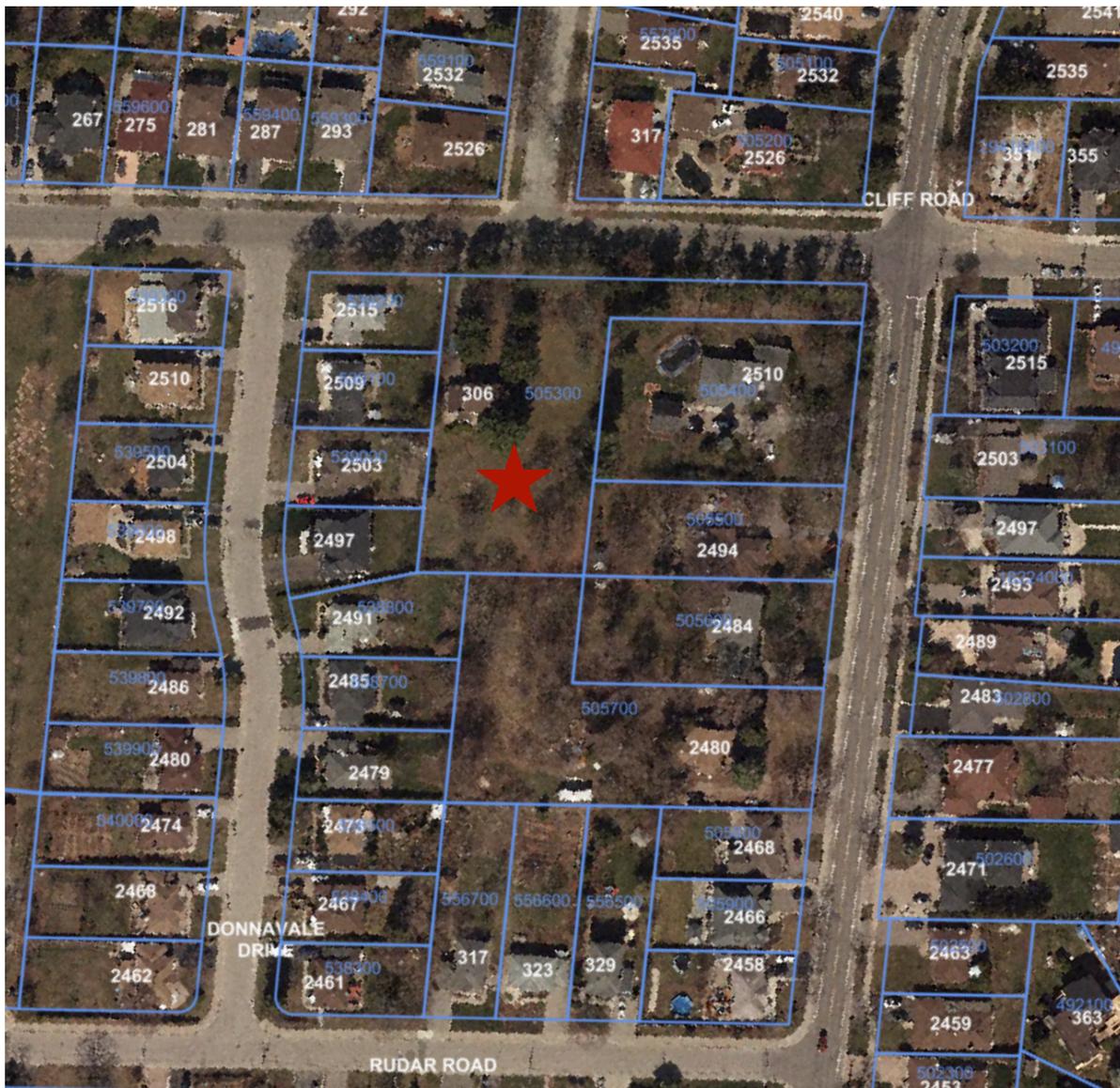
Figure 8: 1975 Aerial Photo



The subject property is identified by the red star.

King Street is just being constructed and the area to the north is being developed.

Figure 10: 2020 Aerial Photo



The area is totally developed.

Existing Exterior Photos



Photos 1 & 2: Front Elevation





Photos 3 & 4: Rear Elevation



Photo 5: North Elevation



Photo 6: Partial South Elevation

Historical Exterior Photos



Photo 7: The laneway extending to Cliff Road. (1959)

The laneway was bordered on both sides by flower beds and fruit bearing trees. When King Street was extended , the address changed from 2510A Cliff Road to 306 King Street East. When the laneway was no longer required for access, it became neglected. As Peter and Katherine aged, the maintenance of the laneway was abandoned.

Photo 8: Driveway on the west side of the house.

The picket fence was removed and a privacy fence erected by the neighbours. The driveway was resurfaced from gravel and concrete slabs to asphalt.



These photos were graciously provided by the previous homeowner for use within this report.



Photo 9: Front Elevation.

The wooden window over the door is all that remains of the original windows. All windows were replaced with vinyl windows prior to Peter's death in 2002. As the fruit trees died, Peter replaced them with coniferous trees.

Photo 10: East Elevation (1959)

The house was stucco prior to the aluminum siding which was done in the 1990's. The only recent maintenance to the house was a new roof in 2009. The garage door was also painted at this time as well.



The house was listed in 1989 when the City conducted an inventory and it was added. The owners at the time were the Shewchuk family, hence the reason it is so labelled in the inventory.

Existing Interior Photos

The existing dwelling has a central hall plan. The main floor has a living room, dining room and kitchen. The second floor has 3 bedrooms and a bathroom. There are two small rooms at the rear of the dwelling; one off the living room and one off the kitchen. Both of these rooms retain their original exterior windows. The 1949 survey does not show the room of the living room, therefore it is assumed, not to be original to the dwelling.

The home was owned by the Szewchuk family since 1955. Peter and Korterynor and raised their two children in the home until their deaths; Peter in 2002 and Korterynor (Katherine) in 2019.

The home was built in the 1940's by an unknown builder. Arguably it was built after the Second World War as it included accommodations for modern conveniences such as kitchen appliances and the automobile.



Photo 11: Living room

The door enters to one of the small additions at the rear.

The main entryway and living room access are trimmed with molding whereas the dining room is simply an arched opening.



Photo 12: Living Room

The front door is visible to the left.

Photo 13: Dining Room



Photo 14: Front foyer ceiling

Water damage is evident from the bathroom above.



Photos 15, 16, 17 & 18: Kitchen



The doorway on the right leads to the basement.



The small room off the kitchen. (Visible in the photo above to the right, and the room in the photo at left) Most likely this held a dining table for informal eating. Kitchen cupboards and countertops are original.

Photo 19: Bathroom



Photo 20: Built in Shelves, upper hallway (right)

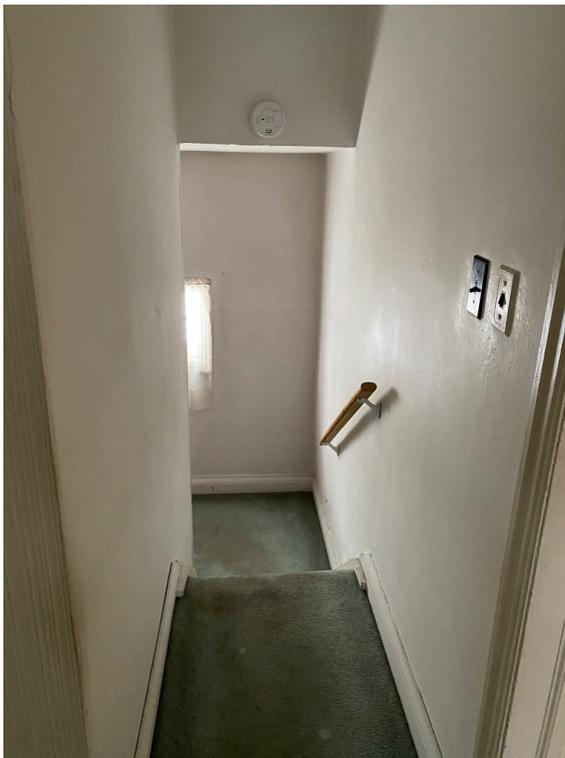


Photo 21: Stairway leading to main floor.

Photos 22, 23 & 24: Bedrooms



There is a master bedroom the south side and two smaller bedrooms on the north side. The photos left and bottom right are of the smaller bedrooms.

The exterior door is located in the master bedroom and accessed the roof of the garage.

The state of the dwelling would suggest that the owners were aware of the fact that it would be purchased as a 'demolition-rebuild'.



Section 16 of the Official Plan, Neighbourhoods, outlines the Neighbourhood Character Areas within Mississauga. The subject property is located within the Cooksville Neighbourhood. Relevant policies have been included below.

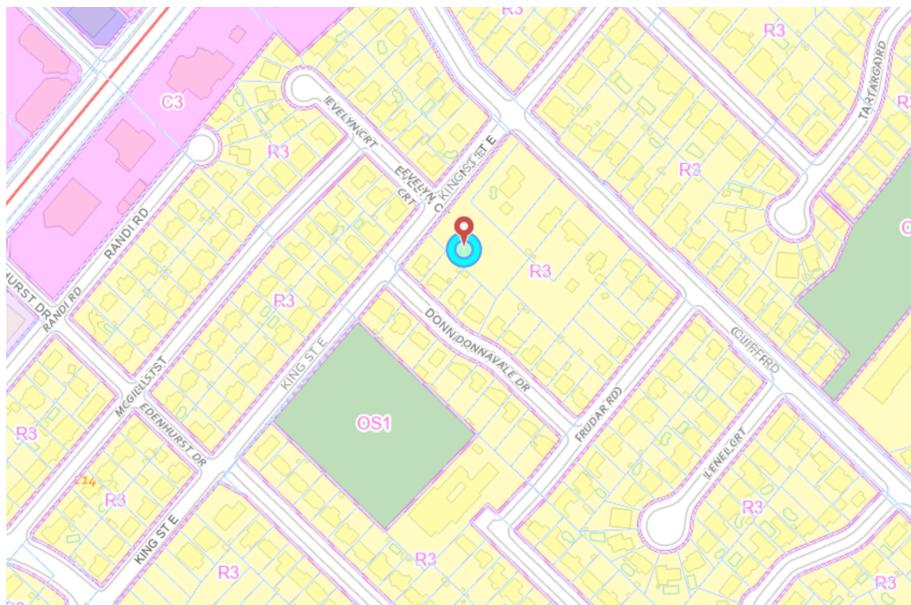
Section 16.1.1 General

16.1.1.1 For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.

16.1.2 Residential

16.1.2.1 To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area.

There are no site specific policies in terms of in-fill development that are applicable to the subject property.



Figures 10: Overall Neighbourhood Context

What stands out in the image above is the 'underdeveloped' lots. The lot amalgamation will provide compatible intensification of the area.



Figures 11 & 12: Possible development options

The highlighted areas are equivalent to the lot amalgamation area. Possible scenarios include either a cul-de-sac with lots or a dead-end road with no turn-around.

The subject property is designated as Residential Low Density I, within the City of Mississauga's Official Plan and is situated within the Cooksville East Neighbourhood.

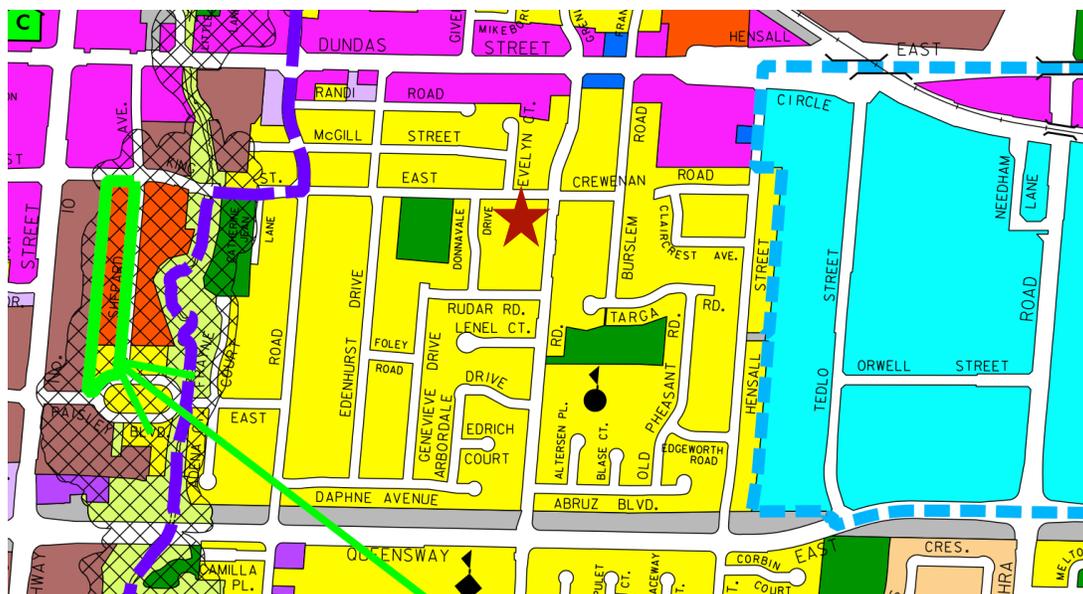
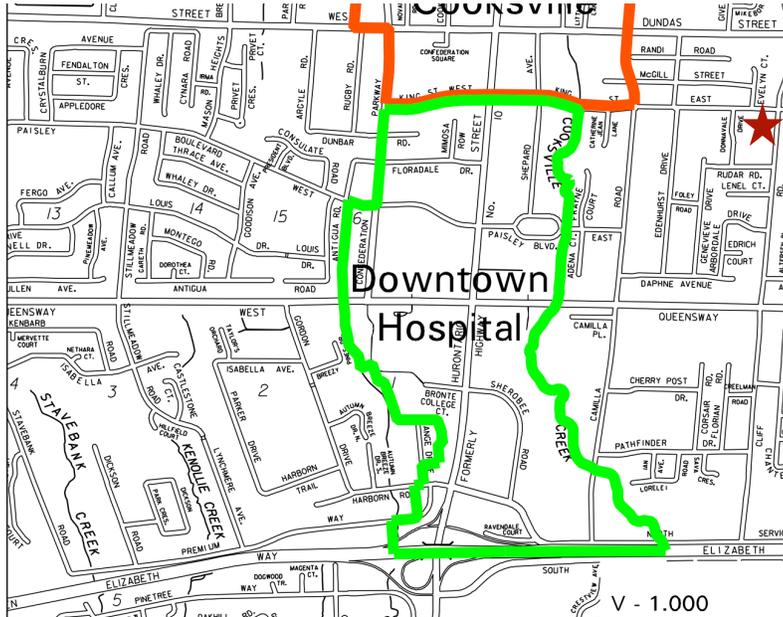


Figure 13: Schedule 10, Land Use Designations within the Official Plan.

The subject property is identified by the red star in both figures.

Figure 14: Character Areas in the Downtown Corridor



The proximity of the subject property to the Downtown Corridor renders it an ideal location for infill development. Further, its encapsulation by arterial roads, Dundas Street East, Hurontario Street, Cawthra Road and the Queensway, make it an ideal property for intensification due to its link to multi-nodal transportation options.

Table 2: Evaluation according to Ontario Regulation 09/06

Criteria for Determining Cultural Heritage Value or Interest	Assessment (yes/no)	Rationale
1. Design or physical value:		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	It is identified as a fifties contempo. Many of the attributes noted in the description no longer remain, ie the stuccoed exterior, the original windows have been replaced with vinyl. It should be noted that no interior inspection of the home was done at the time of the listing, it was strictly done based on the exterior of the home.
b) Displays a high degree of craftsmanship or artistic merit	NO	The house is in a state of disrepair. Regular maintenance has been neglected for the last many years.
c) Demonstrates a high degree of technical or scientific achievement	NO	It does not demonstrate a high degree of technical or scientific achievement.
2. Historical or associative value		
a) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	Although the home can be linked to Caroline Sanderson, daughter of Captain Cliff, for whom Cliff Road is named, the house does not have a direct association with Captain Cliff.

Criteria for Determining Cultural Heritage Value or Interest	Assessment (yes/no)	Rationale
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	NO	The existing home does not have the potential to yield any information that would contribute to an understanding of the community or culture.
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The home is not associated with a builder, developer or architect significant to the community. It is not known who constructed the home.
3. Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	NO	The subject property is not known to support the character of an area. Larger lots in the area are being redeveloped through severance.
b) Is physically, functionally, visually, or historically linked to its surroundings	NO	The existing structures are not physically, functionally, visually or historically linked to its surroundings.
c) Is a landmark	NO	It is not a landmark.

Table 3: Evaluation of Impact of Proposed Development and Mitigation Strategy

Potential Negative Impact	Assessment	Mitigation
Destruction of any part, or part of any, significant heritage attributes or features	No perceived impact. No part of the existing home or detached structure contains any heritage attributes or features.	No mitigation required.
Removal of natural heritage features, including trees.	No perceived impact. The house and not the property was identified as having the potential for heritage value.	None required.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No perceived impact. It was the house, not the property identified.	None required.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden	No perceived impact.	No mitigation required.

Potential Negative Impact	Assessment	Mitigation
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	No perceived impact.	None required.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No perceived impact.	None required.
A change in land use where the change in use negates the property's cultural heritage value.	Not applicable. The existing and continued use of the property is residential.	Maintain the property as residential
Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources.	No perceived impact.	Site grading that is compatible with the proposed development.

Mitigation Measures

The proposal for 306 King Street is the demolition and removal of the existing dwelling and shed. The subject property will be amalgamated with the adjacent lots fronting onto Cliff Road. A residential development, in a yet to be determined configuration, is proposed.

Mitigation that has already been undertaken by the property owner, includes the following (and is outlined in this report) a title search to document past ownership, research to document site chronology and building evolution and photographic documentation. Further, the Official Plan and a lot area assessment were reviewed to evaluate compatibility of the proposed severance.

A review of the potential negative impacts on the Heritage attributes has been conducted and is outlined in the table above. 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.” The subject property does not display any principal features that contribute to the heritage significance.

Conclusions, Recommendations

The subject property contains a residential dwelling built in and around the 1940's. It does not meet any of the criteria for Designation under the Ontario Heritage Act. Mitigation measures, as noted above, have been considered and no further action is required.

References

City of Mississauga. (n.d.). Property Information Portal. Retrieved 2021, from <https://www.mississauga.ca/portal/services/property>

City of Mississauga, Official Plan, September 2020, Retrieved 2021 from <https://www.mississauga.ca/projects-and-strategies/strategies-and-plans/mississauga-official-plan/>

Government of Ontario. (2017). Ontario Heritage Toolkit. Retrieved 2021, from <http://www.mtc.gov.on.ca/en/heritage/heritage.shtml>

The Landplan Collaborative LTD, Goldsmith Borgal & Co Inc, Architects North South Environmental Inc, & Geodata Resources Inc. (2005, January). *Cultural Landscape Inventory; City of Mississauga* (Rep.). Retrieved http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

Knott, Stephen (2021). 306 King Street, Title Search [E-mail to the author].

Wilkinson, M. (2021). Heritage Mississauga, 306 King Street HIA [E-mail to the author].

Bayliss, Olga, 2021, 306 King Street HIA, [E-mail to the author].

<https://www.modernmississauga.com/main/2020/3/31/the-history-of-mississaugas-crewenan-road>