

10 Mississauga Road North, Mississauga, ON
Heritage Impact Assessment



Prepared by
Heritage Resources Consulting
January 2020

10 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

INTRODUCTION

10 Mississauga Road North, Mississauga is a modest, one and a half storey cottage-style single family residence with a closed-in front porch. It sits on two narrow, 25 foot lots that have been under one ownership since their creation in 1913. The current owner wishes to demolish the existing structure and replace it with two semi-detached residences of a modern, angular design. The property is not designated under Part IV of the Ontario Heritage Act but it is registered in the city's list of properties of heritage value or interest. It is located in the Mississauga Road Scenic Landscape area and as such requires a heritage assessment prior to demolition.

DESCRIPTION OF 10 MISSISSAUGA ROAD NORTH TODAY

The property is located in Port Credit about 300 metres west of the Credit River, on Mississauga Road and 50 metres north of Lakeshore Road West. The residence is a modest one and a half storey cottage-style structure with entrances front and rear. It has a full basement with a brick and cement block foundation, part of which is seriously deteriorating and has been temporarily repaired. It is finished in beige aluminum siding and its front façade forms a one storey closed in verandah with six parallel sets of six paned windows. Above is a prominent sloping eave with a simple two paned sliding window in its centre. The north or side façade has a small, square dormer.

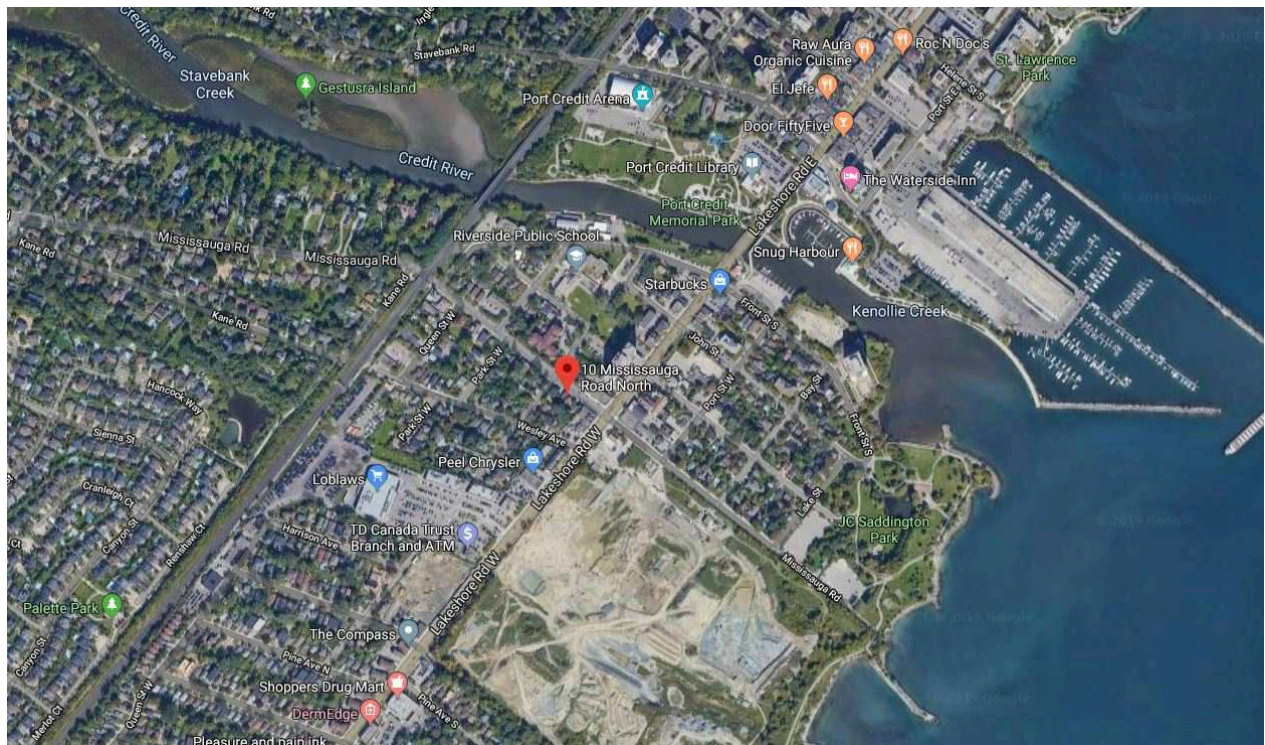


Figure 1 An aerial view of 10 Mississauga Road North and its relationship to Port Credit.
(Google Image:

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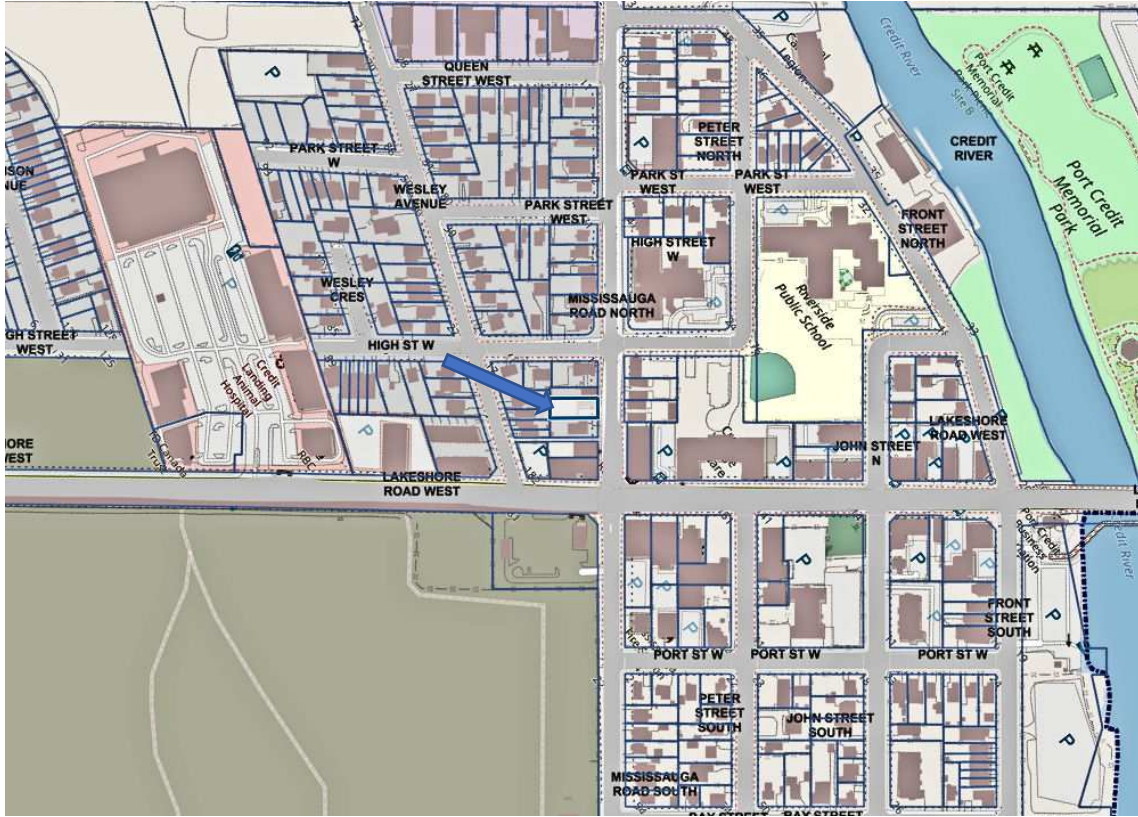


Figure 2 10 Mississauga Road North, Mississauga, *in situ*. (Image from Mississauga Property Information, Mississauga Web Site.)



Figure 3 The east or front façade of 10 Mississauga Road North, 2019. (Photo by author.)

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Figure 4 The south façade of 10 Mississauga Road North, 2019. *(Photo by author.)*



Figure 5 The west or rear façade of 10 Mississauga Road North, 2019. *(Photo by author.)*

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Figure 6 The front and north façades of Mississauga Road North, 2019. *(Photo by author.)*

SITE HISTORY

The following overview traces the property and structure which is now identified as lots 85 and 86 in Plan I13, City of Mississauga.

PRE-SETTLEMENT TO 1913

By the end of the 17th century much of what is now southern and south-western Ontario was occupied by the Ojibwa who pushed the Iroquois Confederacy south of the Lower Great Lakes during these years. The Credit River valley and a large tract of territory around it became the traditional hunting lands of the Mississauga, part of the larger Ojibwa cultural group early in the 18th century.¹ 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 no doubt an economic benefit for the French.

In the first years of the 19th century it was becoming clear that European settlement was only going to increase along lakes Ontario and Erie. In 1805 the Mississauga sold their lands around the Credit River, retaining a reserve on the river and a one-mile wide stretch of land on either side of the river for fishing and hunting.² The Mississauga Purchase in the southern half of

¹ Mississauga Heritage Web Site, Aboriginal Culture; <http://www.heritagemississauga.com/page/Aboriginal-Culture>.

² Kathleen A. Hicks, *Port Credit: Past to Present* (Mississauga Library System: Mississauga, ON, 2007), p. xiii.

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Toronto Township was surveyed by Samuel Wilmot.³ Further sales took place in 1818 and 1820, an indication of the unrelenting tide of newcomers seeking farmland and establishing communities. The following maps show the Mississauga lands, both the areas ceded and those for a time retained. The one-mile wide strip of land on either side of the Credit River was also ceded in the 1820 treaties but would remain unsettled for another quarter century. The maps also show the first survey boundaries established after the Mississauga People surrendered their treaty land along both sides of the Credit River.

Lot 8, Credit Indian Reserve, Range 1 was first patented in July 1854 to James Cotton along with other lots in the same range east of the Credit River. Cotton was postmaster of Port Credit in the mid-nineteenth century and owned a wharf and storehouse in the village.⁴ He was also a prominent land speculator. Cotton sold lot 8 and other land to Charles E. Anderson in 1857 for £5,000. In October 1863 Anderson sold the lot to Timothy Madigan who, in 1864 sold the southern ten acres to John Thompson. Thompson appears to have retained this portion of lot 8 until 1913 when it was subdivided into 112 housing lots.

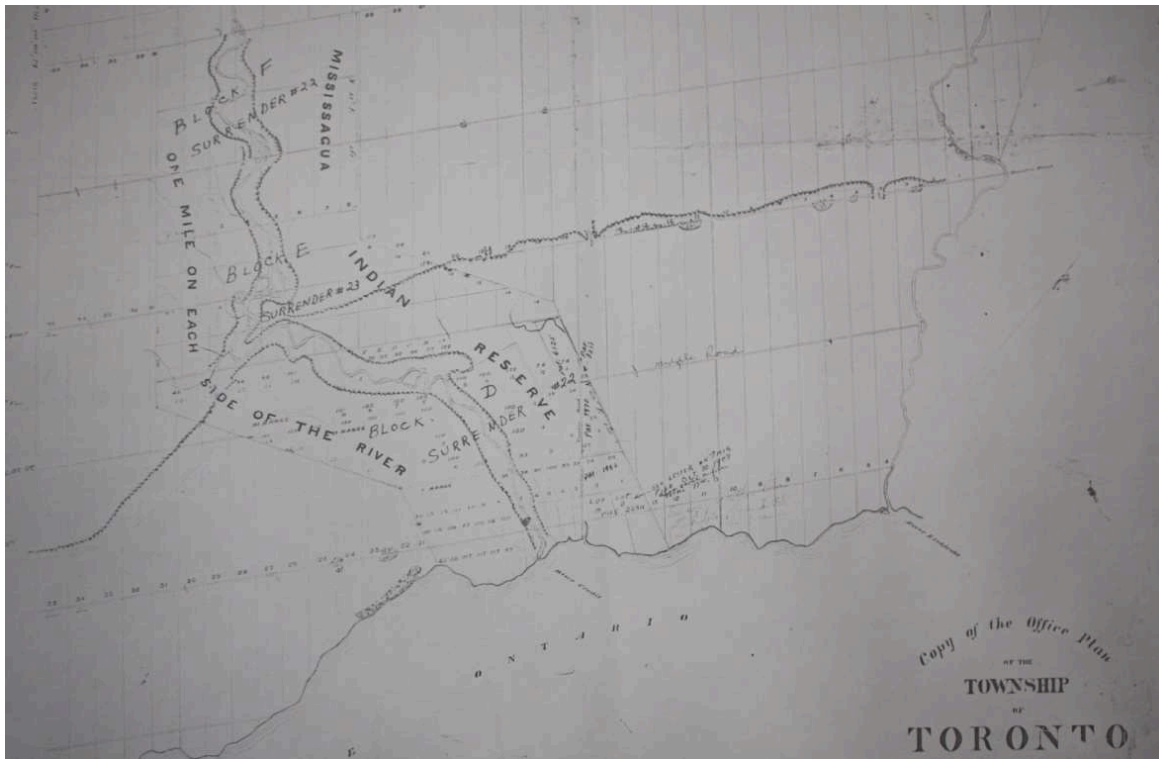


Figure 7 Lands along the Credit River surrendered by the Mississauga, 1818 and 1820, detail. (*Library and Archives Canada [hereafter LAC], National Map Collection [hereafter NMC], 13121.*)

³ D. B. Simpson, "Major Samuel Street Wilmot," *Association of Ontario Land Surveyors*, <https://www.aols.org/sites/default/files/Wilmot-S.S.pdf>, pp. 108-11.

⁴ Betty Clarkson, *Credit Valley Gateway: The Story of Port Credit* (Port Credit Public Library: Toronto, 1967), p. 120.

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Figure 8 Toronto Township Survey, 1818, prior to Credit Indian Reserve being surveyed. (Ontario Archives, item 10050669.)

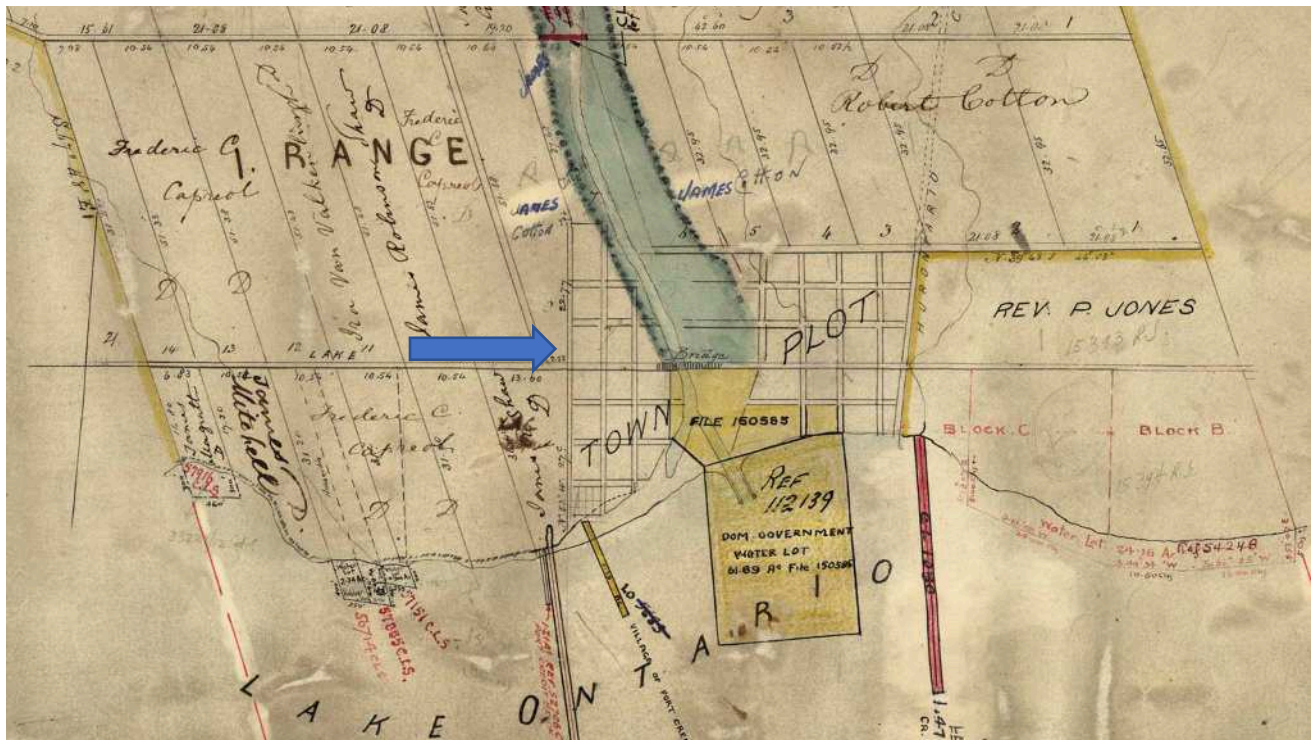


Figure 9 Credit Indian Reserve showing first surveys, 1846. (Ontario Archives, RG100-0-3657, item 10051351.)

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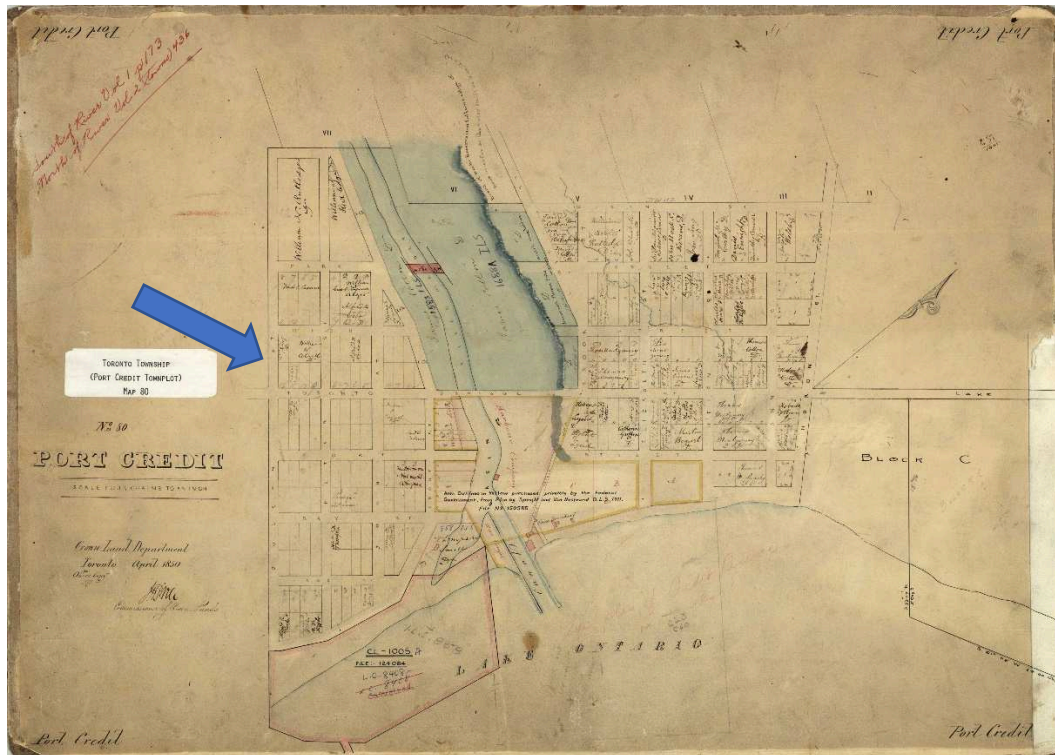


Figure 10 Port Credit Survey, 1850. (Ontario Archives, RG100-0-0-3655, item 10051349.)



Figure 11 1859 Tremaine Map of Port Credit.
(<http://maps.library.utoronto.ca/hqis/countymaps/peel/index.html>.)

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Figure 12 Map of Port Credit and Surrounding area, 1877. (*Historical Atlas of Peel County: Walker & Miles, Toronto, 1877*), pp. 24-25.)

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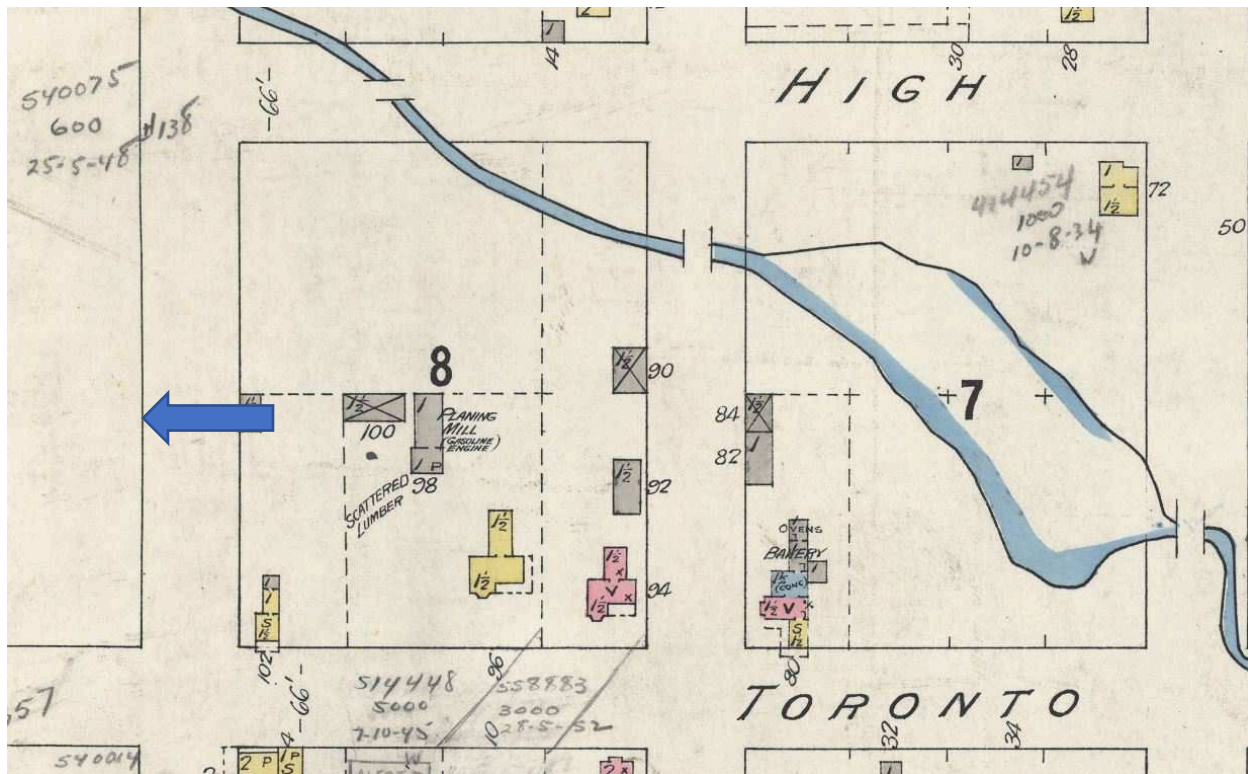


Figure 13 Detail of 1910 Insurance Plan of Port Credit showing absence of development on the west side of Mississauga Road North. (*Western University, Archives and Special Collections, Insurance Plans.*)

1913 TO 2019

In April 1913 the land was sold to the International Permanent Investments Limited and they sold lots 85 and 86 to Marco Biscaro for \$500. In July 1926 Biscaro took out a mortgage on his lots for \$2,500 and it is likely around this time that the current residence was constructed. The house is shown in the 1934 aerial photograph reproduced below as Figure 17. Biscaro sold his property in October 1954 to Herbert Joseph and Mabel Joyce Smith. In May 2006 Richard David Smith, acting for the Herbert J. Smith estate, sold the property to Huo-Hsiung Liao and Chi-Chin Lo. They in turn owned the property until May 2010 when they sold it to Agnieszka Zieba. The current owner purchased 10 Mississauga Road North in November 2011.

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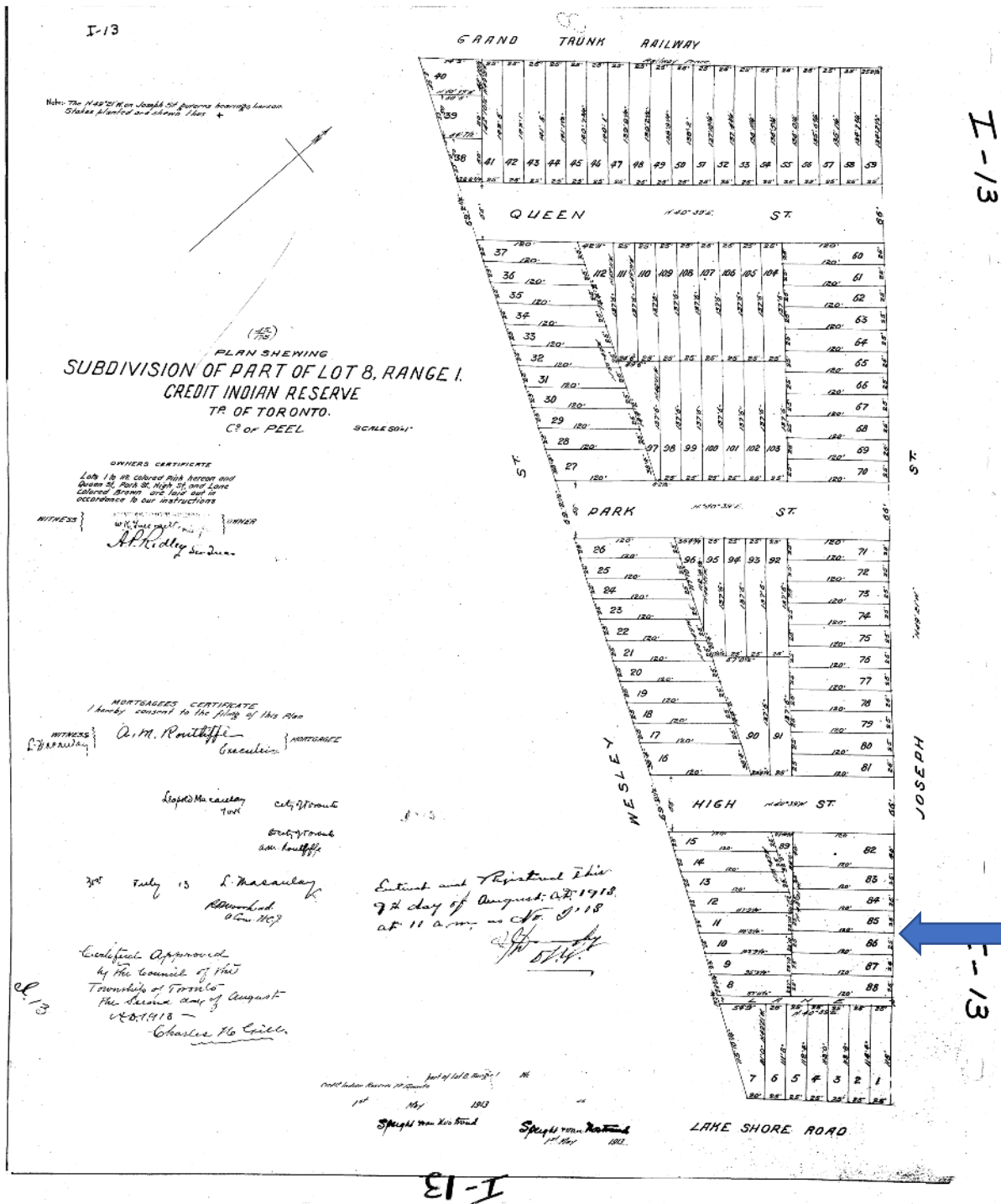


Figure 14 Plan I13, Toronto Township, registered 9 August 1913. (Peel County Land Registry Office, Plan I13.)

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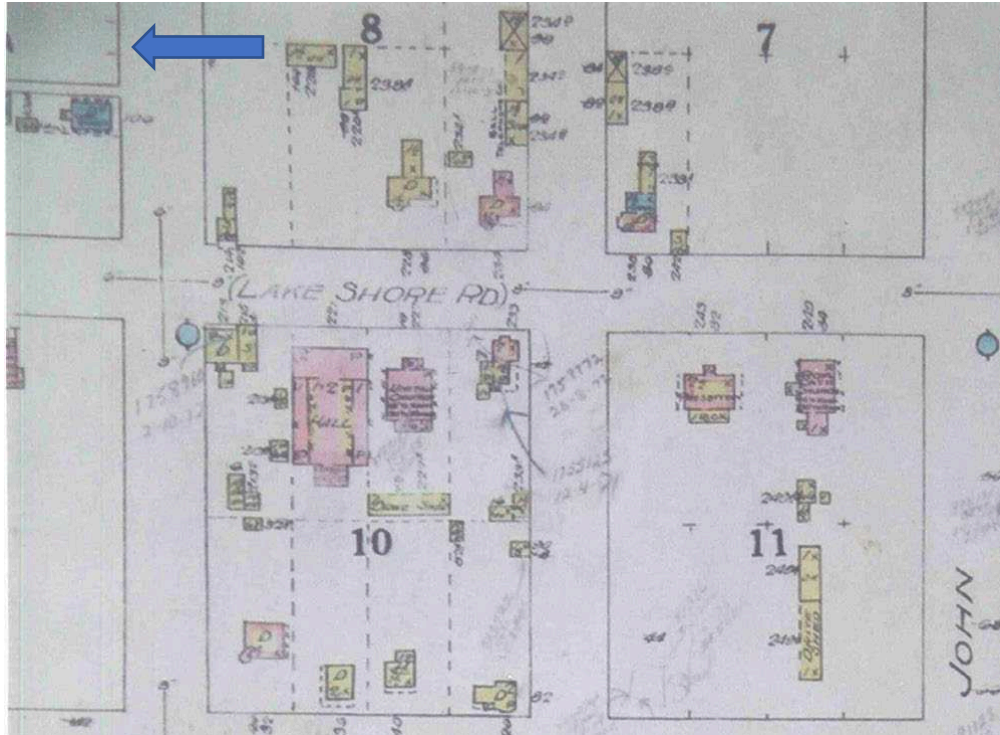


Figure 15 Detail of 1928 Fire Insurance Plan for Port Credit. (University of Toronto, Fisher Rare Book Collection.)



Figure 16 Aerial View of part of Port Credit, 1931. (Canada, Ministry of Natural Resources, National Aerial Photo Library, item 1931 A3249_040.)

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Figure 17 Aerial View of part of Port Credit, 1934. (*Canada, Ministry of Natural Resources, National Aerial Photo Library, item 1934 A4837_021.*)



Figure 18 Aerial View of part of Port Credit, 1946. (*Canada, Ministry of Natural Resources, National Aerial Photo Library, item 1946 A9669_072.*)

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10 MISSISSAUGA ROAD NORTH: ANALYSIS OF THE EXISTING PROPERTY

The structure at 10 Mississauga Road North is a modest one and a half storey four bedroom residence clad in beige aluminum siding. Figures 19 and 20 show the home as it appears today and in 1981. The main entrance is via a closed in veranda on its front façade. There is also a rear entrance and a step down access to the basement (Figure 27). A rear Extension has been added to the building at some time in the past (Figure 28). The main floor is divided into a living room, a kitchen, two bedrooms, a bathroom, a dining room and a laundry room at the rear. Steep stairs, too narrow to accommodate a railing, figure 23, lead to the second level which consists of two slope-ceilinged bedrooms, figure 24, and another bathroom.



Figure 19 10 Mississauga Road North, front and south façades, 2019. *(Photo by author.)*



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Figure 22 Dining room with two over two-paned window, 2019. *(Photo by author.)*



Figure 23 Steep staircase to upper level, 10 Mississauga Road North, 2019. *(Photo by author.)*

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Figure 24 Second floor bedroom, 10 Mississauga Road North, 2019. *(Photo by author.)*



Figure 25 Basement wall and foundation showing structural repairs, 2019. *(Photo by author.)*

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Figure 26 Rear exit from basement showing structural repairs, 2019. *(Photo by author.)*



Figure 27 Rear access to the basement, 2019. *(Photo by author.)*

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Figure 28 The rear extension at 10 Mississauga Road North, 2019. *(Photo by author.)*

ANCILLARY BUILDING

There is one small building, a greenhouse, at the rear boundary of the property. It is a small rectangular structure with a sloping roof and an entrance door on its southern façade. Its date of construction is not known but its current condition - several of its roof panes are missing - indicates that it has been derelict for some time.

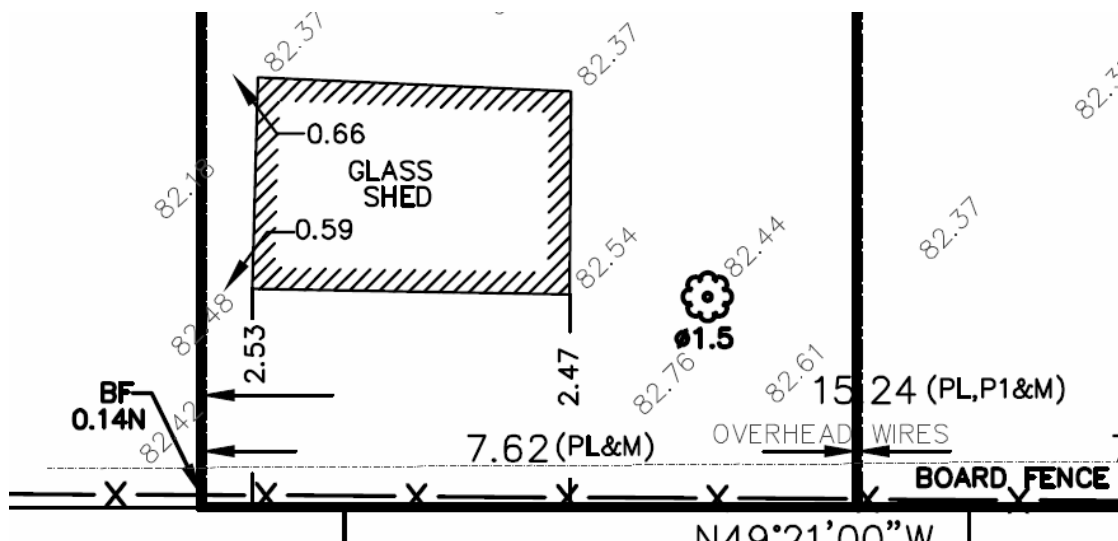


Figure 29 Site plan showing rear greenhouse, 2019. *(Image from owner.)*

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Figure 30 The greenhouse at the west or rear border of the property. *(Photo by author.)*



Figure 31 The greenhouse at the west or rear border of the property. *(Photo by author.)*

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LANDSCAPE

The landscape is largely grassed with an asphalt linear driveway and a small, deteriorating greenhouse and a metal storage container at the rear of the property. Wooden fences mark its southern and western borders.



Figure 32 The backyard of 10 Mississauga Road North, 2019. *(Photo by author.)*



Figure 33 Fenced borders, 10 Mississauga Road North, 2019. *(Photo by author.)*

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Figure 34 Northern backyard boundary, 10 Mississauga Road North, 2019. *(Photo by author.)*

STREETSCAPE

The Mississauga Scenic Route is described as Follows:

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 the 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.⁵

The streetscape surrounding 10 Mississauga Road North does harbour some mature trees but it is not a good example of the scenic route within which it sits. It consists of an eclectic collection of residences, including single and multi family homes, and some commercial ventures.

⁵ City of Mississauga Property Information, 10 Mississauga Road North, Mississauga Web Site.

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Figure 35 Looking southeast from 10 Mississauga Road North, 2019. *(Photo by author.)*



Figure 36 Looking southwest from 10 Mississauga Road North, 2019. *(Photo by author.)*

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Figure 37 Looking northeast from 10 Mississauga Road North, 2019. *(Photo by author.)*



Figure 38 Looking northwest from 10 Mississauga Road North, 2019. *(Photo by author.)*

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Figure 39 10 Mississauga Road North and its neighbour to the north, 2019. *(Photo by author.)*



Figure 40 18 Mississauga Road North, now a lawyer's office, 2019. *(Photo by author.)*

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Figure 41 6 Mississauga Road North, a recently built home immediately south of our property of interest, 2019. *(Photo by author.)*

PROPOSED DEVELOPMENT

The owner wishes to demolish the existing structure at 10 Mississauga Road North and replace it with a two unit semi-detached residence. The existing house sits on lot 85 of the 1913 subdivision plan; its driveway is on lot 86 to the immediate south. The residence next door, a recent replacement structure, straddles lots 87 and 88. In a similar fashion the footprint of the proposed double residence also covers both lots 85 and 86 (Figures 42 and 43).

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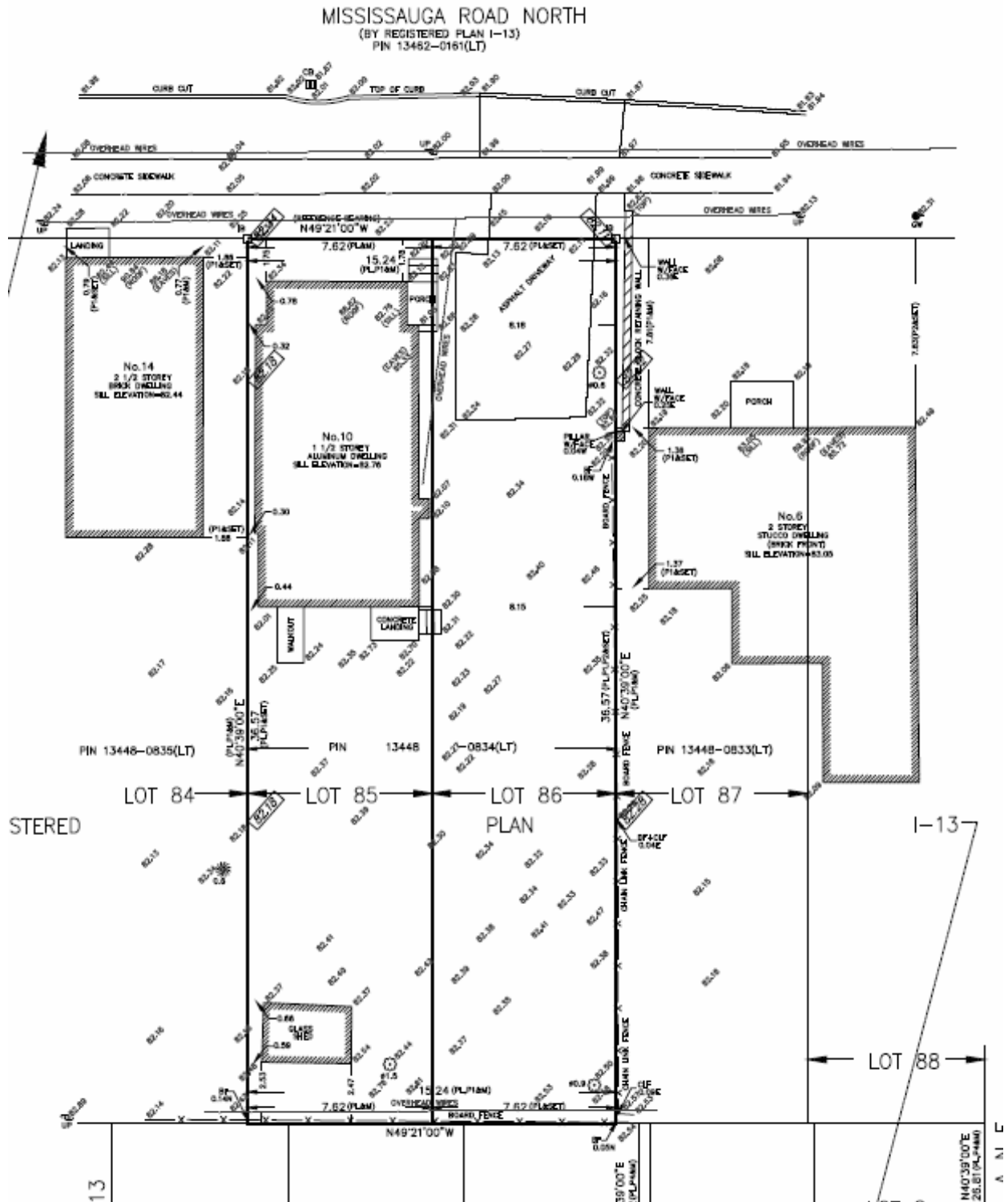


Figure 42 Survey of 10 Mississauga Road North. (Image from owner.)

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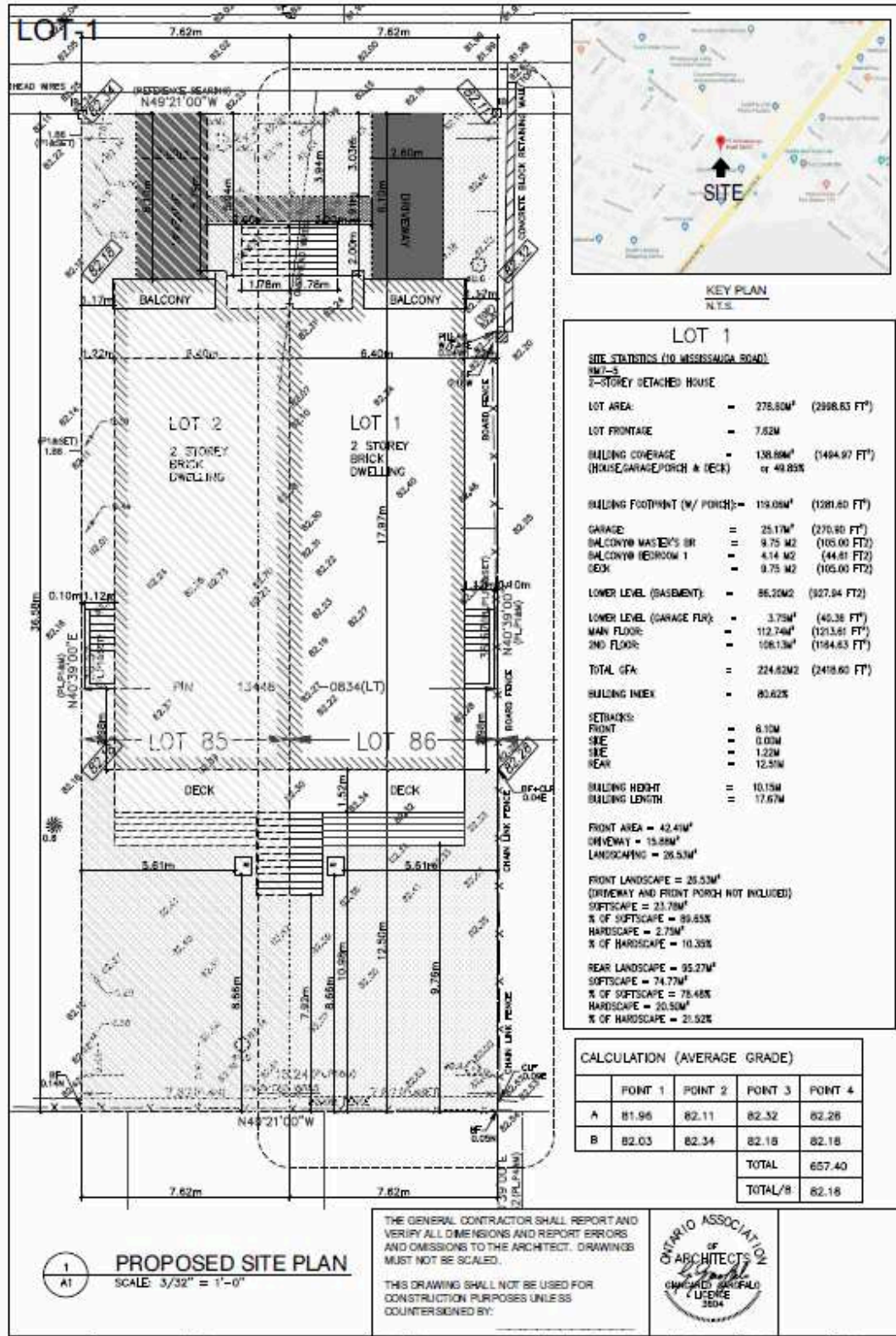


Figure 43 The proposed site plan of 10 Mississauga Road North. (Image from owner.)

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The front façade of the proposed double residence is modern and angular. Much of it is faced with windows surrounded by limestone blocks on the main level and wood on the second storey. Wide steps lead to two closely set doors, one for each residence, and the ground level is flanked with two single car garages. There are spacious balconies on the second storey and the two units are united by a distinctive arch. The structure is surmounted with a low sloping roof.



Figure 44 Front or west façade of the semi-detached residence proposed for 10 Mississauga Road North. *(Image from the owner.)*

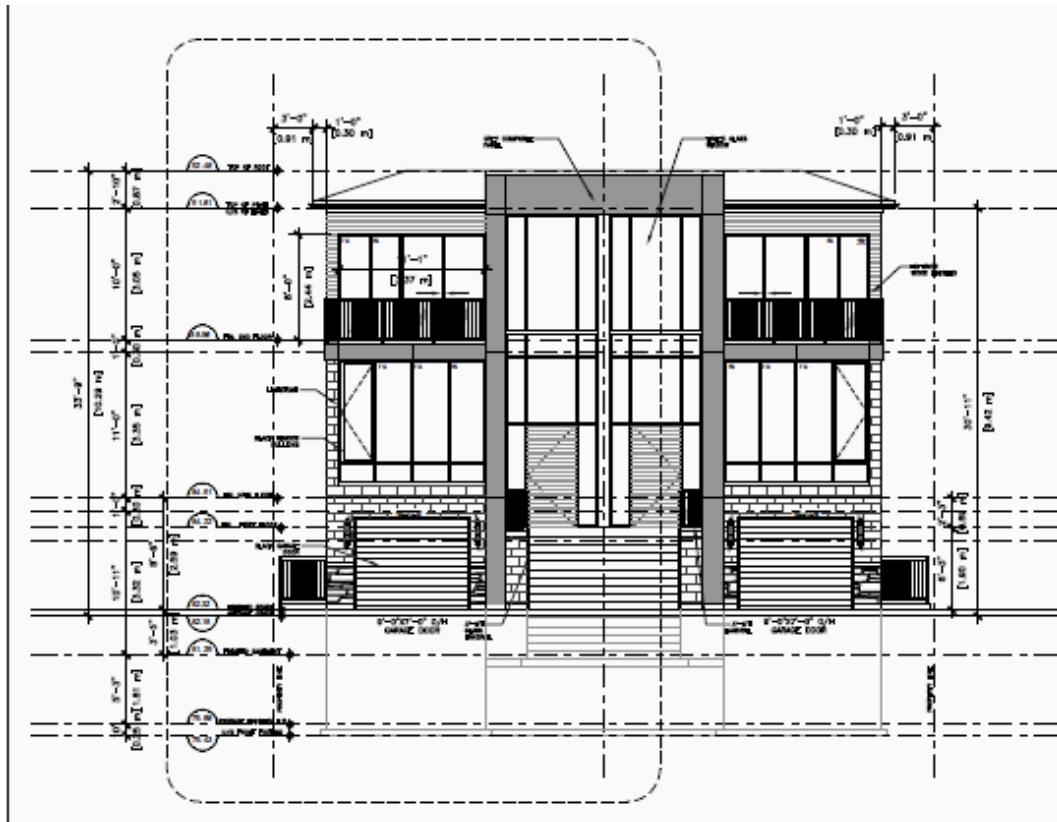


Figure 45 Front elevation of 10 Mississauga Road North. *(Image from owner.)*

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The rear elevation has two sets of balconies and is finished in stucco. The sides are stuccoed.

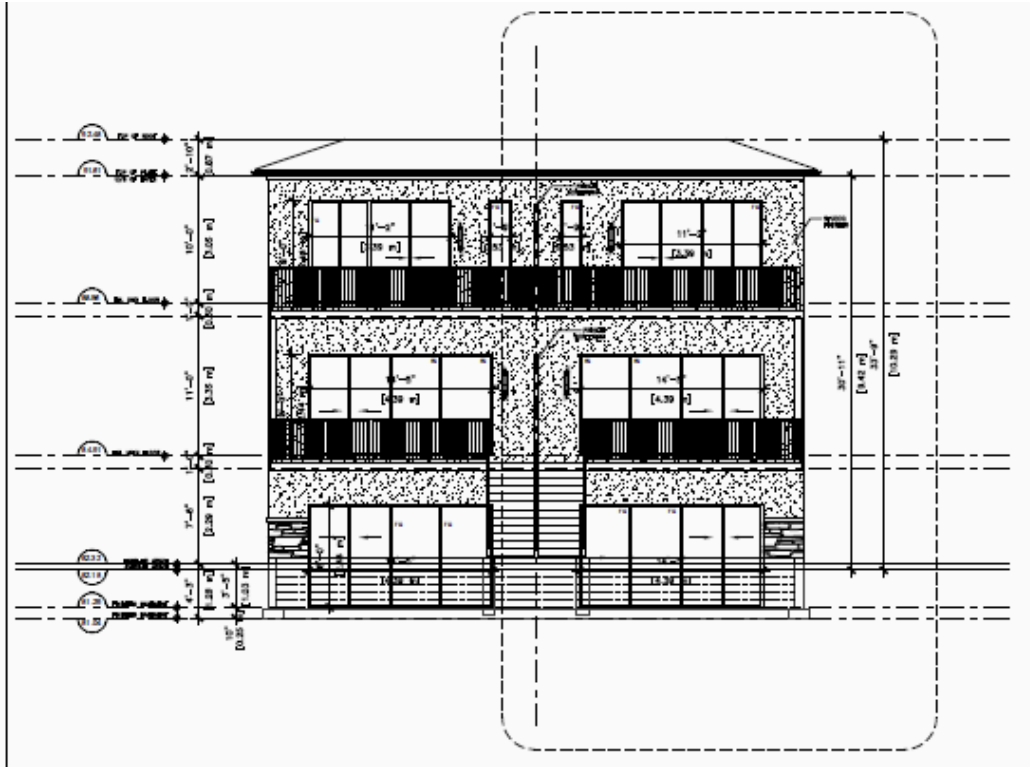


Figure 46 Rear elevation of 10 Mississauga Road North. *(Image from owner.)*

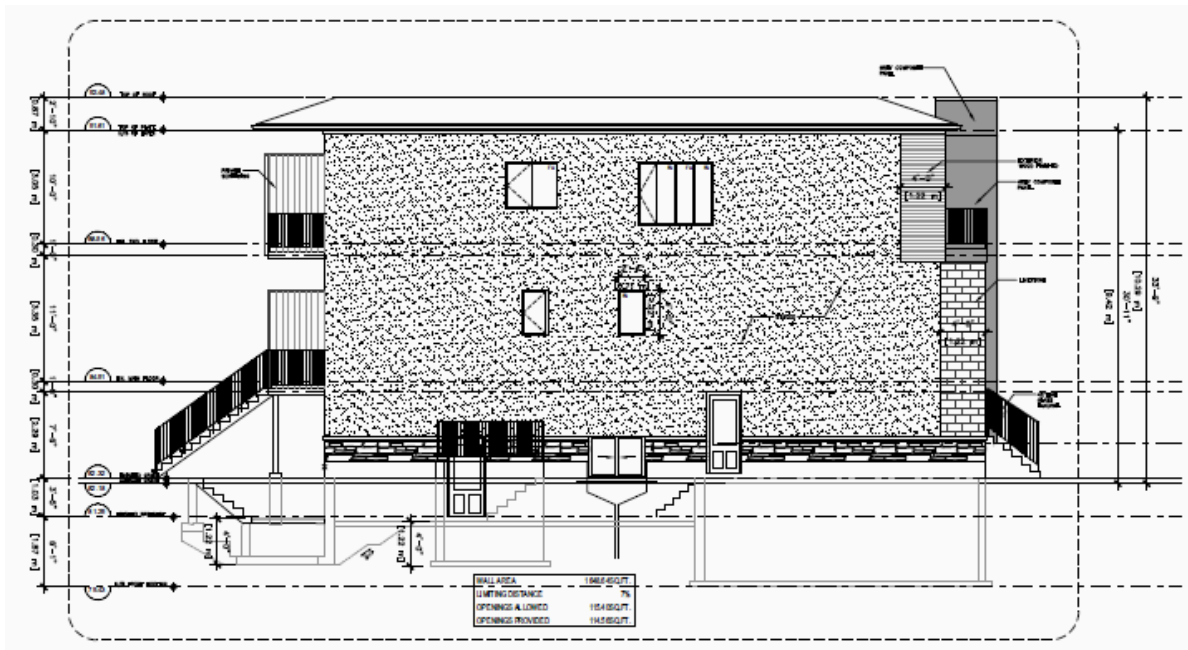


Figure 47 South elevation of 10 Mississauga Road North. *(Image from owner.)*

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EVALUATION OF PROPOSED 10 MISSISSAUGA ROAD NORTH IN TERMS OF ITS CULTURAL HERITAGE LANDSCAPE

10 Mississauga Road North lies within the Mississauga Road Scenic Route, a cultural heritage landscape area. The area has the following seven evaluation criteria:

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

Figure 48 Evaluation Criteria for the Mississauga Road Scenic Route. (*City of Mississauga Property Information, 10 Mississauga Road North, Mississauga Web Site.*)

Landscape Environment

Scenic and Visual Quality

The scenic and visual quality of the proposed semi-detached residences is similar, though more modern in design, to the apartments directly across the street.



Figure 49 Properties directly across from 10 Mississauga Road North, 2019. (*Photo by author.*)

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Horticultural Interest

10 Mississauga Road North does not exhibit any elements of horticultural interest.

Landscape Design

The landscape at 10 Mississauga Road North is grassed with a few mature trees along its boundaries but does not display features of landscape design.

Historical Association

Style, Trends or Patterns

The existing structure and its landscaping do not represent historical trends or patterns for this area.

Phase of Development

This section of Mississauga Road North is influenced by the commercial area immediately to its south and was on the periphery of Port Credit until well into the twentieth century. As such it does not illustrate a significant development in Port Credit or Mississauga's development.

Built Environment

Consistent Scale of Built Features

The existing residence at 10 Mississauga Road North sits amid an eclectic mix of single and multi family dwellings, and commercial ventures. The proposed development is not out of keeping with these features though its massing is somewhat more imposing than the structures in the immediate neighbourhood.

Other

Historical or Archaeological Interest

No indications have been found to suggest the property has historical interest. Because of its proximity to the Credit River, ancestral home of the Mississauga People, care should be taken during construction to identify any indications of past occupation of the property and bring them to the attention of the Heritage Planning Department of the City of Mississauga.

HERITAGE EVALUATION OF 10 MISSISSAUGA ROAD N. UNDER ONTARIO REGULATION 9/06

The government of Ontario has provided a series of booklets to explain the concept of cultural heritage properties. *Heritage Property Evaluation* is a guide for determining the cultural heritage values of a property and the means by which a municipality may protect those values.⁶ The guide provides the following description of the evaluation process:

Non-designated properties listed on the municipal register of cultural heritage properties and newly identified properties may be candidates for heritage conservation and protection. Section 29 of the Ontario Heritage Act enables

⁶ Government of Ontario, *Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* (Queen's Printer, 2006.)

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municipalities to pass bylaws for the protection (designation) of individual real properties that have cultural heritage value or interest to the municipality. Heritage designation is a protection mechanism with long-term implications for the alteration and demolition of a cultural heritage property.

Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.

To ensure a thorough, objective and consistent evaluation across the province, and to assist municipalities with the process, the Ontario Heritage Act provides that: 29(1) The council of a municipality may, by bylaw, designate a property within the municipality to be of cultural heritage value or interest if, (a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed by regulation, the property meets the prescribed criteria;

Regulation 9/06 prescribes the criteria for determining property of cultural heritage value or interest in a municipality. The regulation requires that, to be designated, a property must meet "one or more" of the criteria grouped into the categories of Design/Physical Value, Historical/Associative Value and Contextual Value.⁷

The evaluation criteria are provided in Ontario Regulation 9/06 of the Ontario Heritage Act (2006) as Criteria For Determining Cultural Heritage Value of Interest.⁸ The criteria are:

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

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

1. The property has design value or physical value because it,

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

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

⁷ Government of Ontario, *Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* (Queen's Printer, 2006), p 20.

⁸ <https://www.ontario.ca/laws/regulation/060009>.

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

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

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

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

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

3. The property has contextual value because it,

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

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

iii. is a landmark. O. Reg. 9/06, s. 1 (2).⁹

Criteria 1: Design Value or Physical Value

The property at 10 Mississauga Road North does not have significant design or physical values. It is a cottage type structure common to the early twentieth century. Its craftsmanship is of average quality for the period and it does not represent any level of technical or scientific achievement. Its narrow staircase and its decaying foundation support these conclusions.

Criteria 2: Historical Value Associative Value

While the larger property of which 10 Mississauga Road North is a small part initially belonged to James Cotton, it was for him a simple speculative venture which he soon sold. None of the subsequent owners were prominent within Port Credit and the existing structure is not linked to a builder of significance to the community. Marco Biscaro, who owned the property from 1913 to 1954, is described in census and voters' records from the 1920s and 1930s as a labourer.¹⁰

Herbert Joseph Smith who owned the property from 1954 until 2006 is listed as a machinist in the 1957 and 1972 voters' records.¹¹

⁹ Emphases added.

¹⁰ https://www.ancestry.ca/interactive/2983/33022_294117-00419?pid=89467675&treeid=&personid=&rc=&usePUB=true&_phsrc=pR11&_phstart=successSource and https://www.ancestry.ca/interactive/8991/1921_080-e003027183?pid=1315595&treeid=&personid=&rc=&usePUB=true&_phsrc=pR11&_phstart=successSource

¹¹ https://www.ancestry.ca/interactive/2983/33022_301891-01061?pid=87071668&treeid=&personid=&rc=&usePUB=true&_phsrc=pR12&_phstart=successSource and https://www.ancestry.ca/interactive/2983/33022_302474-01222?pid=64868288&treeid=&personid=&rc=&usePUB=true&_phsrc=pR15&_phstart=successSource.

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Criteria 3: Contextual Value

The structure at 10 Mississauga Road North does not define or support the character of the neighbourhood and it is not a landmark within the community.

HERITAGE EVALUATION OF 10 MISSISSAUGA ROAD NORTH UNDER THE PROVINCIAL POLICY STATEMENT

The *Provincial Policy Statement (2014)* provides the following guidance on the conservation of cultural heritage properties:

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been 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.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.¹²

The *Policy* defines Conserved in these terms:

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

10 Mississauga Road North does not exhibit significant built heritage resources that should be conserved under the terms of the Provincial Policy Statement (2014).

SUMMARY STATEMENT, PROPOSED MITIGATION MEASURES AND RECOMMENDATION

10 Mississauga Road North was placed in the inventory of properties of cultural heritage interest of value for the following reasons because it is located within the Mississauga Road Scenic Route. This portion of the identified cultural landscape exhibits few of the attributes common to other parts of Mississauga Road to the north. It lacks the canopy of mature trees other portions

¹² Government of Ontario, *Provincial Policy Statement (2014)*, p. 20.

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of the route exhibit and its architecture is an eclectic mix of early twentieth century residences, mid-century apartments and commercial ventures.

After addressing the detailed criteria above individually, it can be said that 10 Mississauga Road North, in its current form, has no design or physical value, no historical or associative value and no contextual value.

Based on the above analysis it can also be stated with confidence that the property at 10 Mississauga Road North does not fall within the purview of the *Provincial Policy Statement (2014)* in that it does not exhibit the cultural heritage values required for consideration.

The massing of the proposed structure for 10 Mississauga Road North is somewhat imposing in relation to the domestic residences on either side of it. This could be mitigated by setting the new building further back on the two lots as was done with the residence at 6 Mississauga Road North. The sense of mass could also be decreased by reducing the size and prominence of the grey composite panel or arch which now unites the two portions of the building.

It is the recommendation of this assessment that the current owner of 10 Mississauga Road North be granted a demolition permit for the existing structure and permission to erect a semi-detached dwelling in its place.

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CHAIN OF OWNERSHIP

- 11 July 1854, patent for all of lot 8, range 1, Credit Indian Reserve is issued to James Cotton
- 4 Dec. 1857, James Cotton sells lot 8, range 1, CIR and other land to Charles E. Anderson for £5,000, memorial 4478
- 19 Oct. 1863, Charles E. Anderson sells lot 8, range 1, CIR to Timothy Madigan for £1, memorial 11609
- 24 Dec. 1864, Timothy Madigan sells southern ten acres of lot 8, range 1, CIR to John Thompson for \$651.00, memorial 12894
- 10 April 1913, land is sold to International Permanent Investments Ltd., memorial 15605
- 9 Aug. 1913, International Permanent Investments Ltd. registers Plan I13, memorial I13
- 2 Dec. 1913, International Permanent Investments Company sells lot 85 and 86 of Plan I13 to Marco Biscaro for \$500.00, memorial 16137
- 7 July 1926, Marco Biscaro takes out mortgage on lots 85 and 86 for \$2,500.00, memorial 27839
- 4 Oct. 1954, Marco Biscaro grants lots 85 and 86 to Herbert Joseph and Mabel Joanne Smith for \$1.00, memorial 6683
- 18 May 2006, Richard David Smith, executor of Herbert Joseph Smith estate, transfers lot 85 and 86 to Huo-Hsiung Liao and Chi-Chin Lo, memorial PR1063405
- 28 May 2010, Huo-Hsiung Liao and Chi-Chin Lo transfer lots 85 and 86 to Agnieszka Zieba, memorial PR1828196
- 1 Nov. 2011, Agnieszka Zieba transfers lots 85 and 86 to current owner, memorial 2101382

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QUALIFICATIONS OF AUTHOR

Robert Joseph Burns

Principal

Heritage Resources Consulting

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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.

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- CFB Gagetown, Heritage Assessment of 77 buildings, 2002. Building Functional types included office/admin buildings, barracks, drill halls, garages, gate/guard houses, lecture/training buildings, mess halls, quarters, shops and recreational buildings.
- Bedford Institute of Oceanography, Heritage Assessment of the Van Steenburgh and Polaris Buildings, 2003.
- Hudson's Bay Company Post (abandoned), Ukkusiksalik National Park, Nunavut, 2005.
- Nanaimo Foundry, Nanaimo, BC, 2005.
- Heritage Assessments of the following lighthouses, lightstations and range light towers in the Great Lakes and Atlantic regions, 2006-2008:
 - Shoal Island Lighthouse, Manitoulin Island, Heritage Assessment 2006.
 - Badgeley Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Byng Inlet Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Brebeuf Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Pigeon Island Rear Range Light Tower, Lake Ontario, Heritage Assessment 2006.
 - Pointe Au Baril Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Rondeau East Pier Light Tower, Lake Erie, Heritage Assessment 2006.
 - Stokes Bay Rear Range Light Tower, Lake Huron, Heritage Assessment 2006.
 - Owen Sound Front Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Brebeuf Island Front Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Chantry Island Lighthouse Dwelling, Lake Huron, Heritage Assessment 2006.
 - Gros Cap Reef Lighthouse, St. Mary's River, Heritage Assessment 2006.
 - Janet Head Lighthouse, Manitoulin Island, Heritage Assessment 2006.
 - Red Rock Lighthouse, Georgian Bay, Heritage Assessment 2006.
 - Snug Harbour Lighthouse, Georgian Bay, Heritage Assessment 2006.
 - Byng Inlet Front Range Light Tower, Georgian Bay, Heritage Assessment 2007.
 - Kagawong Lighthouse, Manitoulin Island, Heritage Assessment 2007.
 - Manitouwaning Lighthouse, Manitoulin Island, Heritage Assessment 2007.
 - Shaganash Light Tower, Lake Superior, Heritage Assessment 2007.
 - Saugeen River Front Range Light Tower, Lake Huron, Heritage Assessment 2007.
 - Saugeen River Rear Range Light Tower, Lake Huron, Heritage Assessment 2007.
 - Shoal Light Tower, Lake Rosseau, ON., Heritage Assessment 2007.
 - Wilson Channel Front Range Light Tower, near Sault Ste. Marie, Heritage Assessment 2007.
 - Wilson Channel Rear Range Light Tower, near Sault Ste. Marie, Heritage Assessment 2007.
 - Canso Front Range Light, Heritage Assessment, 2008.
 - Canso Rear Range Light, Heritage Assessment, 2008.
 - Cape Croker Light Tower, Heritage Assessment, 2008.
 - Jones Island Front Range Light, Heritage Assessment, 2008.
 - Jones Island Rear Range Light, Heritage Assessment, 2008.
 - Margaree Harbour Front Range Light, Heritage Assessment, 2008.
 - Margaree Harbour Rear Range Light, Heritage Assessment, 2008.

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- Thunder Bay Main Lightstation, Heritage Assessment, 2008.
- West Sister Rock Lighttower, Heritage Assessment, 2008.

Heritage Assessments prepared for the federal Heritage Lighthouse Preservation program

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

Heritage Assessments prepared for the private sector

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

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Heritage Assessments and Plaque Texts prepared for the Ontario Heritage Trust

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

Publications and Other Major Projects

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

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

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Apr. May. 2003.

- “Bombs in the Bush: The Strategic Air Command in Goose Bay, 1953,” *The Beaver*, Dec. 2004/Jan. 2005.
- preparation of a history of the Royal Canadian Mounted Police under contract for the Force, 2004-2007.
- press releases regarding heritage plaque unveilings for Parks Canada, Ottawa, ON, 2010.
- a review and analysis of heritage bulk containers in the Parks Canada Artifact Collection, Ottawa, ON, 2011.
- *Port Stanley: The First Hundred Years, 1804-1904*, with Craig Cole (Heritage Port: Port Stanley, ON, 2014).

Related Professional Associations

- 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.