

## Heritage Impact Assessment

### 347 Queen Street South, Mississauga



Prepared for  
**DBI Group Ltd (Engineering), Mississauga, ON**  
 By  
**Heritage Resources Consulting**  
**February 2021**

# 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

## Table of Contents

<b>Introduction</b>	<b>3</b>
<b>CURRENT DESCRIPTION OF 347 QUEEN STREET SOUTH</b>	<b>3</b>
<b>SITE HISTORY</b>	<b>5</b>
<b>PRE-SETTLEMENT</b>	<b>5</b>
<b>1805 TO 1820*</b>	<b>6</b>
<b>1820 TO 1861*</b>	<b>7</b>
<b>1861 TO 2020*</b>	<b>9</b>
<b>347 QUEEN STREET SOUTH: ANALYSIS OF THE EXISTING PROPERTY</b>	<b>13</b>
<b>Structure</b>	<b>13</b>
<b>Exterior</b>	<b>13</b>
<b>Interior</b>	<b>19</b>
<b>LANDSCAPE</b>	<b>24</b>
<b>STREETSCAPE</b>	<b>30</b>
<b>PROPOSED DEVELOPMENT: STRUCTURE AND LANDSCAPE</b>	<b>34</b>
<b>ASSESSMENT OF EXISTING RESIDENCE BASED ON REGULATION 9/06 OF THE ONTARIO HERITAGE ACT</b>	<b>37</b>
<b>Design or Physical Value</b>	<b>38</b>
<b>Historical or Associative Value</b>	<b>39</b>
<b>Contextual Value</b>	<b>39</b>
<b>ASSESSMENT OF EXISTING RESIDENCE FOR CONSERVATION BASED ON THE ONTARIO PROVINCIAL POLICY STATEMENT</b>	<b>39</b>
<b>ASSESSMENT OF PROPOSED DEVELOPMENT IN TERMS OF HERITAGE LANDSCAPE VALUES</b>	<b>40</b>
<b>Landscape Environment</b>	<b>41</b>
<b>1. Scenic and Visual Quality</b>	<b>41</b>
<b>3. Horticultural Interest</b>	<b>41</b>
<b>4. Landscape Design, Type and Technological Interest</b>	<b>41</b>
<b>Historical Association</b>	<b>41</b>
<b>1. Illustrates Style, Trend or Pattern</b>	<b>41</b>
<b>3. Illustrates Important Phase in Mississauga's Social or Physical Development</b>	<b>41</b>
<b>Built Environment</b>	<b>41</b>
<b>1. Aesthetic/Visual Quality</b>	<b>41</b>
<b>3. Consistent Scale of Built Features</b>	<b>41</b>
<b>5. Designated Structures</b>	<b>41</b>
<b>Other</b>	<b>42</b>
<b>1. Historical or Archaeological Interest</b>	<b>42</b>
<b>Recommendation</b>	<b>42</b>
<b>APPENDIX 1: CHAIN OF OWNERSHIP</b>	<b>43</b>
<b>QUALIFICATIONS OF AUTHOR</b>	<b>44</b>

## 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

### INTRODUCTION

Heritage Resources Consulting has been retained to prepare a Heritage Impact Assessment of 347 Queen Street South, originally part of lot 2, concession 4 WHS, Toronto Township by DBI Group Ltd. (Engineering) of Mississauga. The current owners wish to renovate the existing domestic structure by adding a second storey and a garage. The property lies at the southern edge of Streetsville. It is in the Streetsville Core Cultural Landscape Area and the Mississauga Road Scenic Route, also a cultural landscape heritage area. It is listed on the Cultural Heritage Inventory of the City of Mississauga because of its location but is not designated as a heritage property.<sup>1</sup>

### CURRENT DESCRIPTION OF 347 QUEEN STREET SOUTH

The property is located at the southern edge of Streetsville, on the east side of Queen Street South which runs through the Streetsville Core Cultural Landscape and forms part of the longer Mississauga Road Scenic Route. The property is south of the original village established in 1856 and incorporated as a village in 1858. In 1962 Streetsville became a town and was extended southward to include our property. It was amalgamated into the City of Mississauga in 1974.<sup>2</sup>

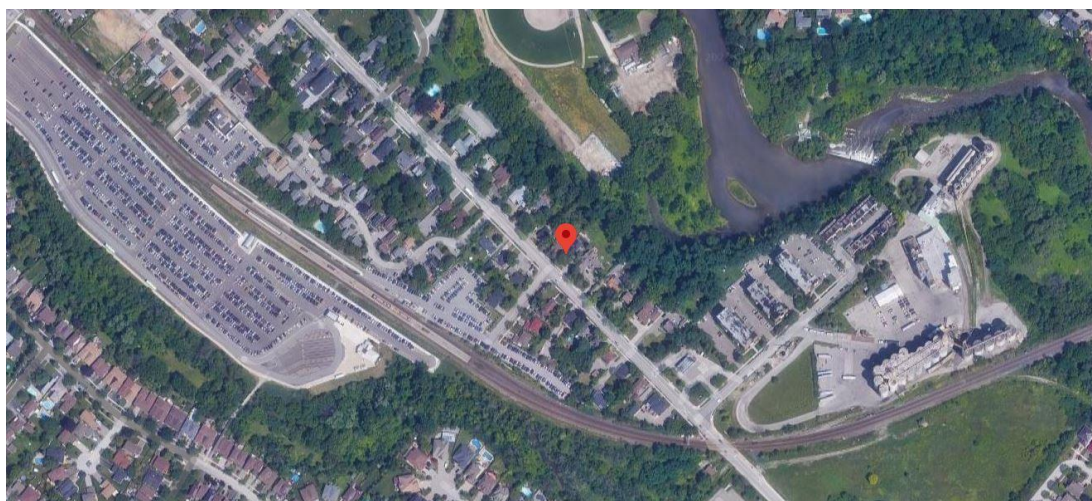


Figure 1      *Aerial View of 347 Queen Street South, Mississauga, 2018. (Google Maps: [<sup>1</sup> City of Mississauga, Community Services, \*Cultural Landscape Inventory\* \(Jan. 2005\); \[http://www5.mississauga.ca/pdfs/Cultural\\\_Landscape\\\_Inventory\\\_Jan05.pdf\]\(http://www5.mississauga.ca/pdfs/Cultural\_Landscape\_Inventory\_Jan05.pdf\). City of Mississauga web site, Planning and Building, property information; <https://www.mississauga.ca/portal/services/property>.](https://www.google.ca/maps/place/43%C2%B034'35.6%22N+79%C2%B042'22.9%22W/@43.5768688,-79.7069683,844m/data=!3m1!1e3!4m13!1m7!3m6!1s0x882b41a2d38e082d:0x1872fe2a60efc459!2s347+Queen+St+S,+Mississauga,+ON+L5M+1M3!3b1!8m2!3d43.5765435!4d-79.7060907!3m4!1s0x0:0x0!8m2!3d43.5765048!4d-79.7063098!5m1!1e4?hl=en.)</a></i></p>
</div>
<div data-bbox=)*

<sup>2</sup> *Journals of the Legislative Council of Province of Canada* 1858, 21 & 22 Vic., Chap. XLVII, 24 July 1858; Heritage Mississauga Web Site, "Streetsville," <https://www.heritagemississauga.com/page/Streetsville>.



**347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Figure 2      *347 Queen Street South, Mississauga looking northeast at the front façade. (Photo by client, January 2021.)*



Figure 3      *347 Queen Street South, Mississauga looking west at the rear façade. (Photo by client, January 2021.)*



### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

The structure occupying 347 Queen Street South was originally a modest one and a half storey domestic residence that has experienced substantial changes to both its exterior and interior which will be reviewed in detail below. The building fronts on Queen Street South and its front lawn consists of a U-shaped driveway of interlocking brick. The rear portion of the property backs on the Credit River valley and consists largely of a level grass lawn, part of which conceals a large rectangular concrete slab.



Figure 4      *347 Queen Street South, Mississauga looking west from the open rear lawn. (Photo by client, January 2021.)*

#### SITE HISTORY

This site overview follows the evolution of 347 Queen Street South which is now identified as Lot 2, concession 4 WHS, City of Mississauga and is registered as Pin 13196-0698, 17 Dec. 2020 at the Peel County Land Registry Office. Changes in the structure too are discussed where evidence is available.

#### PRE-SETTLEMENT

At the end of the 17<sup>th</sup> century much of what is now southern and south-western Ontario became the territories of the Ojibwe who had pushed the Iroquois Confederacy south of the Lower Great Lakes. The Credit River valley, just to the east of 347 Queen Street South, and a large tract of territory around it became the traditional hunting lands of the Mississauga, part of the larger Ojibwe cultural

## 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

group early in the 18<sup>th</sup> century.<sup>3</sup> Here, at the mouth of the Credit River, the Mississauga met French traders and began exchanging furs for European manufactured goods. It is said that the name of the river derives from the willingness of the French to extend credit to their native partners, a gesture of good will by and an economic benefit for the French.<sup>4</sup>

By the 1780s settlers began to stream into what would become Upper Canada, and eventually Ontario. The first arrivals were refugees of the American Revolution, the United Empire Loyalists, and they settled mostly in the eastern portion of the territory and in the Niagara Peninsula. In 1791 Upper Canada was established as a separate colony and two years later its first Lieutenant Governor, John Graves Simcoe, had a road cut through the western lands. This was Dundas Street which runs in an east-west direction just north of Streetsville and our property. It remains a major transportation artery to this day.

### 1805 TO 1820

In the first years of the 19<sup>th</sup> century it was becoming clear that European settlement would only increase along lakes Ontario and Erie. In 1805 the Mississauga sold nearly 100,000 acres of land along the western shore of Lake Ontario between York [Toronto] and Burlington Beach. This included their lands around the Credit River, though they retained a reserve on the river and a one-mile wide stretch of land on either side of the river for fishing and hunting.<sup>5</sup> Almost immediately thereafter the government had this land surveyed into the township of Toronto prior to opening it to settlement. Further sales took place in 1818 and 1820 extending Toronto Township northward and including what would become the village of Streetsville, an indication of the unrelenting tide of newcomers seeking farmland and establishing communities.

Once more the newly acquired lands were quickly surveyed. Timothy Street who had emigrated from New York state and settled in Upper Canada in 1801 became an enterprising businessman in St. David's near Niagara. He obtained the contract to oversee the 1818 surveys of North Toronto Township and other areas in Peel and Halton counties and as a result was granted 4,500 acres of land including the area which would become Streetsville.<sup>6</sup> His entrepreneurial activities and the economic opportunities offered by the mill sites of the Credit River would determine Streetsville's fortunes from the 1820s on into the later part of the nineteenth century.

### 1820 TO 1861

---

<sup>3</sup> Mississauga Heritage Web Site, "Aboriginal Culture"; <http://www.heritagemississauga.com/page/Aboriginal-Culture>.

<sup>4</sup> Betty Clarkson, *Credit Valley Gateway: The Story of Port Credit* (Port Credit Public Library Board: Port Credit, ON, 1967), p. 15.

<sup>5</sup> Donald B. Smith, "The Dispossession of the Mississauga Indians: a Missing Chapter in the early history of Upper Canada," *Ontario History*, Vol. LXXIII, No. 2, June 1981, p. 80; Kathleen A. Hicks, *Port Credit: Past to Present* (Mississauga Library System: Mississauga, ON, 2007), p. xiii.

<sup>6</sup> Heritage Mississauga Web Site, "Streetsville"; <https://www.heritagemississauga.com/page/Streetsville>.



### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

In 1821 Timothy Street built a grist mill on the Credit River in what would become the lower portion of Streetsville. In 1822 he added a saw mill and, later, a tannery and a distillery.<sup>7</sup> Streetsville gained its name in 1829 when its first post office opened. By 1837 Streetsville had a population of about 500 and was home to millers and millwrights, merchants, blacksmiths, grocers, carpenters, coopers, tailors, saddlers, shoemakers, tanners, a wagonmaker, a cabinet maker and three innkeepers.<sup>8</sup> It was a rising regional centre by mid-century with a population estimated at about 1,000 and was described as “a thriving village.”<sup>9</sup> The first Streetsville plan was registered in 1853.

In 1856 a second plan, Plan STR-2, was registered for the northern portion of Streetsville, then described largely as the property of Henry Rutledge and John G. Hyde. Our property is located south of this plan and just south of Streetsville’s southern boundary. At this time the property was officially part of the original 200-acre lot 2, concession 4 WHS in Toronto Township. An 1861 plan, also shown below, provides similar information.

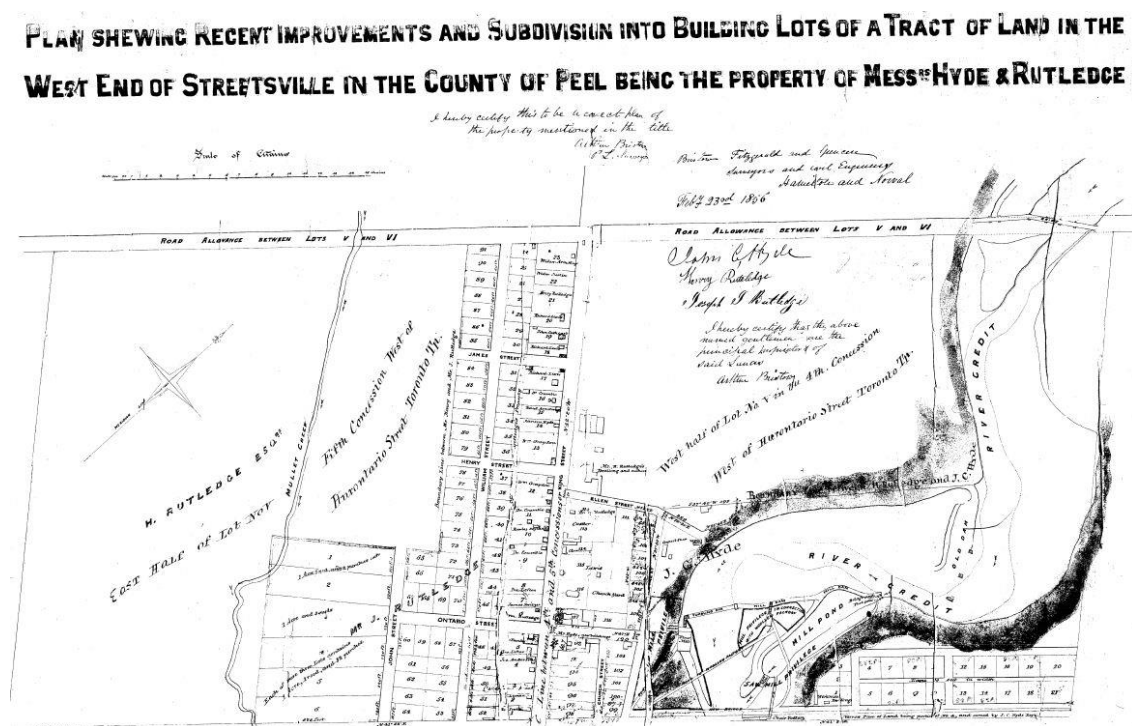


Figure 5 Detail of 1856 Streetsville map showing Mill Street and the Street industries on the Credit River to the west. (Image from Plan STR-2, 23 Feb. 1856, Peel County Land Registry Office.)

<sup>7</sup> Heritage Mississauga Web Site, “Streetsville”; <https://www.heritagemississauga.com/page/Streetsville>.

<sup>8</sup> George Walton, *The City of Toronto and the Home District Commercial Directory* (T. Dalton and W. J. Coates: Toronto, 1837), pp. 166-67.

<sup>9</sup> Robert W. S. MacKay, *The Canada Directory ... 1851* (John Lovell: Montreal, 1851), p. 363.

### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

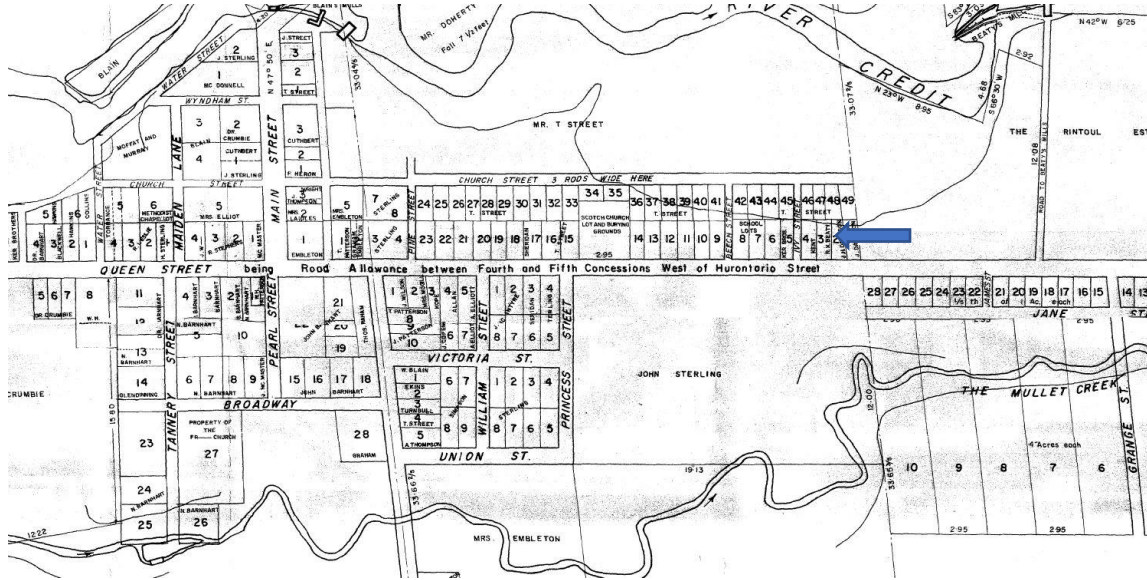


Figure 6 Detail of 1861 Streetsville map showing Mill Street and the location of our property. (Image from Plan STR-4, 17 Dec. 1861, Peel County Land Registry Office.)

Streetsville was incorporated as a village in 1858 and the map below was created in 1859. The area in black likely indicates the portions of the village that were occupied at this date.



Figure 7 Detail of the Tremaine Map of Peel County, 1859. (Image is from the Thomas Fisher Rare Book Room, University of Toronto; <http://maps.library.utoronto.ca/cgi-bin/files.pl?idnum=1031&title=Tremaine%27s+Map+of+the+County+of+Peel,+Canada+West+1859.>)



### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

Streetsville's population remained unchanged for a decade but by 1877 was set at 617, little more than it could boast back in 1837.<sup>10</sup> Streetsville's decline may be traced to several factors including the growth of nearby Brampton and the initial development of railways such as the Great Western which ran its line through Port Credit to the south.<sup>11</sup>

#### 1861 TO 2020

Lot 2, concession 4 WHS, including our property 347 Queen Street South, was originally patented to John Butchart, a Streetsville merchant, in 1834. He sold it to John Beatty and it remained in the Beatty family until the end of the century when our property and others were registered as smaller, residential lots. The current house was likely constructed early in the twentieth century. Municipal tax assessments have been traced back to 1915.<sup>12</sup> In 1939 347 Queen Street South sold to Harry Ware Hope. His son Harry Lloyd Hope became the owner in 1953 and he lived there until his death in May 2019.<sup>13</sup> His estate sold the property to its current owner who has initiated plans to renovate and expand the existing house. The two maps below show our property and surrounding properties as they are today with structures included.



Figure 8 *Mississauga map showing location of 347 Queen Street South (Mississauga Web Site, maps, <http://www6.mississauga.ca/olmaps/maps.aspx#map=18/-8872789.15/5400083.88/0.9075712110370514>.)*

<sup>10</sup> Mitchell's *Canada Gazette and Business Directory for 1864-65* (Toronto: W. C. Chewett & Co, 1864), p. 696; P. A. Crosby, ed., *Lovell's Gazetteer of British North America* (Lovell Printing and Publishing Co: Montreal, 1877), p. 324.

<sup>11</sup> Jacob Spelt, *Urban development in south-central Ontario* (Toronto: McClelland and Stewart, 1972), pp. 90, 98, 146-47 and 177; *Historical Sketches of Ontario* (Toronto: Ministry of Culture and Recreation, n.d. [1977]), pp. 66-67.

<sup>12</sup> Information from Heritage Planning, City of Mississauga.

<sup>13</sup> Abstract of Indexes, Lot 2, Concession 4WHS, memorial TT72207, Peel County Land Registry Office; Harry Lloyd Hope obituary, <https://www.legacy.com/obituaries/mississauga/obituary.aspx?n=harry-lloyd-hope&pid=194937620>.

### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 9 *Mississauga map showing location of 347 Queen Street South (Mississauga Web Site, maps, <http://www6.mississauga.ca/olmaps/maps.aspx#map=20/-8874238.3/5401422.16/0.9075712110370514>.)*

Available aerial photographs also delineate the evolution of the site. The first photograph below was taken in 1944 and shows a now demolished structure at the east end of the lot as does that taken in 1954. This structure does not appear on the 1966 photo.

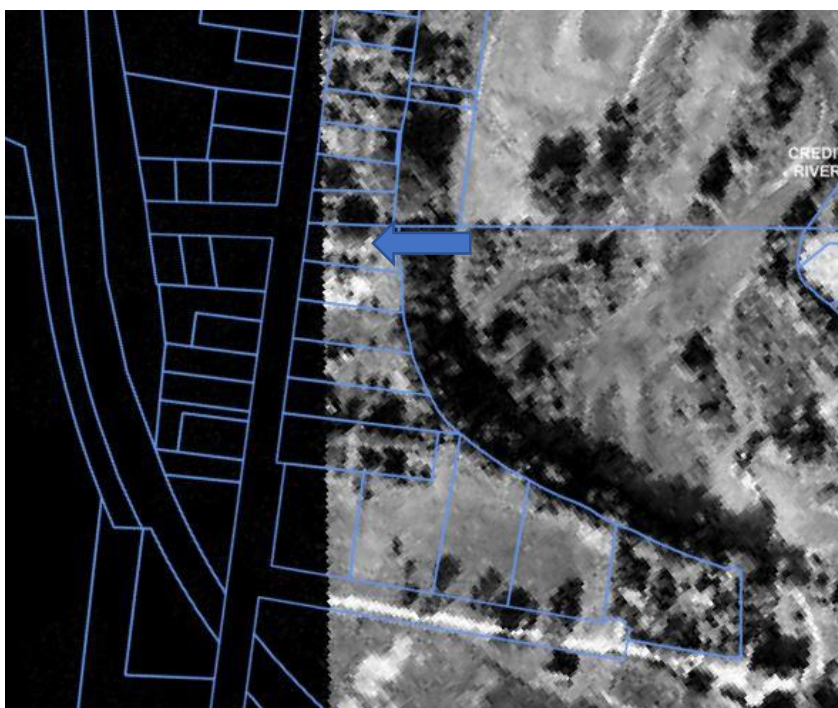


Figure 10 *An aerial view of 347 Queen Street South in 1944 showing structures including a building at the east edge, foliage and undeveloped land surrounding 347 Queen Street South. (Image from the Map Database, City of Mississauga, Jan. 2021.)*



### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

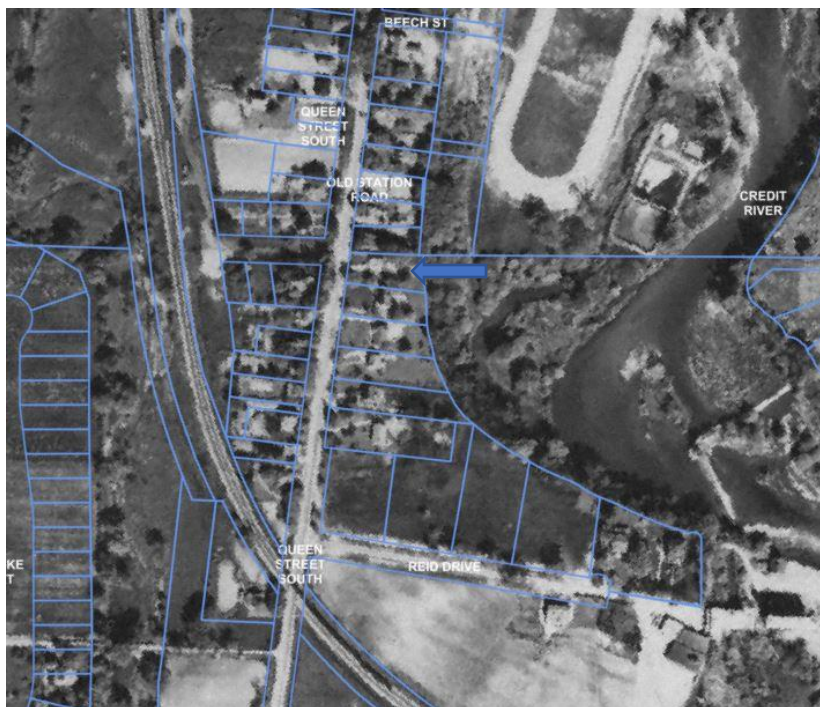


Figure 11 An aerial view of 347 Queen Street South in 1954 showing structures. (Image from the Map Database, City of Mississauga, Jan. 2021.)



Figure 12 An aerial view of 347 Queen Street South in 1966. The structure at the east end of the lot is no longer visible. (Image from the Map Database, City of Mississauga, Jan. 2021.)

### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

In 2020 the following plan was registered with the Peel County Land Registry Office. It shows structural details of the house and the now covered concrete pad at the rear of the lot, likely the remains of the demolished structure.

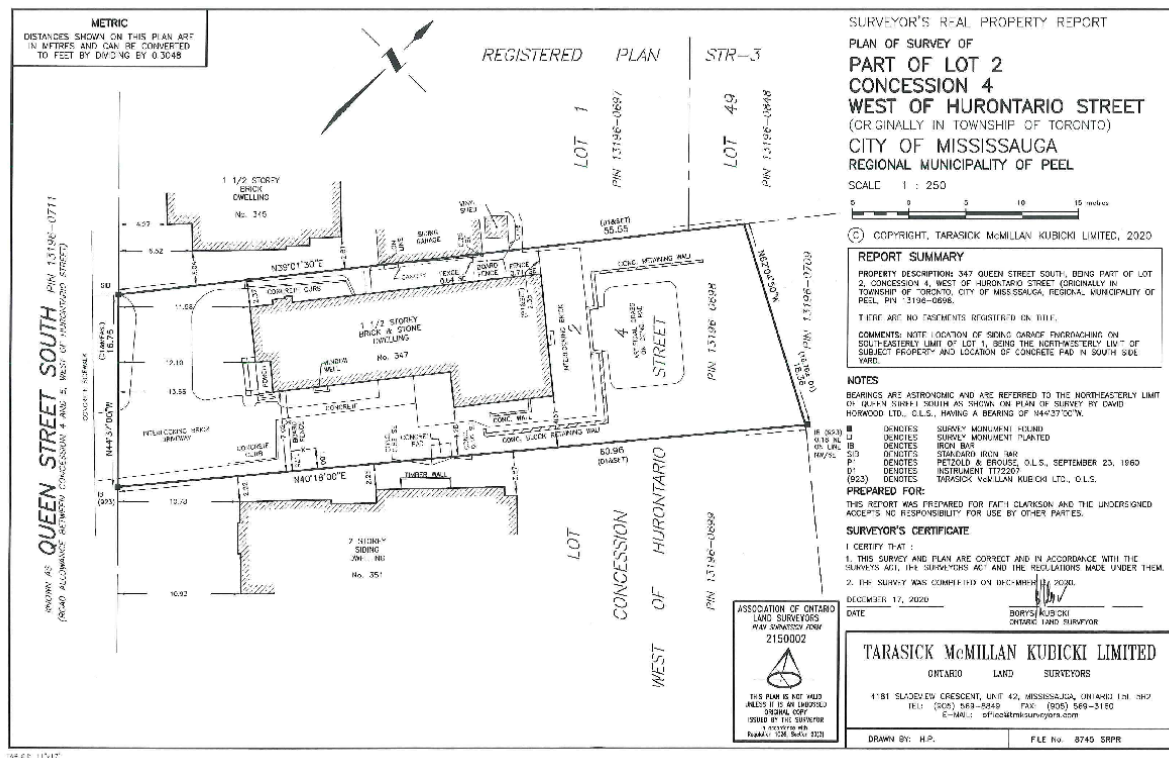


Figure 13 Plan of 347 Queen Street South property. (Image from the Peel County Land Registry Office.)

Below is a detailed view of this survey showing the concrete pad at the east end of the property, now covered with artificial grass.



## 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

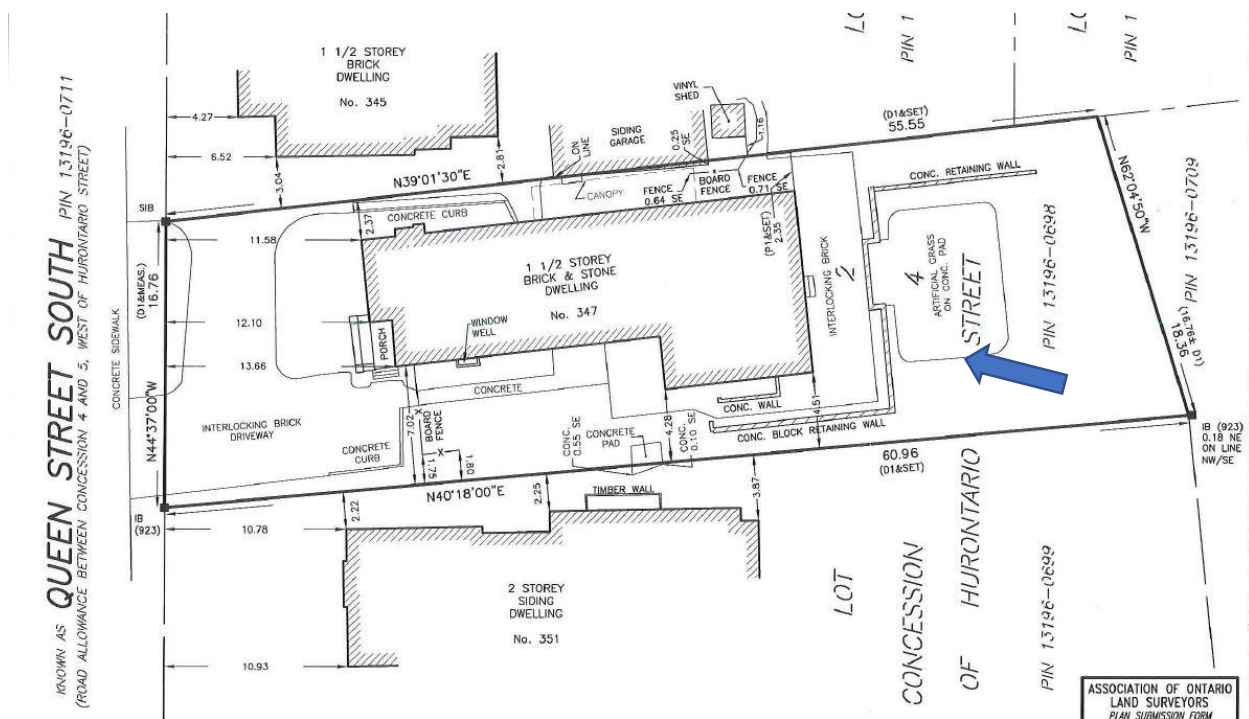


Figure 14 Detail of the 2020 Survey of 347 Queen Street South. (Image from the Peel County Land Registry Office.)

### 347 QUEEN STREET SOUTH: ANALYSIS OF THE EXISTING PROPERTY

#### STRUCTURE

#### EXTERIOR

The building at 347 Queen Street South is a modest one and a half-storey domestic residence clad in stone (the front façade) and red brick on the sides. There is also a recent one-storey extension at the rear of the structure. The stone of the front façade is spalling and shows signs of deterioration. There are two styles of brick on the north and south façades and two roof line levels suggesting two periods of construction. The 1939 fire insurance plan of Streetsville reveals the footprint of the original, smaller structure, now the front or west portion of the existing building. Aerial photos taken in 1946 show the same configuration, suggesting that the extension was added later, perhaps in the early 1950's when the Hope family obtained the property. Figure 12 above shows the extended structure.

The interior has been much changed over the years and no signs of a two-stage development remain. The rear addition is finished in light painted concrete or stucco. There are four entrances, one on each façade. The front entrance is accessed by a small, covered veranda while the north entrance is protected by a small shed like extension. Interlocking gables form the front portion of the roof.

### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

There are two dormers on the south side of the roof, both clad in wooden shakes or shingles. Aerial views reveal a gap in the roofline on the north side of the building. The following images show facets of the existing structure's exterior as described above.

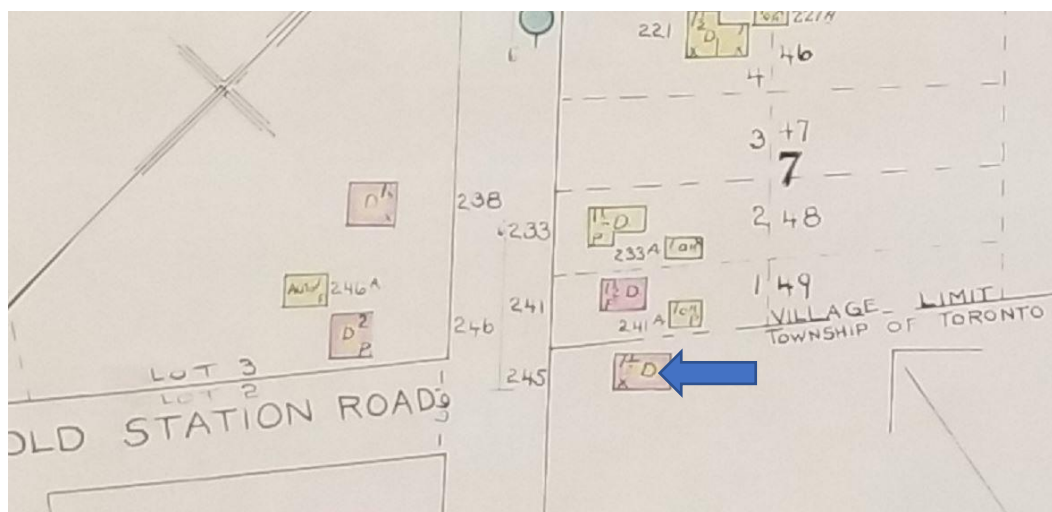


Figure 15 347 Queen Street South as it appeared in the 1939 Streetsville Fire Insurance Plan. (Image provided by staff of the Baldwin Collection, Toronto Public Reference Library. Feb. 2021.)



Figure 16 An aerial view taken in 1946 shows the original footprint. (National Air Photo Library, Ottawa, image A10111\_054.)



**347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Figure 17      *347 Queen Street South as it appeared ca 1978. (Image provided by Denis Frias of the Canadiana Room, Mississauga Central Library, image D915.)*



Figure 18      *347 Queen Street South as it appears in 2021. (Photo by client, Jan. 2021.)*



**347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Figure 19      *The south façade of 347 Queen Street South. (Photo by client, Jan. 2021.)*



Figure 20      *The south façade of 347 Queen Street South. (Photo by client, Jan. 2021.)*



**347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Figure 21      *The east or rear façade of 347 Queen Street South. (Photo by client, Jan. 2021.)*



Figure 22      *Detail of the front façade of 347 Queen Street South, showing extent of deterioration to the stonework. (Photo by client, Jan. 2021.)*



**347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Figure 23      *The dormers and two styles of brickwork on the south façade of 347 Queen Street South. (Photo by client, Jan. 2021.)*

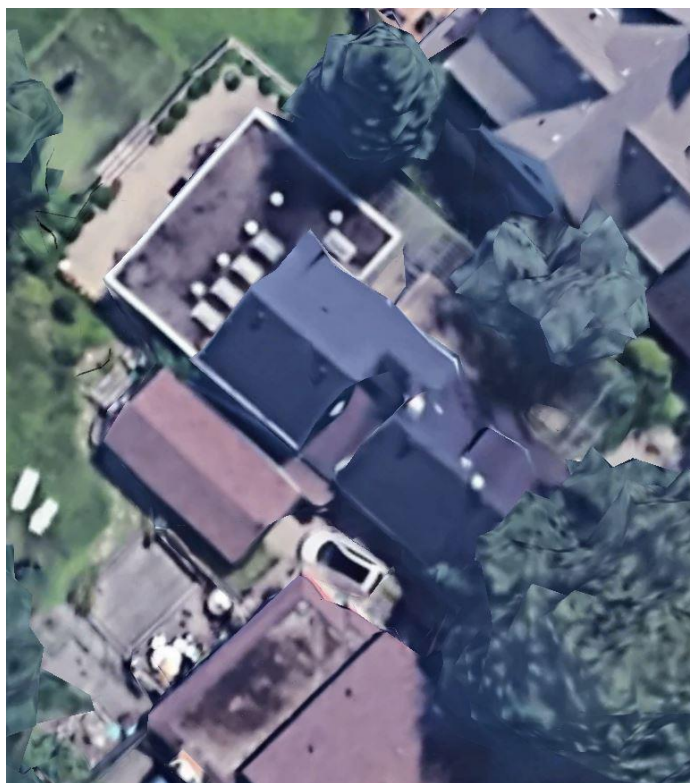


Figure 24      *An aerial view of 347 Queen Street South showing the gap in the north facing roofline. (Photo by Google, 2020.)*



## 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

### INTERIOR

347 Queen Street South consists of a one and half storey domestic structure with a partial basement housing heating, water, and electrical facilities. The structure has been utilized as a domestic residence since its inception. The rectangular portion may have been constructed in two phases. A rear, one storey addition was completed in 2001; its expanse of windows provides an excellent view of the rear of the property and the Credit River valley watershed beyond. Below is a drawing of the existing basement level showing the accessible areas and the crawl space under the most recent addition and photos of the basement walls.

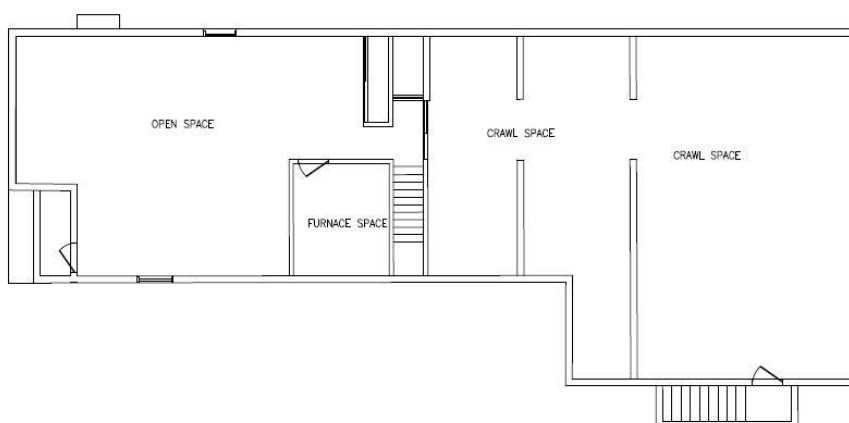


Figure 25      *The basement level of 347 Queen Street South. (Drawing by client, Jan. 2021.)*



Figure 26      *A brick wall in the furnace space of 347 Queen Street South. (Photo by client, Jan. 2021.)*

### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 27      *A brick wall in the furnace space of 347 Queen Street South. (Photo by client, Jan. 2021.)*

Below are images of the main level of the structure as it exists now.

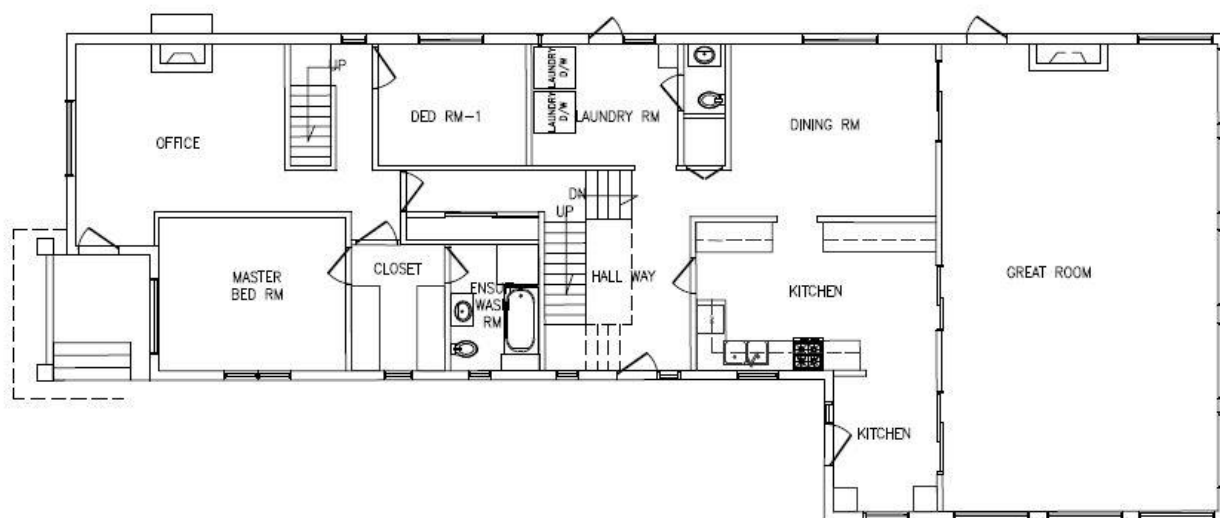


Figure 28      *The main level of 347 Queen Street South. (Drawing by client, Jan. 2021.)*

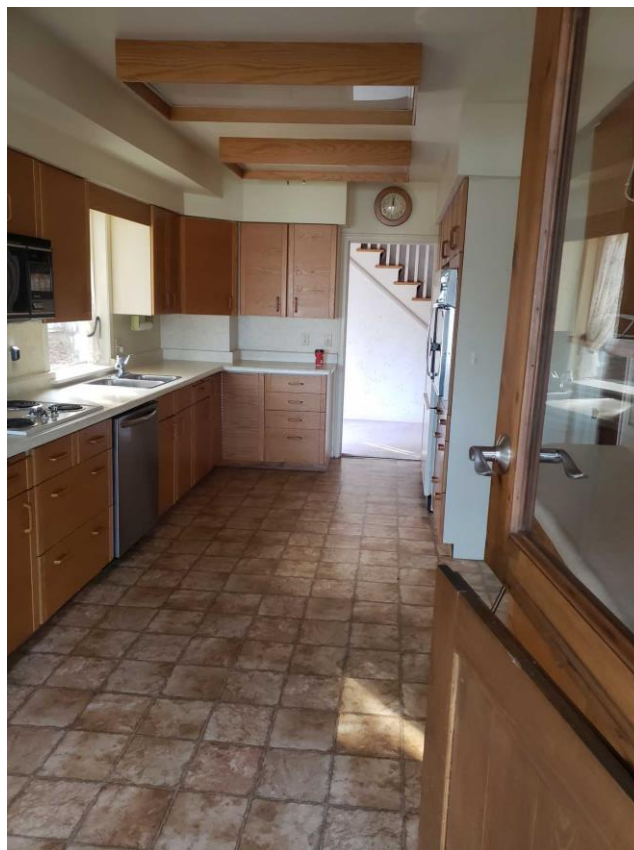
**347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Figure 29      *The main floor kitchen, 347 Queen Street South. (Photo by client, Jan. 2021.)*



Figure 30      *The master bedroom, 347 Queen Street South. (Photo by client, Jan. 2021.)*



**347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Figure 31      *The stairway to the second level, 347 Queen Street South. (Photo by client, Jan. 2021.)*



Figure 32      *The rear great room, 347 Queen Street South. (Photo by client, Jan. 2021.)*

### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

The upper level is divided into three bedrooms and a full bathroom as shown below.

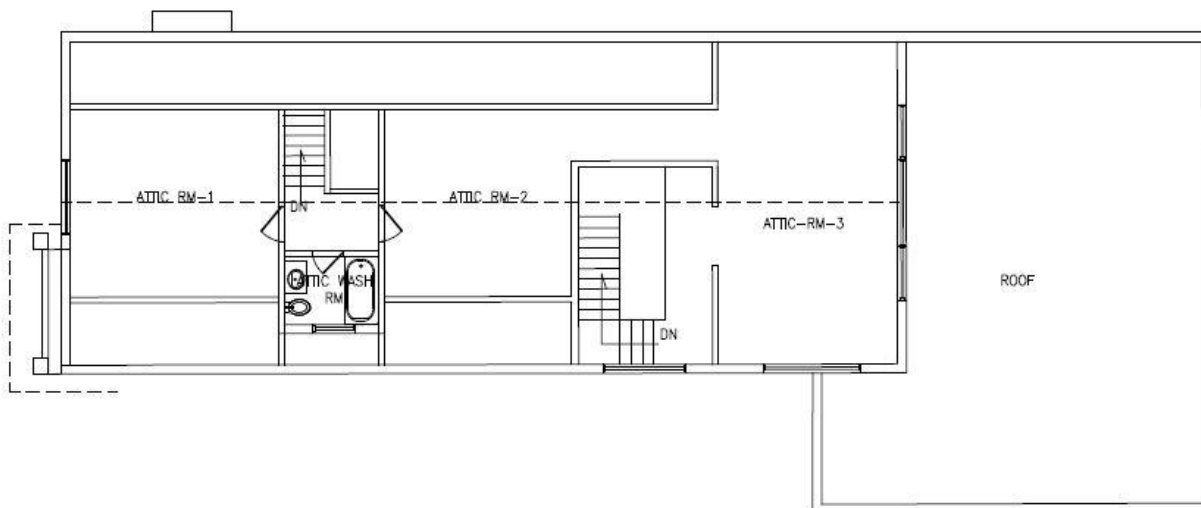


Figure 33      *The upper or attic level, 347 Queen Street South. (Drawing by client, Jan. 2021.)*



Figure 34      *An upper-level bedroom, 347 Queen Street South. (Photo by client, Jan. 2021.)*

## 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 35 An upper-level bedroom, 347 Queen Street South. (Photo by client, Jan. 2021.)

### LANDSCAPE

The City of Mississauga describes the Streetsville Village Core Cultural Landscape and the Mississauga Road Scenic Route in the following terms:



Streetsville Village Core

### Cultural Landscape Inventory

L-HS-3

#### 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.



## 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



## Cultural Landscape Inventory

## Mississauga Road Scenic Route

F-TC-4

## 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.

Figure 36 City of Mississauga Community Services, *Cultural Landscape Inventory*, Jan. 2005. ([http://www5.mississauga.ca/pdfs/Cultural Landscape Inventory Jan05.pdf](http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf).)

*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.

*History: Mississauga Road Scenic Route*

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.<sup>14</sup>

347 Queen Street South is a roughly rectangular parcel of land, fronting on Queen Street South and backing onto the protected Credit River watershed. The area in front of the structure is largely composed of a circular driveway of interlocking brick with a parking area to the south of the residence. There are also two mature trees in front of the structure which will be conserved. The house sits close to the northern lot line. The southern portion of the lot consists of a wooden front fence, some shrubbery, a lean to extending from the house and a grassy area. The rear portion of the lot is an open area of grass, partially enclosed by a stone and brick retaining wall and containing a now hidden concrete pad or base for a structure which no longer exists.

<sup>14</sup> <https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=izbl.HTML5>.

### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

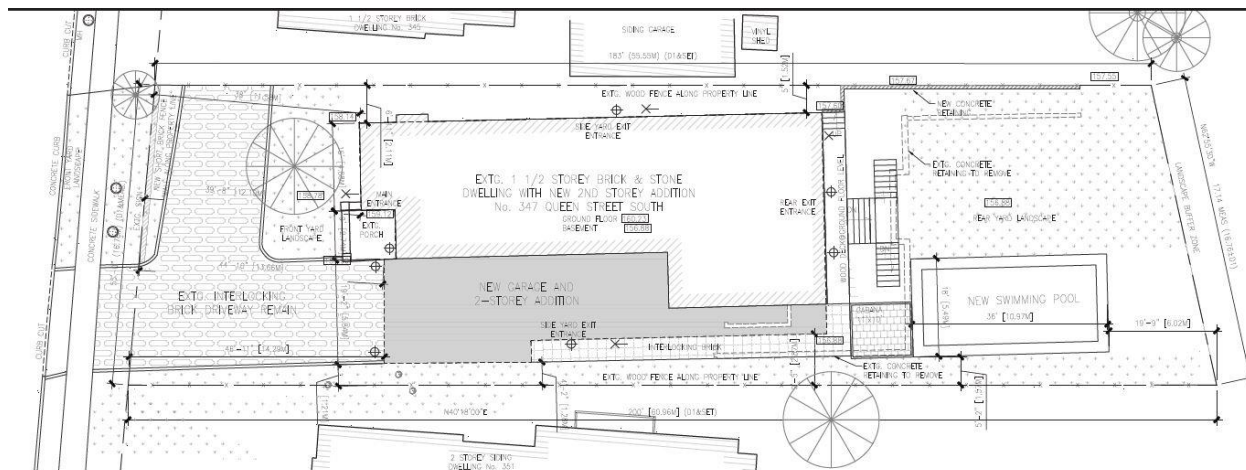


Figure 37 Landscaping details, 347 Queen Street South. (drawing by client, Feb. 2021.)



Figure 38 Property lines of 347 Queen Street South. (Image from the Map Database, City of Mississauga. Jan. 2021.)



**347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Figure 39      *Landscaping in front of 347 Queen Street South. (Photo by client, Jan. 2021.)*

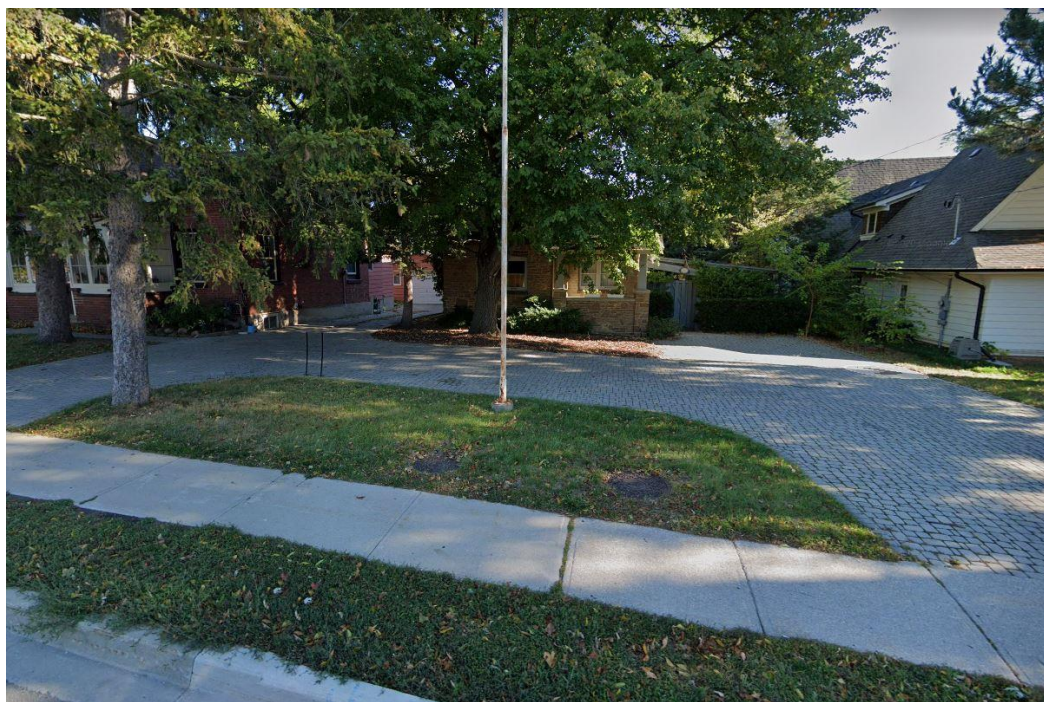


Figure 40      *Landscaping in front of 347 Queen Street South. (Photo by Google Maps, Oct. 2020.)*



**347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Figure 41      *Landscaping on the south side of 347 Queen Street South. (Photo by client, Jan. 2021.)*



Figure 42      *The rear landscape, 347 Queen Street South. (Photo by client, Jan. 2021.)*



### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 43      *The rear landscape looking south, 347 Queen Street South. (Photo by client, Jan. 2021.)*

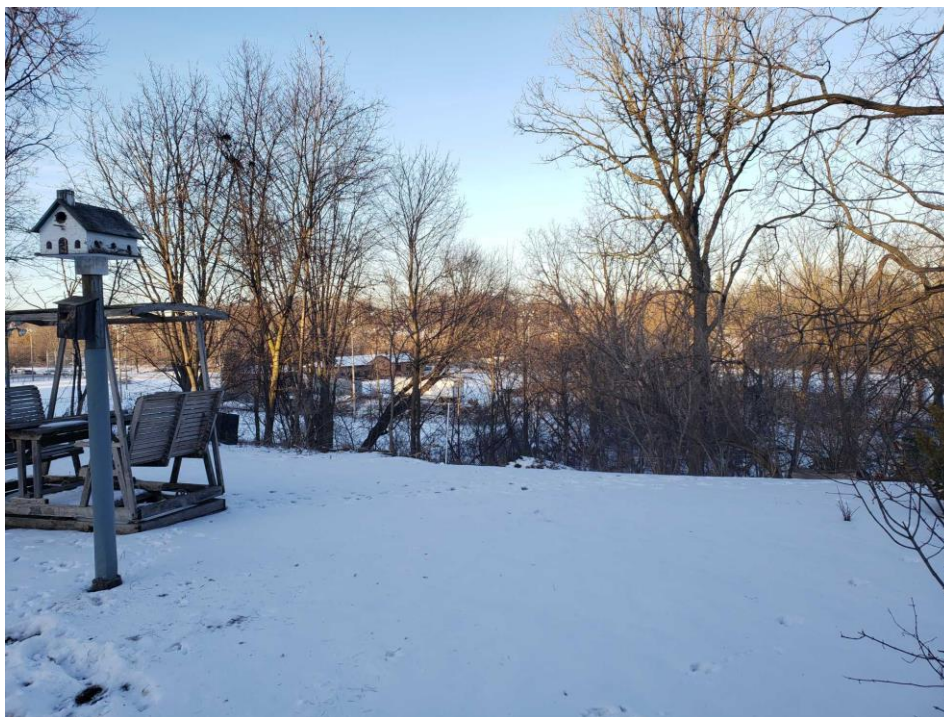


Figure 44      *The rear landscape looking east, 347 Queen Street South. (Photo by client, Jan. 2021.)*



**347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Figure 45 Looking over the Credit River ravine east of 347 *Queen Street South*. (Photo by client, Jan. 2021.)

**STREETSCAPE**

Queen Street is the major north-south route through Streetsville and forms part of the longer Mississauga Road that runs from Port Credit and north of the former village. Both areas are cultural heritage landscapes. 347 Queen Street South is surrounded by one and two storey domestic residences, both old and new. It is also heavily treed along its route. The following photos show the streetscape to the north and south of the property and some nearby homes.



**347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Figure 46      *A view of Queen Street South with our subject property in the middle. (Photo by client, Jan. 2021.)*



Figure 47      *Looking north on Queen Street South. (Photo by client, Jan. 2021.)*



**347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Figure 48      *A view of Queen Street South, looking south. (Photo by client, Jan. 2021.)*



Figure 49      *337 Queen Street South, to the north of our property. (Photo by client, Jan. 2021.)*



**347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Figure 50      *343 and 345 Queen Street South, to the north of our property. (Photo by client, Jan. 2021.)*



Figure 51      *340 and 344 Queen Street South, across from our property. (Photo by client, Jan. 2021.)*



## 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

### PROPOSED DEVELOPMENT: STRUCTURE AND LANDSCAPE

The current owner of 347 Queen Street South wishes to expand the existing residence to two stories and add a garage on the south side of the building. The interior is to be gutted and the south wall removed to accommodate the garage extension. The front, north and west walls will be retained and reclad. The proposed development will utilize the existing footprint except for the addition of the garage and second storey extension on the south side. The proposed front façade is designed to reflect the stonework, dormers and gables of the existing structure. Surrounding residences are both one and two stories in height. The front trees are to be retained to complement the current streetscape. The current development with its references to past design elements helps Streetsville to retain “the distinct scale and character of a rural farming town.”<sup>15</sup> The following images show the footprint and elevations of the new development including the garage addition to the south façade.

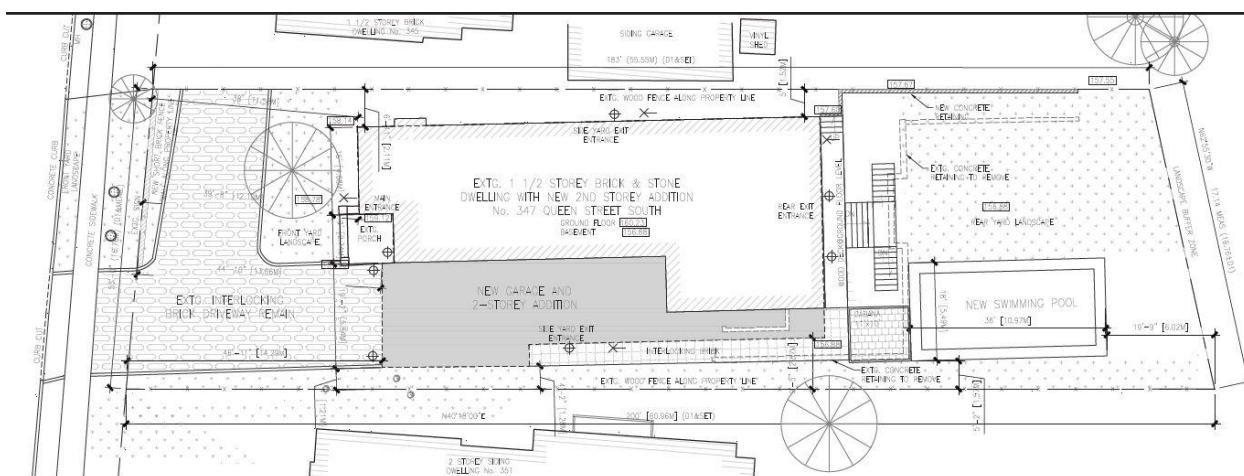


Figure 52      *Footprint of proposed development at 347 Queen Street South. (Drawing by client, Jan. 2021.)*

<sup>15</sup> City of Mississauga Web Site, “347 Queen Street South Property Heritage Detail;” [https://www.mississauga.ca/portal/services/property?paf\\_portalId=default&paf\\_communityId=200005&paf\\_pageId=2700006&paf\\_dm=shared&paf\\_gear\\_id=6500016&paf\\_gm=content&paf\\_gear\\_id=6500016&action=heritage\\_desc&id=132856&addressId=224241&invId=1607&heritageTab=yes&propDetailsTab=no](https://www.mississauga.ca/portal/services/property?paf_portalId=default&paf_communityId=200005&paf_pageId=2700006&paf_dm=shared&paf_gear_id=6500016&paf_gm=content&paf_gear_id=6500016&action=heritage_desc&id=132856&addressId=224241&invId=1607&heritageTab=yes&propDetailsTab=no).

# 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 53 *Rendering of the proposed front façade for 347 Queen Street South. (Image by client, Jan. 2021.)*



Figure 54 *The front or west façade as proposed for 347 Queen Street South. (Drawing by client, Jan. 2021.)*



### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 55 South Elevation of the development proposed for 347 Queen Street South. (Drawing by client, Jan. 2021.)



Figure 56 North Elevation of the development proposed for 347 Queen Street South. (Drawing by client, Jan. 2021.)

### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

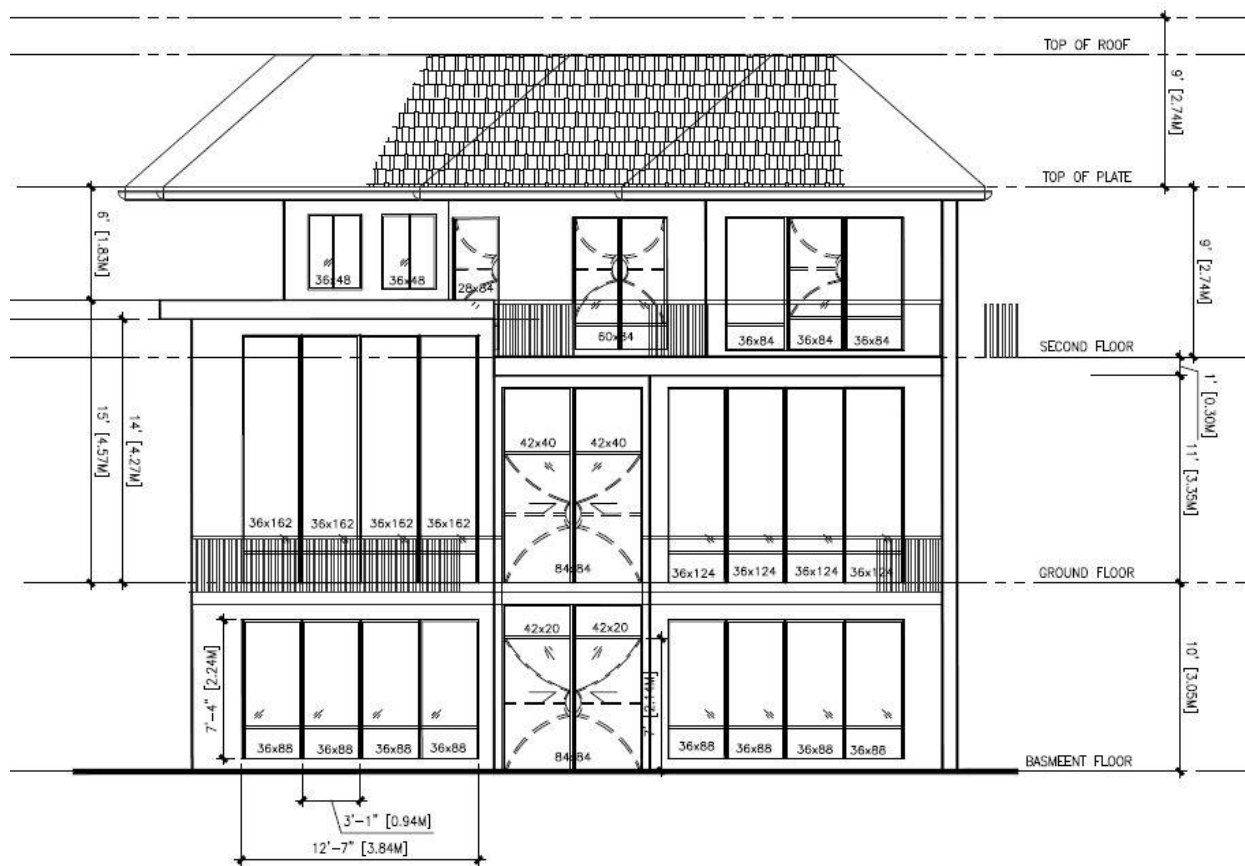


Figure 57 *Rear Elevation of the development proposed for 347 Queen Street South. (Drawing by client, Jan. 2021.)*

#### ASSESSMENT OF THE EXISTING RESIDENCE BASED ON REGULATION 9/06 OF THE ONTARIO HERITAGE ACT

The following criteria were prepared as a guide in the designation of properties of cultural heritage value or interest under Part IV of the Ontario Heritage Act and are presented in the Ontario Heritage Tool Kit published in 2006 (Figure 50).



## 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

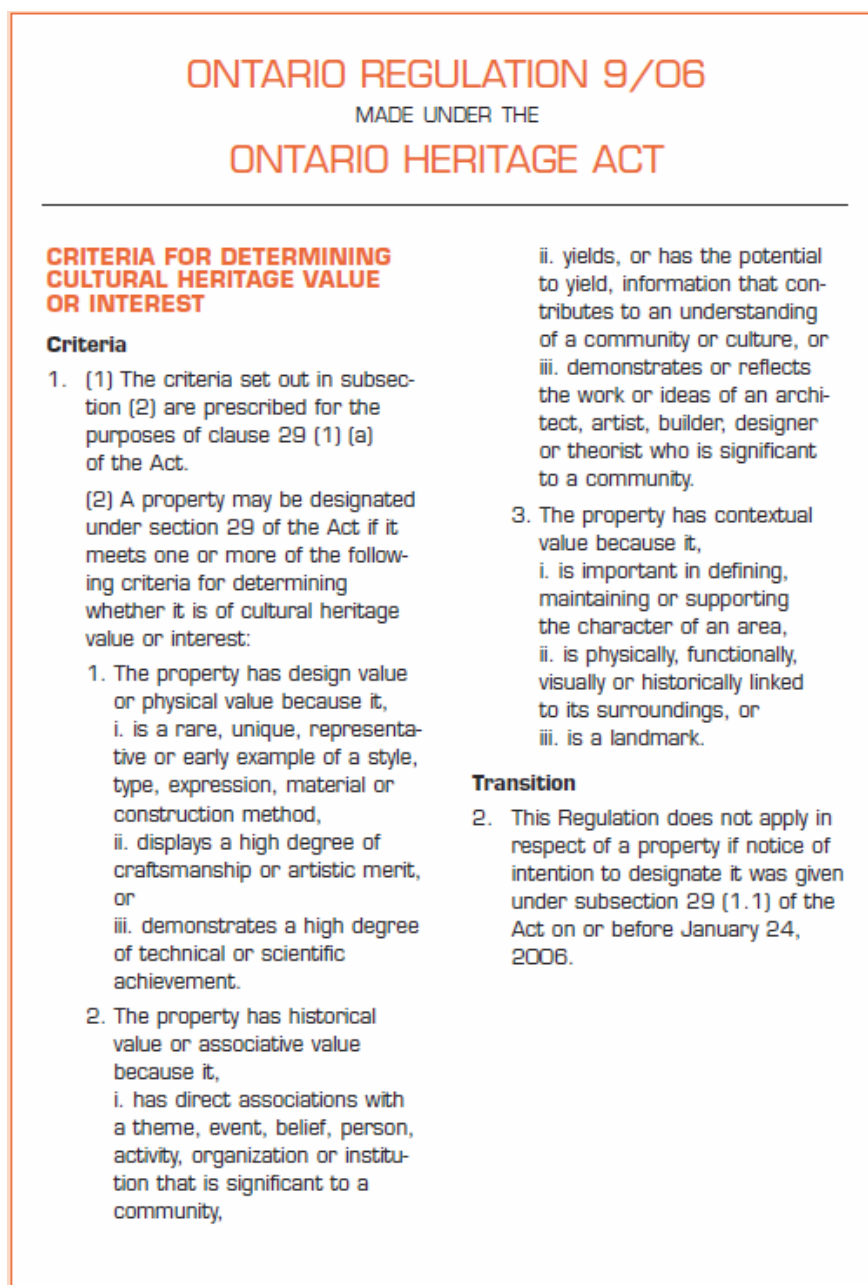


Figure 58 “Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Properties in Ontario’s Communities,” (Queen’s Printer for Ontario: Toronto, 2006), p. 22.)

## 1. DESIGN OR PHYSICAL VALUE

The original structure at 347 Queen Street South is a well-built though modest residence likely constructed early in the nineteenth century, possibly enlarged later, and with a modern rear extension added in 2001. 347 Queen Street South is not a rare, unique, or early example of a style, type,

## 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

expression, material or construction method. It does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement.

### 2. HISTORICAL OR ASSOCIATIVE VALUE

347 Queen Street South was initially part of the original 200-acre lot 2, concession 4 WHS, Toronto Township that was granted by patent to John Butchart in January 1834. Eleven years later Butchart sold the lot to John Beatty. The Beatty family operated the flour mill on lot 2, now the “Reid Mill”, a provincially designated site until 1895 when they sold it to Duncan Wallace Reid. He and then his son, Frank G. Reid, ran the mill until 1984.<sup>16</sup> The mill continues to operate today. The remainder of lot 2 was gradually subdivided into smaller lots. Our property and the adjacent lot were sold to Harry Ware Hope in 1939 and 1952. In 1953 347 Queen Street South was inherited by his son, Harry Lloyd Hope who was the last inhabitant of the property. Harry Lloyd Hope ran his family’s window sash business which operated in Streetsville from the 1920s until 1991. He served as a flying officer in the RCAF on the west coast of Canada during World War Two and was a volunteer fire fighter, a local politician, and a supporter of sports activities in the area.<sup>17</sup> While John Butchart and the Beatty family were of significance in the development of early Streetsville, none lived on this property. With the possible exception of Harry Hope’s local activities, the property does not exhibit historical or associative values.

### 3. CONTEXTUAL VALUE

347 Queen Street South is not important in defining, maintaining, or supporting the character of the area and it is not a landmark in the area.

### ASSESSMENT OF EXISTING RESIDENCE FOR CONSERVATION BASED ON THE ONTARIO PROVINCIAL POLICY STATEMENT

The Ontario Provincial Policy Statement provides the following direction for the conservation of cultural heritage:

*“2.6.1 Significant built heritage resources and significant heritage landscapes shall be preserved.”*

While the question of the cultural heritage landscape values of 347 Queen Street South are dealt with below, the above built heritage evaluation indicates that the property does not contain significant built heritage resources.

### ASSESSMENT OF PROPOSED DEVELOPMENT IN TERMS OF HERITAGE LANDSCAPE VALUES

---


<sup>16</sup> Matthew Wilkinson, historian with Heritage Mississauga, “The History of Mississauga’s Reid Drive”, 20 Jan. 2021; <https://www.modernmississauga.com/main/2021/1/20/the-history-of-mississaugas-reid-drive>.

<sup>17</sup> Harry Lloyd Hope obituary, Mississauga News, 23 May 2019; <https://www.legacy.com/obituaries/mississauga/obituary.aspx?n=harry-lloyd-hope&pid=194937620>.



## 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT


347 Queen Street South is in two separate but overlapping cultural landscapes: the Streetsville Village Core and the Mississauga Road Scenic Route. The criteria established by the city of Mississauga for the evaluation of properties within these areas are as follows:

 <b>CITY OF MISSISSAUGA</b>		<b>Cultural Landscape Inventory</b>	
<b>Mississauga Road Scenic Route</b>		<b>F-TC-4</b>	
<b>Location</b>	Parallels the Credit River on its west bank		
<b>Heritage or Other Designation</b>	Scenic Road		
<b>Landscape Type</b>	Transportation		

---

<b>LANDSCAPE ENVIRONMENT</b>	<b>BUILT ENVIRONMENT</b>
<input checked="" type="checkbox"/> Scenic and Visual Quality <input type="checkbox"/> Natural Environment <input checked="" type="checkbox"/> Horticultural Interest <input checked="" type="checkbox"/> Landscape Design, Type and Technological Interest	<input type="checkbox"/> Aesthetic/Visual Quality <input type="checkbox"/> Consistent Early Environs (pre-World War II) <input checked="" type="checkbox"/> Consistent Scale of Built Features <input type="checkbox"/> Unique Architectural Features/Buildings <input type="checkbox"/> Designated Structures
<b>HISTORICAL ASSOCIATION</b>	<b>OTHER</b>
<input checked="" type="checkbox"/> Illustrates Style, Trend or Pattern <input type="checkbox"/> Direct Association with Important Person or Event <input checked="" type="checkbox"/> Illustrates Important Phase in Mississauga's Social or Physical Development <input type="checkbox"/> Illustrates Work of Important Designer	<input checked="" type="checkbox"/> Historical or Archaeological Interest <input type="checkbox"/> Outstanding Features/Interest <input type="checkbox"/> Significant Ecological Interest <input type="checkbox"/> Landmark Value

---

 <b>CITY OF MISSISSAUGA</b>		<b>Cultural Landscape Inventory</b>	
<b>Streetsville Village Core</b>		<b>L-HS-3</b>	
<b>Location</b>	Located on Mississauga Road west of the Credit River and south of Britannia Road		
<b>Heritage or Other Designation</b>	Numerous designated properties		
<b>Landscape Type</b>	Historic Settlement (Village)		

---

<b>LANDSCAPE ENVIRONMENT</b>	<b>BUILT ENVIRONMENT</b>
<input type="checkbox"/> Scenic and Visual Quality <input type="checkbox"/> Natural Environment <input type="checkbox"/> Horticultural Interest <input type="checkbox"/> Landscape Design, Type and Technological Interest	<input checked="" type="checkbox"/> Aesthetic/Visual Quality <input type="checkbox"/> Consistent Early Environs (pre-World War II) <input type="checkbox"/> Consistent Scale of Built Features <input type="checkbox"/> Unique Architectural Features/Buildings <input checked="" type="checkbox"/> Designated Structures
<b>HISTORICAL ASSOCIATION</b>	<b>OTHER</b>
<input checked="" type="checkbox"/> Illustrates Style, Trend or Pattern <input type="checkbox"/> Direct Association with Important Person or Event <input checked="" type="checkbox"/> Illustrates Important Phase in Mississauga's Social or Physical Development <input type="checkbox"/> Illustrates Work of Important Designer	<input checked="" type="checkbox"/> Historical or Archaeological Interest <input type="checkbox"/> Outstanding Features/Interest <input type="checkbox"/> Significant Ecological Interest <input type="checkbox"/> Landmark Value

---

Figure 59 Values inherent in the Mississauga Road Scenic Route and the Streetsville Village Core Cultural Landscapes. (City of Mississauga Community Services, Cultural Landscape Inventory, Jan. 2005.)

### LANDSCAPE ENVIRONMENT (MISSISSAUGA ROAD SCENIC ROUTE)

## **347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

### **1. SCENIC AND VISUAL QUALITY**

The landscape at 347 Queen Street South is largely domestic in nature. The front lawn is mostly a driveway of interlocking stone and two trees. The rear lawn consists of a flat grass area with the trees of the Credit River watershed adjacent to its eastern border. The property does not exhibit the lush flora patterns evident further south on the Mississauga Road Scenic Route.

### **3. HORTICULTURAL INTEREST**

The property at 347 Queen Street South does not contain flora of special interest.

### **4. LANDSCAPE DESIGN, TYPE AND TECHNOLOGICAL INTEREST**

There is nothing of special landscape design or technical interest on the property at 347 Queen Street South.

## **HISTORICAL ASSOCIATION (MISSISSAUGA ROAD SCENIC ROUTE AND STREETSVILLE VILLAGE CORE)**

### **1. ILLUSTRATES STYLE, TREND OR PATTERN**

The structure on the 347 Queen Street South property was likely erected early in the nineteenth century and is a modest one and a half storey residence. As such it cannot be said to illustrate a style, trend or pattern reflecting the characteristics of either the Mississauga Road Scenic Route or the Streetsville Village Core.

### **3. ILLUSTRATES IMPORTANT PHASE IN MISSISSAUGA'S SOCIAL OR PHYSICAL DEVELOPMENT**

The domestic residence at 347 Queen Street South formed part of a southward extension of Streetsville but cannot be said to illustrate an important phase in Mississauga's social or physical development.

## **BUILT ENVIRONMENT**

### **1. AESTHETIC/VISUAL QUALITY (STREETSVILLE VILLAGE CORE)**

347 Queen Street South is a simple domestic residence similar to those around it but does not reinforce the aesthetic or visual qualities of the Streetsville Village Core.

### **3. CONSISTENT SCALE OF BUILT FEATURES (MISSISSAUGA ROAD SCENIC ROUTE)**

The scale of built features surrounding 347 Queen Street South range from small single to larger two storey homes. Both the existing structure and the new development are consistent with the widely varying scale of the surrounding built environment.

### **5. DESIGNATED STRUCTURES (STREETSVILLE VILLAGE CORE)**

There are no designated heritage properties in the immediate vicinity of 347 Queen Street South. The Reid Mills, formerly the Beatty Flour Mills and now a designated provincial heritage site, are



## 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

located 400 meters to the east of our property. The Streetsville Village Hall, a municipally designated heritage site lies half a kilometer north on Queen Street South.

### OTHER

#### 1. HISTORICAL OR ARCHITECTURAL INTEREST (MISSISSAUGA ROAD SCENIC ROUTE AND STREETSVILLE VILLAGE CORE)

While there is no evidence of features of historical or archaeological interest on the property at 347 Queen Street South and no documentary evidence of a structure prior to 1900, there is archaeological potential due to its proximity to the Credit River. The proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ontario Ministry of Tourism, Culture and Sport (MTCS) should be notified immediately (416.314.7143). If human remains are encountered during construction, the proponent should immediately contact both MTCS and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392).

### RECOMMENDATION

As researched and evaluated above, the property at 347 Queen Street South does not meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act. Nor does the property warrant preservation under the definition in the Provincial Policy Statement which reads:

*Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be assessed through a conservation plan or heritage impact assessment.*<sup>18</sup>

The property does not exhibit significant landscape environment features as outlined in the City of Mississauga's Cultural Landscape Inventory for the Streetsville Village Core or the larger Mississauga Road Scenic Route. Given these conclusions, Heritage Resources Consulting recommends that the City of Mississauga approve the proposed development.

## APPENDIX I

---

<sup>18</sup> Ontario Provincial Policy Statement, 2005 (Queen's Printer for Ontario: Toronto, 2005), p. 29.

## 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

### CHAIN OF OWNERSHIP

- 31 Jan. 1834, Crown grant to John Butchart of west half of lot 2, concession 4, patent
- 22 Mar. 1845, Bargain & sale from John Butchart to John Beaty, memorial 24282
- 28 Oct. 1891, bargain & sale from Thomas K. Beatty et ux to John G. Beaty, memorial 7696
- 10 Nov. 1894 bargain & sale from Thomas K. Beatty et ux to John G. Beatty, memorial 8606
- 28 May 1896, mortgage from John G. Beaty et al to Canada Permanent L. Ass. Co., memorial 9148
- 21 Apr. 1902, bargain & sale of property from Canada Permanent & W. C. M. Corporation to James G. Templeton, memorial 11096
- 21 Apr. 1902, bargain & sale of property from James G. Templeton et ux to Duncan W. Reid, memorial 11097
- 20 Oct. 1922, grant of property from Edith M. Templeton et al to Charles H. Riches, memorial 22505
- 11 Oct. 1933, grant of property from Charles H. Riches et ux to A. E. Lines, memorial 35612
- 1 Dec. 1933, grant of property from Arthur E. Lines to George Lines, memorial 35730
- 8 May 1934, grant of property from George Lines to Roy Cook, memorial 35982
- 3 Aug. 1934, grant of property from executors of Charles H. R. Riches estate to Frank G. and Eva. Reid, memorial 36143
- 5 Jan. 1935, grant of property from George Lines to Roy Cook, memorial 36383
- 1 Mar. 1939, grant of property from Frank G. and Eva M. Reid to Harry Ware Hope, memorial 39001
- 19 May 1943, grant of property from Roy Cook et ux to Harry W. Hope, memorial 42884
- 1 Dec. 1952, transfer of property from A. J. Lines et al to Victor G. H. Hope, Harry L. Hope and Clarence P. Hope as executors of Harry W. Hope estate, memorial 72206
- 27 Jan. 1953, grant of property from Victor G. H. Hope et al as executors of Harry W. Hope estate to Harry Lloyd Hope, memorial TT72207
- 19 Apr. 2001, application granted for one storey addition to 347 Queen Street South
- 23 May 2019, death of Harry Lloyd Hope, owner of 347 Queen Street South and subsequent establishment of the Hope estate managed by daughter Faith Clarkson, executor
- 31 Dec. 2020, estate sale of 347 Queen Street South to current owner

### QUALIFICATIONS OF AUTHOR



## 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

### Robert Joseph Burns

Principal

Heritage Resources Consulting

P. O. Box 84, 46249 Sparta Line, Sparta, Ontario, N0L 2H0

Tel./Fax: (519) 775-2613

Email: [drjburns@rogers.com](mailto:drjburns@rogers.com)

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

### Education

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

### Career Highlights

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

### Summary

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

### Heritage Assessment Projects

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

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

### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

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



### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

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

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

#### *Heritage Assessments prepared for the private sector*

- Madill barn, 6250 Hurontario Street, Mississauga, ON, Heritage Assessment, 2009.
- Stone residence, 7129 Tremaine Road, Milton, ON, Heritage Assessment, 2009.
- Smye estate, 394 Lakeshore Road West, Mississauga, ON, Heritage Assessment, 2009.
- Dudgeon cottage, 305 Lakeshore Road West, Oakville, ON, Heritage Assessment, 2010.
- five domestic structures, Bronte Road, Bronte, ON, Heritage Assessment, 2010.
- Lorne Park Estates cottage, 1948 Roper Avenue, Mississauga, ON, Heritage Assessment, 2012.
- Farm house, 11687 Chinguacousy Road, Brampton, ON, Heritage Assessment, 2012.
- Farm house, 3650 Eglinton Ave., Mississauga, ON, Heritage Assessment, 2013.
- Downtown Campbellford Properties, Heritage Assessment, 2013.
- residence, 1422 Mississauga Road, Heritage Impact Statement, 2015.
- residence, 2560 Mindemoya Road, Mississauga, Heritage Impact Statement, 2018
- residence, 70 Queen Street South, Mississauga, Heritage Impact Assessment, 2018
- residence, 869 Sangster Avenue, Mississauga, Heritage Impact Assessment, 2019
- residence, 795 First Street, Mississauga, Heritage Impact Assessment, 2019
- residence, 972 Behill Road, Mississauga, Heritage Impact Assessment, 2019
- residence, 1341 Stavebank Road, Mississauga, Heritage Impact Assessment, 2020
- residence, 10 Mississauga Road, Mississauga, Heritage Impact Assessment, 2020
- residence, 347 Queen Street South, Mississauga, Heritage Impact Assessment, 2021

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

- J. L. Kraft, Fort Erie, ON, 2003.

### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

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

#### **Publications and Other Major Projects**

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

### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

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



### 347 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

2004-2007.

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

#### **Related Professional Associations**

##### **- Professional member of Canadian Association of Heritage Professionals.**

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