



JULY 30, 2021 (REVISED APRIL 8, 2022)

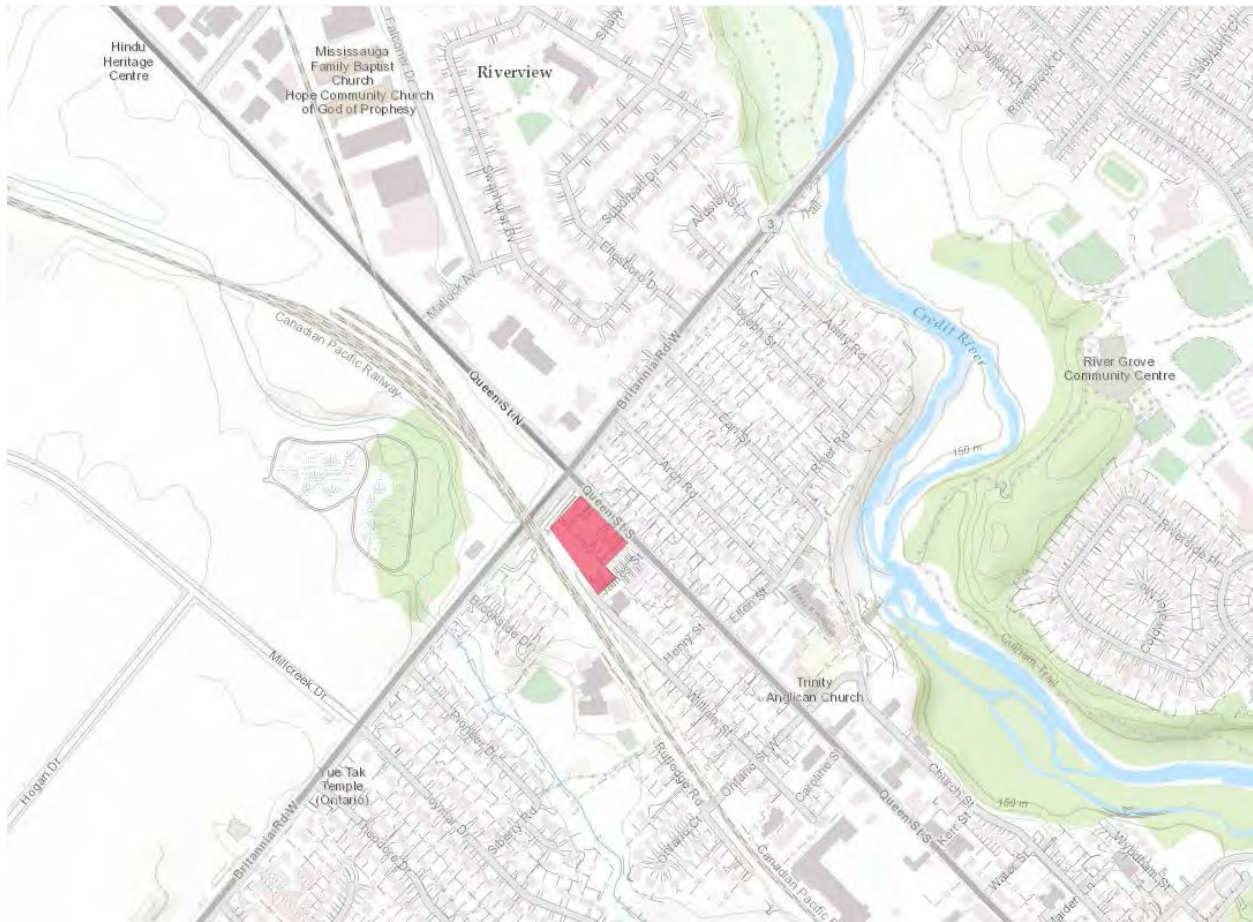
## HERITAGE IMPACT STUDY – 6, 10, 12 QUEEN ST. S & 16 JAMES ST., MISSISSAUGA

### 1.0 Introduction and Background

This Heritage Impact Study discusses the existing vacant residential buildings at 6, 10 & 12 Queen St. S., the existing commercial building at 16 James St., Mississauga ON, and the surrounding historic community of Streetsville. It assesses the potential impact to this heritage resource and community of the proposed construction of a new 77 unit stacked condominium community designed by FBP Architects and marked as QST (Queen Street Towns) by City Park Homes. The Streetsville neighbourhood is a Cultural Landscape recognized by the City of Mississauga. The property is not protected by Part V or Part IV designation through the Ontario Heritage Act.

**The subject property is composed of two parcels that were assembled by the developer. 6, 10 & 12 Queen St. S. was the subject of a development proposal in 2016 and the existing buildings on the site were surveyed and a Heritage Impact Statement prepared to assess the impact of their removal. This report went to the Mississauga Heritage Advisory Committee on June 14, 2016. The staff recommendation was that the buildings were not worthy of designation under the Ontario Heritage Act and that owner's request for demolition should proceed through the applicable process. As of the time of this writing the buildings have not been demolished.**

**To this parcel the developer has added the lands at 16 James St (also known as 2 William St.). This is a trapezoidal property with one mixed use commercial building and one newer shed on the property. It is these lands that are the primary focus of this Heritage Impact Statement. The previous Heritage Impact Statement for 6, 10 & 12 Queen St. S. is appended for reference.**



**KEY PLAN SHOWING STREETSVILLE NEIGHBORHOOD. SUBJECT SITE IS IDENTIFIED IN RED**

This Heritage Impact & Urban Design Study was requested by Planning Staff at the City of Mississauga to support a Site Plan application by the property owner.

*“Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so. All cultural landscapes are listed on the City’s Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City’s Heritage Register.*

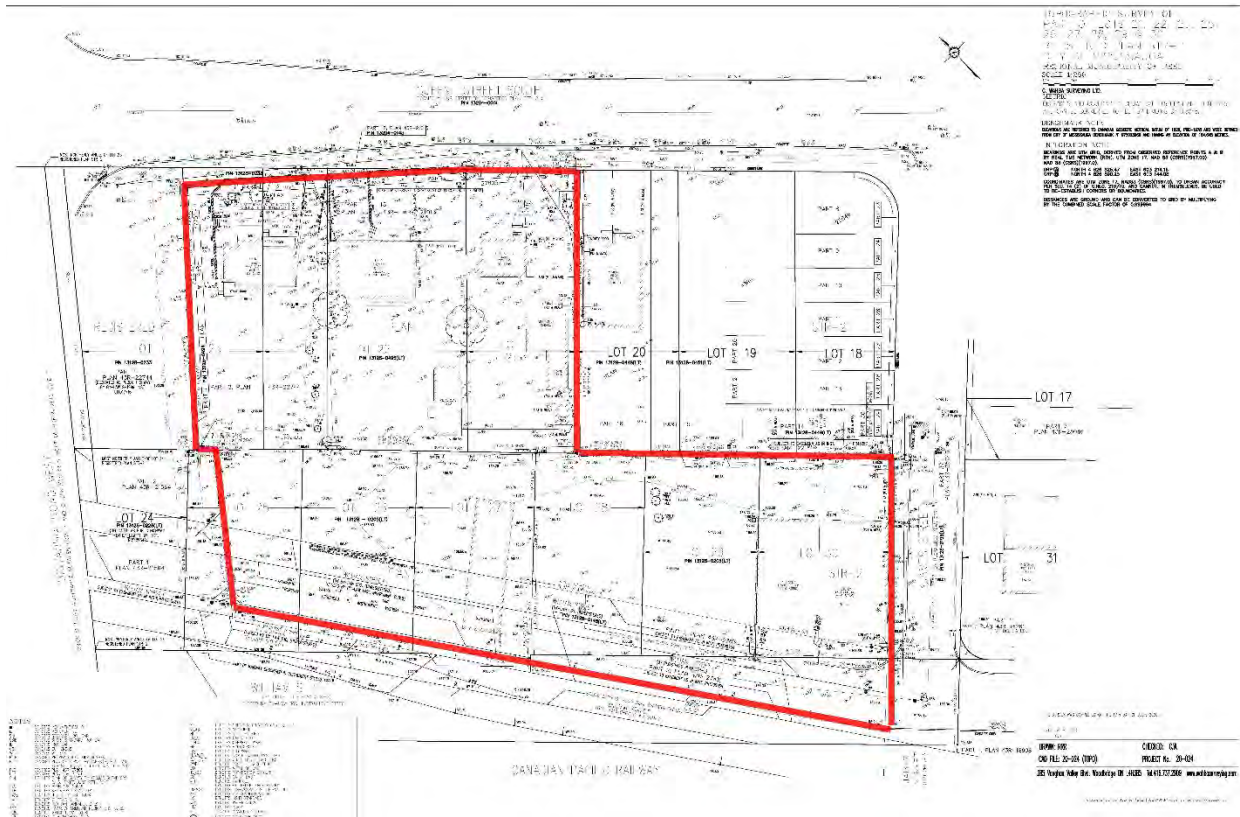
*. . . Cultural Landscapes can be defined as a setting which has enhanced a community’s vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place.”*

*(City of Mississauga website)*





1954 AND 2020 AIR PHOTOS SHOWING SUBJECT SITE



#### SURVEY OF SUBJECT SITE

This property is located within two Cultural Landscapes (Streetsville Village Core and Mississauga Road Scenic Route) recognized and regulated by the City of Mississauga.

The Cultural Landscape Inventory defines and describes the fundamental characteristics of these Landscapes as follows:

#### Streetsville:

*"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."*

#### Mississauga Road Scenic Route:



*“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.”*

*(The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geodata Resources*

The ability of a municipality to identify Cultural Landscapes and to require a Heritage Impact Statement is mandated by the Provincial Policy Statement (2005):

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

**2.6.3** *Development and site alteration may be permitted on adjacent lands to protected heritage property 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.*

Mitigative measures and/or alternative development approaches may be required in order to conserve the *heritage attributes* of the *protected heritage property* affected by the *adjacent development* or *site alteration*.

Where “cultural heritage landscape” means “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value” and where “significant” means “in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people” and where “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 addressed through a conservation plan or heritage impact assessment”.

The “Mississauga Plan”, the City of Mississauga’s most recent Official Plan (currently under appeal) also has broad requirements for Heritage Conservation and the protection of existing, stable neighborhoods, including:

Where there is a conflict between the policies relating to the natural and cultural heritage and the rest of this Plan, the direction that provides more protection to the natural and cultural heritage will prevail.  
(1.1.4(e))



Any construction, development, or property alteration which might adversely affect a listed or designated heritage resource or which is proposed adjacent to a heritage resource may be required to submit a Heritage Impact Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction. (3.20.2.3)

... valuable cultural heritage resources will be protected and strengthened with infill and redevelopment, compatible with the existing or planned character ... it is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties. (9.1)

## 1.1 Terms of Reference

The proposal will be evaluated as it relates to the Mississauga Road Scenic Route Cultural Landscape and Streetsville Village Core Landscape Inventory. The City of Mississauga has particular criteria that are required to be addressed regarding proposed developments in cultural landscapes.

### 1.1.1 Terms of Reference for Cultural Landscape

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following:

#### 1. General requirements:

- property owner contact information
- location map
- a site plan of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing and topographical features
- a written and visual inventory (photographs) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal photographs and floor plans are also required.
- a site plan and elevations of the proposed development
- for cultural landscapes or features that transcend a single property, a streetscape plan is required, in additions to photographs of adjacent properties
- qualifications of the author completing the report

#### 2. Addressing the Cultural Landscape or Feature Criteria:

*(required Y/N by Mississauga Road Scenic Route Cultural Landscape Inventory)(F-TC-4)*

*(required Y/N by Streetsville Village Core Landscape Inventory) (L-HS-3)*

#### Landscape Environment:

- scenic and visual quality **Y N**
- natural environment **N N**
- horticultural interest **Y N**
- landscape design, type and technological interest **Y N**

#### Built Environment:

- aesthetic and visual quality **N Y**
- consistent with pre WW 2 environs **N N**
- consistent scale of built features **Y N**
- unique architectural features/buildings **N N**

*-designated structures* **N** **Y**

*Historical Associations:*

*-illustrates a style, trend or pattern* **Y** **Y**

*-direct association with important person or event* **N** **N**

*-illustrates an important phase of social or physical development* **Y** **Y**

*-illustrates the work of an important designer* **N** **N**

*Other:*

*-historical or archaeological interest* **Y** **Y**

*-outstanding features/interest* **N** **N**

*-significant ecological interest* **N** **N**

*-landmark value* **N** **N**

### 3. Property information:

*-chain of title, date of construction*

### 4. Impact of Development or Site Alteration:

*-destruction of any, or part of any, significant heritage attributes or features*

*-alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*

*-shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden*

*-isolation of a heritage attribute from its surrounding environment, context or a significant relationship*

*-direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*

*-a change in land use where the change in use negates the properties cultural heritage value*

*-land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources*

### 5. Mitigation Measures:

*-alternative development approaches*

*-isolating development and site alteration from the significant built and natural heritage features and vistas*

*-design guidelines that harmonize mass, setback, setting and materials*

*-limiting density and height*

*-allowing only compatible infill and additions*

*-reversible alterations*

### 6. Qualifications:

*-The qualifications and background of the person completing the Heritage Impact Statement will be included in the report. The author must demonstrate a level of professional understanding and competence in the heritage conservation field of study*

### 7. Recommendation:

*-the consultant should provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act*



SITE PLAN SHOWING LANDS REVIEWED IN 2016 AND LANDS REVIEWED BY THIS HIS





VIEW INTO SITE FROM CORNER OF JAMES ST AND WILLIAM ST.

## 2.0 Context

16 William St. is a trapezoidal 4000 m<sup>2</sup> site on the north side of James St. and east side of William St. in the community of Streetsville. The site is bordered to the west by existing railroad tracks and to the north by Britannia Rd. W. The area is a mix of older small low-rise industrial buildings with some newer townhouse development further east on James St. and an older residential community south on William St. The streetscape is a highly diverse and somewhat derelict in character without obvious structure or organization. There is no significant tree canopy. The street section is urban and fully paved with concrete gutters and no landscaped boulevards.



VIEW LOOKING EAST ALONG JAMES ST. TOWARD QUEEN ST. S. SUBJECT SITE IS ON THE LEFT



VIEW LOOKING SOUTH ALONG WILLIAM ST. FROM SUBJECT SITE

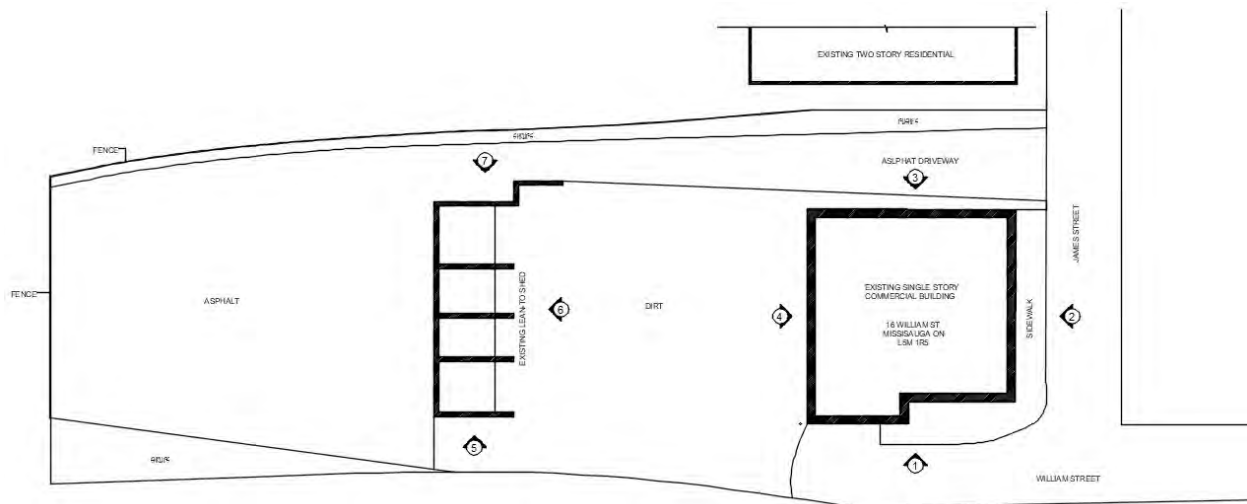
The Streetsville community is one of the original communities that amalgamated to create the Town (later City) of Mississauga in 1968. Downtown Streetsville is a highly significant heritage resource within the community as are many of the original homes surrounding the downtown. The subject property and environs is highly atypical of the character of Streetsville, however. The buildings are rather disparate in their relationship to each other and the lotting patterns are highly unusual. There is no intact heritage



streetscape, strong sense of community or cohesion and the extant buildings are individually not physically attractive.

## 2.1 The Site

For the purposes of this Heritage Impact Study the site are the lands located at 16 James St./2 William St. (The lands and existing buildings at 6, 10 & 12 Queen St. S. were fully described and documented in the 2016 HIS appended here and are not considered as part of this HIS although they are referenced in the section below that discusses the proposed effect of this development on the streetscape.)

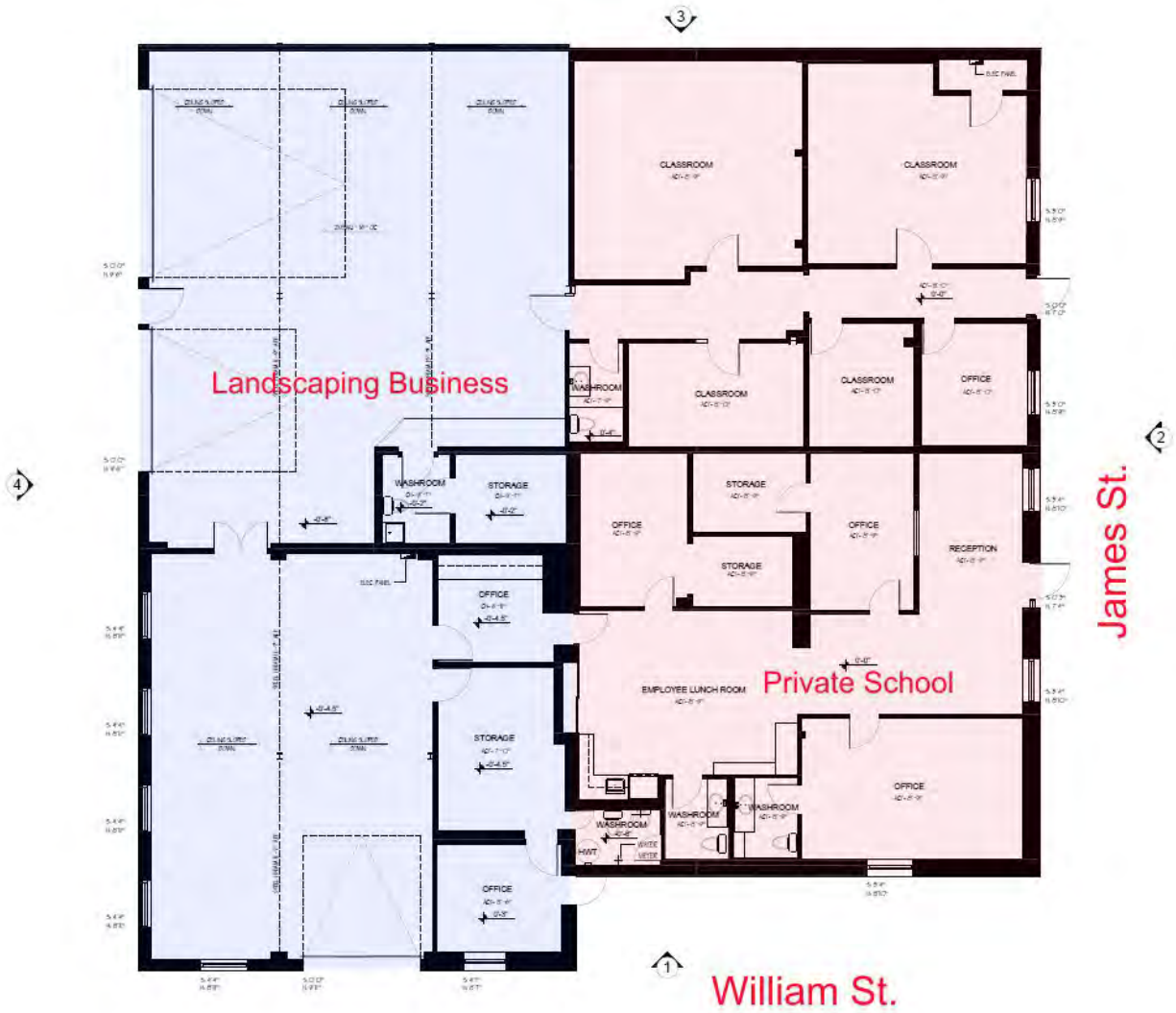


EXISTING SITE PLAN – 16 JAMES ST.

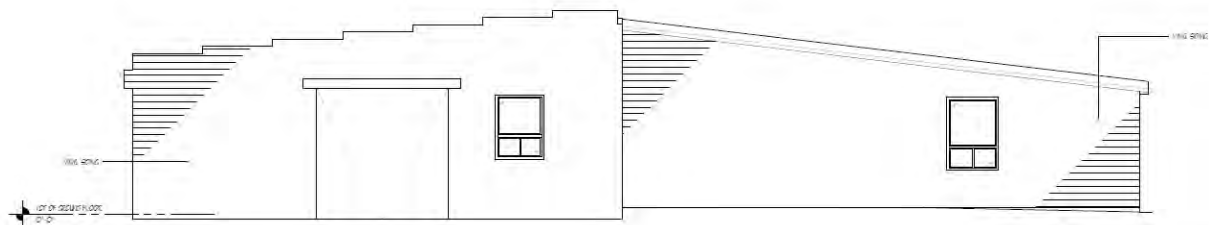
## 2.2 Heritage properties impacted

For the purposes of this Heritage Impact Study the extent of heritage properties impacted is limited to the existing vacant property at 16 James St./2 William St. This consists of an existing one-storey concrete block and wood framed commercial building and an obviously newer open lean-to shed structure to the north of the commercial building. The site is presently occupied by two businesses – a landscaping business that uses the building as a storage and workshop building and a small private school. The lean-to structure is used for the storage of landscaping materials and the balance of the site is used as an undefined parking area for landscaping vehicles and equipment and for school buses.

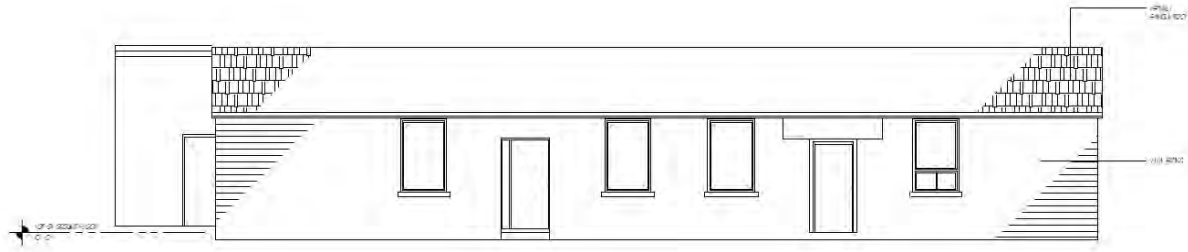




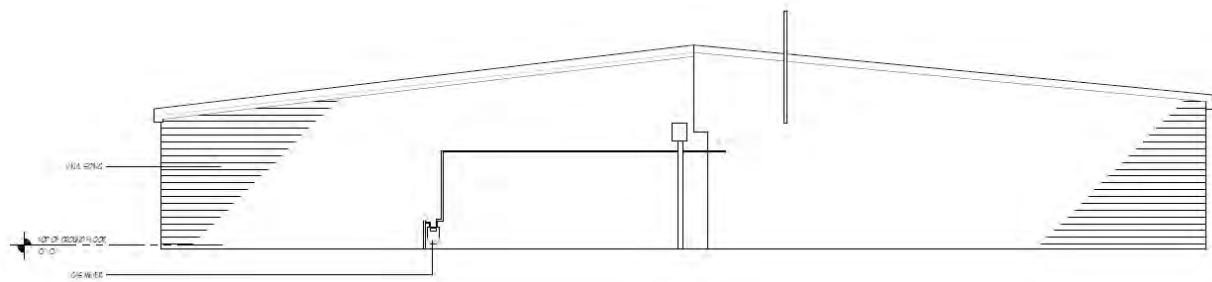
16 WILLIAM ST./2 JAMES ST. EXISTING FLOOR PLAN SHOWING DIVISION BETWEEN TWO TENANTS



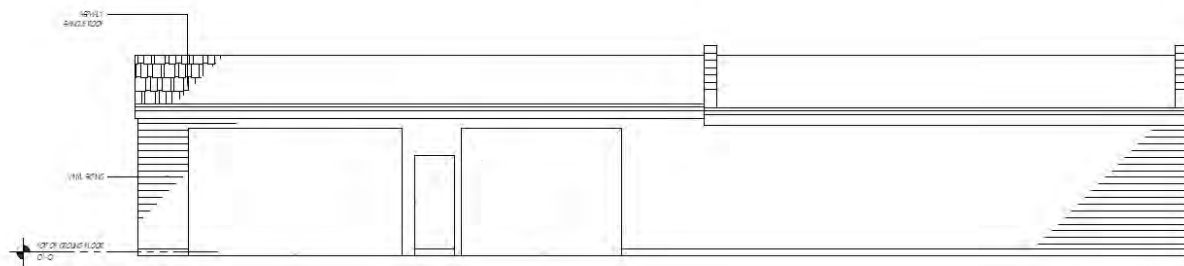
WEST (WILLIAM ST.) ELEVATION



**SOUTH (JAMES ST.) ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**



PARTIAL WEST ELEVATION



NORTH-WEST OBLIQUE ELEVATION





NORTH ELEVATION



NORTH-EAST OBLIQUE ELEVATION



SOUTH-EAST OBLIQUE ELEVATION



SOUTH ELEVATION





LEAN-TO ELEVATION



REAR YARD





LANDSCAPING BUSINESS INTERIOR



LANDSCAPING BUSINESS INTERIOR



SCHOOL INTERIOR



SCHOOL INTERIOR

## **2.3 Site Analysis**

The subject site is irregular approximately 34m wide x 115 m deep. As discussed below the site is an amalgamation of a number of residential building lots that severed and effectively “orphaned” by the coming and eventual widening of the railroad line to the west of the site. For this reason it is highly unusual as regards the lotting plan in the community and this and the proximity of the railroad track would account for why it has developed differently from its neighbours. The site is generally flat. The site is bordered by railways lands to the west, the Britannia Rd rail underpass to the north, James St. to the south and by newer townhouse development to the south-east. To the north-east it is bounded by the lands at 6, 10, 12 Queen St. S. that are proposed to be joined to this property to create one development site. There are no significant trees or natural features on the property.

## **2.4 Ecological Interest**

The historic topography of the land appears to be generally maintained in this area, but the site has been stripped of all native vegetation. There is no significant ecological interest in the general community and there would appear to be no interest in the subject property itself. As part of the development process the property will need to be investigated for possible contamination because of decades of industrial use and the proximity of the railway.

## **3.0 Statement of Cultural Value or Interest**

The City of Mississauga has not made a statement of cultural value or interest in respect of the subject property.





In 1968 the lands were acquired by Thomson Brothers Trucking (Streetsville) Limited & Rea Brothers Limited carrying on business as Thomson-Rea Transport. Presumably Streetsville Sash & Door Co. ceased operations at this time. Immediately following this there are a number of what appear to be related transactions involving Frank W. Noble, Edith Noble and Octus Investments. Frank Noble passed away in 1992<sup>1</sup>. Edith Noble owned the property until 2002 when it was first sold to a numbered company, then to Trott Properties Inc. 2003, then to Absolute Building Solutions in 2017 and then to the present owners in 2020.

## **5.0 Architectural, Historical and Contextual Analysis**

This is a very unusual site in the community of Streetsville. It was obviously severely affected by the coming of the railroad in the early 20<sup>th</sup> century and its development potential has been limited since that time. Railroads until the coming of diesel-electric locomotives in the 1950's and '60's were very dirty and for this reason typically industrial and storage type uses were located near railroad tracks. This was also efficient for businesses that relied on the railroad for shipment of their goods and materials.

The site is interesting as an example of a local industrial use that during the time it operated as Streetsville Sash & Door Co. would have had an important role as a local employer and supplier of building products but its importance has clearly fallen into decline through successive owners and uses. There is no indication that it's present use is in any way of cultural importance to the community.

The building is an interesting example of early 20<sup>th</sup> century vernacular small industrial development but clearly was built without significant architectural interest or intent.

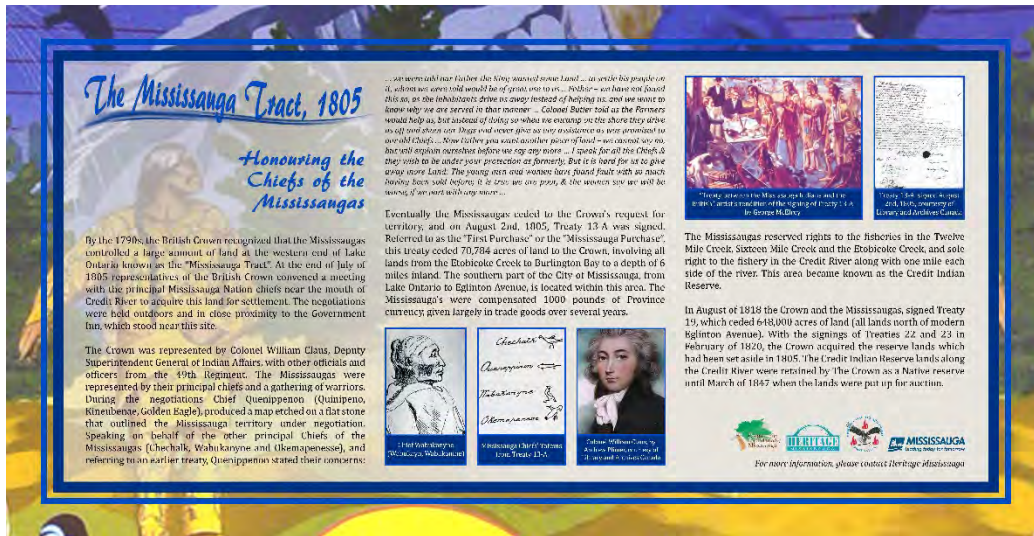
There is no evidence or indication that any historical event or person of interest to the community is associated with this property.

### **5.1 Commemoration of Former Industrial Character**

The change in use of these lands from their former industrial use to residential use is part of a pattern of development that has taken place in this area, and indeed throughout Streetsville, as the pattern of land use changes because of economic factors. This does have cultural heritage implications. It would not be appropriate to attempt to incorporate the industrial building forms into the new buildings but it would be appropriate to commemorate the former uses through the use of an interpretive panel to be located at the James St. entrance to the site. This panel would discuss the former Streetsville Sash & Door Co., the importance of the railroad and give information about other former industrial uses. Interpretive panels have been used elsewhere in Mississauga in similar circumstances where it is not feasible to preserve the built form of the previous use but where it is important that the history be recorded.

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<sup>1</sup> Streetsville Public Cemetery at [findagrave.com](http://findagrave.com)

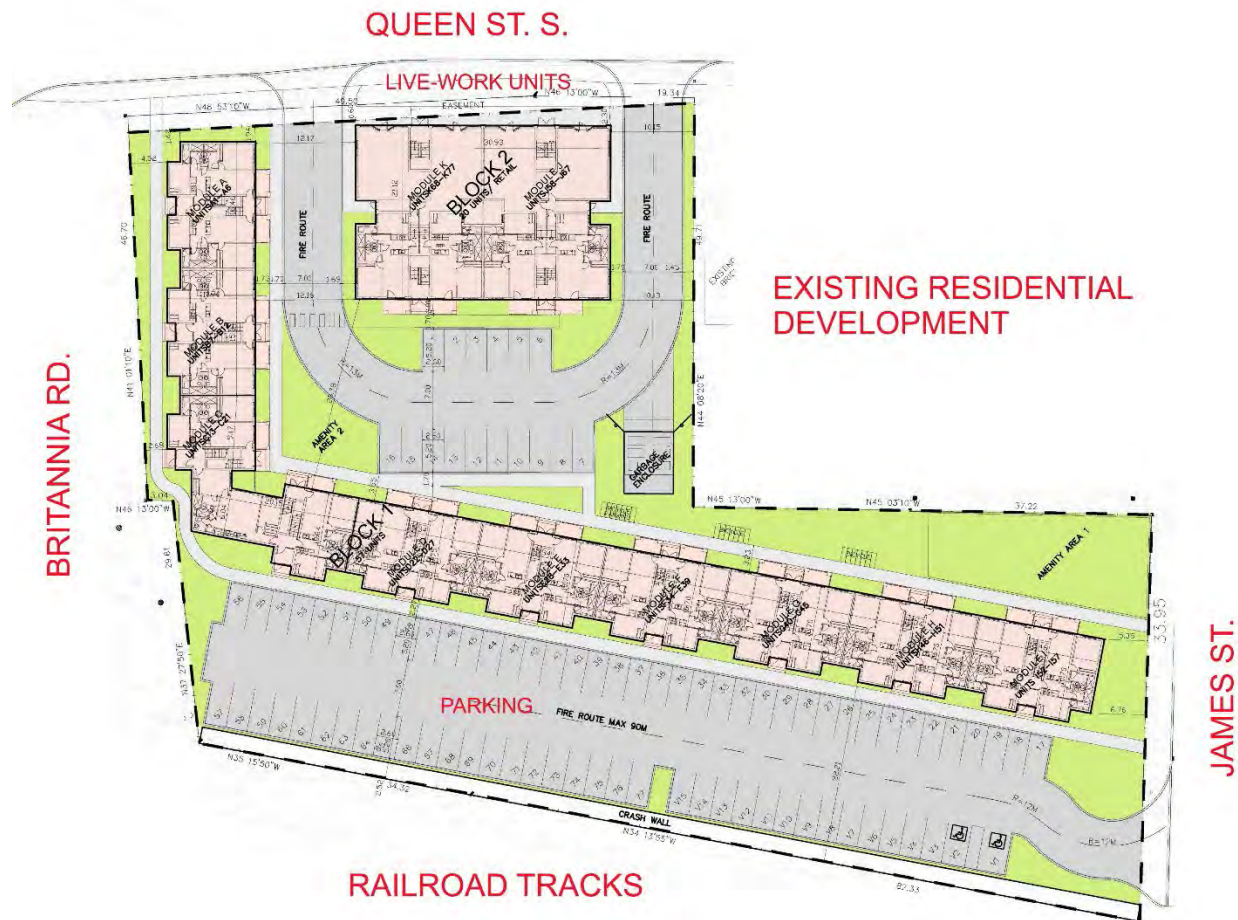


EXAMPLE OF COMMEMORATIVE PANEL LOCATED ELSEWHERE IN MISSISSAUGA. A SIMILAR PANEL SHOULD BE PLACED AT THE JAMES ST. ENTRANCE TO THE NEW DEVELOPMENT TO DISCUSS THE FORMER INDUSTRIAL SIGNIFICANCE OF THESE LANDS TO THE COMMUNITY



## 6.0 The Proposal

The proposal is a 7,000 m<sup>2</sup> townhouse complex comprising 73 2-bedroom stacked condominium units and 4-live/work units. The units are arranged in two groups, one long linear arrangement along the north and west sides of the site and one central, smaller core group comprising the live-work units facing Queen St. S. The site planning has been designed to concentrate the views and the resident activity toward the center of the site and to minimize the views and relationship to Britannia Rd. to the north and to the railroad tracks to the west. This helps significantly with noise attenuation and helps to create a community aspect to the development. Parking is located at grade behind the units and adjacent to the railroad tracks, along with a smaller parking lot behind the live work units. The decision to isolate the parking areas from the streetscape is encouraged by the Official Plan and positive for the development.

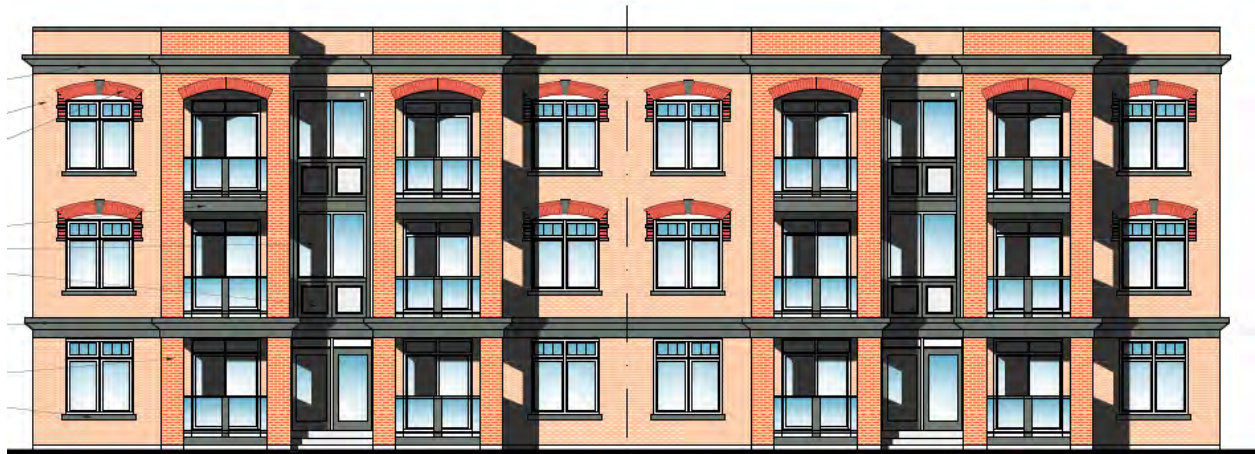


### 6.1 Streetscape:

The development presents as a 3-storey flat roof development in a “faux-heritage” style with brick and stucco cladding and heritage-inspired detailing including brick arches, keystones, soldier coursing and projecting bay window elements. The brick is a mix of red and orange colours typical of that found in older downtown Streetsville.



LIVE/WORK UNITS FACING QUEEN ST. S.



TYPICAL RESIDENTIAL UNITS FACING INTERIOR OF SITE



TYPICAL END UNIT FACING QUEEN ST. S.





### EXISTING AND PROPOSED STREETScape

The existing context along Queen St. S. is highly varied and consists of smaller, single family homes, many of which have been converted to commercial uses and others that have been replaced by newer, purpose built commercial buildings. The zoning by-law and official plan supports the conversion of these buildings and their replacement with new buildings that are commercial in use but maintain a residential character.

The existing context along James St. is of a newer street townhouse development to the east and the industrial building proposed to be demolished to the west. This streetscape is clearly transitional in

character and would, it would seem, to have anticipated the replacement of the industrial uses with new residential development. As noted previously, this is part of the ongoing transition of these lands from industrial to residential uses.



CONTEXT LOOKING SOUTH ON QUEEN ST. S. CLOSEST TWO HOUSES ON THE RIGHT ARE PROPOSED TO BE DEMOLISHED BY THIS DEVELOPMENT. MANY OF THE EXISTING HOMES ON THE LEFT HAVE BEEN CONVERTED TO COMMERCIAL USE



CONTEXT LOOKING NORTH ON QUEEN ST. S. AT BRITANNIA RD.



CONTEXT LOOKING WEST ON JAMES ST. FROM QUEEN ST. S. BUILDING PROPOSED TO BE DEMOLISHED IS AT CENTER RIGHT

## 9.0 Impact of the Proposed Development on the Mississauga Road Scenic Route Cultural Landscape and Streetsville Village Core Landscape Inventory

The proposal will have minimal impact on the Mississauga Road Scenic Route Cultural Landscape and Streetsville Village Core Landscape Inventory.

As regards the Mississauga Road Scenic Route, this is a highly anomalous and unusual part of the Scenic Route. To the north is older light industrial uses and to the south a highly transitional mix of older residential and newer small commercial uses. The built forms are highly varied and individually insignificant. There really is no designed streetscape here and no detrimental impact from the proposal on the Mississauga Road Scenic Route.

As regards the Streetsville Village Core Landscape Inventory, this site is at the margins of the Inventory and far removed from the original Village Core. The context of this site is more the mid-century residential development that surrounds the Core rather than the Core itself. As such, there is no detrimental impact from the proposal on the Streetsville Village Core Landscape Inventory.

### 9.1 Addressing the Landscape Feature or Criteria (from City of Mississauga TOR)

#### Landscape Environment:

##### -Scenic and Visual Quality:

(This quality may be both positive (resulting from such factors as a healthy environment or having recognized scenic value) or negative (having been degraded through some former use, such as a quarry



or an abandoned, polluted or ruinous manufacturing plant). The Identification is based on the consistent character of positive or negative aesthetic and visual quality. Landscapes can be visually attractive because of a special spatial organization, spatial definition, scale or visual integrity)

*Analysis: The unusual lotting conditions created by the railroad and consequent development of this property for industrial uses has transformed what was originally intended to be a residential subdivision into an oddly shaped property isolated from its neighbours and the general community. In this context the subject site now appears as an empty element in the streetscape and the construction of the proposed development will bring life and interest to the community. There is no discernable landscape interest associated with the property itself. The proposal will create spatial organization, spatial definition and visual integrity.*

**-Horticultural Interest:**

(Landscapes with horticultural interest include all features of landscapes which may be unique or distinct to a specific location. It can include isolated specimen trees, hedge rows, wind rows or other compositions of trees, and specialized landscaped features. Tree plantations would also fall into this category.)

*Analysis: There is no horticultural Interest associated with this site.*

**-Landscape Design, Type and Technological Interest:**

(This includes complete landscapes that were designed for a specific use or single purpose. These landscapes are characterized by their design intent or urban function i.e. stormwater management. These landscapes are valued in the community by association of use and/or contribution to the visual quality of the community.)

*Analysis: There is existing design intent or urban function associated with this site.*

**Built Environment:**

**-Aesthetic/Visual Quality:**

(This quality may be both positive (as resulting from such factors as a good design or integration with site and setting) or negative (being visually jarring or out of context with the surrounding buildings or landscape or of utilitarian nature on such a scale that it defines its own local character i.e. an industrial complex). The identification is based on the consistent level of the aesthetic and visual quality of both architecture and landscape architecture and may include noted award winning sites and more modest structures of unique quality or those sites having association with similar structures in other cities and regions.)

*Analysis: The aesthetic and visual quality of the existing site is generally negative in that it is out of context with the adjoining community. There is no obvious aesthetic design intent here and no obvious effort to improve or consider the visual quality of the site.*

**-Consistent Scale of Built Features:**

(Pleasing design usually is associated with a consistent scale of buildings and landscapes which complement each other visually. Other zones, although not visually pleasing, may have a consistent size and shape of structures due to use or planning constraints. Such groupings may include housing, commercial and industrial collections of buildings with the key criteria being similarity of scale.)

*Analysis: The scale of the existing built features is highly inconsistent with the surrounding community.*

**-Designated Structures:**

(Designation of an individual building or district under the Ontario Heritage Act should trigger inclusion within the database.)

*Analysis: There are no designated structures in proximity to the subject site.*

**Historical Associations:**

**-Illustrates a Style, Trend or Pattern:**

(Landscapes and buildings, as well as transportation and industrial features in any community, do not develop in isolation from the same forces elsewhere in the world. For each feature, whether a university campus, residential landscape, railway or highway bridge, building type or an industrial complex, each has a rich story. The degree to which a specific site is a representative example of a specific style, trend or pattern will require careful consideration in determining its relevance to the inventory.)

*Analysis: As a former industrial and employment use the existing site does illustrate the development of the community however there is no evidence that this site ever housed a major employer or a use that was formative to the community. The building is typical of early 20<sup>th</sup> century small industrial design but this is neither unique nor rare.*

**Other:**

**-Historical or Archaeological Interest:**

(Cultural heritage resources associated with pre-historical and historical events.)

*Analysis: There is no indication that the site is associated with pre-historical or historical events.*

**10.0 Mandatory recommendations regarding 16 James St./2 William St.**

The property must be evaluated under the criteria for designation under the Ontario Heritage Act.

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

*Analysis: The site is not rare or unique, does not display a high degree of craftsmanship or technical 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 the 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.

*Analysis: The property has no significant relationship to any individual or other entity of significance to the 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.

*Analysis: There is no significant contextual value associated with the site.*

Conclusion:

The property at 16 James St./2 William St. does not meet the requirements for designation under Part IV of the Ontario Heritage Act.

Provincial Policy Statement:

Under the Provincial Policy Statement,

“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.”

*Analysis: Under this definition, 16 James St./2 William St. does not warrant conservation.*

## **11.0 Urban Context – Zoning & Official Plan**

Required Zoning and Official Plan amendments have been applied for.

## **12.0 Alternative Design Strategies and Mitigation Measures**



The proposed design is appropriate for the property and community and no alternative strategies are required. There is no impact to the heritage resources and no mitigation measures are required.

### **13.0 Summary**

The proposed residential development represents a good use and intensification for a property which has been under-utilized and derelict for some time. There is no detrimental impact on the Heritage value of the site.

### **14.0 Qualifications**

Rick Mateljan is a Technologist licensed by the OAA and is former vice-Chair of the Mississauga Heritage Advisory Committee. He has been involved in Infill, Intensification and Adaptive Re-use projects, many in Heritage Conservation Districts, for over 20 years. A full CV is appended to this document.

### **Bibliography:**

- Heritage Mississauga, original unpublished documents
- City of Mississauga website, property information, zoning by-law, Official Plan

-websites: University of Toronto Mississauga, Heritage Mississauga, Wikipedia

**Appendix:** Rick Mateljan CV

**Appendix:** Heritage Impact Study (6, 10, 12 Queen St. S.) (2016)

**Appendix:** Proposed building plans and elevations

**Appendix:** Chain of Title information

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 (t) 416 315 4567 (e) rick.mateljan@smda.ca

## curriculum vitae

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### Education:

#### **Trinity College, University of Toronto**

- B. A. (4 year) (Specialist English, Specialist History)

#### **Ryerson Polytechnic University**

- detailing of residential and institutional buildings, OBC, technical and presentation drawing

#### **Royal Architectural Institute of Canada Syllabus Program**

- program of architectural education through practical and design studio experience

### Employment:

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2010 - Present

#### **SMDA Design Ltd. (Owner)**

- (formerly Strickland Mateljan Design Associates Ltd.)
- architectural design practice specializing in custom residential and small commercial /institutional projects, land development consultation, residential infill, adaptive re-use, heritage conservation
- contract administration, tendering, site review for private and institutional clients
- heritage and urban design consulting for complex infill projects
- responsible for management, business development, marketing and project delivery
- extensive experience with building technical issues, integration of building systems, barrier-free issues, change of use issues, Ontario Building Code
- extensive experience in multi-disciplinary team environments
- extensive experience in municipal approvals, heritage approvals
- Ontario Association of Architects licence with terms, conditions and limitations
- qualified to give expert testimony on matters of Urban Design and Heritage Conservation to Ontario Local Planning Appeal Tribunal (LPAT) (2019)

2001 - 2010

#### **Gren Weis Architect and Associates, Designer and Project Manager**

- design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction
- extensive client, consultant and building site involvement
- specialist at Municipal Approvals, Site Plan and Re-zoning approvals
- specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities

1993-2001

**Diversified Design Corporation, Owner**

- conceptual design, design development, working drawings, approvals for custom residential, institutional and commercial projects
- construction management and hands-on construction

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**Recent professional development:**

2019	OAA Conference, Quebec City PQ
2018	Ontario Heritage Association Conference, Sault St. Marie ON
2017	RAIC/OAA Conference, Ottawa ON
2017	Ontario Heritage Association Conference, Ottawa ON
2012	OAA – Admission Course
2011	Ontario Heritage Association Conference, Cobourg ON
2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	First appearance before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

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**Activities:**

2016-2019	Member, OAA Practice Committee
2015-present	Guest critic, Centennial College Architectural Technology Program
2014-2015	Guest critic, University of Waterloo Architectural Practice Program
2012-present	Member, Board of Directors, OAAAS (President from 2018)
2011-2016	Member and contributing writer, Editorial Committee, OAA Perspectives magazine
2008-2015	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007-2020	Member, Mississauga Heritage Advisory Committee (vice-chair 2015-2019), member of the Heritage Award jury and Heritage Property Grant Panel
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

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**Memberships:**

Ontario Association of Architects (OAA)  
 Ontario Association of Applied Architectural Sciences (OAAAS)  
 (former) Ontario Association of Certified Engineering Technicians and Technologists (OACETT)



~~MAY, 2014~~<sup>9.3</sup>

~~(REV. MARCH 2016)~~

~~(REV. MAY 2016)~~

(SECOND REV. MAY 2016)

*HERITAGE IMPACT STUDY  
PROPOSED DEVELOPMENT  
6, 10 & 12 QUEEN STREET SOUTH  
MISSISSAUGA, ON*



Strickland  
Mateljan

Design + Architecture

[www.smda.ca](http://www.smda.ca)

## Overview:

This report is prepared to address the proposed demolition and re-development of the properties at 6, 10 & 12 Queen Street South, Mississauga, ON. The legal description of these properties is Part Lots 22 & 23, Plan STR2, City of Mississauga (6 Queen St. South); Part Lots 21 & 22, Plan STR2, Part 2, City of Mississauga (10 Queen St. South); and Part Lot 21, Plan STR2, City of Mississauga (12 Queen St. South).

Rick Mateljan of Strickland Mateljan Design Associates Ltd. was engaged by CanTam Group (agents for the owners Rajwant Grewal & Talwinder Grewal (6 Queen St. South) and Barjo Streetsville Inc. (10 & 12 Queen St. South)) to complete a Heritage Impact Study and to comment on an original design by Battaglia Architect Inc. The site and existing dwelling were photographed and measured in August, 2013 and April, 2014. A Chain of Title search was performed by Stephen Nott Conveyancing Services of Brampton, ON. The information from this search was used to establish the timelines and ownership of the property, as set out in Section 3 and the appendix to this document.

This property is located within two Cultural Landscapes (Streetsville Village Core and Mississauga Road Scenic Route) recognized and regulated by the City of Mississauga.

*“Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so. All cultural landscapes are listed on the City’s Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City’s Heritage Register.*

*. . . Cultural Landscapes can be defined as a setting which has enhanced a community’s vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place.”*

*(City of Mississauga website)*

The Cultural Landscape Inventory defines and describes the fundamental characteristics of these Landscapes as follows:

### Streetsville:

*“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."*

#### Mississauga Road Scenic Route:

*"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."*

*(The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geodata Resources Inc., 2005)*

#### Terms of Reference:

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following:

##### 1. General requirements:

- property owner contact information
- location map
- a site plan of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing and topographical features
- a written and visual inventory (photographs) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal photographs and floor plans are also required.
- a site plan and elevations of the proposed development
- for cultural landscapes or features that transcend a single property, a streetscape plan is required, in additions to photographs of adjacent properties
- qualifications of the author completing the report

##### 2. Addressing the Cultural Landscape or Feature Criteria:

- scenic and visual quality
- natural environment
- landscape design
- aesthetic and visual quality
- consistent scale of built features



- illustrates a style, trend or pattern*
- illustrates an important phase of social or physical development*
- significant ecological interest*

3. Property information:

- chain of title, date of construction*

4. Impact of Development or Site Alteration:

- destruction of any, or part of any, significant heritage attributes or features*
- alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*
- shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden*
- isolation of a heritage attribute from its surrounding environment, context or a significant relationship*
- direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
- a change in land use where the change in use negates the properties cultural heritage value*
- land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources*

5. Mitigation Measures:

- alternative development approaches*
- isolating development and site alteration from the significant built and natural heritage features and vistas*
- design guidelines that harmonize mass, setback, setting and materials*
- limiting density and height*
- allowing only compatible infill and additions*
- reversible alterations*

6. Qualifications:

- The qualifications and background of the person completing the Heritage Impact Statement will be included in the report. The author must demonstrate a level of professional understanding and competence in the heritage conservation field of study*

7. Recommendation:

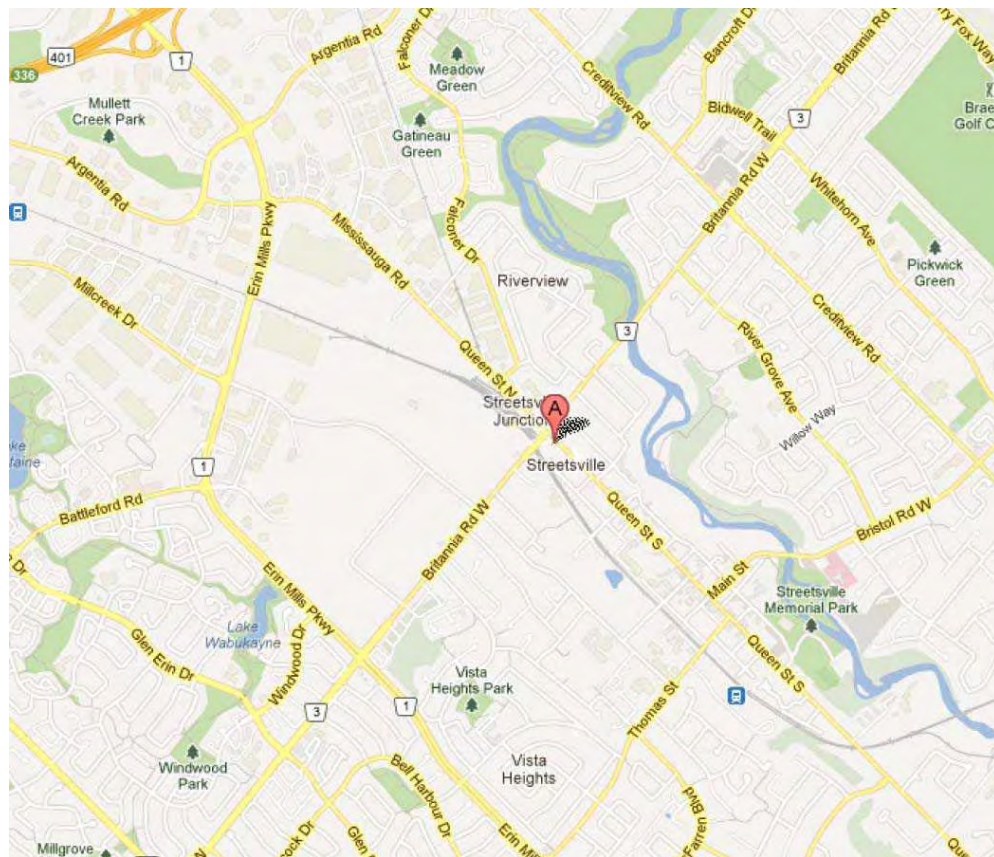
- the consultant should provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act*

## 1. General Requirements

### Property owners:

6 Queen Street South was acquired by its present owners in Dec, 2005. 10 Queen Street South was acquired by its present owner in October, 2010 and 12 Queen Street South in October, 2011. All of the owners may be contacted through their project manager The CanTam Group Ltd., Planning & Building Consultants, 850 Tapscott Rd., Unit 51, Toronto ON, 416 335 3353.

### Site map:



### Context:

The property is located on the west side of Queen Street South, south of Britannia Rd. and north of the historic core of the Village of Streetsville. This is a transitional community characterized by smaller, single family homes that are now being converted to professional, personal service and medical office uses. There has also been

significant re-development and intensification in this area with some of the older homes replaced by larger, single family homes and also some infill townhouse development.

To the north are purpose-built industrial and commercial buildings and to the west is the railroad track.

The east side of Queen Street South is generally more regular as regards built form and lotting pattern (reflecting its later development – see below) despite much conversion of these original buildings to commercial use. The west side of Queen Street South is highly irregular, however, with much redevelopment and inconsistency in land use and built form. This is exacerbated by the presence of the railroad track to the west and the development of industrial and storage uses adjacent to the railroad track.

Directly to the south of the subject site are two single family detached dwellings and south of them are infill townhouse developments along the north and south sides of James St. These are a development constructed in 2001.<sup>1</sup>

To the north of the site is Britannia Road, a busy arterial road, and north of that commercial and industrial development

The area is designated as a community node in the Mississauga Official Plan (2011) (presently under appeal). There are a number of specific provisions in the Plan to that encourage:

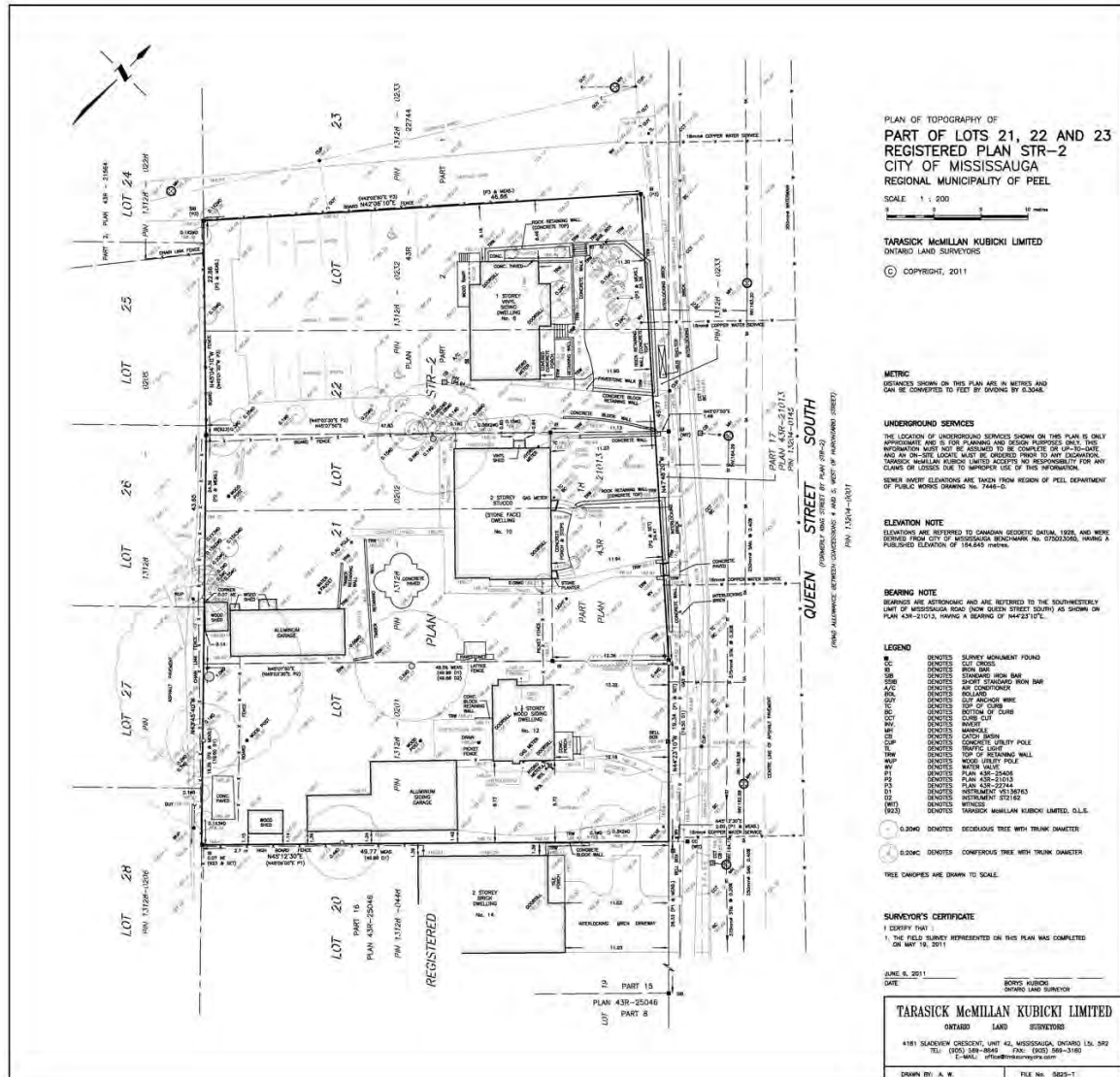
- the enhancement of the village character of Streetsville
- high level of urban design, landscaping and compact built form
- retention of Queen Street South as a commercial core
- conservation of built heritage features
- designs for new buildings to “enhance the historic character and heritage context of the Streetsville Node through appropriate height, massing, architectural pattern, proportions, setback and general appearance
- development of mix of residential and office uses on second floors and street commercial uses on main floors
- at least two stories and not more than 3 stories of building height
- apparent height of buildings to be reduced through massing and design
- development to reflect existing lotting patterns, setbacks of new buildings should match adjacent buildings
- placement of parking areas to the rear

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<sup>1</sup> City of Mississauga building department records – [www.mississauga.ca](http://www.mississauga.ca)



The property is zoned C4-38 under the City of Mississauga Zoning By-law 225-2007. This is “Mainstreet Commercial” zoning that allows retail stores, restaurants, business and personal service uses but not automotive uses. The by-law also restricts building height to two stories in this local area.



Existing Property Survey



Context Plan



TOWNHOUSE DEVELOPMENT    RESIDENTIAL INFILL    SUBJECT SITE



SINGLE FAMILY HOMES UNDERGOING REDEVELOPMENT

Subject Site





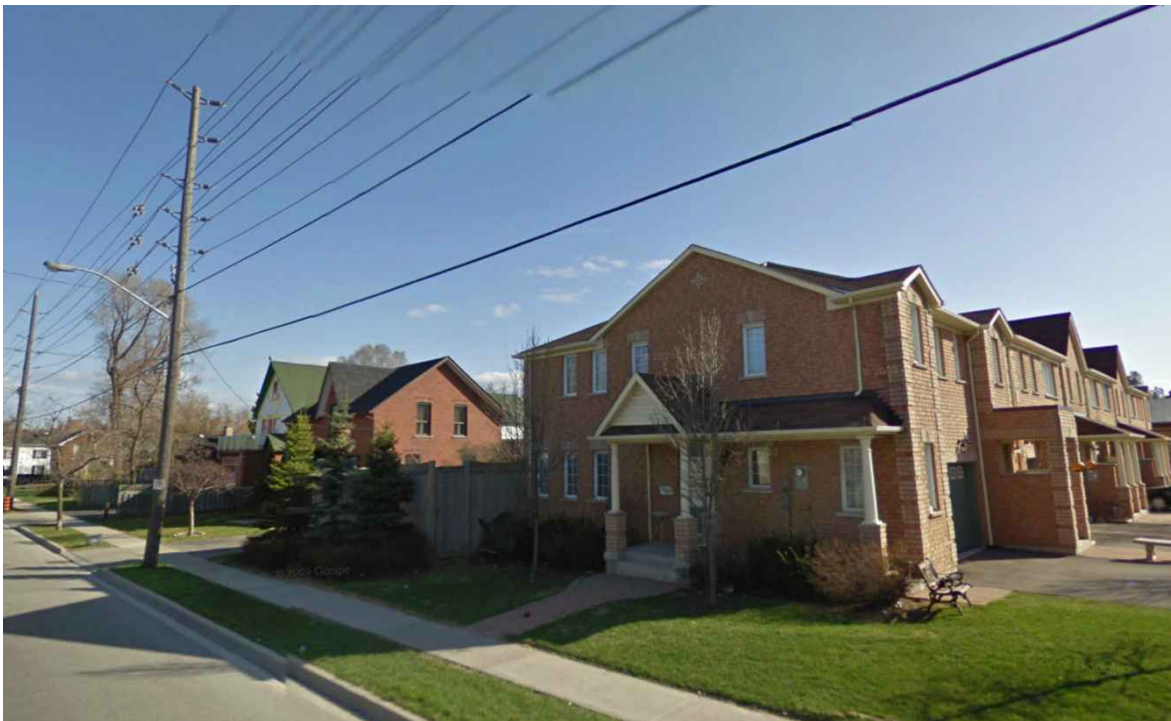
**12 Queen Street South**



**6 & 10 Queen Street South**



**New Single Family Residential Development south of subject site**



**New Townhouse development south of subject site**





Existing homes (some converted to commercial) on east side of Queen St. S.



Queen St. S. looking north from subject site



Queen St. S. looking south from subject site



**Existing conditions on site:**

The site comprises three properties known as 6, 10 & 12 Queen Street West. Together they form a parcel approximately 70m wide x 47m deep. To the north the property is bounded by a narrow parcel that serves as an access lane to the property to the west. To the west are industrial and storage uses and to the south a single family home at 18 Queen Street South. The property is level and moderately treed.

**6 Queen Street South:**

This is a one-storey building approximately 34' x 28' with a one-storey addition to the north approximately 8' x 20'. The building is of frame construction with concrete block basement. There is a crawl-space only beneath the north addition. There is an oil tank in the basement. Although presumably built as a single-family residence the building is presently used as a medical office. City of Mississauga records indicate plumbing permits issued in the mid 1950's, an enclosed unheated porch permit in 1984 (this may be the north addition), unspecified alterations in 1989 and then a permit for a pylon sign ("The Cock & Pheasant") in 1996 and alterations to permit a medical office in 1999.<sup>2</sup>

The building is entirely covered in vinyl siding and the windows are new, vinyl thermal units. All of the former residential detailing, trimwork and character on the inside of the building has been removed. There appears to be a vestige of the residential floor plan still existing but given the former use of the building as a restaurant this is questionable.

The roof is a simple gable with medium slope. The south-east corner of the building is indented beneath the roof to create a covered porch. There is a corner window at this location. These details, the porch formed by the negative space of the recessed corner and the corner window are modernist architectural details and typical of early post-war construction. The building's form and remnant materials correspond to this. The building's form and extant original materials would be indicative of 1940's or early 1950's construction.

There are no outbuildings on the property (City records indicate one was removed in 1999). The former back yard is presently used as a parking lot for the medical office.

The building's overall condition is good.

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<sup>2</sup> City of Mississauga building department records – [www.mississauga.ca](http://www.mississauga.ca)



**6 Queen Street South - north-east oblique view**



**6 Queen Street South - south-east oblique view**





**6 Queen Street South - rear elevation**



**6 Queen Street South – interior**



**10 Queen Street South:**

This is a two-storey building approximately 22' x 46' with a one-storey rear element approximately 12' x 46'. The two-storey part of the building has a gambrel roof with five dormers facing the street and one large shed dormer facing the rear. There is an attached garage in the two-storey part of the building. The one-storey element has a flat roof.

Examination of the building reveals that it has obviously been much modified since its original construction. On the main floor the garage is most likely a later addition as is the flat roofed portion along the rear. On the second floor the master bedroom (located above the garage) is also most certainly later than the rest of the second floor. This conclusion is based on differing trims in these rooms and on the fact that what is likely the original house is heated by forced air heating fed through older, wall type diffusers while the rooms that appear to be newer are heated with electric baseboard heaters.

Examination of the basement also bears out this hypothesis. There is a partial basement only, located on the south-east corner of the home. This basement measures approximately 22' x 27' (outside dimensions) and is located under the part of the home presumed to be older. (Interestingly, this basement is very similar to the dimensions of the house at 12 Queen Street South – this may give a clue as to the former appearance of this home.)

The front elevation of the home is angel-stone on the main floor with aluminum siding on the dormers and gable ends. The sides and rear of the main floor are otherwise rough-cast stucco. The angel-stone finish and aluminum siding most certainly dates from the later renovation. The stucco may be original.

There is very original trimwork or detail remaining in the presumed original house but what is there would be suggestive of pre WW2 construction. The majority of the trimwork and detailing, especially in the presumed additions, is suggestive of 1960's construction. The exterior material selections are also suggestive of 1960's construction.

The home is in very poor condition, with numerous instances of water penetration through the roof, falling ceilings and significant mould contamination in the basement.

There is a large metal-clad shed structure in the rear yard.



**10 Queen Street South - front elevation**



**10 Queen Street South - north-west oblique view**





**10 Queen Street South - south-west oblique view**



**10 Queen Street South - main floor interior (note water damage above cabinets)**





**10 Queen Street South - second floor interior (note falling ceiling)**



**10 Queen Street South - basement interior (note extensive mould contamination)**

**12 Queen Street South:**

This is a 1 ½ storey building approximately 22' x 27' with simple gable roof. There is one shed dormer facing the street and two gable dormers facing the rear. The ground floor is a kitchen and living and dining room combination and the second floor is two bedrooms and one bathroom.

The exterior is painted wood siding and trims. The exterior and interior appear to be virtually as built and is generally in very good condition. Even the kitchen is original to the home – this is very unusual in homes of this vintage. The exterior features some interesting Arts & Crafts trimwork including brackets at the front portico, exposed rafter tail detail at the front portico and octagonal window on the rear elevation. These details would suggest a pre-WW2 construction date.

This home is interesting in that it exists largely as built and includes more architectural detail and interest than would typically be found on a building of this size. It is a small but handsome and well-crafted home and has obviously been well maintained.

There is also a detached garage on the property.



**12 Queen Street South - south-west oblique view**





**12 Queen Street South - north-east oblique view**



**12 Queen Street South - rear elevation**





**12 Queen Street South - interior (note original kitchen)**



**12 Queen Street West - interior (note original trimwork)**

**Analysis:**

6, 10 & 12 Queen Street South are typical of homes that were built before, during and immediately after WW2. Generally these were simple, architecturally generic homes constructed by small builders on individual lots. As a group they are of some cultural interest in describing the mid-century trend toward sub-urbanization, the urgent need for housing for returned veterans and for post-war immigrants and the consequent housing boom that occurred during these years. Individually, however, their generic nature and lack of detail or obvious architectural expression generally means that there is no argument for preservation. In the case of these particular buildings, 6 & 10 Queen Street South have had any interest that may have once possessed stripped away by successive renovations and changes of use. With the possible exception of the addition to 10 Queen Street South that added an attached garage, more living space and a third bedroom there is little ability here to use these homes as a way to track changing cultural expectations.

12 Queen Street South is of some interest in that it exhibits more architectural intent and craftsmanship than is typical in these homes and because it retains much more of its original fabric than do most homes of this era. It is also reminiscent in form of WW2 Victory Housing, although there is no evidence that this house was in any way associated with wartime housing development.

**Proposal:**

**Proposed building (Battaglia Architect Inc.)**

The proposal involves the demolition of the existing buildings on this site and the construction of a new 2-storey building of approximately 2000 m<sup>2</sup> designed by Battaglia Architect Inc. It will feature retail uses on the ground floor and medical and general office uses on the second floor, with parking provided in the rear yard and underground.

The proposed building is a rectangular, two-storey volume with polychromatic brick finish, stucco accents and a flat roof. The building has been designed to present itself as three component elements separated by recessed, glass facades. The individual component “buildings” recall in form, massing and materiality typical main street commercial buildings such as would be found in most Victorian Ontario towns, including Streetsville. The idea here is several – to acknowledge that these properties are being converted to commercial use, to create a visual relationship with the heritage commercial core of downtown Streetsville and to recall that these are three constituent properties combined to one use but to arrange the building in a way that respects that. The idea that these are three is implied by the building form itself but also by the fact that each of the front elevations planes are at a different setback to the street and each of the component “buildings” is accessed by its own walkway and stairs from the municipal sidewalk. The fact that the sidewalk grade falls from south to north, giving a different number of steps at the entrance to each “building”, also helps to create this definition. Across the front the building sits on a low stone pediment, similarly divided by recesses into three constituent elements and accented by landscape features.

The building is larger than its immediate neighbours but because of the complexity of its design and choice of natural, local materials it will integrate well into the streetscape. It meets the intent of the Official Plan policies described above.

## 2. Criteria

### Streetsville Village Core cultural landscape criteria:

-illustrates style, trend or pattern

#### *Analysis:*

*- the existing one-storey, single family homes north of the village core can be regarded as illustrating their own style or trend as an example of post-war suburban residential development, but clearly the intent of the Official Plan and zoning by-law is to encourage the re-development of this area with built form and use more similar to the historic downtown. In this respect both the proposed built form and use are appropriate and support the historic downtown core.*



-illustrates an important phase in Mississauga's Social or Physical Development

*Analysis:*

*-the context of this "important phase" is clearly the development of the Village of Streetsville, and by supporting the downtown core the proposal meets this requirement.*

-aesthetic and visual quality (built environment)

*Analysis:*

*-this is a part of the community very much in architectural transition and we can anticipate more pressure to demolish and re-develop adjacent properties. The proposed building draws its design cues from both the historic downtown core as well as the immediate local area. By consciously dividing itself into three constituent elements it respects the original lotting pattern of the community and attempts to integrate itself into the community. The proposed building is a complex yet sympathetic form that displays restraint as regards its size, proportion and detailing. It will be an attractive addition to the community, both now and as neighbouring properties are redeveloped.*

-historical or archeological interest

*Analysis:*

*-not applicable. This property was first developed in the 1940's and nothing would suggest particular historical or archeological interest here.*

Additional Mississauga Road Scenic Route criteria:

-scenic and visual quality (landscape environment)

*Analysis:*

*- this immediate area is characterized by relatively dense development that has generally seen front yards given over to parking and a loss of visual quality. By locating the parking at the rear of the site and creating landscaping opportunities at the street line the proposal does meet this requirement*

-horticultural interest

*Analysis:*

*-not applicable*

-landscape design, type and technological interest

*Analysis:*

*-not applicable*

-consistent scale of built features

*Analysis:*

*-the proposal is consistent with the scale of the historic downtown core. The intent of the Official Plan and zoning by-law is to require development of the type proposed here and not to respect the existing one-storey development presently located on the site and existing along the east side of Queen Street South. As more of these properties are re-developed, this consistency will re-emerge. This area is extremely varied, with existing one and two-storey residential development, commercial development and industrial development all in close proximity. In the short term, the scale, massing and detailing of this proposal is such that it will compliment the streetscape. Many of the existing buildings along both sides of Queen Street South are transitioning to commercial uses and clearly this type of development, supported as it is by the Official Plan and zoning by-law, will become more prevalent in the near future.*

### 3. Property Information

Analysis of land titles information reveals as follows:

This property was part of an approximately 100 acre parcel known as *Lot 5 Concession 5 West of Hurontario Street*. This is part of the “Second Purchase” of lands from the Mississauga First Nation in 1818 and surveyed by Timothy Street and Richard Bristol about 1819.

#### LOT 5, CONCESSION 5, WHS

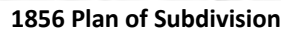


**Concession 5 - Lot 5 (Part of Second Purchase Map of 1818)<sup>3</sup>**

Records of ownership of this property begin in the 1820 with the original Crown patent to Timothy Street and thence to the Rutledge family in 1859 (note that the transfer must have happened prior to this – a plan of subdivision dated 1856 indicates these lands are the property of “Mess. Hyde & Rutledge”). The Rutledge family were one of the early settlers in this area and were significant land owners, also owning property to the north and east of this site.

<sup>3</sup> Illustrated Historical Atlas of the County of Peel 1877





- Following their subdivision in 1856 the three properties remained in common ownership and were transferred together between members of the Rutledge family until 1922. (They were presumably tenanted and used for agricultural purposes during this time. The 1856 plan shows a very small building on the 6 Queen Street South site and an indication of "Widow Armstrong". 10 Queen Street South shows no building but is marked "Widow Justine". 12 Queen Street South also shows no building and is marked "Henry Rutledge".)
- The properties were last transferred together in 1922 when H.N. Rutledge sold them to George Gibbons.
- Gibbons sold 6 & 10 Queen together to A. Rothstein 1923. 6 & 10 Queen were next transferred (again together), this time under power-of-sale to Jennie Smith in 1928. Smith sold the properties together to F. & M. Jackson in 1931 who in turn sold them together to Elsie & Francis W. Dowling in 1941.

- It was at the end of the Dowling ownership that 6 & 10 Queen were first sold independently. Dowling sold 10 Queen to Kathleen & Charles W. Arch in 1944 and 6 Queen to Donald MacMillan in 1950
- 6 & 10 Queen continued under independent ownership from that time; 6 Queen went through a number of owners during the latter half of the twentieth century but 10 Queen was held by the Arch family until its purchase by the present owners in 2010
- George Gibbons held 12 Queen under 1937 when he lost it due to tax arrears and ownership returned to the Village of Streetsville.
- 12 Queen was purchased by Charles Caves from the Village of Streetsville in 1940. It continued under independent ownership from that time; eventually being purchased in 1970 by Wm. Arch & Sons Building & Construction Limited in 1970, who held it until its purchase by the present owners in 2011

Thus, 12 Queen has been under independent ownership since 1940, 10 Queen since 1944 and 6 Queen since 1950.

It is very likely that 12 Queen was built about 1940 for Charles Caves, 10 Queen was built about 1944 for Charles W. Arch and 6 Queen about 1950 for Donald MacMillan . This chronology and these dates also confirm the conclusions regarding the architectural character of the buildings reached above.

Research was unable to discover who the individual builders of these homes were, although given that Charles W. Arch was a prominent builder (see below) it is reasonable to assume that he built his own home.

The earliest available air photograph dates from 1954. This shows existing development on each of these properties and along the west side of Queen Street South. (The development on the east side of Queen Street South appears to be underway at the time of the photograph – note that this area was not subdivided until the 1940's.)



1954 Air Photograph<sup>4</sup>

#### Analysis:

These properties share with their neighbours that they are associated with the mid-century development of the area and with the sub-urbanization and intensification that occurred during this period.

The properties are notable in that they are associated with three families of local importance to the Streetsville community – Rutledge, Dowling and Arch.

Members of the Rutledge family owned this property from 1859 to 1922. The Rutledges were one of the founding families of Streetsville. The first members arrived in 1818 from Enniskillen, Ireland. Members of the family were involved in the brick business and the family donated the land for Trinity Anglican church as well as the bricks used in its building.<sup>5</sup> Henry Rutledge (1797-1875) was a local councillor and is an ancestor of the present City councillor George Carlson. The Rutledges were large land-owners in the area, however, and their connection to these

<sup>4</sup> [www.mississauga.ca](http://www.mississauga.ca) (mapping)

<sup>5</sup> Tweedsmuir History of Streetsville, Volume 1, p. 90.



buildings is very tangential because development of the lands did not begin until after their tenure.

The Dowlings are also a significant family in Streetsville. James Dowling (1827-1909) arrived in Streetsville from Garafraxa, ON in 1879 and in 1886 purchased a 192 acre farm on the north side of Britannia Rd (present Canada Brick site). The Dowlings were successful farmers and eventually also went into the implement and fence business. They were strict Methodists and active in the Church community.<sup>6</sup> Frank Dowling (1914-1998) was a grandson of James and is remembered as Reeve of Streetsville in 1958 and later became the first mayor of the Town in 1962. The house was sold by the Dowling family in 1946 but it remains and is known as Dowling House.<sup>7</sup> It is designated under Part IV of the Ontario Heritage Act.

Frank Dowling is believed to be the Francis W. Dowling that appears in the title records of these properties. His relationship is also tangential, however, as he sold them prior to the presumed construction date of the buildings. The land was likely in agricultural use at that time. His ownership period also pre-dates the time when he became significant to the community.

The third family of significance to appear in the list of previous property owners is the Arch family. The Archs were long term owners of 10 and 12 Queen St. S.

Charles W. Arch (1867-1942) arrived in Streetsville with his wife and three children from London, England in 1901. It is recorded that he worked as a tinsmith. The family had two more children before Mrs. Arch died in childbirth in 1910. Mr. Arch died in 1942 at the age of 75.<sup>8</sup>

Charles W. Arch eldest son was William Arch. This is the individual who Wm. Arch & Sons Building & Construction was named for and that held 12 Queen St. S from 1970 to 2011. William had five sons and two daughters. One of these sons was Charles W. Arch (1922-1980)<sup>9</sup> who would hold 10 Queen St. S. from 1944 until his death and whose youngest son, William Philip Arch, would succeed him on title until 2010. Thus, 10 & 12 Queen are significant in that they are associated with three generations of ownership by members of the Arch family.

The Arch family were locally successful and of some note. William C. Arch was Reeve of Streetsville 1953-1957.<sup>10</sup> Wm. Arch & Sons are recorded as builders of the new Post Office at 145 Queen St. S. (built 1965 and still remaining), of the Wilcox Equipment Rentals building in the

---

<sup>6</sup> The Tweedsmuir History of Streetsville, Volume III, page 64 (collection of Heritage Mississauga)

<sup>7</sup> Mississauga News, Dec 17 2010

<sup>8</sup> The Tweedsmuir History of Streetsville, Volume II, page 45 (collection of Heritage Mississauga)

<sup>9</sup> Records of Streetsville Cemetery (Heritage Mississauga collection)

<sup>10</sup> Heritage Mississauga website

early 1960's, of the renovations to 228 Queen St. S. and it is recorded that in 1928 Charles Arch did major renovations to the old library (now the Streetsville BIA Building).<sup>11</sup> The family is commemorated in Arch Rd., a residential street east of Queen St. between Britannia and Ellen St. The family is also of note in that they intermarried with the Street family and are the only direct descendants of Streetsville founder Timothy Street still living in the Town.<sup>12</sup> This is something still appreciated by the community. Mrs. Hilda Arch (1914-2008) was commemorated at her death as a great-great-grand-daughter of Timothy.<sup>13</sup>

#### **4. Impact of Development or Site Alteration**

The proposed development will have minimal impact on the identified heritage attributes in the cultural landscape. The cultural landscape document(s) identify no particular features associated with the existing building at 6, 10 & 12 Queen St. South. There will be a change in building form but only as mandated under the Official Plan and zoning by-law. There will be minimal shadow impacts outside of the subject site. The development will result in intensification of the site but this is consistent with similar projects in the immediate area and with the City's vision for future development of this area.

#### **5. Mitigation Measures**

-as there are no identifiable detrimental impacts, no mitigation measures are necessary or proposed.

#### **6. Qualifications**

-a CV for Rick Mateljan is attached.

#### **7. Recommendations**

The property must be evaluated under the criteria for designation under the Ontario Heritage Act.

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

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<sup>11</sup> Hicks, Kathleen; Streetsville From Timothy to Hazel

<sup>12</sup> Interview with Matthew Wilkinson, Heritage Mississauga

<sup>13</sup> Toronto Star, Hilda Arch obituary, Jan 22 2008

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

*Analysis: 6 & 10 Queen Street South have been extensively modified since first constructed and any significant original features have been lost. 12 Queen Street South is a handsome building and does display some interest but nothing close to what would be required to be considered worthy of Part IV designation. Nothing about the buildings would indicate that they were ever rare, unique or displayed a high degree of craftsmanship or 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 the 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.

*Analysis: The buildings proposed to be demolished have associations with the mid-century development of this area, although to no greater a degree than other buildings on the street or in the immediate community. There is no evidence that this building has any significance to any identifiable community or culture. There is evidence of association with the Rutledge family, who were of cultural importance to the community, but the connection is not significant. There is evidence of connection to the Dowling family and Frank Dowling in particular. Frank Dowling is of local importance but he is identified with Dowling House, the place of his birth. There is no evidence that the community associates him with this building. There is strong connection of these buildings to the Arch family but this was a large family that would be presumed to have associations to many properties in the Town. There is no evidence that these properties were ever of particular cultural importance because of their ownership by the Arch family. The familial associations with these buildings are interesting but do not rise to the level that would require Part IV designation. The possibility that one or more of these buildings was built by the Arch family is also interesting but this was a major local building company that would have connections to many buildings. There is no indication that these were of particular significance to them.*

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.



*Analysis: The properties proposed to be demolished do not maintain the character of the streetscape in a significant way. They are linked to their physical location or surroundings by virtue of the fact that they share similar massing and form to their neighbours, but this is a weak relationship that grows weaker as other buildings on the street transition to non-residential uses and forms. They are not a landmark.*

**Conclusion:**

The houses at 6, 10 & 12 Queen Street South are generic, tract built houses. 6 & 10 have had their form and finishes have been compromised by successive renovations and alterations. 12 Queen St. S. alone retains some interest and value because it has been well maintained and little altered since construction. They have some associations with prominent local families but not in a way that is atypical of small, rural communities.

The buildings do not meet the requirements for designation under Part IV of the Ontario Heritage Act.

**8. Provincial Policy Statement:**

Under the Provincial Policy Statement,

“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.”

*Analysis:*

*Under this definition, 6, 10 & 12 Queen Street South do not warrant conservation.*

## **Bibliography:**

### **Published materials-**

Hicks, Kathleen A., Streetsville: from Timothy to Hazel

Illustrated Historical Atlas of the County of Peel

### **Non-published materials and collections-**

Canadiana Room, City of Mississauga Public Library

Heritage Mississauga, including Wm. Perkins Bull collection and Tweedsmuir  
History of Streetsville

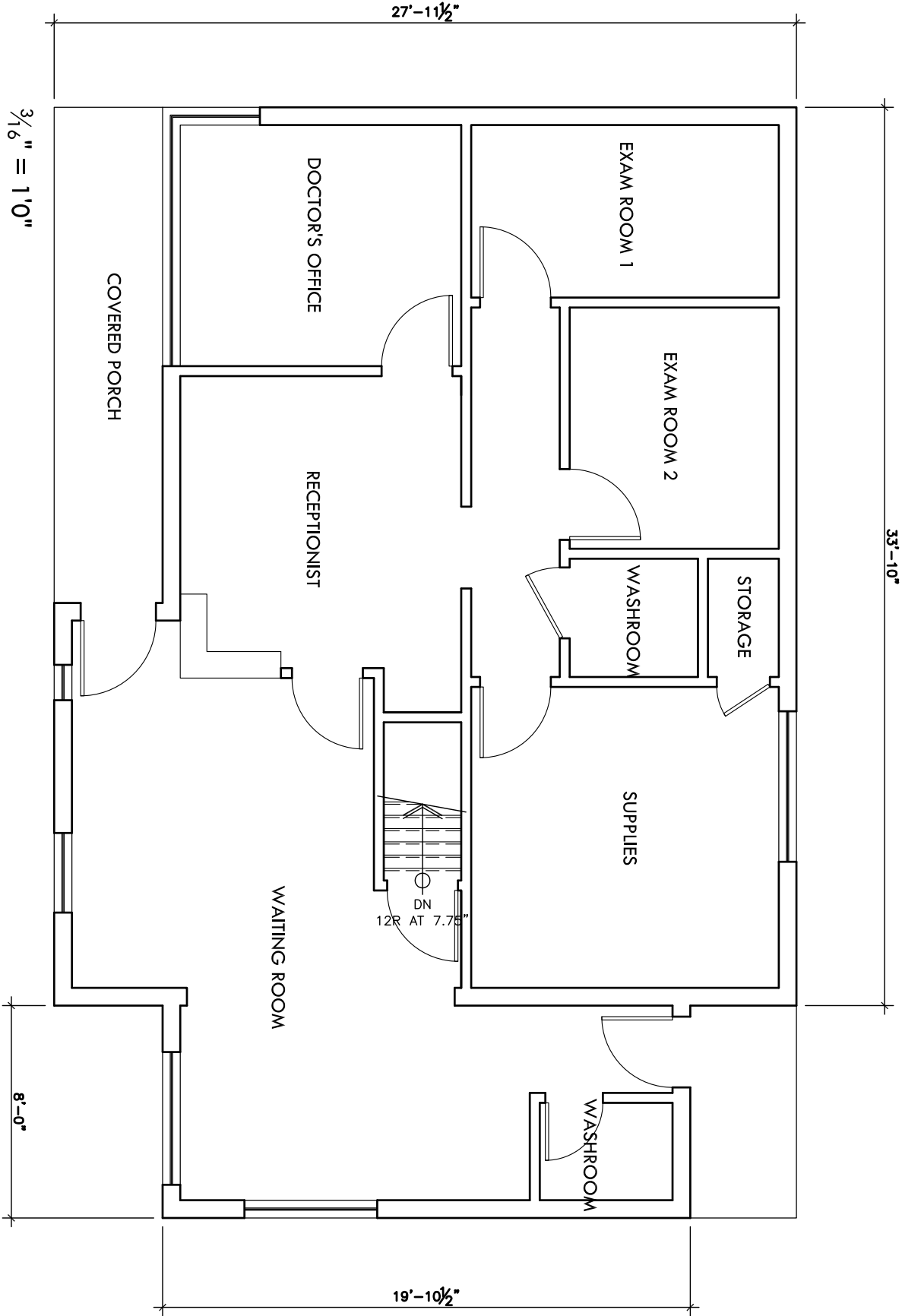
### **Websites-**

Historic Images database, City of Mississauga

Property Information database, City of Mississauga

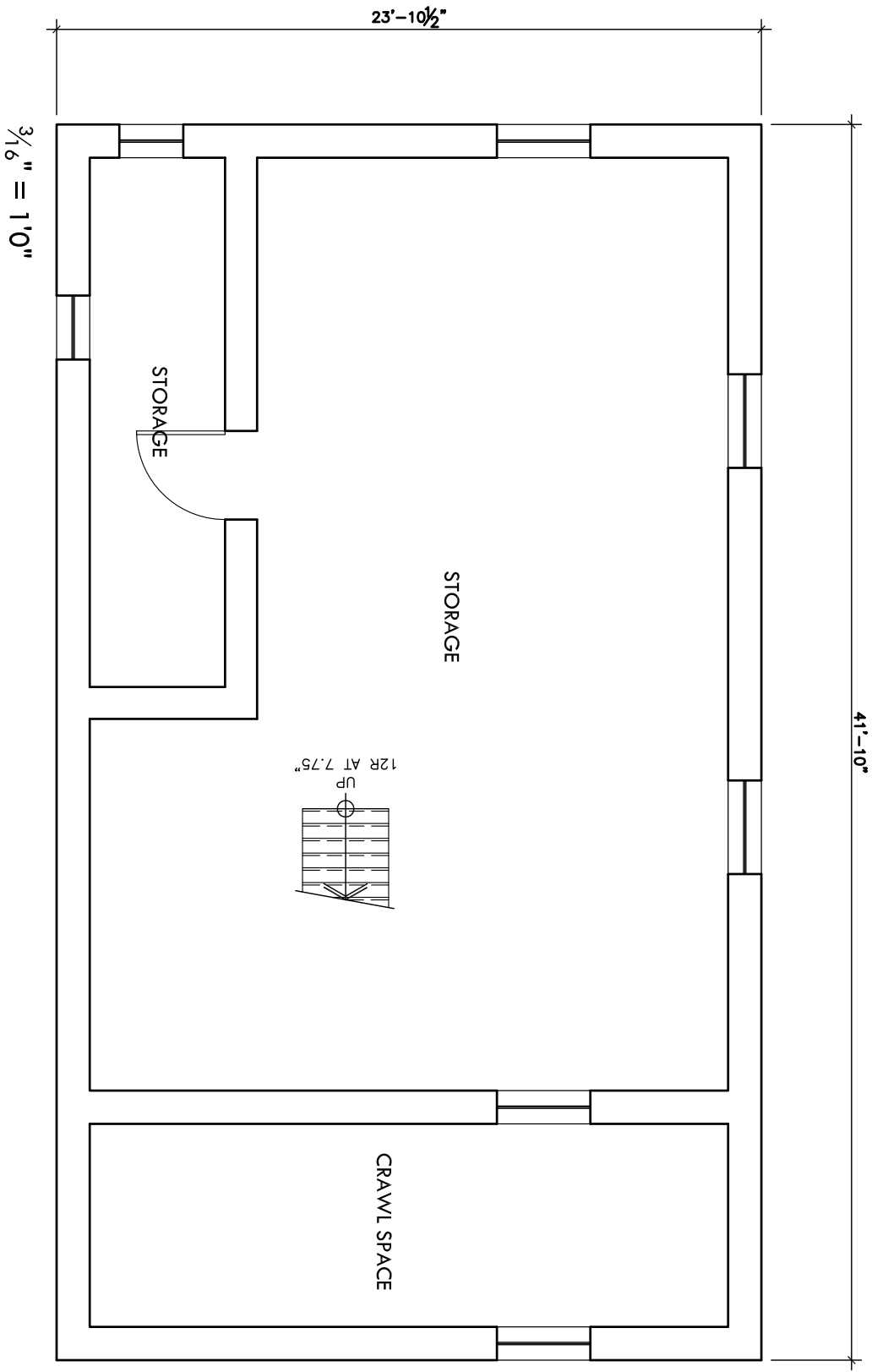
## **Appendices:**

- Floor plans of existing buildings
- Existing streetscape and proposed streetscape
- Chain of title information
- Rick Mateljan CV

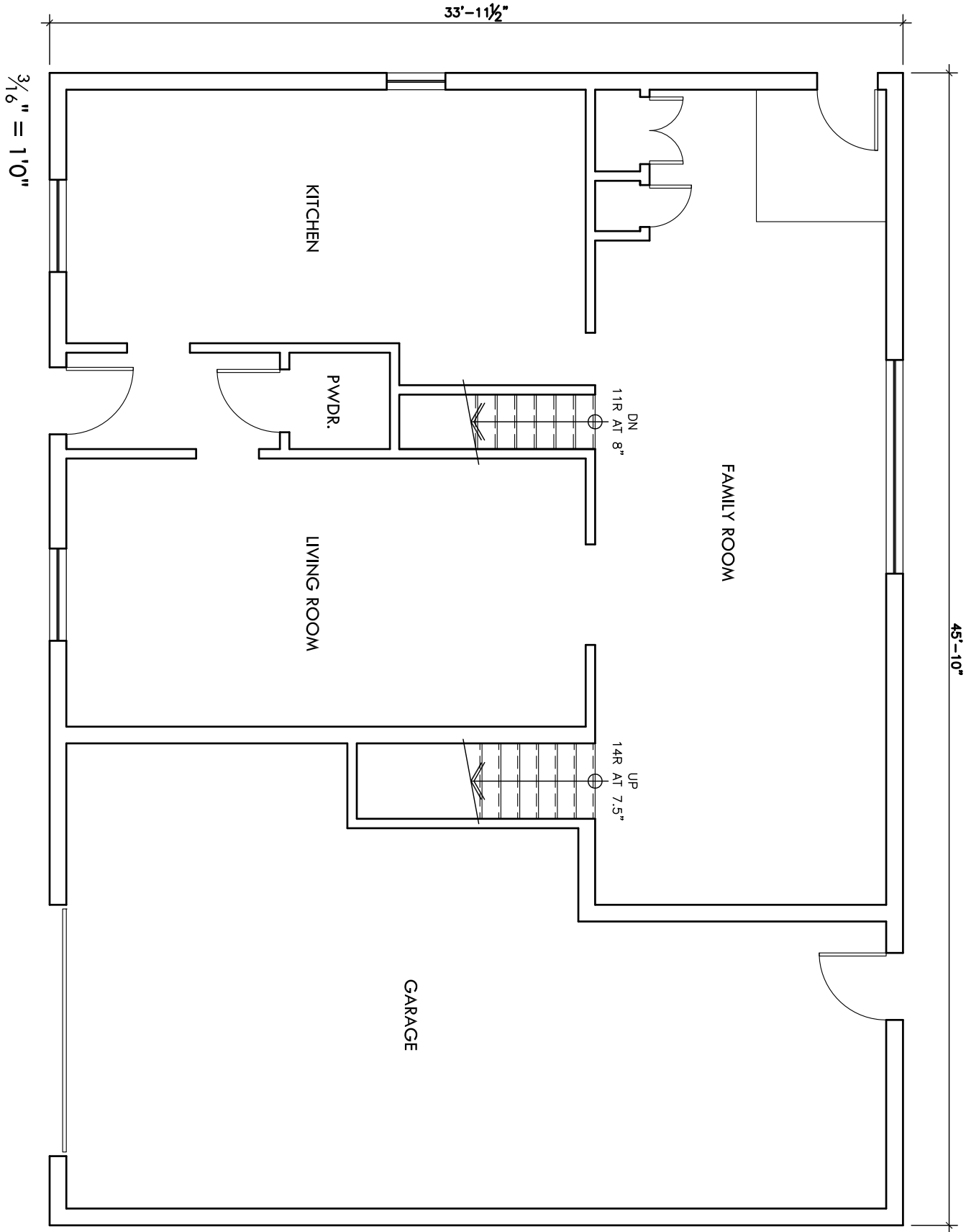


6 QUEEN ST. S.  
GROUND FLOOR

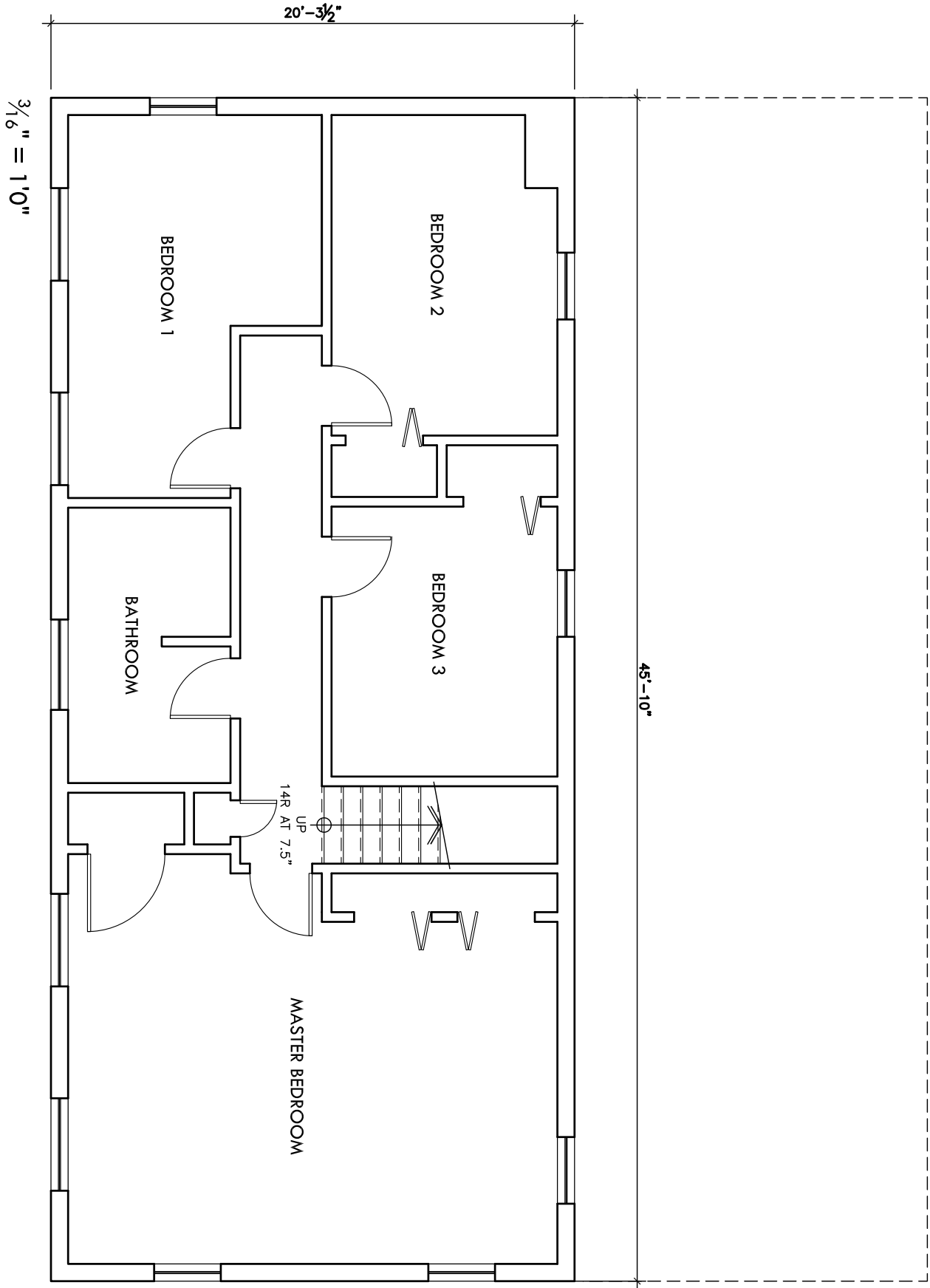




6 QUEEN ST. S.  
BASEMENT

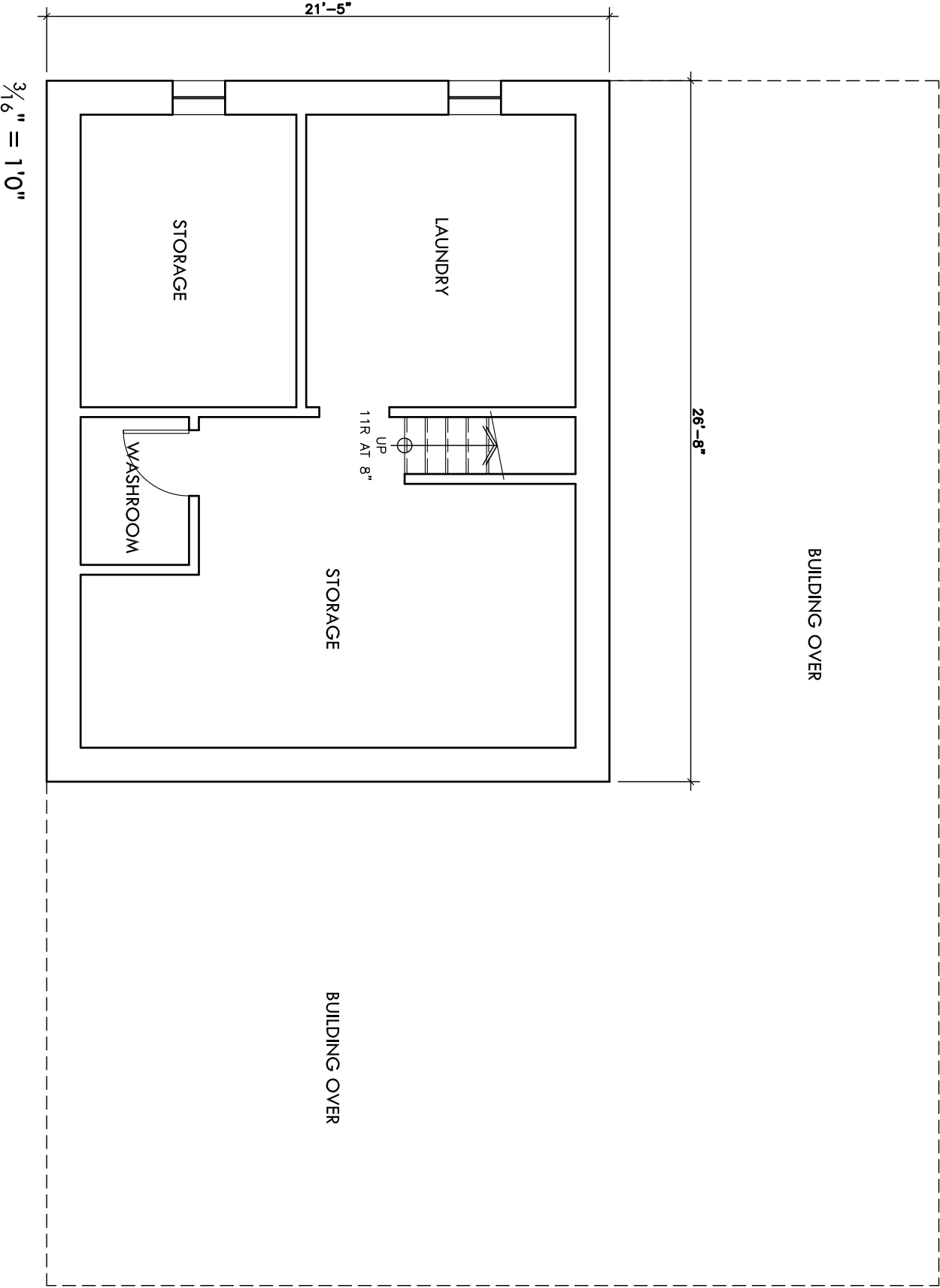


10 QUEEN ST. S.  
GROUND FLOOR

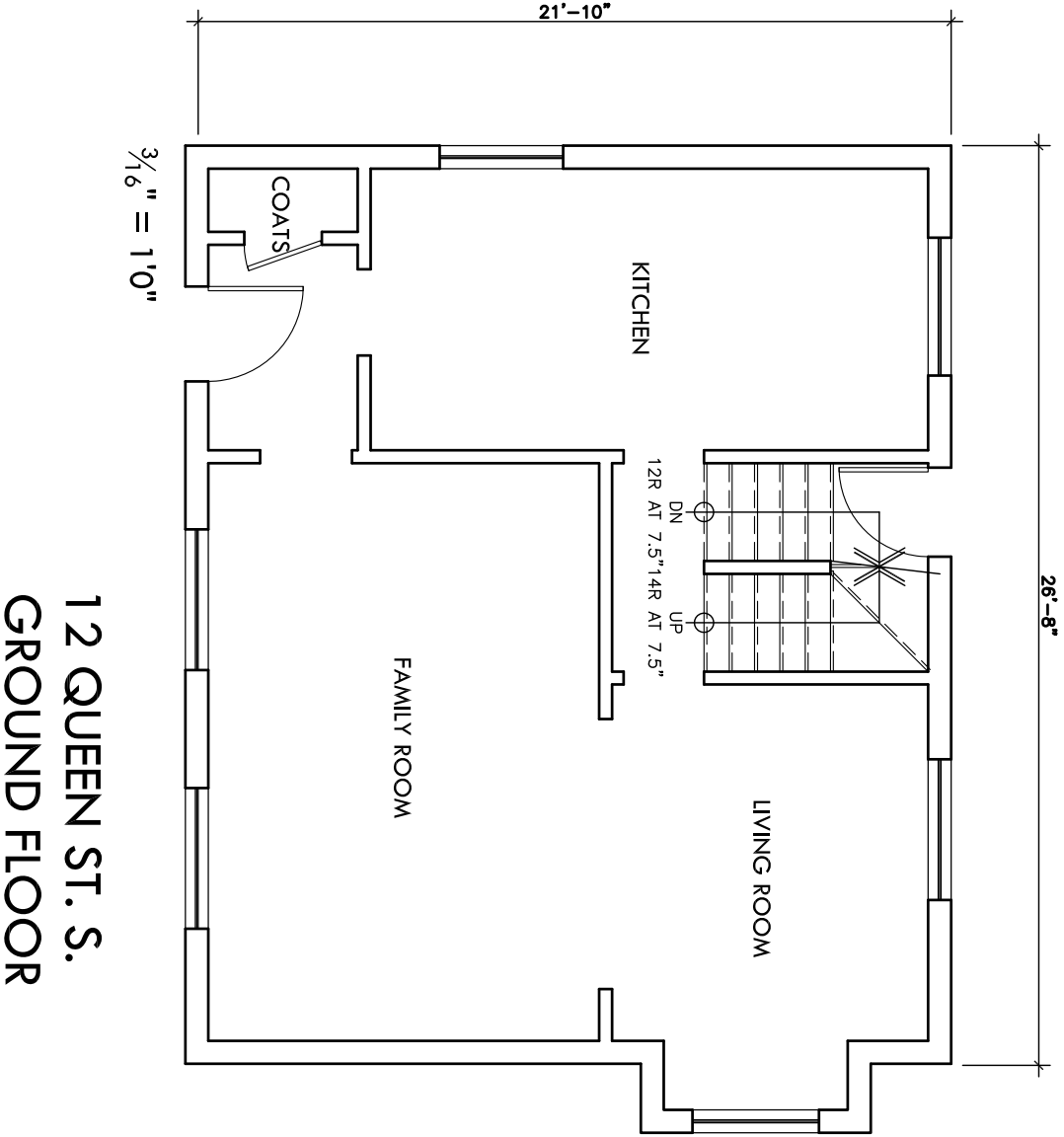


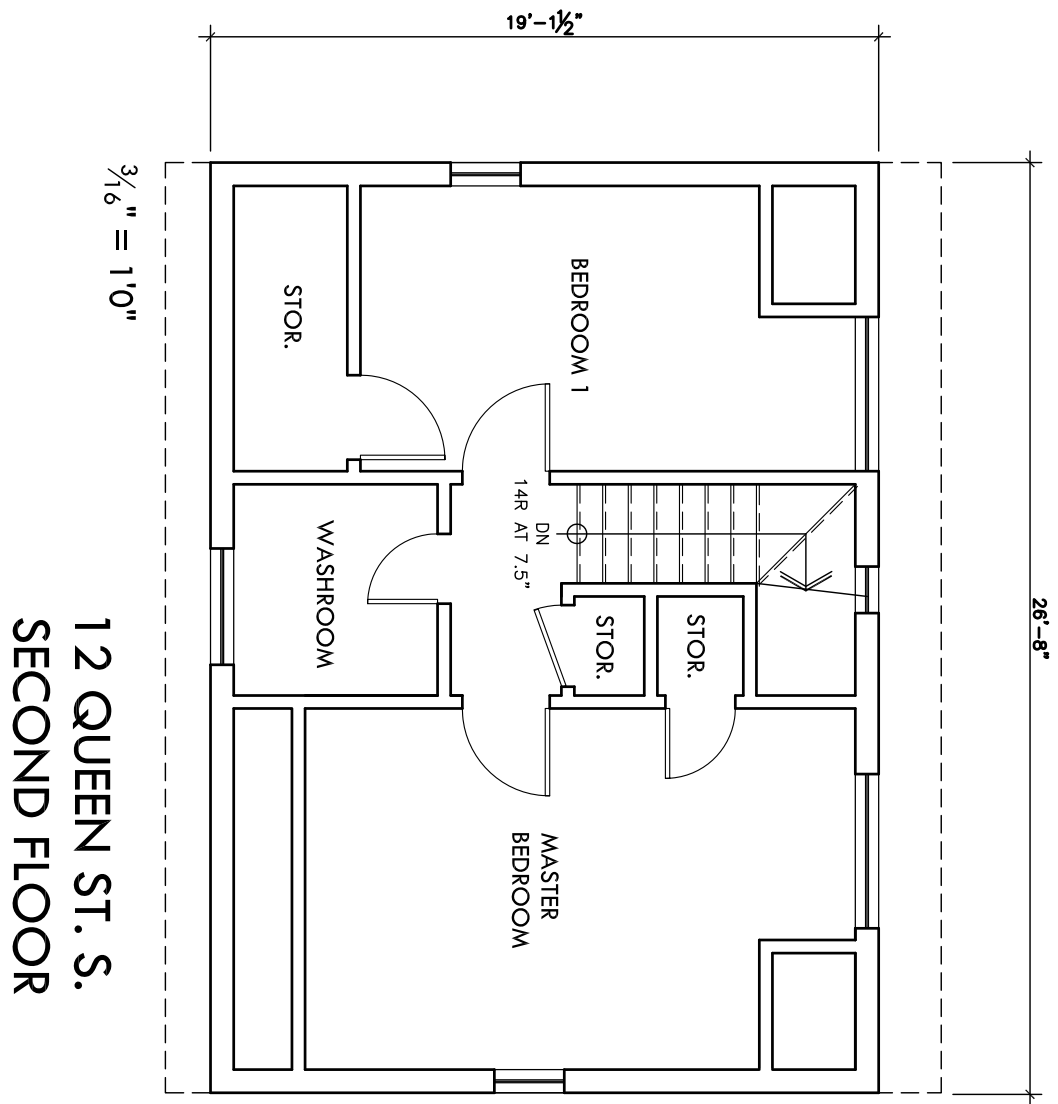
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SECOND FLOOR

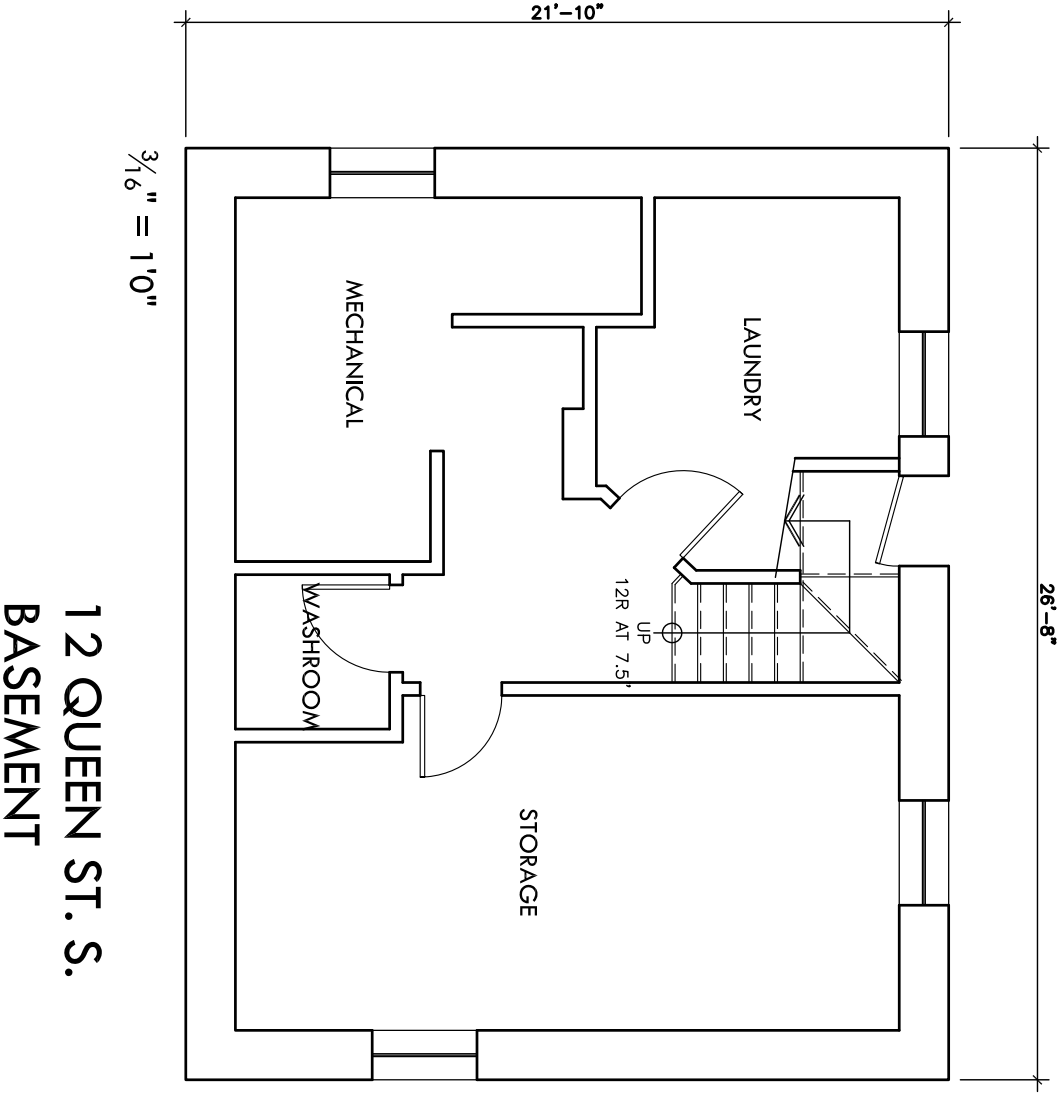




10 QUEEN ST. S.  
BASEMENT











EXISTING BUILDING  
18 QUEEN ST. SOUTH  
MISSISSAUGA

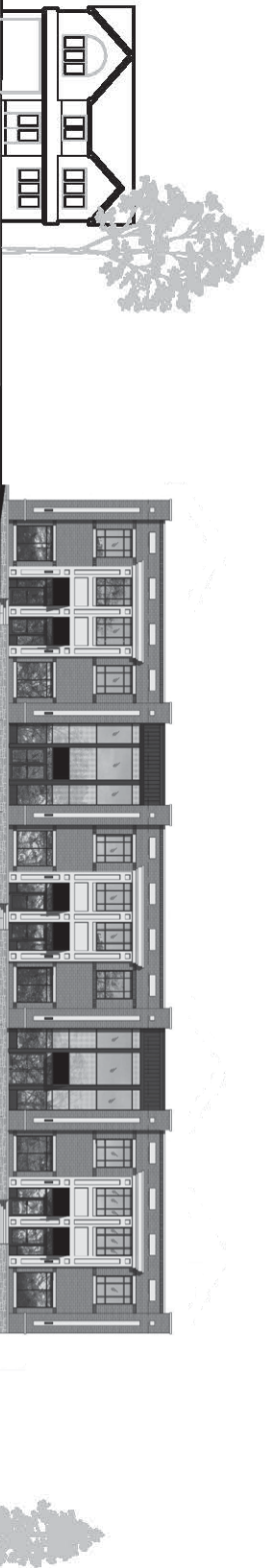
EXISTING BUILDING  
12 QUEEN ST. SOUTH  
MISSISSAUGA

EXISTING BUILDING  
10 QUEEN ST. SOUTH  
MISSISSAUGA

EXISTING BUILDING  
6 QUEEN ST. SOUTH  
MISSISSAUGA

BRITANNIA  
ROAD WEST.

## 6-14 QUEEN ST. SOUTH EXISTING STREETScape

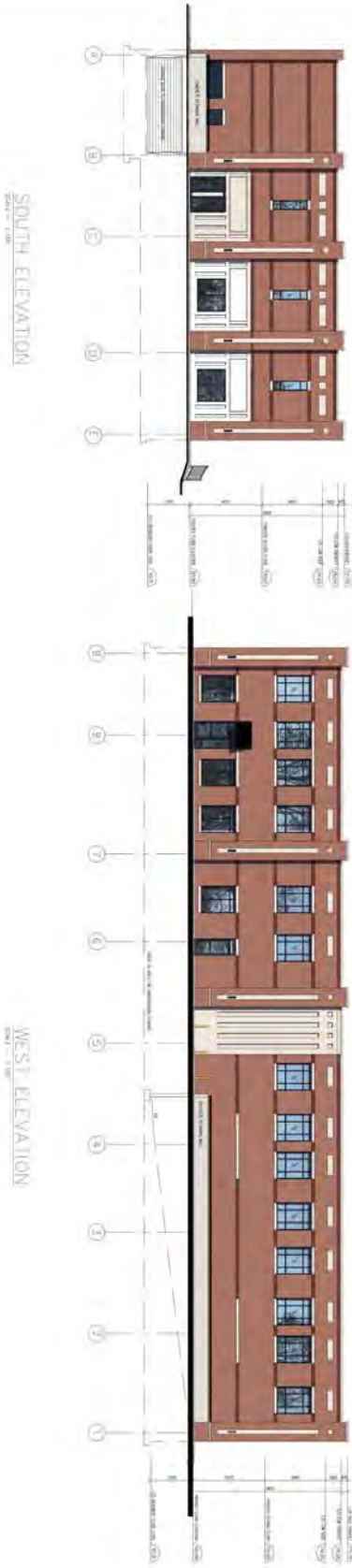


EXISTING BUILDING  
18 QUEEN ST. SOUTH  
MISSISSAUGA

PROPOSED BUILDING  
6 QUEEN ST. SOUTH  
MISSISSAUGA

BRITANNIA  
ROAD WEST.

## 6-14 QUEEN ST. SOUTH PROPOSED STREETScape



GENERAL NOTES:  
1) ALL DRAWINGS AND DESIGNS ARE COPYRIGHTED AND PROPERTY OF CANTAM GROUP LIMITED AND CANNOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONSENT FROM THE DESIGNER.  
2) CONSTRUCTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
3) 50% NOT SCALE DRAWINGS.

NO.	DESCRIPTION	DATE
R10	REVISED AS PER CITY COMMENTS	-
R9	REVISED AS PER CITY COMMENTS	JUL. 15, 2015
R8	REVISED AS PER CITY COMMENTS	NOV. 25, 2014
R7	CAD APPROVAL	JAN. 17, 2014
R6	REVISION FOR CITY COMMENTS	MAY. 12, 2013
R5	REVISION FOR CITY COMMENTS	DEC. 11, 2012
R4	REVISION FOR CITY COMMENTS	SEPT. 14, 2012
R3	REVISION FOR CITY COMMENTS	AUG. 29, 2012
R2	REVISION FOR CITY COMMENTS	JUNE 26, 2012
R1	REVISION FOR CITY COMMENTS	JAN. 13, 2012
R0	ISSUED FOR SITE PLAN APPLICATION	SEPT. 27, 2011

ARCHITECT:  
**BATTAGLIA**  
ARCHITECT  
INCORPORATED, 200-1000 SHEPPARD AVE. EAST  
UNIT 100, SCARBOROUGH, ONTARIO M1S 1T5  
TEL: (416) 291-1166 FAX: (416) 291-1167

PROJECT COORDINATOR:  
**CANTAM**  
Group  
PLANNING & BUILDING CONSULTANTS  
1000 SHEPPARD AVE. EAST, SUITE 1000  
SCARBOROUGH, ONTARIO M1S 1T5  
TEL: (416) 291-1166 FAX: (416) 291-1167

SITE:  
6, 10, 12 QUEEN ST., SOUTH, MISSISSAUGA  
CITY OF MISSISSAUGA  
PROJECT:  
PROPOSED RETAIL, MEDICAL, AND OFFICE  
BUILDING

DRAWING:  
BUILDING ELEVATIONS  
DATE: AUG. 22, 2012  
SCALE: AS SHOWN  
DRAWING NO.  
DATE BY: LS  
CHK BY: TS  
SPR NUMBER: SPR-11047-RV11  
**A6**





<b>Chain of Title for PIN 13128-0232 (LT)</b> Part Lots 22 & 23 Plan STR2, Part 2, 43R22744 6 Queen Street South, Mississauga			
<b>Deed #</b>	<b>Date</b>	<b>Transferor</b>	<b>Transferee</b>
<b>Part of Lot5, Concession 5WHS, Toronto Township</b>			
Patent	Jan 13 1820	The Crown	Timothy Street
75128	Nov 12 1959	Timothy Street	Henry Rutledge
105828	Nov 3 1862	Henry Rutledge	James E. Rutledge
298	May 8 1869	Henry Rutledge	James E. Rutledge
<b>Part of Lots 21 &amp; 22, Plan STR2</b>			
1441 (Tax Deed)	Jan 25 1922	County of Peel	H. N. Rutledge
1442 (Tax Deed)	Jan 25 1922	County of Peel	H. N. Rutledge
1443	Jan 25 1922	H. N. Rutledge	George Gibbons
1493	May 9 1923	George Gibbons	A. Rothstein
1691 (Power of Sale)	Sept 19 1928	Jacob D. Switzer	Jennie Smith
1788	Oct 30 1931	Jennie Smith	F.W. Jackson Mary Jackson
2031	July 4 1941	Mary Jackson	Elsie Dowling Francis W. Dowling
2632	Feb 22 1950	Elsie N. Dowling Francis W. Dowling	Donald MacMillan
2650	April 27 1950	Donald MacMillan	Carman Ray
2651	April 27 1950	Carman Ray	Nora E. Griffith Orval Griffith
379602vs	Jan 6 1976	Nora E. Griffith Orval Griffith	George Ihnat Anne Ihnat
385987vs	March 19 1976	Elsie Dowling Francis W. Dowling	George Ihnat Anne Ihnat
523141	July 27 1979	Francis W. Dowling	Margaret R. Pearson Graham E. Berry
678705	April 27 1984	Margaret R. Pearson Graham E. Berry	Margaret R. Berry Graham E. Berry
81955	Sept 29 1987	Anne Ihnat	Louis Pinarello Ralph Hunter
832353	Jan 15 1988	Margaret Rose Berry Graham Ernest Berry	Trakenmar Inc.
RO1106730	Jan 12 1996	Louis Pinarello Ralph Hunter	The Regional Municipality of Peel
RO1106731	Jan 12 1996	Trakenmar Inc.	The Regional Municipality of Peel
RO1180635	Jan 18 1999	The Regional Municipality of Peel	Winston Martyn



RO1180636	Jan 18 1999	Winston Martyn	Rajwant Grewal Talwinder Grewal
PR986558	Dec 19 2005	Rajwant Grewal Talwinder Grewal	Rajwant Grewal

Documents Attached: Transfer PR986558

Plans Attached: STR2, 43R22744

Abstracts and PIN Maps attached

Title Chain from Crown by abstract name only.

Instruments not reviewed.

For Summary purposes only. For further details see Abstracts attached.

<b>Chain of Title for PIN 13128-0202 (LT)</b> Part Lots 21 & 22 Plan STR2 as in ST2162, except Part 17, 43R21013 10 Queen Street South, Mississauga			
Deed #	Date	Transferor	Transferee
Part of Lot5, Concession 5WHS, Toronto Township			
Patent	Jan 13 1820	The Crown	Timothy Street
75128	Nov 12 1959	Timothy Street	Henry Rutledge
105828	Nov 3 1862	Henry Rutledge	James E. Rutledge
298	May 8 1869	Henry Rutledge	James E. Rutledge
Part of Lots 21 & 22, Plan STR2			
1442 (Tax Deed)	Jan 25 1922	County of Peel	H. N. Rutledge
1443	Jan 25 1922	H. N. Rutledge	George Gibbons
1493	May 9 1923	George Gibbons	A. Rothstein
1691 (Power of Sale)	Sept 19 1928	Jacob D. Switzer	Jennie Smith
1788	Oct 30 1931	Jennie Smith	F.W. Jackson Mary Jackson
2031	July 4 1941	Mary Jackson	Elsie Dowling Francis W. Dowling
ST2162	June 14 1944	Elsie N. Dowling	Kathleen Arch Charles W. Arch
PR202112	Feb 11 2002	Kathleen Arch	William Phillip Arch Kathleen Arch
PR418659	April 11 2003	William Phillip Arch	William Phillip Arch Christina Lynn Arch
PR1913738	Oct 29 2010	William Phillip Arch Christina Lynn Arch	Barjo Streetsville Inc.
Documents Attached: Transfer PR1913738, Deed ST2162			
Plans Attached: STR2, 43R21013			
Abstracts and PIN Maps attached			
Title Chain from Crown by abstract name only.			
Instruments not reviewed.			
For Summary purposes only. For further details see Abstracts attached.			



<b>Chain of Title for PIN 13128-0202 (LT)</b> Part Lots 21 & 22 Plan STR2 as in ST2162, except Part 17, 43R21013 10 Queen Street South, Mississauga			
Deed #	Date	Transferor	Transferee
Part of Lot5, Concession 5WHS, Toronto Township			
Patent	Jan 13 1820	The Crown	Timothy Street
75128	Nov 12 1959	Timothy Street	Henry Rutledge
105828	Nov 3 1862	Henry Rutledge	James E. Rutledge
298	May 8 1869	Henry Rutledge	James E. Rutledge
Part of Lots 21 & 22, Plan STR2			
1442 (Tax Deed)	Jan 25 1922	County of Peel	H. N. Rutledge
1443	Jan 25 1922	H. N. Rutledge	George Gibbons
1493	May 9 1923	George Gibbons	A. Rothstein
1691 (Power of Sale)	Sept 19 1928	Jacob D. Switzer	Jennie Smith
1788	Oct 30 1931	Jennie Smith	F.W. Jackson Mary Jackson
2031	July 4 1941	Mary Jackson	Elsie Dowling Francis W. Dowling
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PR418659	April 11 2003	William Phillip Arch	William Phillip Arch Christina Lynn Arch
PR1913738	Oct 29 2010	William Phillip Arch Christina Lynn Arch	Barjo Streetsville Inc.
Documents Attached: Transfer PR1913738, Deed ST2162			
Plans Attached: STR2, 43R21013			
Abstracts and PIN Maps attached			
Title Chain from Crown by abstract name only.			
Instruments not reviewed.			
For Summary purposes only. For further details see Abstracts attached.			

**RICK MATELJAN** Lic. Tech. OAA  
 3566 Eglinton Ave. W., Mississauga, ON  
 (t) 416 315 4567 (e) rick.mateljan@smda.ca

### curriculum vitae

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#### Education:

- |           |  |
|-----------|--|
| 1978-1983 | Trinity College, University of Toronto <ul style="list-style-type: none"> <li>• B. A. (4 year) (Specialist English, Specialist History)</li> </ul>                               |
| 1994-1995 | Ryerson Polytechnic University <ul style="list-style-type: none"> <li>• detailing of residential and institutional buildings, OBC, technical and presentation drawing</li> </ul> |
| 1997-2006 | Royal Architectural Institute of Canada Syllabus Program <ul style="list-style-type: none"> <li>• program of study leading to a professional degree in architecture</li> </ul>   |
- 

#### Employment:

- |                |   |
|----------------|---|
| 2010 - Present | Strickland Mateljan Design Associates Ltd.(Partner) <ul style="list-style-type: none"> <li>• architectural design practice specializing in custom residential and small commercial projects, land development consultation, adaptive re-use, heritage conservation</li> <li>• heritage and urban design consulting for complex infill projects</li> <li>• responsible for management, business development, marketing and project delivery</li> <li>• extensive experience in municipal approvals, heritage approvals</li> <li>• Ontario Licensed Designer</li> <li>• Ontario Association of Architects licence with terms, conditions and limitations</li> </ul>   |
| 2001 - 2010    | Gren Weis Architect and Associates, Designer and Project Manager <ul style="list-style-type: none"> <li>• design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction</li> <li>• extensive client, consultant and building site involvement</li> <li>• extensive experience in multi-disciplinary team environments</li> <li>• specialist at Municipal Approvals, Site Plan and Re-zoning approvals, OMB appeals</li> <li>• specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities</li> <li>• corporate communication, advertising and photography</li> </ul> |



1993-2001

Diversified Design Corporation, Owner

- conceptual design, design development, working drawings, approvals and construction for custom residential, institutional and commercial projects

---

Recent professional development:

2012	OAA – Admission Course
2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	Qualified to give testimony before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

---

Activities:

2014 -2015	Guest critic, University of Waterloo Architectural Practice Program
2012-present	Member, Board of Directors, OAAAS and member of the OAAAS Student Award Jury
2011-present	Member, Editorial Committee, OAA Perspectives magazine
2008-present	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007-present	Member, Mississauga Heritage Advisory Committee (vice-chair from 2015), member of the Heritage Award jury and Heritage Property Grant Panel
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

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Memberships:

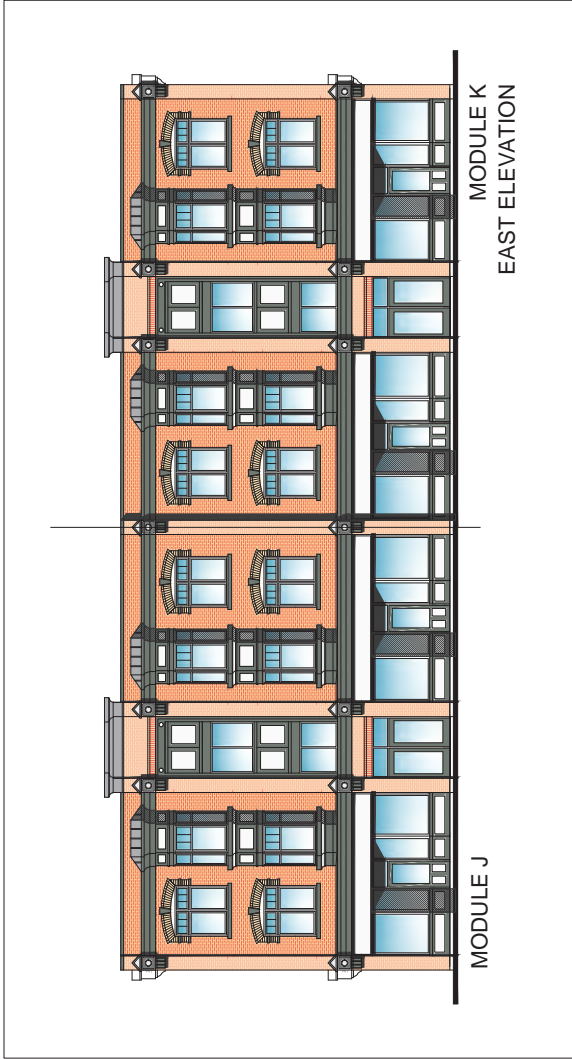
Ontario Association of Architects  
 Ontario Association of Applied Architectural Sciences

REVISIONS		DESCRIPTION
REF.	DATE	
1	JUNE 11/21	REDESIGN FOR ACOUSTICS
2	JULY 21/21	ALTERED GARBAGE PICK UP
3	JULY 26/21	CHANGE TO TITLE BLOCK



PART OF LOTS 21,22,23,25,26,27,28,29&30  
REGISTERED PLAN STR-2  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

A100



REVISIONS		DESCRIPTION
REF.	DATE	
1	JUNE 11/21	REVISION FOR ACCURATIES
2	JULY 1/21	CHANGE TO TITILE BLOCK
3	JULY 26/21	CHANGE TO TITILE BLOCK

NO.	ISSUANCE	DATE
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**actiworks inc.**  
16 James Street  
Kleinburg, Ontario L4B 6B9  
Tel: (905) 240-2580

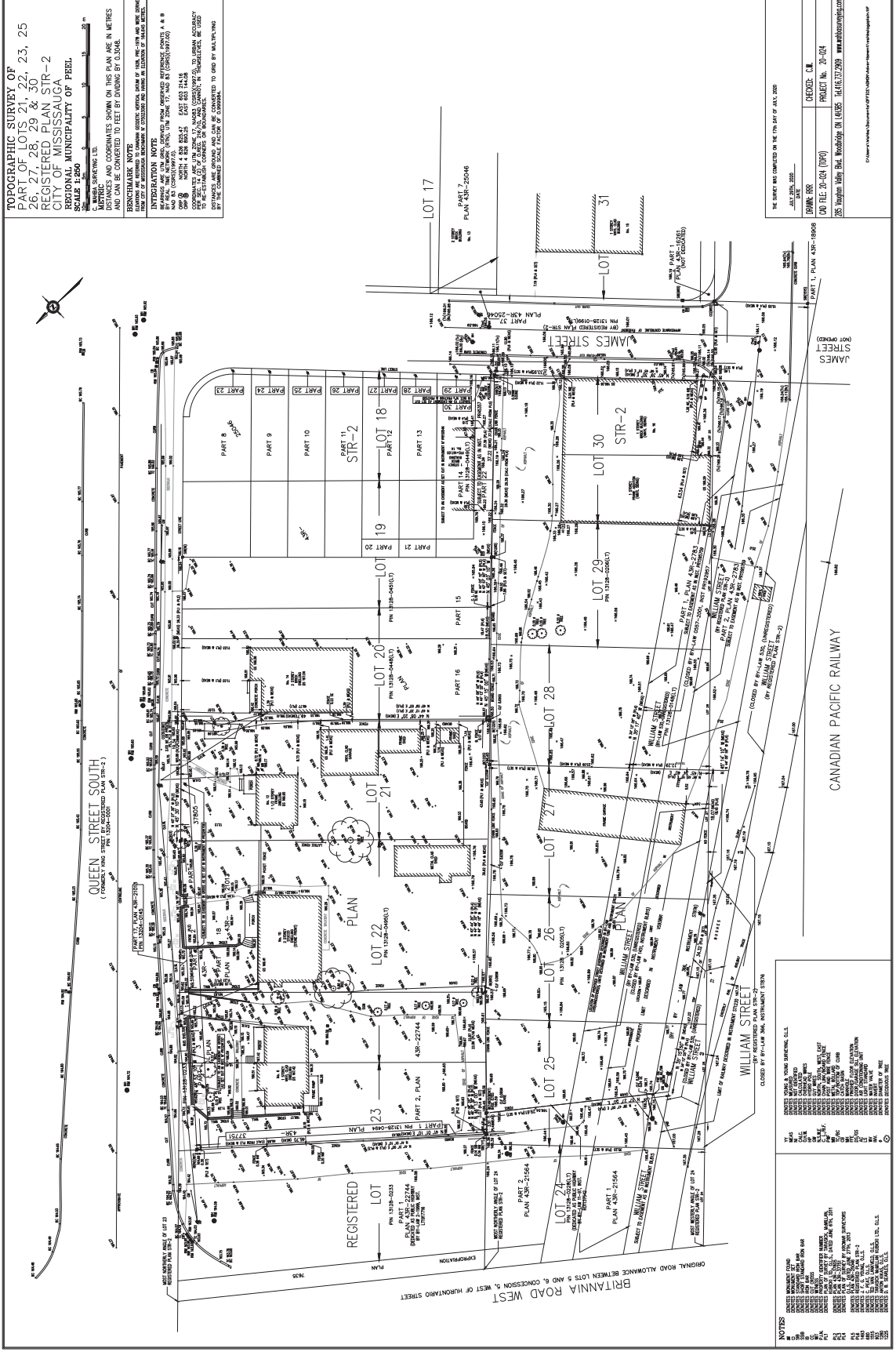
CLIENT CITY PARK(Streetsville)INC.  
950 NASHVILLE ROAD  
KLEINBURG ONTARIO  
905 552 5200 info@cityparkgroup.com

PROJECT QST (QUEEN STREET TOWNS)  
16 JAMES STREET  
2 WILLIAM STREET  
6,10,12 QUEEN STREET WEST  
STREETSVILLE (MISSISSAUGA) ON.  
73 STACKED CONDOMINIUM UNITS  
AND 4 LIVE WORK UNITS

PART OF LOTS 21,22,23,25,26,27,28,29&30  
REGISTERED PLAN STR-2  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEB

TITLE SHEET	
SCALE	NO.
1/8" = 1'-0"	19-1465

A101



TOPOGRAPHIC SURVEY OF  
PART OF LOTS 21, 22, 23, 25  
26, 27, 28, 29 & 30  
REGISTERED PLAN STR-2  
CITY OF MISSISSAUGA  
REGIONAL  
MUNICIPALITY OF PEEL

1. MISSISSAUGA  
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28. MISSISSAUGA  
29. MISSISSAUGA  
30. MISSISSAUGA  
31. MISSISSAUGA

KEY PLAN

REVISIONS	DATE	DESCRIPTION
1.	JUNE 11/21	NEED FOR ACCURATE
2.	JULY 26/21	CHANGE TO TITLE BLOCK
3.	JULY 26/21	CHANGE TO TITLE BLOCK

NO.	ISSUANCE	DATE
1.	ISSUANCE	DATE



CITY PARK (Streetsville) INC.  
950 NASHVILLE ROAD  
KLEINBURG ONTARIO  
905 552 5200 info@cityparkgroup.com

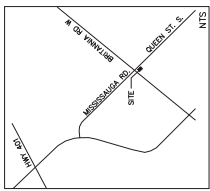
QST (QUEEN STREET TOWNS)  
16 JAMES STREET  
2 WILLIAM STREET  
6,10,12 QUEEN STREET WEST  
STREETSVILLE (MISSISSAUGA) ON  
73 STACKED CONDOMINIUM UNITS  
AND 4 LIVE WORK UNITS

PART OF LOTS 21, 22, 23, 25, 26, 27, 28, 29 & 30  
REGISTERED PLAN STR-2  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

SURVEY  
SCALE  
1:500  
1" = 50'  
1" = 16.5'

A102





KEY PLAN

REV.	DATE	DESCRIPTION
1	JUNE 11/21	REVISION FOR ACCURACIES
2	JULY 21/21	CHANGED TO TYPE A
3	JULY 26/21	CHANGED TO TITLE BLOCK

NO.	ISSUANCE	DATE
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CLIENT CITY PARK (Streetsville) INC.  
950 NASHVILLE ROAD  
KLEINBURG ONTARIO  
905.552.5200 info@cityparkgroup.com

PROJECT QST (QUEEN STREET TOWNS)

- 16 JAMES STREET
  - 2 WILLIAM STREET
  - 6,10,12 QUEEN STREET WEST
  - STREETSVILLE (MISSISSAUGA) ON.
  - 73 STACKED CONDOMINIUM UNITS
  - AND 4 LIVE WORK UNITS
- PART OF LOTS 2,12,23,24,26,27,28,28.30  
REGISTERED IN PLAN S17R-2  
DISTRICT OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEELE

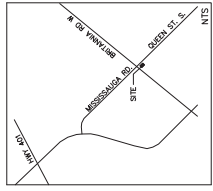
SITE PLAN / STATISTICS	
SCALE	1:500
DATE	21 JUN 2021
JOB NO.	19-1465

A103

SITE STATISTICS	
GROSS SITE AREA	7864.41 m <sup>2</sup> / 3.9433 AC / 0.7864 Ha
EASEMENT	116.59 m <sup>2</sup>
NET SITE AREA	7747.82 m <sup>2</sup> / 3.9145 AC / 0.7748 Ha
NUMBER OF UNITS:	
BLOCK 1 57 UNITS	48 Type 1 2 Bdrm 699.55 m <sup>2</sup> 64.99 m <sup>2</sup> 6 Type 2 2 Bdrm 713.11 m <sup>2</sup> 65.25 m <sup>2</sup> 3 Type 3 2 Bdrm 805.68 m <sup>2</sup> 74.85 m <sup>2</sup>
BLOCK 2 20 UNITS	8 Type 1 2 Bdrm 699.55 m <sup>2</sup> 64.99 m <sup>2</sup> 8 Type 2 2 Bdrm 713.11 m <sup>2</sup> 65.25 m <sup>2</sup> 2 Type 4 2 Bdrm 699.55 m <sup>2</sup> 64.99 m <sup>2</sup> retail 2 Type 5 2 Bdrm 713.11 m <sup>2</sup> 65.25 m <sup>2</sup> retail 2 Type 6 2 Bdrm +657.03 m <sup>2</sup> 61.04 m <sup>2</sup> retail
TOTAL	77 UNITS 56 Type 1 2 Bdrm 699.55 m <sup>2</sup> 64.99 m <sup>2</sup> 14 Type 2 2 Bdrm 713.11 m <sup>2</sup> 65.25 m <sup>2</sup> 3 Type 3 2 Bdrm 805.68 m <sup>2</sup> 74.85 m <sup>2</sup> 2 Type 4 2 Bdrm 699.55 m <sup>2</sup> 64.99 m <sup>2</sup> 2 Type 5 2 Bdrm 713.11 m <sup>2</sup> 65.25 m <sup>2</sup> 2 Type 6 2 Bdrm 713.11 m <sup>2</sup> 65.25 m <sup>2</sup>
GROSS FLOOR AREA	
BLOCK 1	6722.81 m <sup>2</sup> x 3 floors = 20168.43 m <sup>2</sup>
BLOCK 2	6714.8 m <sup>2</sup> x 3 floors = 20144.4 m <sup>2</sup>
TOTAL	7032.90 m <sup>2</sup>
GROSS CONSTRUCTION AREA (same as GFA)	
TOTAL	7032.90 m <sup>2</sup>
FSC BUILDING HEIGHT	7747.82 / 7032.90 = 1.10
DENSITY	77 UNITS / 0.7748 Ha = 99.380 UPH 77 UNITS / 3.9145 AC = 40.215 UPA
COVERAGE	2344.30 M <sup>2</sup> 30.26%
ROADS, WALKWAY, D/W	2949.40 M <sup>2</sup> 38.07%
LANDSCAPE	2454.12 M <sup>2</sup> 31.67%
PARKING:	
Resident Parking:	77 units x 1.7m = 130.9 spaces
Visitor Parking:	77 units x 1.7m = 130.9 spaces
Spaces provided	264 spaces
Spaces available	133 spaces
TOTAL	264 spaces
Bicycle Parking:	21 spaces (short term)

PROPOSED ZONING SUMMARY	
Lot area	7747.82m <sup>2</sup>
Lot frontage	68.84m
Lot width	112.00m min.
Unit Width	6.50m
Building Height	13.00m
Setbacks: building to property line	
Front	0.6m minimum
Interior North	1.2m minimum
Interior South	5.3m
Setbacks: to parking space	
To Porch	1.7m
To Building	1.7m
To Rear of Building	2.5m
Setbacks: building to building	
Rear to Front	23.75m
Front to Side	12.15m
Setbacks: amenity space to building	
Front to Space	3.25m
Max Balcony Projection	1.80m
Min. Balcony Projection	0.60m
Min. Width of Stairwell	1.50m
Min. Width of Stairwell across Road	2.00m
Landscape area	2454.12m <sup>2</sup> 31.67% of lot area
Amenity areas:	
Resident	292.75m <sup>2</sup> 3.675m <sup>2</sup> /unit
Amenity area	2 107.56m <sup>2</sup> 1.39m <sup>2</sup> /unit
Total	356.92m <sup>2</sup> 5.06m <sup>2</sup> /unit
Min. Private area on Balcony	6.00m <sup>2</sup>
Vehicular Parking:	77x1.70spaces/unit= 130.9spaces
Resident Parking:	77x1.70spaces/unit= 130.9spaces
Visitor Parking:	77x1.70spaces/unit= 130.9spaces
Spaces provided	264spaces
Spaces available	133spaces
Uniting 1 Type A & 1 Type B accessible parking spaces	92.00spaces
Total	264spaces
Bicycle Parking:	21 spaces





KEY PLAN

REV.	DATE	DESCRIPTION
1	JUNE 11/21	REVISION FOR ACCORDS
2	JULY 14/21	CHANGE TO TITILE BLOCK
3	JULY 26/21	CHANGE TO TITILE BLOCK

NO.	ISSUANCE	DATE
1	ISSUANCE	DATE

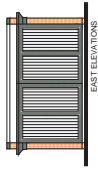
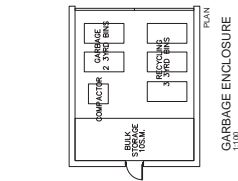


CLIENT CITY PARK(Streetsville)INC.  
950 NASHVILLE ROAD  
KLEINBURG ONTARIO  
905 552 5200 info@cityparkgroup.com

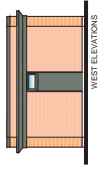
PROJECT QST. (QUEEN STREET TOWNS)  
1. JAMES STREET  
2. WILLIAM STREET  
6.10.12 QUEEN STREET WEST  
STREETSVILLE (MISSISSAUGA) ON.  
73 STACKED CONDOMINIUM UNITS  
AND 4 LIVE WORK UNITS  
PART OF LOTS 21,22,23,24,27,28,29,30  
REGISTERED PLAN STR. 2  
RECEIVED FROM THE  
REGIONAL MUNICIPALITY OF PEEL

BLOCK 1 / GARBAGE ENCLOSURE  
SCALE  
1:100  
DATE  
19-1455

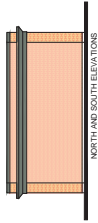
A200



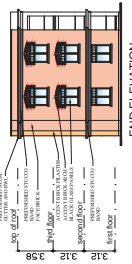
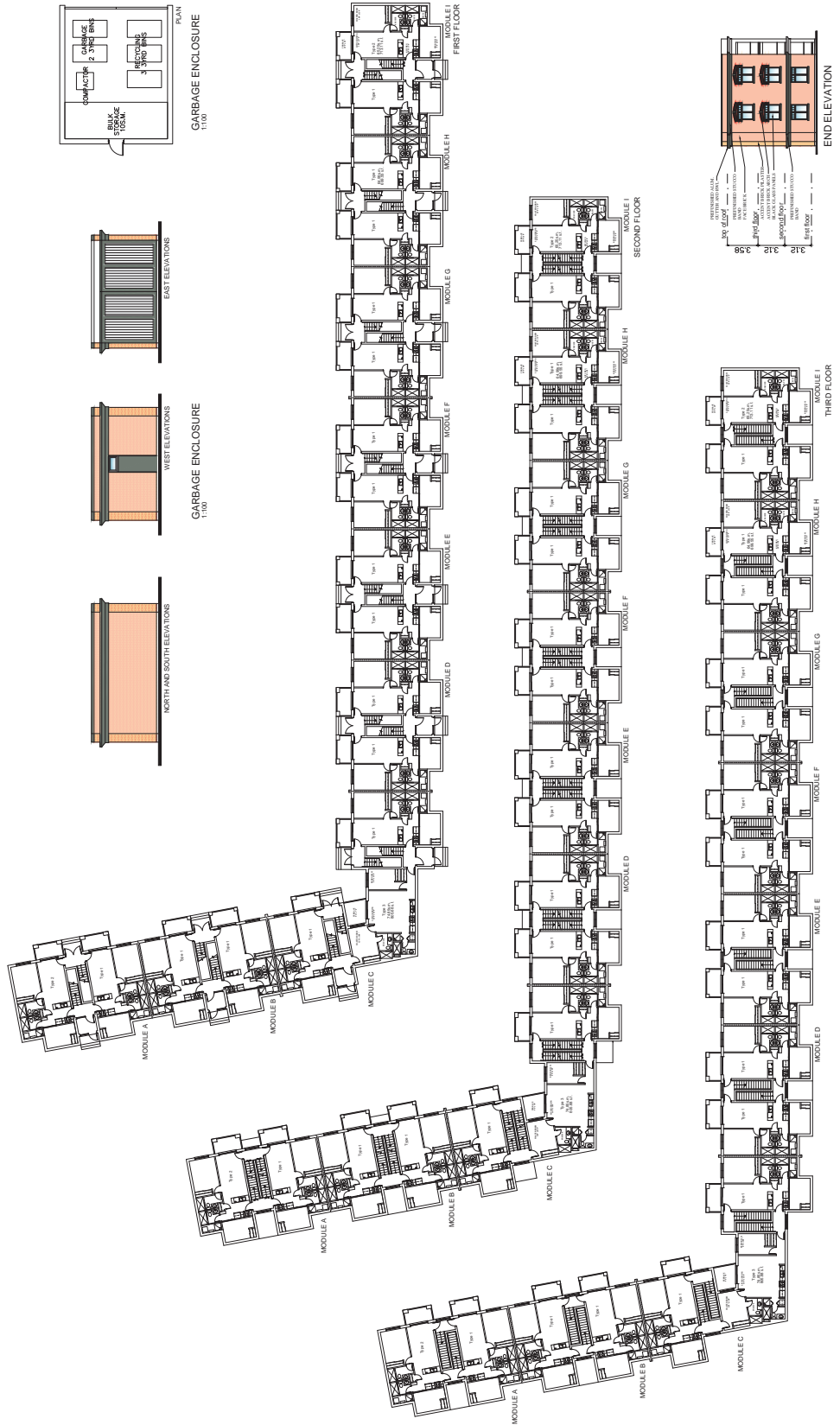
EAST ELEVATIONS  
GARBAGE ENCLOSURE  
PLAN



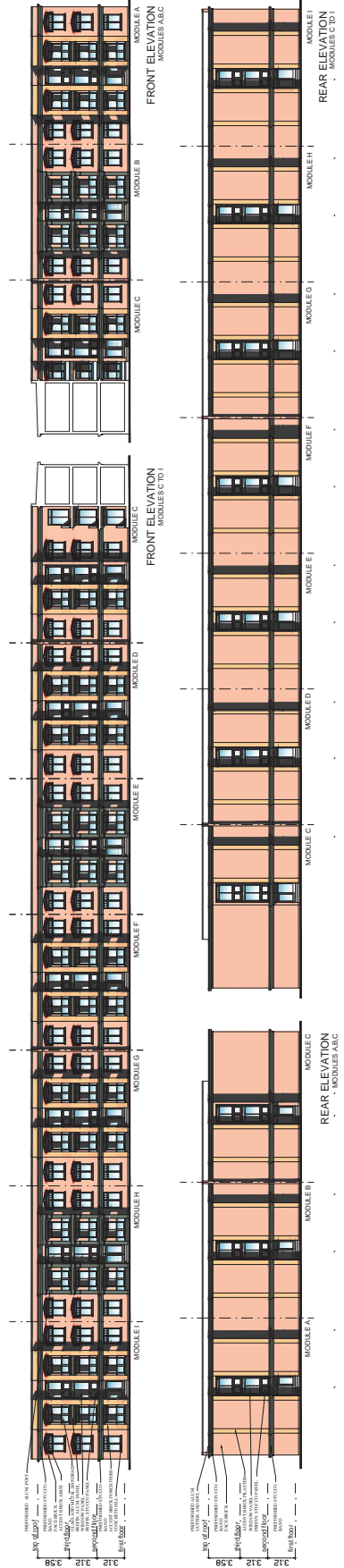
WEST ELEVATIONS  
GARBAGE ENCLOSURE  
PLAN



NORTH AND SOUTH ELEVATIONS  
GARBAGE ENCLOSURE  
PLAN



END ELEVATION

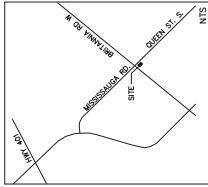
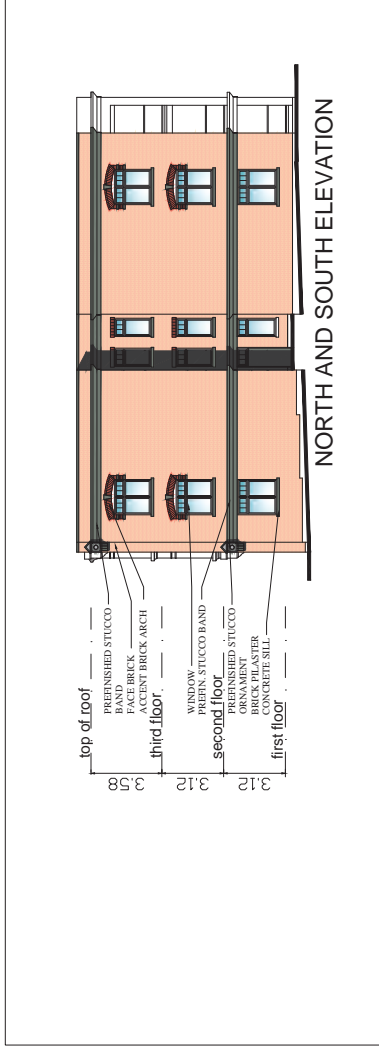
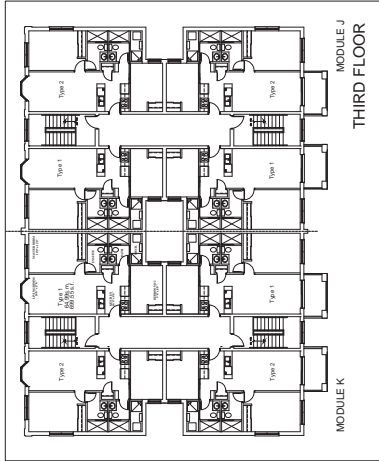
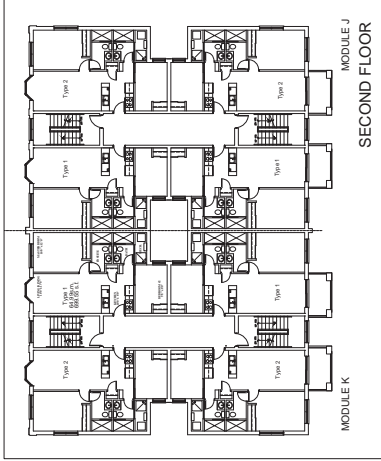
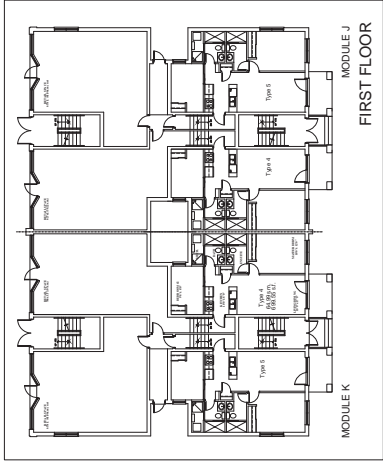


FRONT ELEVATION  
MODULES C TO I

FRONT ELEVATION  
MODULES A,B

REAR ELEVATION  
MODULES C TO I

REAR ELEVATION  
MODULES C TO I



# KEY PLAN

REV.	DATE	DESCRIPTION
1	JUNE 11/21	REVISION FOR ACCURACIES
2	JULY 26/21	CHANGE TO TITLE BLOCK
3	JULY 26/21	CHANGE TO TITLE BLOCK

NO.	ISSUANCE	DATE
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CLIENT CITY PARK(Streetsville)INC.  
950 NASHVILLE ROAD  
KLEINBURG ONTARIO  
905.552.5200 info@cityparkgroup.com

PROJECT QST (QUEEN STREET TOWNS)  
16 ANNES STREET  
2 WILLIAM STREET  
6,10,12 QUEEN STREET WEST  
STREETSVILLE(MISSISSAUGA) ON.  
73 STACKED CONDOMINIUM UNITS  
AND 4 LIVE WORK UNITS  
PART OF LOTS 21,22,23,26,27,28,29,30  
REGISTERED PLAN STR. 2  
REGIONAL MUNICIPALITY OF PEEL

BLOCK 2  
SCALE  
1:100  
DATE  
JULY 26/21  
JOB NO.  
19-1465

A201



### CHAIN OF TITLE RE PIN 13128-0206 – 16 JAMES STREET, STREETSVILLE:

N.B. Many documents could not be produced by Teranet or were illegible, so the following is based on the best available information.

5858? Bargain & Sale 19 Oct. 1856 Richard H. Lewis to Henry Howard (pt. lt. 28);

5461? Bargain & Sale 31 Mar. 1857 Joseph D. Rutledge to John Cathcart (pt. lt. 29);

5465 B & S 8 June/58 ...Cathcart to Robert Arthur;

9878 B & S 11 Feb. /62 Joseph D. Rutledge to Richard H. Lewis (lts. 28 & 30);

16306 B & S 18 Feb./68 ...Howard to George Howard Jr. (pt. lt. 28);

16656 B & S 11 May/68 ... Howard to William Graydon;

113 B & S (Tax Deed?) 10 Feb./74 Corporation of Peel to William Graydon (pt. lt.29);

127 Mortgage 26 Nov./74 Richard H. Lewis to Canada P.L. & S. Co. (lt. 30);

300 B & S (power of sale?) 17 Nov./81 Canada P.L. & S. Co. to J. P. Clark;

320 B & S 17 Nov./81 ...Clark to Andrew Brakey;

499 B & S 26 Feb.87 ...Brakey to Michael Monaghan (pt. lt. 30);

1264 B & S 31 Jan. 1916 ...Graydon to Ontario Quebec Railway Company;

1265 B & S 31 Jan. 1916 ...Graydon to Ontario Quebec Railway Company;

1270 B & S 31 Jan./16 Estate of Michael Monaghan to Ontario Quebec Railway Company;

1447 B & S 17 Feb./22 Estate of William Graydon to Letitia E. Lindsay (pts. lts. 28 & 29);

1736 Tax Deed 14 Jan./30 County of Peel to John E. Dowling (pt. lt. 30);

1806 Grant 15 Aug./32 ...Dowling to Arthur E. Lines, Charles Quennell & Leonard J. Atkinson (pt. lot. 30);

1819 Grant 3 Feb./33 Arthur E. Lines to Charles G. Quennell;

2055 Grant 22 Dec.1941 Letitia Lindsay to Charles Quennell & Leonard J. Atkinson (Streetsville Sash & Door Co.) (pt. lt. 29);

2533, 3456 (see 2 William Street);

3348 Grant 23 Feb/54 Estate of Charles Quennell to Leonard J. Atkinson (pts. lts. 29 & 30);

3456 Grant 7 May/54 Ernest H. McGill to Frank Dowling (see 2 William St.);

3595 B & S 12 Nov./54 Frank Dowling to Streetsville Sash Limited (pt. lts. 28 & 29);

4047 Grant 23 Sept./55 Leonard J. Atkinson to Streetsville Sash Limited; ...2



- 2 -

62081 Grant 4 Jan./68 Streetsville... to Thomson Brothers Trucking (Streetsville) Limited & Rea Brothers Limited cob Thomson – Rea Transport (pts. Its. 28-30);

89990VS Grant 13 Nov./68 Streetsville... to Thomson...;

89991VS Grant 13 Nov./68 Thomson...to Octus Investments Limited;

127924VS Grant 28 Nov./69 Octus... to Frank W. Noble;

1040748 Grant 93/06/24 Estate of Frank William Noble to Edith Harriet Noble;

PR322382 (see 2 William Street);

PR462668, PR3256591 & PR3703372 (see 2 William Street)



CP 9878  
9.3

# A Memorial,

to be Registered of an Indenture of Bargain and Sale in the year of our Lord one thousand eight hundred and

By and Between *William Henry McKeay* of the County of *Quebec* in the Province of *Canada*

of the FIRST PART; and

Whereby the said party of the First part, for and in consideration of the sum of *Five hundred and no/100* of Lawful Money of the Province of Canada, to him in hand paid by the said part of the Second part, the receipt whereof is assign, transfer, release, enfeoff, convey, and confirm, unto the said part of the Second part, heirs and assigns

Land *and his heirs and assigns forever* *all that certain lot of land situate in the City of Quebec in the County of Quebec in the Province of Canada bounded as follows to-wit* *by the North side of the lot of land of the said William Henry McKeay by the East side of the lot of land of the said William Henry McKeay by the South side of the lot of land of the said William Henry McKeay by the West side of the lot of land of the said William Henry McKeay*

To have and to hold the said above granted premises, with all the privileges and appurtenances thereof, to the said party of the First part, his heirs and assigns forever.

Which said Indenture is witnessed by *George McKeay* of the County of *Quebec* in the Province of *Canada*

And this Memorial thereof is hereby required to be registered by *Me*

Witness *My* Hand and Seal the *Twenty eighth* day of *April* in the year of our Lord

Signed and Sealed in the presence of

*George McKeay*  
*William Henry McKeay*



**al,** to be Registered of an Indenture of Bargain and Sale, made the  
in the year of our Lord one thousand eight hundred and

*1880*

of the SECOND PART;

and in consideration of the sum of *£1000* being the sum of money paid by the said part of the Second part, the receipt whereof is acknowledged, Did give, grant, bargain, sell, alien, confirm, unto the said part of the Second part, *his heirs and assigns, All and singular the certain Parcel or Tract of*

*land situate in the County of York, in the City of Toronto, bounded on the North by the land of the said part of the Second part, on the South by the land of the said part of the Second part, on the East by the land of the said part of the Second part, and on the West by the land of the said part of the Second part.*

ed premises, with all the privileges and appurtenances thereof, to the said part of the Second part, *his heirs and assigns, to*

*the said part of the Second part, his heirs and assigns, to*

to be registered by *the said grantee therein named*  
*the 15th day of* in the year of our Lord one thousand eight hundred and *1880*

*1880*



# This Indenture

Made in duplicate! the first day of June  
in the Year of our Lord one thousand eight  
hundred and sixty seven

BETWEEN Henry H Howard of the  
Village of Streetsville in the County of Peel  
and Province of Ontario Carriage Maker  
of the first part

Caroline Howard wife of the said  
party of the first part of the second part

And George Howard <sup>son</sup> of the  
Village County and Province aforesaid  
Carriage Maker of the third part.

WITNESSETH that in consideration  
of Eleven Hundred and fifty dollars of lawful  
money of Canada now paid by the said  
party of the <sup>first</sup> ~~third~~ to the said parties of the  
first and second part the receipt whereof  
is hereby by them acknowledged that  
bargained sold and quit claimed and by  
these presents we do bargain sell and quit  
claim unto the said party of the third part  
his heirs executors administrators and  
assigns forever all our land with and  
nd both at law and in equity and as well  
in possession as in expectancy of in and  
to all these Certain parcels and tracts of  
land situate lying and being in the Town  
ships of Toronto in the County and Province  
aforesaid more forming part of the Village  
of Streetsville containing by admeasure-  
ment One Good Thirteen perches and  
two thirds of a Perch or there more or



less being composed of part of the West half of  
lot number four in the fourth concession west  
of Amontano Street in the Township of  
Serena aforesaid and bounded and bounded  
as follows that is to say Commencing at  
the distance of twelve <sup>chains</sup> and seventy minutes  
in a bearing of north forty two degrees thirty  
minutes west from the South East angle of said  
lot. Thence FIRST in the same bearing being  
one chain fifty three links more or less to a post  
Thence SECOND north forty seven degrees thirty  
minutes east two chains seventy nine links  
more or less to a post Thence THIRD south forty  
two degrees thirty minutes east one chain  
fifty three links more or less to a post Thence  
FOURTH south forty seven degrees thirty minutes  
west two chains seventy nine links more or  
less to the place of beginning

AND ALSO that certain part or  
tract of land and premises lying and being  
in the village of Sheepville in the County  
and Province aforesaid being composed of a  
part of the West half of lot number four in  
the fourth concession West of Amontano Street  
of the Township of Serena and was particularly  
described as follows that is to say Commencing  
being at the distance of one chain and  
links and four fifths of a link from the  
South East angle of Block number SIX north of  
Main Street in the village of Sheepville  
in the Township of Serena aforesaid and in  
the line between the fourth and fifth concessions  
West of Amontano Street aforesaid Thence  
north forty three degrees forty five minutes more  
or less one chain eleven links and four fifths of a  
link Thence north forty seven degrees thirty minutes  
west



minutes east three chains and five links thence north forty three degrees forty five minutes east one chain eleven links and four fifths of a link thence north forty seven degrees fifteen minutes east three chains and five links to the place of beginning

And also Lots numbers thirty seven twenty eight and eighty six 137.28 & 86/100 laid down on a certain plan of the Village of Streetsville aforesaid made by Boston Fitzgerald and Spencer now lodged in the Registry Office of the said County of Peel bearing date February 23<sup>rd</sup> 1886

I have and to hold the aforesaid lands with all and singular the hereditaments and appurtenances thereto belonging full, sole, nevertheless to the reservations limitations provisions and Conditions expressed in the Original grant thereof from the Crown And further we the said parties of the first and second part with warrant the aforesaid lands and premises to the said party of the third part his heirs executors administrators and assigns and behoof forever against the lawful claims of all persons claiming under us or either of us

In Witness whereof the said parties have hereunto set their hands and seals

Signed sealed and delivered  
in presence of

James C. Rutledge

Henry H. Howard

William P. Haines

George Howard



To all whom these Presents shall come.

We, *Robert Cotton* of the *Shire of York*  
*Esquire, Warden and*  
*of the County of Peel*  
*Esquire, Treasurer of the County of Peel, send greeting—*

Whereas by virtue of a Warrant under the hand of the Warden and seal of the said County, bearing date the *Twenty Ninth* day of *June* in the year of our Lord One Thousand Eight Hundred and *Seventy Two* commanding the Treasurer of the said County to levy upon the land hereinafter mentioned, for the arrears of taxes due thereon with his costs, the Treasurer of the said County did, on the *Twenty Ninth* day of *October* in the year of our Lord One Thousand Eight Hundred and *Seventy Two* sell by public auction to

*William Graydon*

*Sturville* of the *Village* of *Peel* in the County of *Peel* that certain parcel or tract of land and premises hereinafter mentioned at and for the price or sum of *Seven Dollars* of lawful money of Canada, on account of the arrears of taxes alleged to be due thereon up to the *first* day of *January* in the year of Our Lord One Thousand Eight Hundred and *Seventy Two* together with costs:

Now know ye that we, the said *Robert Cotton* and *George Graham* as Warden and Treasurer of the said County, in pursuance of such sale, and the Assessment Act of 1869, and for the consideration aforesaid, do hereby grant, bargain and sell unto the said *William Graydon* his heirs and assigns, all that certain parcel or tract of land and premises, ~~containing~~

being composed of

*Village Lot*  
*Number Twenty Nine, William*  
*Street West in the Village of*  
*Sturville in the County of Peel*  
*as shown on plan made by*  
*John G. Spencer and registered in the Registry*  
*Office of the County of Peel on Lot 5 in S. Con. 4*  
*of Twp. 1 North W. 4 East.*



ST-1195 4 PAGES + PLAN 9.3  
not attached

No DOWER AND NO ENCUMBRANCE.

**This Indenture** made in duplicate the *seventeenth* day of *march* in the year of our Lord 191 *4* IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT;

**Between**

ANN ELIZABETH KENNEDY of the City of Toronto in the County of York; wife of William Nicholas Kennedy of the same place, and the said WILLIAM NICHOLAS KENNEDY,

of the First Part;

and  
THE ONTARIO AND QUEBEC RAILWAY COMPANY;

of the Second Part;

APPROVED  
C.W.P.R.  
1/27/14

Whereas the parties of the Second Part desiring to take the lands hereinafter described for the purposes of their Railway, the parties of the First Part have as beneficial owners agreed to sell the same to them at the price and upon the terms herein mentioned;

Now, therefore, this Indenture Witnesseth that in consideration of **One hundred and eighty dollars (\$180.00)**.....

of lawful money of Canada now paid by the said parties of the Second Part to the said parties of the First Part (the receipt whereof is hereby by them acknowledged), they the said parties of the First Part, do as beneficial owners grant unto the said parties of the Second Part in fee simple all that parcel of land and premises which may be described as follows (including therewith all mines, ores, metals, coal, slate, mineral oils or other minerals in or under the said lands), namely:



All and singular that certain parcel or tract of land and premises being composed of all that part of lots numbers twenty five (25) and twenty six (26), in the Town of Streetsville, being a subdivision of lot number five (5) in the fifth (5th) Concession of the Township of Toronto, County of Peel and Province of Ontario, as shown on Registered Plan of Town of Streetsville, filed in the Registry Office for County of Peel, 18th August 1856, and recorded 17th December 1861 containing an area of twenty two

hundredths of an acre (0.22), more or less, and shown coloured red on the plan hereto attached and having the limits, dimensions and bearings shown on such plan, which plan forms part of this conveyance, and is signed by the Grantor herein, and by the Witness hereto for identification.

Description  
Correct

*Man 3/11*

*WLB*  
R/W & L. Agt.



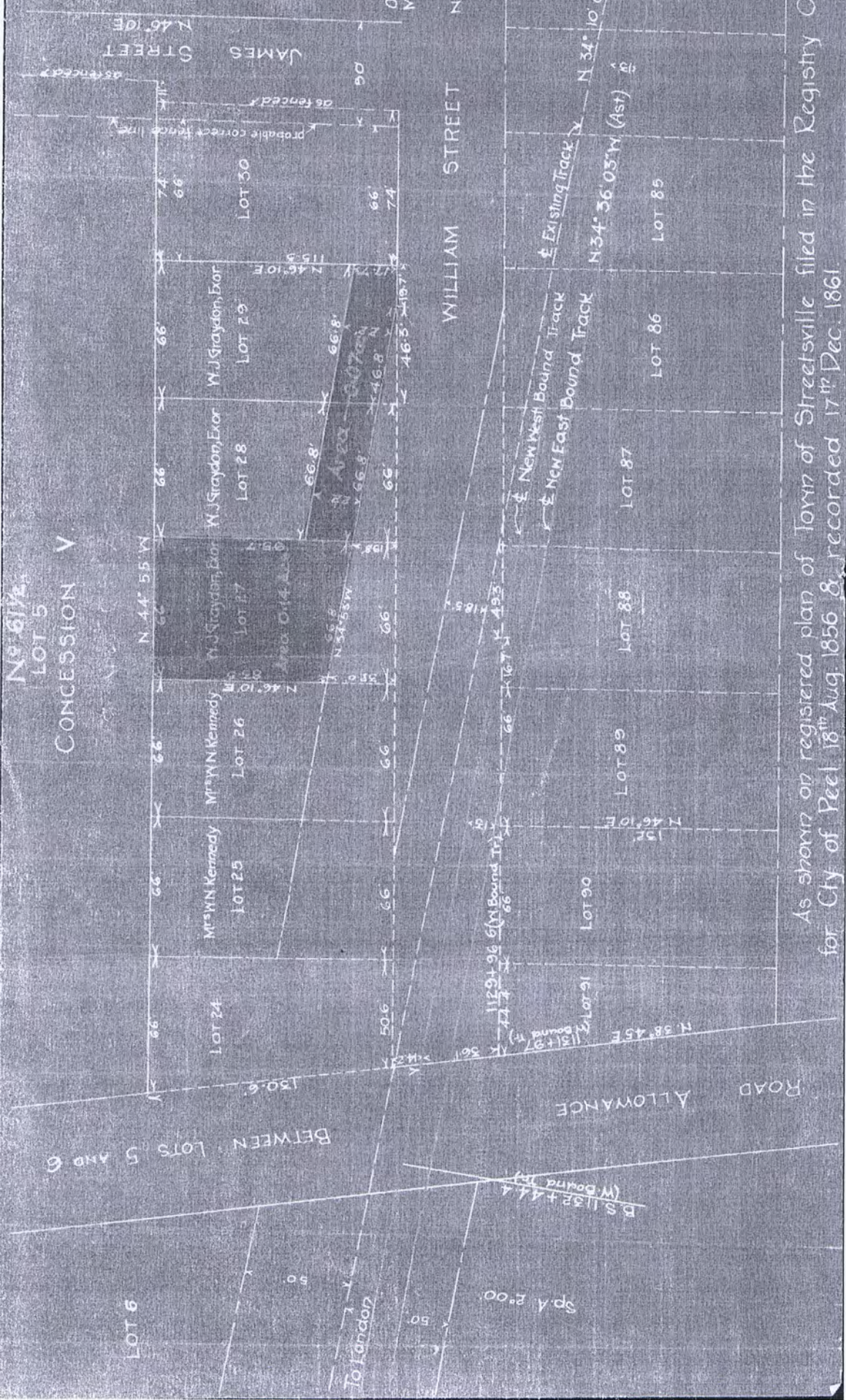
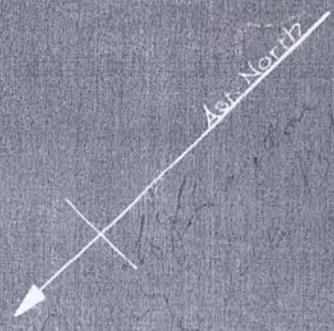
M 214

ST-1264

CANADIAN PACIFIC RAILWAY  
LONDON SUBDIVISION  
DOUBLE TRACK - ISLINGTON TO QUELPH JCT.  
PLAN SHOWING COLOURED RED  
LAND TO BE ACQUIRED FROM  
W. J. GRAYDON, EXOR.  
LOTS 27, 28 & 29 - SUBD. LIT. 5 - CON. 5.  
VILLAGE OF STREETSVILLE  
TOWNSHIP OF TORONTO-COUNTY OF PEELE  
ONTARIO

SCALE 1 inch = 50 feet

Office of Engineer of Construction,  
Montreal 26th Feb. 1914.  
*W. J. Graydon*  
Engineer of Construction



As shown on registered plan of Town of Streetsville filed in the Registry Office  
for City of Peel 18th Aug. 1856 & recorded 17th Dec. 1861.

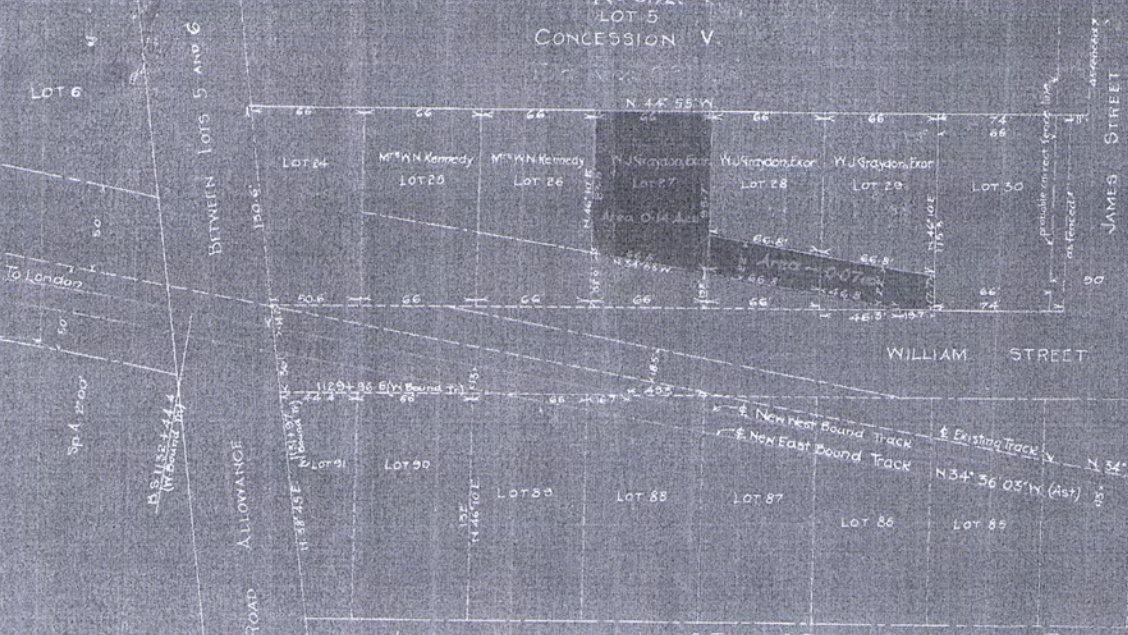


N<sup>o</sup> 812  
LOT 5  
CONCESSION V

CANADIAN PACIFIC RAILWAY

LONDON SUBDIVISION  
DOUBLE TRACK ISLINGTON TO BUELPH JCT.  
PLAN SHOWING COLOURED RED  
LAND TO BE ACQUIRED FROM  
W. J. GRAYDON, EXOR.  
LOTS 27, 28 & 29 - SUBD. L. 5 - CON. 5  
VILLAGE OF STREETSVILLE  
TOWNSHIP OF TORONTO - COUNTY OF PEEL  
ONTARIO  
SCALE: 1 inch = 50 feet

Office of Engineer & Construction,  
Montreal 26<sup>th</sup> Feb 1914.  
*W. J. Graydon*  
Engineer of Construction.



As shown on registered plan of Town of Streetsville filed in the Registry Office  
for City of Peel 18<sup>th</sup> Aug 1856 & recorded 17<sup>th</sup> Dec 1861.

ST-1264



THIS INDENTURE made in duplicate the *Twenty eighth*  
day of *January* — in the year of our Lord, 1916.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT:  
B E T W E E N:

WILLIAM JOHN GRAYDON of the Village of  
Streetsville, Bank Manager, and IDA BOYD  
BAKER of the City of Toronto, Widow,  
Executors of the last Will and  
Testament of the late William Graydon,  
deceased,

of the First Part;

- and -

THE ONTARIO AND QUEBEC RAILWAY COMPANY,  
of the Second Part;

W H E R E A S the said late William Graydon was at  
the time of his decease owner in fee simple of the lands  
and premises hereinafter described and before his  
decease duly made his last Will and Testament dated  
April 1st, 1907, wherein he appointed the parties of the  
First Part to be the Executors of his said Will.

AND WHEREAS by his said Will, the said William  
Graydon amongst other things gave and bequeathed to his  
wife, Eliza Graydon, the income from his Estate during the  
term of her natural life and after her decease directed  
his said Executors to sell all the residue of his real  
estate.

AND WHEREAS the said Eliza Graydon, wife of the  
said William Graydon, predeceased her said husband.

AND WHEREAS Probate of the said Will was duly  
granted to the said Executors on July 26th, 1910, and  
was registered on August 2nd, 1910, as Number 1610 G.R.

AND WHEREAS the parties of the Second Part,

APPROVED,

1 C  
STRUC  
REC  
ICE  
DOO  
C



2.

desiring to take the lands hereinafter described, for the purposes of their Railway, the parties of the First Part have as beneficial owners agreed to sell the same to them at the price and upon the terms herein mentioned;

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of Two hundred and Twenty-five dollars (\$225.00) of lawful money of Canada now paid by the said parties of the Second Part to the said parties of the First Part (the receipt whereof is hereby by them acknowledged) they, the said parties of the First Part do as beneficial owners grant unto the said parties of the Second Part in fee simple all that parcel of land and premises which may be described as follows (including therewith all mines, ores, metals, coal, slate, mineral oils or other minerals in or under the said lands,) namely:



All and singular that certain parcel or tract of land and premises being composed of <sup>part of</sup> lot number Twenty seven (27) and part of lots numbers twenty eight (28) and twenty nine (29), in the Town of Streetsville, being a subdivision of lot number five (5) in the fifth (5th) Concession of the Township of Toronto, County of Peel, and Province of Ontario, as shown on Registered Plan of the ~~Village~~ of Streetsville, filed in the Registry Office for County of Peel, 18th August 1856 and recorded 17th December 1861, containing an area of twenty one hundredths of an acre (0.21), more or less, as shown coloured red on the plan hereto attached and having the limits, dimensions and bearings shown on such plan, which plan forms part of this conveyance and is signed by the Grantor herein, and by the Witness hereto for identification.

Description  
Correct

Re 3/14

AB

R/W & L. Agt.



Lot-6

ROAD ALLOWANCE

BETWEEN LOTS 5 AND 6

CONCESSION V

N<sup>o</sup> 61<sup>A</sup>

CANADIAN PACIFIC RAILWAY

LONDON SUBDIVISION

DOUBLE TRACK - ISLINGTON TO GUELPH JCT

PLAN SHOWING COLOURED RED LAND TO BE ACQUIRED FROM

W. J. GRAYDON, EXECUTOR

LOTS 27, 28 & 29 - VILLAGE OF STREETSVILLE Subd. Lot 5 Con 5 TOWNSHIP OF TORONTO - COUNTY OF PEE

ONTARIO

SCALE: 1 inch = 50 feet

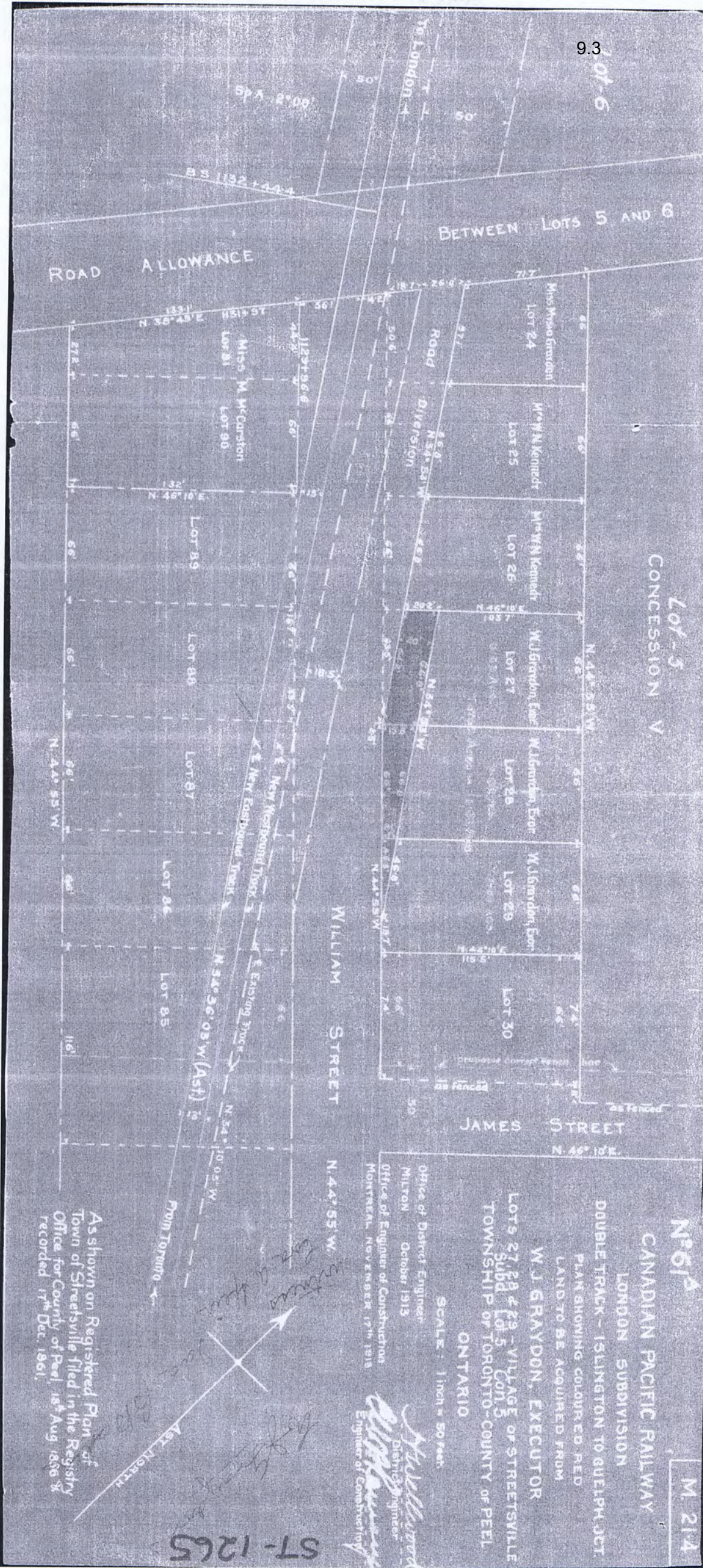
Office of District Engineer MILTON October 1913

Office of Engineer of Construction MONTREAL NOVEMBER 17<sup>th</sup> 1913

*W. J. Graydon*  
District Engineer  
Engineer of Construction

ST-1265

As shown on Registered Plan of Town of Streetsville filed in the Registry Office for County of Peel, 15<sup>th</sup> Aug. 1886 & recorded 17<sup>th</sup> Dec. 1861.





THIS INDENTURE made in duplicate the *Twenty eighth*  
day of *January* in the year of our Lord, 191*6*.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT:

B E T W E E N

WILLIAM JOHN GRAYDON of the Village of  
Streetsville, Bank Manager, and IDA BOYD  
BAKER of the City of Toronto, Widow,  
Executors of the last Will and Testament  
of the late William Graydon, deceased,  
of the First Part;

- and -

THE ONTARIO AND QUEBEC RAILWAY COMPANY,  
of the Second Part;

W H E R E A S the said late William Graydon was at the  
time of his decease owner in fee simple of the lands and premises  
hereinafter described and before his decease duly made his last  
Will and Testament dated April 1st, 1907, wherein he appointed  
the parties of the First Part to be the Executors of his said  
Will.

AND WHEREAS by his said Will the said William Graydon  
amongst other things gave and bequeathed to his wife, Eliza  
Graydon the income from his Estate during the term of her  
natural life and after her decease directed his said Executors  
to sell all the residue of his real estate.

AND WHEREAS the said Eliza Graydon, wife of the said  
William Graydon predeceased her said husband.

AND WHEREAS Probate of the said Will was duly granted to  
the said Executors on July 26th, 1910, and was registered on  
August 2nd, 1910, as Number 1610 G.R.

AND WHEREAS the parties of the Second Part, desiring to  
take the lands hereinafter described for the purposes of their  
Railway, the parties of the First Part have as beneficial owners

APPROVED,  
9/12/13

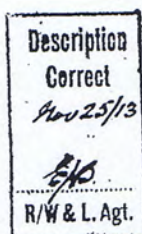


agreed to sell the same to them at the price and upon the terms herein mentioned;

NOW, THEREFORE, THIS INDENTURE WITNESSETH that in consideration of One hundred and ten dollars (\$110.00)..... of lawful money of Canada now paid by the said parties of the Second Part to the said parties of the First Part (the receipt whereof is hereby by them acknowledged), they, the said parties of the First Part do as beneficial owners grant unto the said parties of the Second Part in fee simple all that parcel of land and premises which may be described as follows (including therewith all mines, ores, metals, coal, slate, mineral oils or other minerals in or under the said lands,)namely:



All and singular that certain parcel or tract of land and premises being composed of part of lots numbers twenty seven (27), twenty eight (28) and twenty nine (29) in the Town of Streetsville, being a subdivision of lot number five (5) in the Township of Toronto, County of Peel and Province of Ontario, as shown on the Registered Plan of the said ~~Village~~ of Streetsville, filed in the Registry Office for the County of Peel on the 18th of August 1856, and recorded on December 17th 1861, containing three areas of three hundredths of an acre (0.03 ac.), more or less, two hundredths of an acre (0.02 ac.), more or less, and one hundredth of an acre (0.01 ac.), more or less, respectively, and shown coloured red on the plan hereto attached and having the limits, dimensions and bearings shown on such plan, which plan forms part of this conveyance, and is signed by the Grantor herein, and by the Witness hereto for identification.





THIS INDENTURE made in duplicate the  
*Eighth* day of *April* — in the year of our Lord, 1916.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT:

Between:

FRANK MONAGHAN of number 142 Alma Street  
in the City of St. Thomas in the County  
of Elgin, Administrator of the Estate of  
Michael Monaghan, deceased,

Of the First Part;

THE ONTARIO AND QUEBEC RAILWAY COMPANY,

Of the Second Part;

- and -

ANN MONAGHAN of number 170 Meldrum Avenue  
in the City of Detroit and State of  
Michigan, the lawful widow of the said  
late Michael Monaghan,

Of the Third Part;

*A.M.P.* WHEREAS the said late Michael Monaghan died on or about the  
*sixth* day of *July* 1907 intestate, and at the  
time of his decease was owner in fee simple in possession of  
the lands hereinafter described, and the said Ann Monaghan  
is his lawful widow;

*A.M.P.* AND WHEREAS Letters of Administration to the Estate of the  
said deceased were duly granted to the said Frank Monaghan  
on or about the *fourth* day of *November* 1910 and were  
registered as number \_\_\_\_\_ in the Registry Office for the  
Registry Division of the County of Peel;


AND WHEREAS the parties of the Second Part desiring to take  
the lands hereinafter described for the purposes of their  
Railway, the party of the First Part hath as personal repres-  
entative of the said deceased agreed to sell the same to them  
at the price and upon the terms herein mentioned;

NOW, THEREFORE, THIS INDENTURE WITNESSETH that in consideration  
of the premises and of the sum of Fifty dollars (\$50.00) of



2.

lawful money of Canada now paid by the said parties of the Second Part to the said party of the First Part ( the receipt whereof is hereby by him acknowledged) he, the said party of the First Part, doth as personal representative of the said deceased grant unto the said parties of the Second Part in fee simple all that parcel of land and premises which may be described as follows ( including therewith all mines, ores, metals, coal, slate, mineral oils or other minerals in or under the said lands) namely, \_\_\_\_\_





All and singular that certain parcel or tract of land and premises, being composed of all that part of lot number thirty (30), in the Town of Streetsville, being a subdivision of lot number ~~thirty~~ five (5), in the fifth (5th) concession of the Township of Toronto, County of Peel and Province of Ontario, as shown on the Registered Plan of the said Town of Streetsville, filed in the Registry Office for the County of Peel, on 18th August 1856, and recorded 17th December 1861, containing an area of Two hundredths of an acre (0.02), more or less, and shown coloured red on the plan hereto attached and having the limits, dimensions and bearings shown on such plan, which plan forms part of this conveyance and is signed by the Grantor herein, and by the Witness hereto for identification.

Description  
Correct

Ap. 29/14

AB

R/W & L. Agt.



N<sup>o</sup> 614

LOT 5

CONCESSION 5 W.

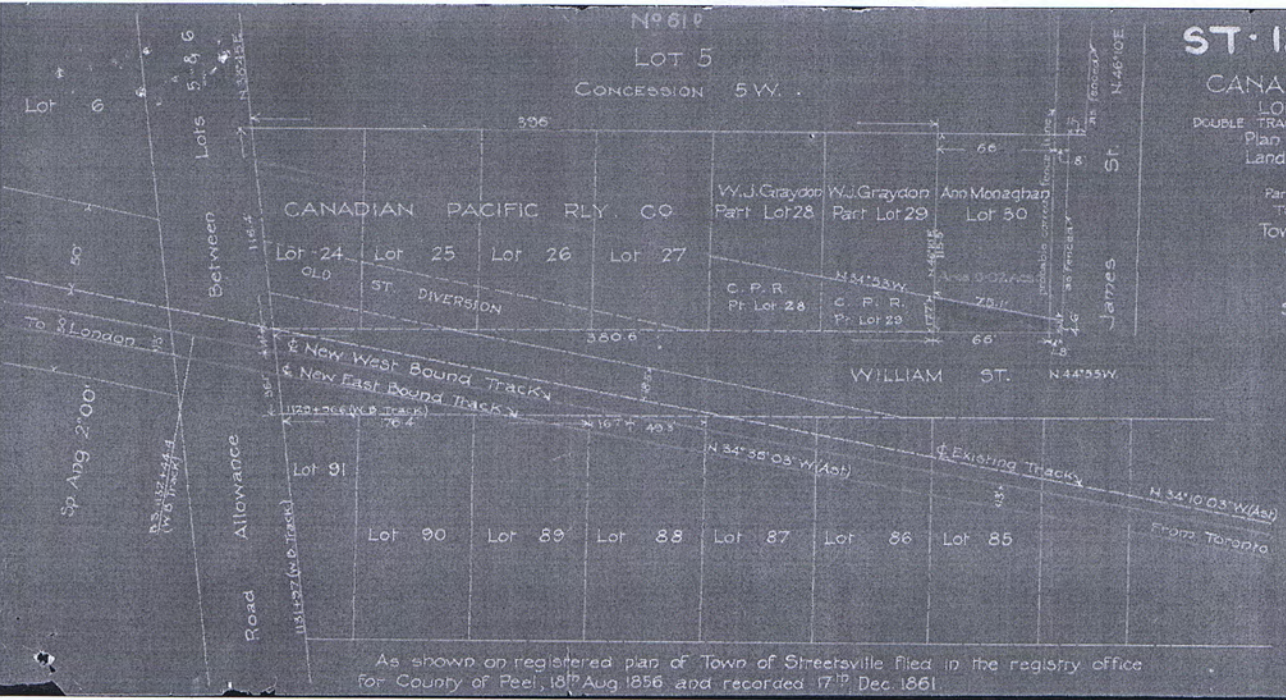
ST-1270

M-214

CANADIAN PACIFIC RLY.  
LONDON SUBDIVISION  
DOUBLE TRACK ISLINGTON TO GUELPH JCT.  
Plan Showing Coloured Red  
Land To Be Acquired From  
Ann Monaghan  
Part Lot 30 - Subdiv. Lot 5 - Con 5 W.  
TOWN OF STREETSVILLE  
COUNTY OF PEEL  
ONTARIO

Scale 1 in = 50 Feet

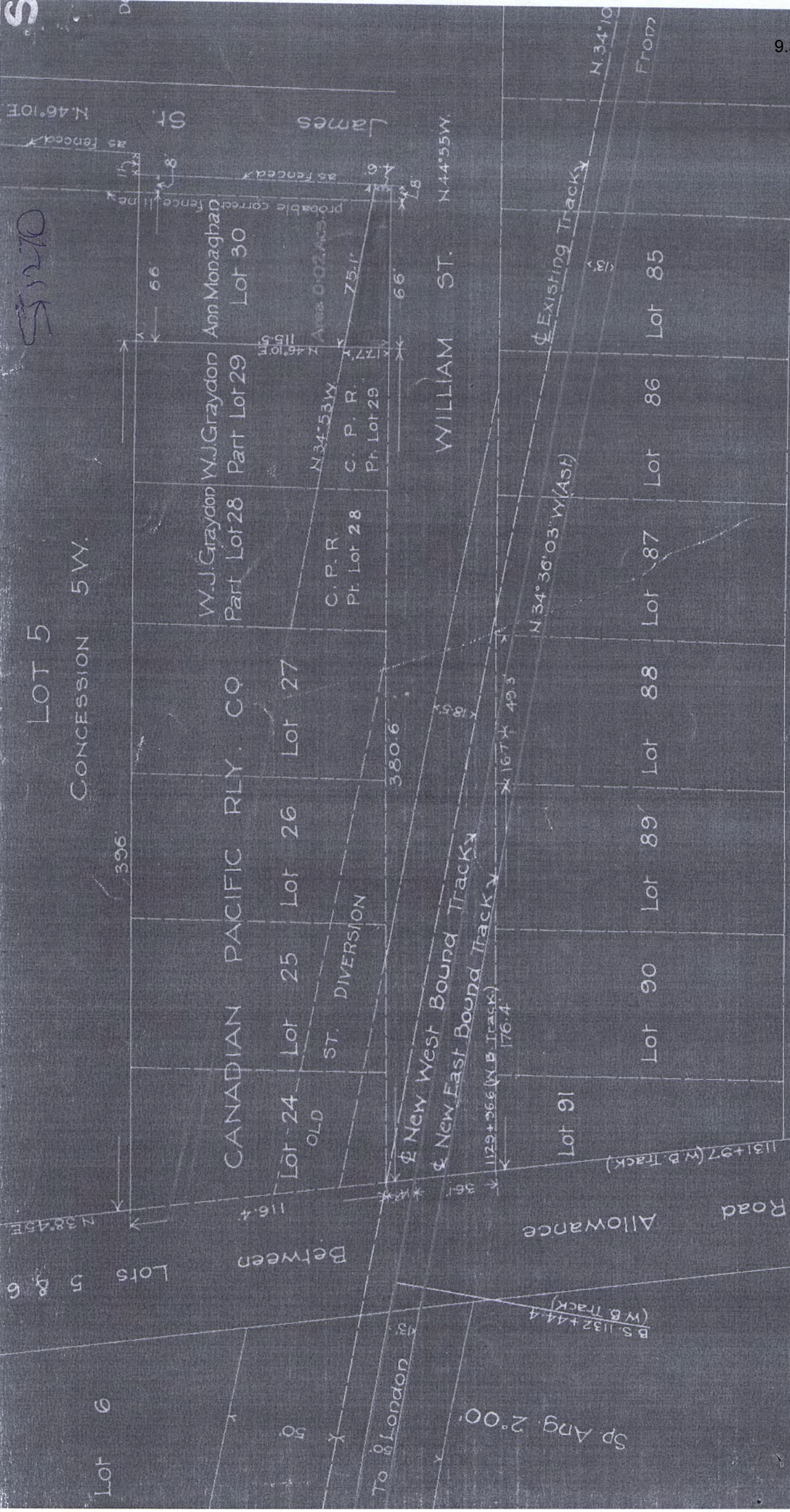
*Chas. P. Russell*  
Engineer of Construction  
Office of Engineer of Construction  
Montreal 24<sup>th</sup> April 1914.



As shown on registered plan of Town of Streetsville filed in the registry office for County of Peel, 18<sup>th</sup> Aug. 1856 and recorded 17<sup>th</sup> Dec. 1861.



51270



As shown on registered plan of Town of Streetsville filed in the registry office for County of Peel, 18<sup>th</sup> Aug 1856 and recorded 17<sup>th</sup> Dec. 1861.



# This Indenture

made the

Twelfth-----day of March-----in the year of  
 our Lord one thousand nine hundred and Twenty.  
 In pursuance of  
 The Short Forms of Conveyances Act.

Between

IDA BOYD BAKER, of the City of Toronto,  
 in the County of York Vidor,

the Executrix of the last Will and Testament of William Graydon.  
 of late of the Village of Streetville,

in the County of Peel,  
 Gentleman, deceased, hereinafter called the GRANTOR of the First Part, and

MERIELA M. LINDSAY,

hereinafter called the GRANTEE of the Second Part,

**Whereas** the said William Graydon was at the time of  
 his decease seized of an estate of inheritance in fee simple in the lands  
 hereinafter described; and before his decease did duly make and publish in  
 writing his last Will and Testament bearing date the First  
 day of April in the year of our Lord one thousand nine hundred  
 and Seven wherein he appointed W. J. Graydon and  
 Ida Boyd Baker, to be Executors of his said Will

**And Whereas** the said William Graydon,  
 departed this life on the Twentieth day of October in the year  
 of our Lord one thousand nine hundred and nine. without revoking  
 or otherwise cancelling or altering the said Will.

**And Whereas** Probate of the said Will was granted to the said Grantor  
 by the Surrogate Court of the County of Peel,  
 on or about the twenty-sixth day of  
 July, one thousand nine hundred and ten,  
 AND WHEREAS the said William J. Graydon has since departed this  
 life and the said Ida Boyd Baker is the sole surviving Executor  
 of the Last Will and Testament of the said William Graydon.



**Now this Indenture Witnesseth** that (in pursuance of the powers vested in her) the said Grantor as personal representative of the said William Granger, deceased in consideration of the sum of Twenty- Five-----dollars of lawful money of Canada, to her in hand paid by the said Grantee the receipt whereof is hereby acknowledged, Do Grant unto the said Grantee in fee simple

**All and Singular** that certain parcel of land and premises situate, lying and being in the Village of Streetsville in the County of Peel and being composed of lots numbers twenty-eight (28) and twenty-nine (29) East side of William Street in the said Village excepting thereout a strip of land 27 feet in width sold to the Canadian Pacific Railway as shown more fully appearing by Registered Instrument.



ST 19336

**To All to whom these Presents shall come:**

We, **W.J. Wilson,** of the **Municipality**  
of the County of Peel Esquire, **Warden** and  
**J.J. Jamieson,** of the **Municipality**  
of the County of Peel, Esquire, **Treasurer of the County of Peel,**

Send Greeting:

WHEREAS, by virtue of a warrant under the hand of **N.S. Lindsay, Warden**  
and seal of the said County of Peel bearing date the **18th.**  
day of **June**, in the year of our Lord, **One Thousand Nine Hundred and Twenty-eight.**  
, commanding the **Treasurer of the said County of Peel** to levy upon the land  
hereinafter mentioned, for the arrears of Taxes due thereon, with costs, the **Treasurer of the said**  
**County of Peel** did, on the **13th.** day of **November** **1928.**  
sell by public auction to **John E. Dowling,** of the **Village**  
of **Streetsville**, in the County of **Peel** **Province of Ontario,**  
that certain parcel or tract of land and premises hereinafter mentioned, at and for the  
price or sum of **Twenty (\$ 20.00)** **Dollars of lawful money of Canada**  
on account of the arrears of taxes alleged to be due thereon up to the **31st. day of December**  
in the year of our Lord, **One Thousand Nine Hundred and twenty-seven** together with the costs;  
Now Know Ye, that we, the said **W.J. Wilson, Warden** and **J.J. Jamieson**  
**Treasurer of the said County of Peel**, in pursuance of such sale, and of  
The Assessment Act, and for the consideration aforesaid, do hereby grant, bargain, and sell unto the said  
**John E. Dowling,**  
his heirs and assigns, all that certain parcel or tract of land and premises ~~containing~~  
being composed of

All and singular that certain parcel or tract of land and  
premises situate lying and being **Lot No. 30** in the said **Village**  
according to a plan of part of **Lot 5,** in the **5th. Concession West**  
**Wentworth Street** in the Township of **Toronto,** in the said **County of**  
**Peel** made by **Bristow, Fitzgerald & Spencer** dated **23rd. February 1856**  
and registered in the **Registry Office** for the said **County.**

146



# This Indenture

made in duplicate the - - - Thirtieth - - - - day of - m-May - - -  
in the year of our Lord one thousand nine hundred and thirty-two.

In Pursuance of the Short Forms of Conveyances Act:

Between

JOHN E. DOWLING, of the Village of Streetsville in the County of Peel, Gentleman, hereinafter called the GRANTOR

## OF THE FIRST PART.

ARTHUR EDWARD LINES, CHARLES GORDON QUENFELL and LEONARD ATKINSON, all of the Village of Streetsville in the County of Peel, Gentlemen, hereinafter called the GRANTEES

## OF THE SECOND PART.

MARY A. DOWLING, the wife of the Grantor herein,

## OF THE THIRD PART.

Witnesseth that in consideration of ONE HUNDRED AND TWENTY-FIVE-----

-----(\$125.00)----- dollar s of  
lawful money of Canada now paid by the said grantee s to the said grantor (the receipt  
whereof is hereby by him acknowledged) he the said grantor DO th  
GRANT unto the said grantee s in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and being Lot Number 30 in the said Village of Streetsville according to a Plan of part of Lot 5 in the 5th Concession West of Hurontario Street in the Township of Toronto in the said County of Peel, made by Bristow, Fitzgerald & Spencer dated 23rd February 1856, and registered in the Registry Office for the said County.



# This Indenture

made in duplicate the ----- FIRST ----- day of---- FEBRUARY -----  
in the year of our Lord one thousand nine hundred and thirty-three,

In Pursuance of the Short Forms of Conveyances Act:

Between

ARTHUR EDWARD LINES, of the Village  
of Streetsville in the County of Peel,  
Gentleman, hereinafter called the  
GRANTOR

OF THE FIRST PART,

CHARLES GORDON QUENNELL, of the Village  
of Streetsville in the County of Peel,  
Gentleman, hereinafter called the  
GRANTEE

OF THE SECOND PART,

VIOLET LINES, wife of the Grantor,

OF THE THIRD PART.

**Witnesseth** that in consideration of the sum of ONE DOLLAR and other

valuable consideration -----666-----dollar of  
lawful money of Canada now paid by the said grantee to the said grantor (the receipt  
whereof is hereby by him acknowledged) he the said grantor DO TH  
GRANT unto the said grantee in fee simple an undivided

*Pub.* one-third interest in  
ALL and Singular that certain parcel or tract of land and premises, situate, lying and  
being Lot Number 30 in the said Village of Streetsville according  
to a Plan of part of Lot 5 in the 5th Concession West of Hurontario  
Street in the Township of Toronto in the said County of Peel, made  
by Bristow, Fitzgerald & Spencer dated 23rd February, 1856, and reg-  
istered in the Registry Office for the said County.



# This Indenture

made (in Duplicate) the      tenth      day of      November  
one thousand nine hundred and forty-one.

In Pursuance of The Short Forms of Conveyances Act  
Between

LETITIA LINDSAY of the Village of  
Streetsville in the County of Peel,  
Widow, hereinafter called the  
Grantor

OF THE FIRST PART

-and-

CHARLES QUENNELL and LEONARD J. ATKINSON  
carrying on business in partnership in the  
Village of Streetsville under the firm  
name and style of Streetsville Sash &  
Door Company, hereinafter called the  
Grantees,

OF THE SECOND PART

Witnesseth that in consideration of one .....

..... (\$1.00) ..... Dollars  
of lawful money of Canada now paid by the said Grantees to the said  
Grantor (the receipt whereof is hereby by her acknowledged),  
the said Grantor Doth Grant unto the said Grantee in fee simple,

All and Singular th      certain parcel      or tract      of land and premises  
situate lying and being in the Township of Toronto, County of Peel,  
Province of Ontario, being composed of part of lot 29 on  
William Street, Plan now known as Streetsville 2, and which  
said parcel is bounded as follows:

COMMENCING at the most westerly angle  
of lot 19 of said Plan as evidenced by its long existing fence-  
corner.



THENCE south-westerly following the production of the limit between the said lot 19 and lot 20, the best evidence of which limit is the existing old fence, one hundred feet (100') more or less to intersect the proper limit of William Street after the C. P. R. widened their right-of-way in or about the year 1914.

THENCE south-easterly following said limit of William Street to the limit between said lots 29 and 30 being a distance of about fifty feet (50').

THENCE north-easterly following the limit between said lots 29 and 30, one hundred feet (100') more or less, to the most easterly corner of said lot 29.

THENCE north-westerly following the rear limit of said lot 29 to the point of commencement.

**To have and to hold** unto the said Grantee s their heirs and assigns, to and for their sole and only use for ever. **Subject** ~~Nevertheless~~ to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.



# This Indenture

ST 3348

made in duplicate the           Seventeenth           day of           February,  
one thousand nine hundred and fifty-four.

In Pursuance of The Short Forms of Conveyances Act, and of The Devolution  
of Estates Act

Between

ALBERT BONHAM QUENNELL, of the Town of  
Elmira, in the County of Waterloo,  
Executive,

the Executor of the last Will and Testament of           CHARLES GORDON QUENNELL,  
late of the Village of Streetsville, in the County  
of Peel, Manufacturer, deceased, hereinafter called "the Grantor",  
OF THE FIRST PART  
and

LEONARD JACOB ATKINSON, of the Village of  
Streetsville, in the County of Peel,  
Manufacturer,

hereinafter called "the Grantee",  
OF THE SECOND PART.

Whereas the said           CHARLES GORDON QUENNELL           died  
on or about the 21st           day of           November           , 19 49, having duly made  
his last Will and Testament bearing date the 10th           day of           May,           19 46,  
probate whereof was granted to the said           Albert Bonham Quennell,  
----- as Executor thereof by  
the Surrogate Court of the           County           of           Peel,  
on the           26th           day of           January,           1950 .  
And Whereas probate of the said Will was registered on the           13th  
day of           January           , 19 54, as number           8691           , in the  
Registry Office for the Registry Division of the County of Peel.  
And Whereas the said           CHARLES GORDON QUENNELL           was,  
at the time of his decease, seised and possessed of the lands hereinafter described.  
And Whereas for the purpose of payment of the debts and legacies of the said  
Deceased,  
it is necessary to sell the said lands.



AND WHEREAS Provincial Treasurer's Certificate for Registration Number 6806 was registered in the Registry Office for the Registry Division of the County of Peel, on the 27th day of January, 1954, as Number 8709. *GR.*

AND WHEREAS the Grantor did enter into an Agreement with the Grantee for the sale of the lands <sup>hereinafter described,</sup> under Agreement dated January 20, 1950.

AND WHEREAS this Conveyance is given for the purpose of giving effect to the said Agreement for Sale.

Now this Indenture Witnesseth that, in pursuance of the powers vested in him, the Grantor, as personal representative of the said Charles Gordon Quennell, deceased,

and in Consideration of the sum of OTHER VALUABLE CONSIDERATION AND

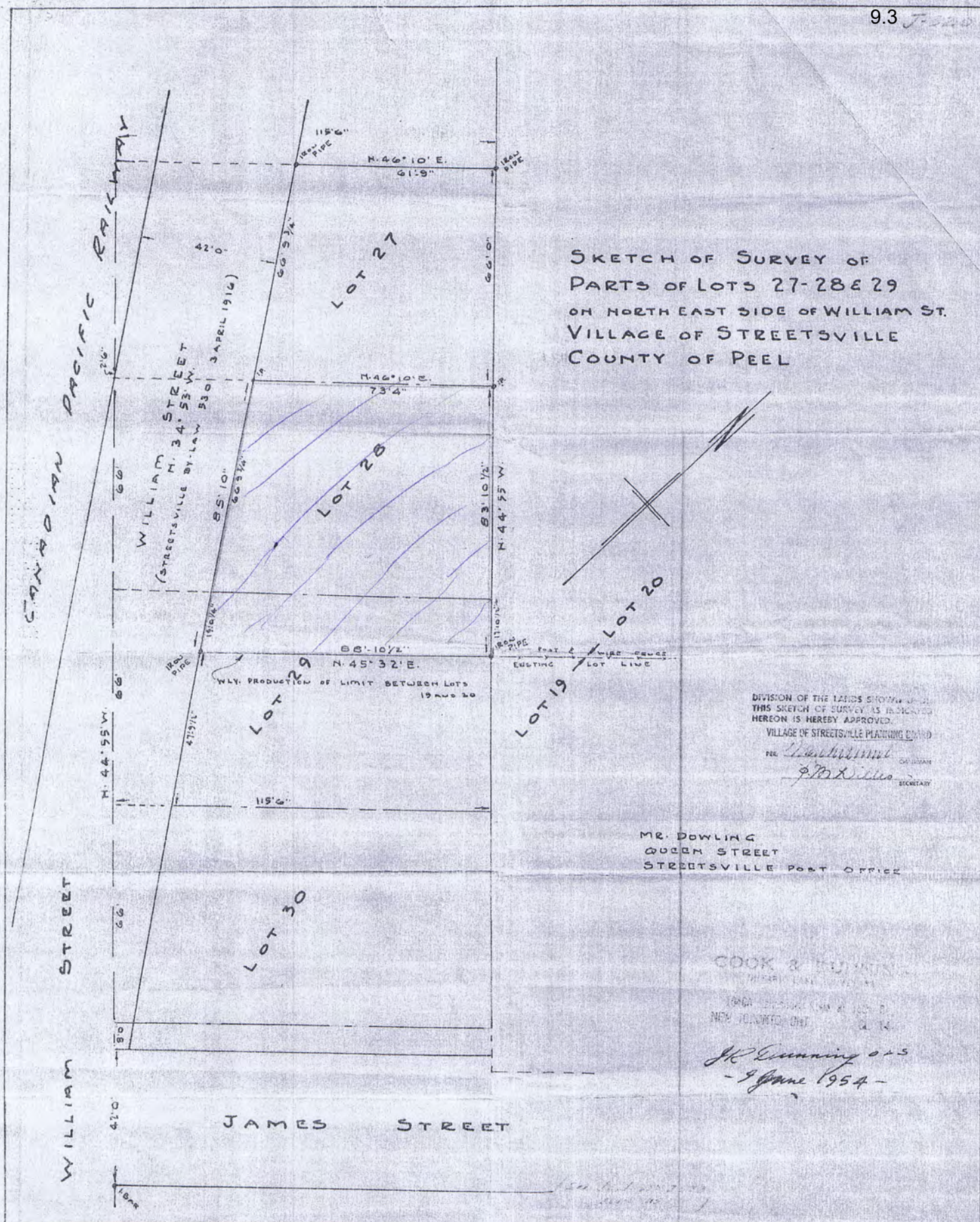
ONE (\$1.00) - - - - - Dollars

now paid by the Grantee to the Grantor, the receipt whereof is hereby by him acknowledged, he, the Grantor, doth grant unto the Grantee in fee simple All and Singular those certain parcel of land and premises situate, lying and being in the Village of Streetsville, in the County of Peel, being composed of:

FIRSTLY: part of Lot Number Twenty-nine (29) on William Street, Plan Number Two for the said Village of Streetsville, and which said parcel is bounded as follows: COMMENCING at the most westerly angle of Lot Nineteen (19) of said Plan as evidenced by its long existing fence corner; THENCE South-Westerly following the production of the limit between the said Lot Nineteen (19) and Lot Twenty (20), the best evidence of which limit is the existing old fence, one hundred feet (100') more or less to intersect the proper limit of William Street after the C.P. R. Widened their right-of-way in or about the year 1914; THENCE south-easterly following said limit of William Street to the limit between said Lots Twenty-nine and Thirty being a distance of about fifty feet (50'); THENCE North-easterly following the limit between said Lots Twenty-nine and Thirty, One hundred feet (100') more or less, to the most easterly corner of said Lot Twenty-nine (29); THENCE north-westerly following the rear limit of said Lot Twenty-nine (29) to the point of commencement.

SECONDLY: Lot Number Thirty (30) in the said Village of Streetsville according to a plan of part of Lot Number Five (5) in the Fifth Concession West of Hurontario Street in the Township of Toronto in the said County of Peel, made by Bristow, Fitzgerald & Co. dated 23rd February 1856, and registered in the Registry Office for the said County.







# This Indenture,

made in duplicate the FIFTEENTH day of OCTOBER  
in the year of our Lord one thousand nine hundred and fifty-four

In Pursuance of the Short Forms of Conveyances Act:

Between

THE WITHIN DEED OR TRANSFER IS HERE  
BY CONSENTED TO PURSUANT TO THE  
PLANNING ACT.  
VILLAGE OF STREETSVILLE PLANNING BOARD  
PER: *[Signature]*  
CHAIRMAN  
SECRETARY

FRANK DOWLING, of the Village of  
Streetsville, in the County of Peel,  
Real Estate Agent,

hereinafter called the Grantor of the FIRST PART

STREETSVILLE SASH LIMITED, of the Village of  
Streetsville, in the County of Peel,  
Real Estate Agent,

hereinafter called the Grantee of the SECOND PART

E. NOREEN DOWLING

Wife of the Grantor of the THIRD PART

Witnesseth that in consideration of FIVE HUNDRED (\$500.00) - - - - -  
- - - - - dollar \$ of

lawful money of Canada now paid by the said grantee to the said grantor (the receipt  
whereof is hereby by him acknowledged) he the said grantor DO TH  
GRANT unto the said grantee in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and  
being in the Village of Streetsville, in the County of Peel, being  
composed of parts of Village lots 28 and 29 lying north east of  
William Street, the boundaries of the said parcel are described as  
follows:

COMMENCING where an iron pipe is planted at the most northerly  
angle of Lot 28.

THENCE South 46 degrees 10 minutes West along the north west limit  
of said Lot 28 a distance of 73 feet 4 inches to an iron pipe in the  
north east limit of William Street diversion described in by-law  
number 530 of the 3rd of April 1916.

THENCE South 34 degrees 53 minutes East along the north east limit  
of William Street aforesaid a distance of 85' 10" more or less to  
an iron pipe therein, which said iron pipe is at the intersection



with the production south westerly of the limit between lots 19 and 20 lying north-east of the herein described parcel.

THENCE North 45 degrees 32 minutes East along the said production line a distance of 88 feet 10 $\frac{1}{2}$  inches more or less to an iron pipe in the north-east limit of said Lot 29.

THENCE North 44 degrees 55 minutes west along the north east limits of said Lots 29 and 28 a distance of 83 feet, 10 $\frac{1}{2}$  inches more or less to the point of commencement.

Ref No. J-320

2020



1562081

# This Indenture

made in duplicate the 30th day of November  
in the year of our Lord one thousand nine hundred and Sixty-Seven.

In Pursuance of the Short Forms of Conveyances Act:

Between

STREETSVILLE SASH LIMITED, a Company  
incorporated under the laws of the Province  
of Ontario,

hereinafter called the "GRANTOR"  
OF the FIRST PART,

-and-

THOMSON BROTHERS TRUCKING (STREETSVILLE) LIMITED  
and REA BROTHERS LIMITED, both companies  
incorporated under the laws of the Province of  
Ontario, carrying on business under the firm  
name and style of "THOMSON-REA TRANSPORT",

hereinafter called the "GRANTEES",  
OF the SECOND PART,

**Witnesseth** that in consideration of other good and valuable consideration  
and the sum of ONE - - - - - (\$1.00) - - - - -

lawful money of Canada now paid by the said grantee to the said grantor dollar of  
whereof is hereby by it acknowledged) it is the said grantor (the receipt  
GRANT unto the said grantee in fee simple DO TH

ALL and Singular that certain parcel or tract of land and premises, situate, lying and  
being in the Town of Streetsville, in the County of Peel, and being  
composed of Lot 30 and parts of Lots 28 and 29, according to a  
Plan of Part of Lot 5 in the Fifth Concession West of Hurontario  
Street in the Township of Toronto, in the said County of Peel, made  
by Bristow, Fitzgerald & Spencer dated February 23rd, 1856, and re-  
gistered in the Registry Office for the said County, and more  
particularly described in Schedule "A" hereto attached.



SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Streetsville, in the County of Peel, and being composed of Lot 30 and parts of Lots 28 and 29, according to a Plan of Part of Lot 5 in the Fifth Concession West of Hurontario Street in the Township of Toronto, in the said County of Peel, more particularly described as follows:

FIRSTLY

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Streetsville, in the County of Peel, being composed of parts of Village Lots 28 and 29 lying north east of William Street, the boundaries of the said parcel are described as follows:

COMMENCING where an iron pipe is planted at the most northerly angle of Lot 28;

THENCE South 46 degrees 10 minutes West along the North-west limit of said Lot 28, a distance of 73 feet 4 inches to an iron pipe in the North-east limit of William Street diversion described in by-law Number 530 of the 3rd of April, 1916;

THENCE South 34 degrees 53 minutes East along the Northeast limit of William Street aforesaid, a distance of 85 feet 10 inches more or less to an iron pipe therein, which said iron pipe is at the intersection with the production South westerly of the limit between Lots 19 and 20 lying North-east of the herein described parcel.

THENCE North 45 degrees 32 minutes East along the said production line a distance of 88 feet 10-1/2 inches more or less to an iron pipe in the North-east limit of said Lot 29;

THENCE North 44 degrees 55 minutes west along the North east limits of said Lots 29 and 28, a distance of 83 feet, 10-1/2 inches more or less to the point of commencement.

SECONDLY

ALL AND SINGULAR that certain parcel of land and premises situate, lying and being in the Town of Streetsville, in the County of Peel, and being composed of:



Page 2 - Schedule "A"

Part of Lot Number Twenty-Nine (29) on William Street,  
Plan Number Two for the said Town of Streetsville, and which  
parcel is bounded as follows:

COMMENCING at the most westerly angle of Lot Nineteen (19) of  
said Plan as evidenced by its long existing fence corner;

THENCE South-westerly following the production of the limit between  
the said Lot Nineteen (19) and Lot Twenty (20), the best evidence  
of which limit is the existing old fence, one hundred feet (100')  
more or less to intersect the proper limit of William Street after  
the C.P.R. widened their right-of-way in or about the year 1914;

THENCE South-easterly following said limit of William Street to the  
limit between said Lots Twenty-nine and Thirty being a distance of  
about fifty feet (50');

THENCE North-easterly following the limit between said Lots Twenty-  
Nine and Thirty, One hundred feet (100') more or less, to the most  
easterly corner of said Lot Twenty-nine (29);

THENCE North-westerly following the rear limit of said Lot Twenty-  
Nine (29) to the point of commencement.

THIRDLY

ALL AND SINGULAR that certain parcel of land and premises situate,  
lying and being in the Town of Streetsville, in the County of Peel  
and being composed of Lot Number Thirty (30) in the said Town of  
Streetsville according to a Plan of part of Lot Number Five (5) in the  
Fifth Concession West of Hurontario Street in the Township of Toronto,  
in the said County of Peel, made by Bristow, Fitzgerald and Spencer,  
dated 23rd February, 1856, and registered in the Registry Office for  
the County of Peel.



THIS INDENTURE made in duplicate the 22nd day of October, one thousand nine hundred and sixty-eight.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT:

BETWEEN:

STREETSVILLE SASH LIMITED, a Company  
incorporated under the laws of the  
Province of Ontario,

hereinafter called the "GRANTOR",

of the FIRST PART

- and -

THOMSON BROTHERS TRUCKING (STREETSVILLE)  
LIMITED, and REA BROTHERS LIMITED, both  
companies incorporated under the laws of  
the Province of Ontario, carrying on business  
under the firm name and style of THOMSON-REA  
TRANSPORT",

hereinafter called the "GRANTEES",

of the SECOND PART

WHEREAS by Deed dated the 30th of November, 1967 and registered in the Registry Office for the Registry Division of the County of Peel as No. 62081 VS, the Grantor herein purported to convey the lands and premises hereinafter described to the Grantees and an error was made in the description therein.

AND WHEREAS this conveyance is given for the purpose of correcting the error in the description.

WITNESSETH that in consideration of other good and valuable consideration and the sum of ONE-----(\$1.00)-----DOLLAR of lawful money of Canada now paid by the said Grantees to the said Grantor (the receipt whereof is hereby by it acknowledged) it the said Grantor DOTH GRANT unto the said Grantees in fee simple ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Streetsville, in the County of Peel and being composed of part of Lots 28, 29 and 30, according to Registered Plan <sup>Hyde-Rattleidge</sup> STR-2, in the said Town of Streetsville, and which parcel is more particularly described in Schedule "A" hereto attached.



SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Streetsville, in the County of Peel and being composed of Part of Lots 28, 29 and 30, according to Registered Plan <sup>Hyde & Rutledge referred to as</sup> STR-2, in the said Town of Streetsville, and which parcel is more particularly described as follows:

PREMISING that the centre line of the Canadian Pacific Railway, northbound track, has an assumed bearing of North 34 degrees, 36 minutes West and relating all bearings herein thereto.

COMMENCING at the point of intersection of the Northwesternly limit of James Street with the Northeasternly limit of William Street as the latter was diverted and opened by By-Law 530 and which point of commencement is distant 4.60 feet measured Northeasternly along the ~~Northwesternly limit of James Street~~ from the most southerly angle of the said Lot 30.

THENCE North 34 degrees 53 minutes West along the Northeasternly limit of William Street aforesaid, 208.40 feet more or less to the Northwesternly limit of the said Lot 28;

THENCE North 46 degrees 20 minutes East along the Northwesternly limit of said Lot 28, 76.32 feet more or less to the most Northerly angle of said Lot 28;

THENCE South 44 degrees 29 minutes East along the existing Northeasternly limit of Lots 28 and 29 being also the existing Southwesternly limit of Lot 20, 88.87 feet to the most Southerly angle of said Lot 20;

THENCE South 44 degrees 25 minutes East and being along the existing Northeasternly limit of Lots 29 and 30 being also the existing Southwesternly limit of Lot 19, 122.09 feet more or less to the Northwesternly limit of James Street aforesaid;

THENCE South 46 degrees 20 minutes West along the last mentioned limit 110.90 feet to the point of commencement.



VS 89991  
9.3

# This Indenture

made in duplicate the 19th day of July,  
one thousand nine hundred and sixty-eight.

In Pursuance of the Short Forms of Conveyances Act:  
Between

THOMSON BROTHERS TRUCKING (STREETSVILLE) LIMITED  
and REA BROTHERS LIMITED, both companies  
incorporated under the laws of the Province of  
Ontario, carrying on business under the firm  
name and style of "THOMSON-REA TRANSPORT",

hereinafter called the GRANTORS,

of the FIRST PART

-and-

OCTUS INVESTMENTS LIMITED, a Company incorporated  
under the laws of the Province of Ontario,

hereinafter called the GRANTEE,

of the SECOND PART

**Witnesseth** that in consideration of other good and valuable consideration  
and the sum of ONE - - - - - (\$1.00) - - - - -

- - - - - dollar of  
lawful money of Canada now paid by the said grantee to the said grantors (the receipt  
whereof is hereby by them acknowledged) ~~for~~ the said grantors DO  
GRANT unto the said grantee in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and  
being in the Town of Streetsville, in the County of Peel, and being  
composed of Lot 30 and parts of Lots 28 and 29, according to a  
Plan of Part of Lot 5 in the Fifth Concession West of Hurontario  
Street in the Township of Toronto, in the said County of Peel, made  
by Hyde and Rutledge, referred to as STR-2  
by ~~Eristow, Fitzgerald, Spencer, Oaten, February 22nd 1955~~, and  
registered in the Registry Office for the said County, and more  
particularly described in Schedule "A" hereto attached.



SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Streetsville, in the County of Peel and being composed of Part of Lots 28, 29 and 30, Hyde and Rutledge referred to as according to Registered Plan/STR-2, in the said Town of Streetsville and which parcel is more particularly described as follows:

PREMISING that the centre line of the Canadian Pacific Railway, northbound track, has an assumed bearing of North 34 degrees, 36 minutes West and relating all bearings herein thereto.

COMMENCING at the point of intersection of the Northwestern limit of James Street with the Northeasterly limit of William Street as the latter was diverted and opened by By-Law 530 and which point of commencement is distant ~~4.60~~ feet measured Northeasterly along the Northwestern limit of James Street from the most southerly angle of the said Lot 30.

THENCE North 34 degrees 53 minutes West along the Northeasterly limit of William Street aforesaid, 208.40 feet more or less to the Northwestern limit of the said Lot 28;

THENCE North 46 degrees 20 minutes East along the Northwestern limit of said Lot 28, 76.32 feet more or less to the most Northerly angle of said Lot 28;

THENCE South 44 degrees 29 minutes East along the existing Northeasterly limit of Lots 28 and 29 being also the existing Southwesterly limit of Lot 20, 88.87 feet to the most Southerly angle of said Lot 20;

THENCE South 44 degrees 25 minutes East and being along the existing Northeasterly limit of Lots 29 and 30 being also the existing Southwesterly limit of Lot 19, 122.09 feet more or less to the Northwestern limit of James Street aforesaid;

THENCE South 46 degrees 20 minutes West along the last mentioned limit 110.90 feet to the point of commencement.



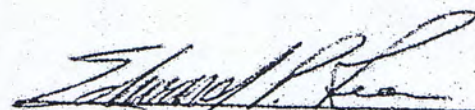
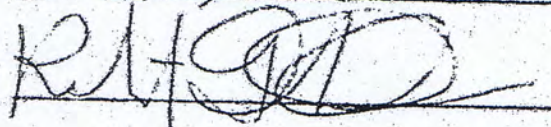
DECLARATION

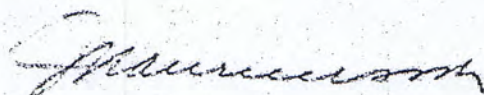
PROVINCE OF ONTARIO )  
 COUNTY OF PEEL )  
 TO WIT: )

WE, EDWARD PLEWMAN REA, of the Town of Streetsville,  
 in the County of Peel, and ROBERT THOMSON, of Township of  
 Esquesing, in the County of Halton, do solemnly declare:

1. THAT Edward Plewman Rea is the President of Rea Brothers Limited and Robert Thomson is the Secretary of Thomson Brothers Trucking (Streetsville) Limited, and as such we have knowledge of the matters herein.
2. Rea Brothers Limited and Thomson Brothers Trucking (Streetsville) Limited carry on business in partnership under the firm name and style of "THOMSON-REA TRANSPORT", and no other company or person is associated with them in partnership.
3. The said lands hereinbefore described were acquired by Thomson-Rea Transport as partnership property, with partnership funds, and since then have been continuously and are now held exclusively as partnership assets and for the purposes of Thomson-Rea Transport.

SEVERALLY SWORN before me at the)  
 Town of Streetsville, in the )  
 County of Peel, this 29<sup>th</sup> day )  
 of October, 1968. )



A Commissioner, etc.



Deed without Power  
Form 189  
Newcomb and Gilbert, Limited, Toronto

127924<sup>VS</sup>

# This Indenture

made in duplicate this 17th day of October  
in the year of our Lord one thousand nine hundred and Sixty-Nine.

In Pursuance of the Short Terms of Conveyances Act:

Between

OCTUS INVESTMENTS LIMITED, a Company  
incorporated under the laws of the Province  
of Ontario,

hereinafter called the "GRANTOR",

of the FIRST PART,

-and-

FRANK W. MOBLE, of the Town of Streetsville,  
in the County of Peel, Trucker, to uses,

hereinafter called the "GRANTEE",

of the SECOND PART,

**Witnesseth** that in consideration of other good and valuable consideration and the sum of ONE - - - - - (\$1.00) - - - - -

----- dollar of  
lawful money of Canada now paid by the said grantee to the said grantor (the receipt  
whereof is hereby by it acknowledged) has the said grantor DO TH  
GRANT unto the said grantee ~~hereinafter~~ to the uses  
hereinafter set forth.

ALL and Singular that certain parcel or tract of land and premises, situate, lying and  
being in the Town of Streetsville, in the County of Peel, and

being composed of Part of Lot 30 and parts of Lots 28 and 29,

according to a Plan of Part of Lot 5 in the Fifth Concession West  
of Hurontario Street in the Township of Toronto, in the said  
County of Peel, made by Hyde and Rutledge, referred to as STR-2,  
and registered in the Registry Office for the said County, and more  
particularly described in Schedule "A" hereto attached.



SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Streetsville, in the County of Peel and being composed of Part of Lots 28, 29 and 30, according to Registered Plan made by Hyde and Rutledge referred to as STR-2, in the said Town of Streetsville, and which parcel is more particularly described as follows:

PREMISING that the centre line of the Canadian Pacific Railway, northbound track, has an assumed bearing of North 34 degrees, 36 minutes West and relating all bearings herein thereto.

COMMENCING at the point of intersection of the Northwestern limit of James Street with the Northeastly limit of William Street as the latter was diverted and opened by By-Law 530 and which point of commencement is distant 4.50 feet measured North-easterly along the Northwestern limit of James Street from the most southerly angle of said Lot 30.

THENCE North 34 degrees 53 minutes West along the Northeastly limit of William Street aforesaid, 208.40 feet more or less to the Northwestern limit of the said Lot 28;

THENCE North 46 degrees 20 minutes East along the Northwestern limit of said Lot 28, 76.32 feet more or less to the most Northerly angle of said Lot 28;

THENCE South 44 degrees 29 minutes East along the existing North-easterly limit of Lots 28 and 29 being also the existing South-westerly limit of Lot 20, 88.87 feet to the most Southerly angle of said Lot 20;

THENCE South 44 degrees 25 minutes East and being along the existing Northeastly limit of Lots 29 and 30 being also the existing Southwesterly limit of Lot 19, 122.09 feet more or less to the Northwestern limit of James Street aforesaid;

THENCE South 46 degrees 20 minutes West along the last mentioned limit 110.90 feet to the point of commencement.



# This Indenture

made in duplicate this 17th day of October  
in the year of our Lord one thousand nine hundred and Sixty-Nine.

In Pursuance of the Short Forms of Conveyances Act:

Between

OCTUS INVESTMENTS LIMITED, a Company  
incorporated under the laws of the Province  
of Ontario,

hereinafter called the "GRANTOR",

of the FIRST PART,

-and-

FRANK W. MOBLE, of the Town of Streetsville,  
in the County of Peel, Trucker, to uses,

hereinafter called the "GRANTEE",

of the SECOND PART,

**Witnesseth** that in consideration of other good and valuable consideration and the sum of ONE - - - - - (\$1.00) - - - - -

- - - - - dollar of  
lawful money of Canada now paid by the said grantee to the said grantor (the receipt  
whereof is hereby by it acknowledged) ~~has~~ the said grantor DO TH  
GRANT unto the said grantee ~~hereinafter~~ to the uses  
hereinafter set forth.

ALL and Singular that certain parcel or tract of land and premises, situate, lying and  
being in the Town of Streetsville, in the County of Peel, and

being composed of Part of Lot 30 and parts of Lots 28 and 29,

according to a Plan of Part of Lot 5 in the Fifth Concession West  
of Hurontario Street in the Township of Toronto, in the said  
County of Peel, made by Hyde and Rutledge, referred to as STR-2,  
and registered in the Registry Office for the said County, and more  
particularly described in Schedule "A" hereto attached.



AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Streetsville, in the County of Peel and being composed of Part of Lots 28, 29 and 30, according to Registered Plan made by Hyde and Rutledge referred to as STR-2, in the said Town of Streetsville, and which parcel is more particularly described as follows:

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THENCE South 44 degrees 29 minutes East along the existing North-easterly limit of Lots 28 and 29 being also the existing South-westerly limit of Lot 20, 88.87 feet to the most Southerly angle of said Lot 20;

THENCE South 44 degrees 25 minutes East and being along the existing Northeasterly limit of Lots 29 and 30 being also the existing Southwesterly limit of Lot 19, 122.00 feet more or less to the Northwestern limit of James Street aforesaid;

THENCE South 46 degrees 20 minutes West along the last mentioned limit 110.90 feet to the point of commencement.



## Transfer/Deed of Land

9.3

A

Form 1 - Land Registration Reform Act

<div style="text-align: center;">R 01040748</div> <div style="text-align: center;">'93 05 24 13 25</div> <div style="text-align: center;">New Property Identifiers</div> <div style="text-align: center;">CERTIFICATE OF REGISTRATION CERTIFICATE OF REGISTRATION PEEL (G3) ERAMPTON</div> <div style="text-align: center;">Additional: See Schedule <input type="checkbox"/></div> <div style="text-align: center;">Executions</div> <div style="text-align: center;">Additional: See Schedule <input type="checkbox"/></div>	<div style="display: flex; justify-content: space-between;"><div>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></div><div>(2) Page 1 of 3 pages</div></div> <div style="display: flex; justify-content: space-between;"><div>(3) Property Identifier(s)</div><div>Block</div><div>Property</div></div> <div style="text-align: right;">Additional: See Schedule <input type="checkbox"/></div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">(4) Consideration  TWO ----- Dollars \$ 2.00</div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/>  Lots 28, 29 and 30, Plan STR-2, City of Mississauga, Regional Municipality of Peel  Lands as in Instrument No. 127924 VS</div>										
	(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/> (7) Interest/Estate Transferred Fee Simple										
	(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that Frank William Noble was a spouse at the time of his death, and the person consenting below was his spouse. <div style="display: flex; justify-content: space-between;"><div>Name(s) NOBLE, Frank William - Estate of  NOBLE, Edith Harriet Executrix</div><div>Signature(s)  <i>Edith Noble</i></div><div>Date of Signature Y M D 1993 06 16</div></div>										
	(9) Spouse(s) of Transferor(s) I hereby consent to this transaction <div style="display: flex; justify-content: space-between;"><div>Name(s) NOBLE, Edith Harriet</div><div>Signature(s)  <i>Edith Noble</i></div><div>Date of Signature Y M D 1993 06 16</div></div>										
	(10) Transferor(s) Address for Service 175 Church Street, Streetsville, Ontario. L5M 1M6										
(11) Transferee(s) <div style="display: flex; justify-content: space-between;"><div>NOBLE, Edith Harriet</div><div>Date of Birth Y M D 1933 10 22</div></div>											
(12) Transferee(s) Address for Service 175 Church Street, Streetsville, Ontario. L5M 1M6											
(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act. <div style="display: flex; justify-content: space-between;"><div>Signature Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing. Name and Address of Solicitor    Signature</div><div>Date of Signature Y M D    Signature</div></div>											
(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing. <div style="display: flex; justify-content: space-between;"><div>Name and Address of Solicitor    Signature</div><div>Date of Signature Y M D    Signature</div></div>											
(15) Assessment Roll Number of Property <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td>Cty.</td><td>Mun.</td><td>Map</td><td>Sub.</td><td>Par.</td></tr><tr><td>21</td><td>05</td><td>120</td><td>006</td><td>14700</td></tr></table>		Cty.	Mun.	Map	Sub.	Par.	21	05	120	006	14700
Cty.	Mun.	Map	Sub.	Par.							
21	05	120	006	14700							
(16) Municipal Address of Property 16 James Street Streetsville, Ontario											
(17) Document Prepared by: Maurice C. Foster & Associates Barristers & Solicitors 205 Queen St. South Streetsville, Ontario L5M 1L4											
Fees and Tax <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td>Registration Fee</td><td>2700</td></tr><tr><td>Land Transfer Tax</td><td>NIL</td></tr><tr><td>Total</td><td>2700</td></tr></table>		Registration Fee	2700	Land Transfer Tax	NIL	Total	2700				
Registration Fee	2700										
Land Transfer Tax	NIL										
Total	2700										

FOR OFFICE USE ONLY

FOR OFFICE USE ONLY



The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd    Page 1 of 2

**Properties**

*PIN*            13128 - 0206    LT                      *Interest/Estate*    Fee Simple  
*Description*    PT LT 28 PL STR2 STREETSVILLE; PT LT 29 PL STR2 STREETSVILLE; PT LT 30 PL  
STR2 STREETSVILLE , AS IN VS127924; MISSISSAUGA.  
*Address*        16 JAMES STREET  
STREETSVILLE

**Consideration**

*Consideration*        \$2,650,000.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

*Name*                    ABSOLUTE BUILDING SOLUTIONS INC.  
*Address for Service*    c/o Mina Youssef 295 Matheson Blvd  
East Mississauga, ON L4Z 1X8  
I, Frank Medeiros, have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

**Transferee(s)**

*Capacity*                                      *Share*

*Name*                    CITY PARK HOMES (STREETSVILLE) INC.                      Registered Owner  
*Address for Service*    2 WILLIAM STREET  
STREETSVILLE

**Signed By**

Mina Samoeel Farag Salama Youssef                      295 Matheson Blvd E                      acting for                      Signed    2020 08 27  
Mississauga                      Transferor(s)  
L4Z 1X8

Tel        416-274-1118

Fax        905-502-6982

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Gerardo Carlo Borean                      207-3883 Highway 7                      acting for                      Signed    2020 08 27  
Woodbridge                      Transferee(s)  
L4L 6C1

Tel        905-850-6066

Fax        905-850-6069

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

**Submitted By**

PARENTE, BOREAN LLP                      207-3883 Highway 7                      2020 08 27  
Woodbridge  
L4L 6C1

Tel        905-850-6066

Fax        905-850-6069

**Fees/Taxes/Payment**

*Statutory Registration Fee*                      \$65.05  
*Provincial Land Transfer Tax*                      \$49,475.00  
*Total Paid*                      \$49,540.05



LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 13128 - 0206 PT LT 28 PL STR2 STREETSVILLE; PT LT 29 PL STR2 STREETSVILLE; PT LT 30 PL STR2 STREETSVILLE , AS IN VS127924; MISSISSAUGA.

BY: ABSOLUTE BUILDING SOLUTIONS INC.  
TO: CITY PARK HOMES (STREETSVILLE) INC. Registered Owner

1. CHRISTOPHER ZEPPA

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for CITY PARK HOMES (STREETSVILLE) INC. described in paragraph(s) (c) above.
- ☐ (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:  
does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$2,650,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2,650,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2,650,000.00

6. Other remarks and explanations, if necessary.

- 1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- 2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- 3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- 4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- 5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer  
LRO 43 Registration No. PR3693696 Date: 2020/08/27

B. Property(s): PIN 13128 - 0206 Address 16 JAMES STREET  
STREETSVILLE Assessment -  
Roll No

C. Address for Service: 2 WILLIAM STREET  
STREETSVILLE

D. (i) Last Conveyance(s): PIN 13128 - 0206 Registration No. PR3256591  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: Gerardo Carlo Borean  
207-3883 Highway 7  
Woodbridge L4L 6C1





ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PROPERTY DESCRIPTION:

PT LT 28 PL STR2 STREETSVILLE; PT LT 29 PL STR2 STREETSVILLE; PT LT 30 PL STR2 STREETSVILLE, AS IN V3127924; MISSISSAUGA.

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
RE-ENTRY FROM 13128-0406

16 JAMES STREET

PIN CREATION DATE:  
1999/02/22

OWNERS' NAMES

CITY PARK HOMES (STREETSVILLE) INC.

CAPACITY SHARE  
ROWN

(SEE ATTACHED)

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
**EFFECTIVE 2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1996/09/24 ON THIS PIN**				
**WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1999/02/22**					
**PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/02/22 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
**SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
**AND ESCHEATS OR FOREFEITURE TO THE CROWN.						
**THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
**IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
**CONVENTION.						
**ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/02/23 **						
VS127925	1969/11/28	CHARGE				
			*** COMPLETELY DELETED ***			
VS132211	1970/01/29	TRANSFER OF CHARGE				
			*** COMPLETELY DELETED ***			
REMARKS: VS127925						
RG1040748	1993/06/24	TRANSFER				
			*** DELETED AGAINST THIS PROPERTY ***			
LT2057426	2000/03/27	NOTICE				
			HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA			
REMARKS: PEARSON AIRPORT ZONING REGULATION						
PR315348	2002/09/17	APL (GENERAL)				
			*** COMPLETELY DELETED *** NOBLE, EDITH HARRIET			

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.





Ontario ServiceOntario

LAND  
REGISTRY  
OFFICE #43

13128-0206 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 3  
PREPARED FOR Dharmaan01  
ON 2020/10/07 AT 10:55:44

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR320803	2002/09/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUSINESS DEVELOPMENT BANK OF CANADA		
REMARKS: RE: V5127925						
PR322382	2002/09/27	TRANSFER		*** COMPLETELY DELETED *** NOBLE, EDITH HARRIET	1543279-ONTARIO INC.	
PR322383	2002/09/27	CHARGE	see 0205	*** COMPLETELY DELETED *** 1543279-ONTARIO INC.	CROATIAN (TORONTO) CREDIT UNION LIMITED	
PR462668	2003/07/07	TRANSFER	"	*** COMPLETELY DELETED *** 1543279-ONTARIO INC.	TROT PROPERTIES INC.	
REMARKS: PLANNING ACT STATEMENTS						
PR462669	2003/07/07	CHARGE		*** COMPLETELY DELETED *** TROT PROPERTIES INC.	1543279-ONTARIO INC.	
PR543592	2003/11/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** CROATIAN (TORONTO) CREDIT UNION LIMITED		
REMARKS: RE: PR322383						
PR1153312	2006/10/16	NOTICE		*** COMPLETELY DELETED *** TROT PROPERTIES INC.	1543279-ONTARIO INC.	
REMARKS: PR462669						
PR1194793	2007/01/05	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 1543279-ONTARIO INC.	CROATIAN (TORONTO) CREDIT UNION LIMITED	
REMARKS: PR462669						
PR2117752	2011/12/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** CROATIAN (TORONTO) CREDIT UNION LIMITED		
REMARKS: PR462669						
PR3256591	2017/12/18	TRANSFER	"	*** COMPLETELY DELETED *** TROT PROPERTIES INC.	ABSOLUTE BUILDING SOLUTIONS INC.	
REMARKS: PLANNING ACT STATEMENTS						
PR3256592	2017/12/18	CHARGE		*** COMPLETELY DELETED *** MEDEIROS, MARIA LOURDES ABSOLUTE BUILDING SOLUTIONS INC.	FOREMOST SECOND MORTGAGE HOLDING CORPORATION	

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