



Heritage Impact Statement
63 William St., Mississauga ON
June 4, 2023 (rev June 16, 2023)



Land Acknowledgement:

We acknowledge the lands, which constitute the present-day City of Mississauga as being part of the Treaty Lands and Traditional Territory of the Mississaugas of the Credit First Nation, Haudenosaunee and the Huron-Wendat First Nation. We recognize the ancestors of these peoples as the inhabitants of these lands since time immemorial. The City of Mississauga is home to First Nations, Métis and Inuit peoples.

1.0 Introduction

This Heritage Impact Statement deals with an existing building at 63 William St., Mississauga ON. It is required to support a lot severance application to allow the demolition of the existing building and the eventual construction of two new new single family dwellings at this site.

The site is located in the Streetsville Village Core Cultural Landscape 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.”

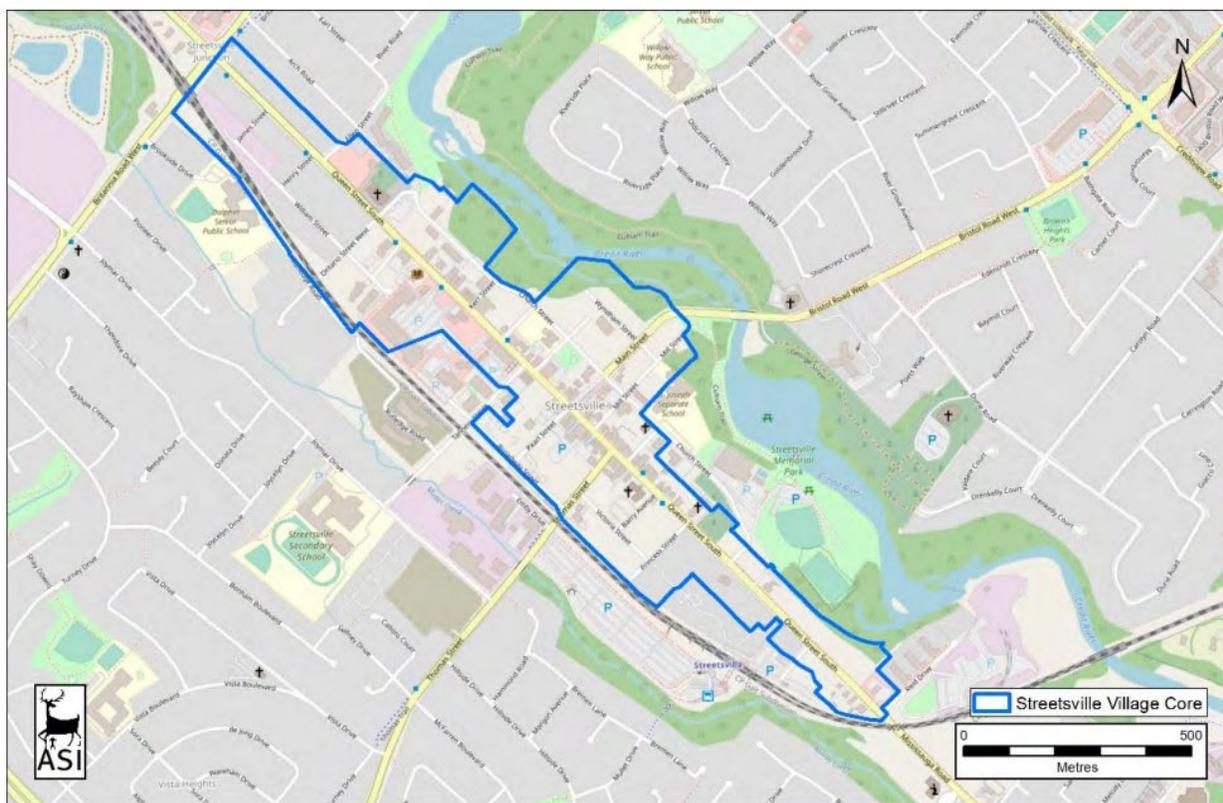
(City of Mississauga website)

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

The Streetsville Village Core Cultural Landscape is located along Queen Street South, between Britannia Road West and Eglinton Avenue. This landscape encapsulates the historical village core of one of the oldest settlements in the City of Mississauga. The main thoroughfare demonstrates the distinct character of the area’s rural roots, while the similar scale and character of the buildings within the commercial core extends into the historical homes on residential side streets. Over ninety heritage properties were listed within this landscape prior to the development of the 2005 Cultural Landscape Inventory (The Landplan Collaborative Ltd. et al. 2005), many of which are designated under Part IV of the Ontario Heritage Act, making Streetsville home to the largest concentration of historical buildings in Mississauga. 1

(Conserving Heritage Landscapes – Cultural Heritage Landscape Project – ASI Heritage Consultants)

¹ <https://www.mississauga.ca> (City of Mississauga)



Location of Streetsville Village Core Cultural Landscape

The ability of a municipality to identify Cultural Heritage Landscapes and to require a Heritage Impact Statement is mandated by the Provincial Policy Statement (2020):

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

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 Official Plan 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

This report has been prepared in accordance with Mississauga Cultural Heritage Landscape Impact Assessment Terms of Reference. It addresses the City’s Official Plan policy 7.4.1.12, as stated below. The City of Mississauga seeks to conserve, record, and protect its heritage resources:

7.4.1.12: The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

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

1. General requirements:

- 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 measured streetscape drawing is required, in additions to photographs of adjacent properties
- qualifications of the author completing the report

2. Property information:

- list of property owners from Land Registry Office
- building construction date, builder, architect/designer, landscape architect and personal histories
- current property owner information must be redacted
- research must be sufficient to make recommendation #6
- The City of Mississauga recognizes the historic and continued use of the land now known as Mississauga by the Mississaugas of the Credit First Nation, the Haudenosaunee Confederacy the

Huron-Wendat and Wyandotte Nations. As such all HIAs must include recognition of Indigenous history and settlement and where appropriate, address Indigenous cultural heritage interests in the surrounding area. Specific attention should be paid to possible traditional use areas as well as sacred and other sites, which could exist on or near the property.

3. Arborist Report

-When trees are a heritage attribute, and it is also required as part of the site plan process, an arborist report is required. Current property owner information must be redacted.

4. Impact of Development or Site Alteration:

*-destruction of any, or part of any, significant heritage attributes or features
 -removal of natural features, including trees
 -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 property's 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
 -buffer zones, site plan control, and other planning mechanisms*

6. 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
 -The following questions must be answered in the final recommendation of the report:
 -Does the property meet the criteria for heritage designation under Ontario Regulation 9/06, Ontario Heritage Act?
 -If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not
 -Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement.*

7. Qualifications:

-The qualifications and background of the person completing the HIA will be included in the report. The author must be a qualified heritage consultant by having Professional standing with the Canadian Association of Heritage Professionals (CAHP) and/or clearly demonstrate, through a Curriculum Vitae, his/her experience in writing such Assessments or experience in the conservation of heritage places. The Assessment will also include a reference list for any literature cited, and a list of people contacted during the study and referenced in the report.

1.2 Addressing the Cultural Landscape or Feature Criteria:

(criteria specific to Streetsville Village Core Cultural Landscape)

Cultural Heritage Value:

-Design/Physical Value: Is a rare, unique, representative or early example of a landscape
-Design/Physical Value: Aesthetic/Scenic reasons
-Historical/Associative Value: Direct association with a theme, event, person, etc.
-Historical/Associative Value: Contributes to an understanding of a community/culture
-Contextual Value: Important in defining character of an area
-Contextual Value: Historically, physically, functionally or visually linked to surroundings
Contextual Value: Landmark

Community Value:

-Community identity
-Landmark
-Pride and Stewardship
-Commemoration
-Public Space
-Quality of Life
-Local History
-Genius Loci
-Community Image
-Tourism
-Planning

Historical Integrity:

-Land Use
-Built Elements
-Vegetation
-Cultural Relationship
-Natural Features
-Natural Relationships
-Views
-Restoration Potential

2.0. General Requirements

Property owners:

The property was acquired in Nov, 2022 by the present owners (Names and contact information redacted for privacy).

Site: The subject site is located in on the east side of William St., south of Henry St. and north of Ontario St. This is an older residential subdivision on the west side of Queen St. W. in the Village of Streetsville, in the City of Mississauga.

The property dimensions are 24.08m x 36.41m as per the appended property survey.

The property is somewhat unusual in that it consists of the entire of Lot 42 of the Village of Streetsville Plan STR-2 and the southerly 13' (3.96m) of Lot 41. The reasons for this are unknown but it appears that this assembly took place about 1891 and is discussed in the chronology below.

To the east of the subject site is the Part IV designated John Graydon House at 62 Queen St. S. This is a polychromatic brick Italianate two storey residence that has been converted to office uses. To the rear of the Graydon House is an existing 2-storey addition and a parking lot. The Graydon House and 63 William St. are separated by a distance of approximately 50m.



John Graydon House 62 Queen St. S. Existing rear addition visible at left

Buildings: The subject site is occupied by one single family dwelling, one detached garage and one shed.

The dwelling consists of single storey, wood frame, aluminum clad 42' wide X 24'6" deep "raised-basement" type structure. There is a small protrusion 15' wide X 5' deep on the north-east rear corner which is marked "Addition" on the property survey. This houses a small rear

stair which provides access to the rear yard from the kitchen and a direct access to the basement. There is a concrete front porch at the front door. These elements are discussed later.

The roof is hipped at the north side and gabled at the south side, which is unusual for this type of building. Typically roofs would be hipped or gabled, but not a combination of the two.

The main floor of the dwelling consists of entry, living/dining room and kitchen in the northerly part of the building and two bedrooms, bathroom and a laundry room in the southerly part of the building. The kitchen and bathroom have obviously been renovated at some point in the home's history and it appears that the floorplan may have been altered to create a larger kitchen and larger bathroom at the expense of one bedroom, the residue of which became the laundry room. In all likelihood this was constructed as a 3-bedroom home.

The basement consists of a large family or recreation room on the northerly part and two bedrooms, kitchen and laundry room on the southerly part. The construction of these basement rooms is generally of non-professional nature.

The apparent situation here is that the home was renovated at some point to function as two 2-bedroom apartment suites although likely never formalized as such.

The exterior of the dwelling remains largely as built. The aluminum siding appears to be original as is the layout and orientation of the window openings. The windows are newer replacement units in the original openings, which is typical for a house of this age.

The overall condition of the house is fair. It appears to be structurally sound and seems to have been lived in recently but would require renovation to be considered a reasonable dwelling for family living.

The accessory garage is a one-car aluminum clad structure with a vinyl clad extension to the rear. It appears to have been built on a slab and the extension may be constructed directly on the ground. The overall condition of the garage is poor.

There is also a garden shed at the southerly edge of the property, beside the dwelling. This is a typical pre-fabricated metal structure available at retail building centers. It is not original to the home.

The architectural character of the home and garage and the nature and appearance of the observable original building materials are highly suggestive of mid-20th century construction.

This dwelling likely replaced an earlier dwelling on the site, the details of what that might have been are unknown.



Front Elevation – note hipped roof on left, gable on right. Front porch was a later addition



North Elevation – note addition at left



Rear Elevation – note addition at right



South Elevation



Main Floor Living/Dining Room – note evidence of renovations here – baseboards mis-match at wall openings



Main Floor Kitchen – cabinets and finishes are not original to the home



Main Floor Bathroom – finishes and fixtures are not original to the home



Main Floor Bedroom (typical)



Basement Kitchen

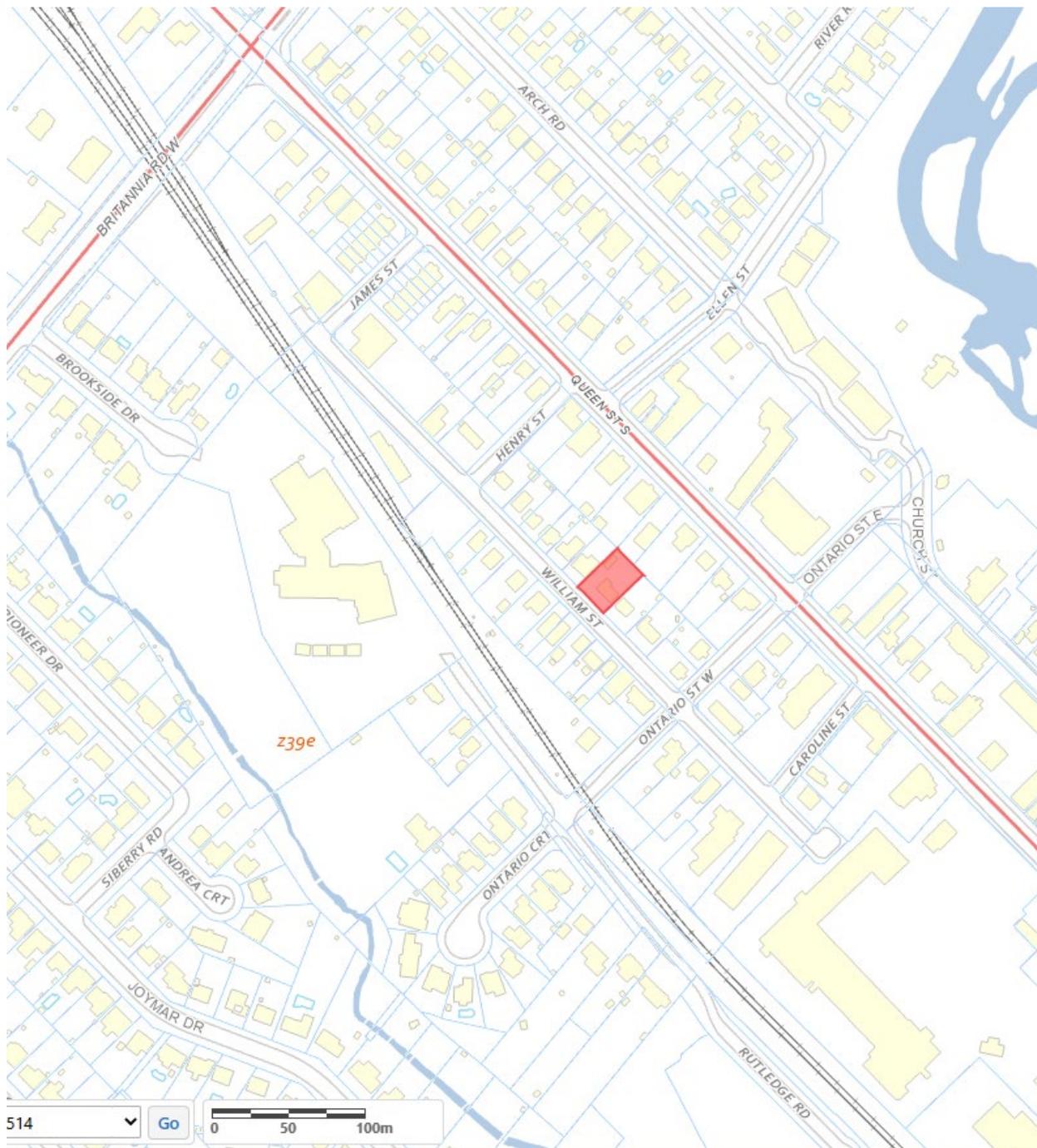


Basement Bedroom (typical) – note non-professional construction



Basement Family/Recreation Room – note non-professional construction

2.1 Site History



Map showing Site in modern context

2.1.1 Pre-Contact History

Although there is significant First Nations history associated with the Credit River, there is no known history associated with this site. Maps of known Pre-Contact Archaeological Sites, Cultural Affiliations and known Archaic Sites do not show any relationship to this site.²

2.12 Contemporary History:

A Chain of Title search was performed by Diane Harman Title Consultant. The records are as follows:

1857: Joseph J. Rutledge to Peter Sparling (lot 42)

1866: Peter Sparling to Thomas Sparling (lot 42)

1866: Thomas Sparling to Elizabeth Sparling (lot 42)

1867: Elizabeth Sparling to George Sparling (lot 42)

1867: George Sparling to John Graydon (lot 42)

1882: J.J. Rutledge to Thomas Sharp (lot 41)

1891: Thomas Sharp to John Graydon (part lot 41) (this transfer creates the present lot)

1899: John Graydon to Fannie E. Graydon (lot 42 + part lot 41)

1894: Fannie E. Graydon to Martha J. McDowell (lot 42 + part lot 41)

1906: Martha J. McDowell to William Snyder (lot 42 + part lot 41)

1910: Rebecca Snyder to James H. Walker (lot 42 + part lot 41)

1919: James H. Walker to Caroline Barber (lot 42 + part lot 41)

1919: Caroline Barber to James H. Walker (lot 42 + part lot 41)

1921: James H. Barber to Mary A. Bunt (lot 42 + part lot 41)

1944: Mary A. Bunt to Ellis L. Taylor & Jessie H. Taylor (lot 42 + part lot 41)

1950: Ellis L. Taylor & Jessie H. Taylor to Grace B. Mason (lot 42 + part lot 41)

1960: Grace B. Mason to James E. Bryant & Helen L. Bryant (lot 42 + part lot 41)

1965: James E. Bryant & Helen L. Bryant to Antonio Tieri & Anna Tieri (lot 42 + part lot 41)

2022: Estate of Antonio Tieri & Anna Tieri to the present owners (lot 42 + part lot 41)

² Dieterman, F. A. (2002). *Mississauga: The First 10,000 Years*.

The community of Streetsville has significant cultural importance to the history of Mississauga, both in its origins and in the way that it became an example of the sub-urbanization and amalgamation of Mississauga that took place in the mid to late 20th century.

William St. is one of the earliest streets in Streetsville and development in this area was occurring from the mid 19th century. The earliest available air photo is from 1954 and this clearly shows a urban pattern of development that we know had begun decades before this.

The various transfers that are described in the Chain of Title analysis are all typical of urban communities with relatively frequent changes of ownership interspersed with periods of long tenure.

The transfer that established the present building lot (all of original lot 42 and part of original lot 41) took place in 1891. The circumstances surrounding this are unknown. The interesting result of this, however, was that the northerly remnant of original lot 41 was then amalgamated with original lot 40 to create one large building lot, which in 1974 was itself divided to create two new dwelling lots³. This type of activity is not uncommon in older communities that have evolved over time.

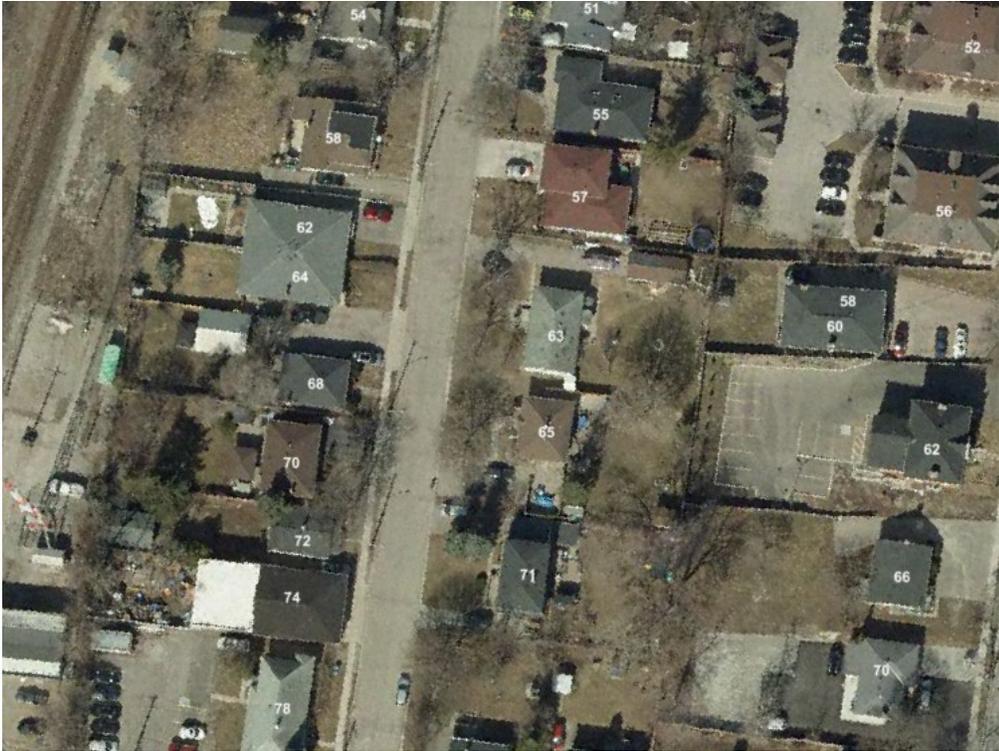
As indicated above, architectural analysis of the existing buildings on this site are highly indicative of mid-20th century construction. Certainly this was not the original building on this site. In all probability, this house was constructed concurrent with the 1944 transfer to Taylor or the 1950 transfer to Mason.

In 2023 the present owners successfully applied to the City of Mississauga for consent to sever the property into two dwelling lots. Demolition of the existing buildings at 63 William St. is a condition of approval of that severance application.

³ Plan 43R 1927; April 2 1974



1954 Air Photo – poor photo quality



2021 Air Photo – 63 William St. at center

Analysis of the available building permit records from the City of Mississauga reveals little pertinent information, with one building permit issued in 1968 for “living-dine”, which may have been for removal of a wall between an existing living and dining room to create the one large space extant, a 1972 permit for “porch front” which may have been to create the concrete front porch extant and a 1973 permit for “backport” which was likely the rear entrance described above.

It appears that the changes to the main floor and basement to create the two apartment suites and the extension of the detached garage were never permitted.

App no.	Address	Unit no. ↓	Scope	Issue date ↓
Applied date ↓	Description		Type description	Status ↓
HC 73 386535 1973-03-23	63 WILLIAM ST BLDG PERMIT-BACKPORT STORAGE	-	-	- HISTORY COMMENT PERMIT
HC 72 386534 1972-06-09	63 WILLIAM ST BLDG PERMIT - PORCH FRONT STORAGE	-	-	- HISTORY COMMENT PERMIT
HC 68 386533 1968-05-23	63 WILLIAM ST BLDG PERMIT-LIVING-DINE RM STORAGE	-	-	- HISTORY COMMENT PERMIT

< Previous 1 Next > View 25 ▾

Building Permit Records, City of Mississauga

3.0 The proposal

There is no proposed development plan for this site at the present time. The owners’ intentions are not to develop the site but to sell the lots for future development to a builder who would provide their own designs.

3.1 Cultural Heritage Analysis

The existing dwelling at 63 William St. has minimal cultural heritage importance. Its overall configuration is generally typical of the era of its construction and because its form exists largely as built, it does speak to the era of its construction and thus contributes to the layering of the history of this street. Houses of this era and vintage continue to be common throughout Mississauga, however, and nothing about this one would indicate that it is in any way rare, unique or notable.

3.2 Views

There are no significant views into or out of the site. No views will be impacted by the proposal.

3.3. Landscape Analysis

The site is flat and generally unremarkable. There are no significant trees on the property or nearby. There are no significant natural or artificial landscape elements in the area of the proposed construction. The impact on the natural environment by this proposal is minimal.

3.4 Impact of Development and Mitigation Measures

There are no other materials worthy of salvage on the site.

Impact of Development:

Destruction of any part, or part of any, significant heritage attributes or features:

Analysis: Not applicable. There are no significant heritage attributes or features

Removal of Heritage features, including trees:

Analysis: There are no Heritage features and no significant trees.

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance:

Analysis: There is no "historic fabric" in this instance as regards the subject dwelling. There is also no intact historic streetscape. The streetscape is a highly mixed assortment of buildings. Some are original to Streetsville's earliest period of development but the majority are 20th century structures.

Shadows created that alter the appearance of a heritage attribute or change the viability of an associated feature, or plantings, such as a garden:

Analysis: Shadow impacts from single family dwellings such as will eventually be built on this site are generally minimal. There are no heritage attributes in the vicinity that will be affected by shading.

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship:

Analysis: Not applicable. There is no isolation.

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features:

Analysis: There are no significant views associated with this site. There is no obstruction.

A change in land use where the change in use negates the property's cultural heritage value:

Analysis: Not applicable. There is no change in use proposed.

Land disturbances such as a change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources:

Analysis: Not applicable. There is no significant grading or drainage change proposed.

Mitigation Measures:

Alternative development approaches:

Analysis: The proposed replacement of the existing small single family home on a large property with two newer, larger homes in the same location is very typical of residential infill projects which are generally lauded by the City and the Province. No alternative development approaches are required.

Isolating development and site alteration from the significant built and natural heritage features and vistas:

Analysis: There is no impact on vistas or natural heritage features.

Design guidelines that harmonize mass, setback, setting and materials:

Analysis: The zoning by-law regulations will ensure that proposed setbacks and massing are similar to existing buildings on the street. The overall lotting patterns and rhythm of development is maintained.

Limiting height and density:

Analysis: The height and density is controlled by the zoning by-law. This limits development to sizes compatible with the existing streetscape.

Allowing only compatible infill and additions:

Analysis: Development of this site with two new single family dwellings meeting the zoning by-law requirements will be compatible development.

Reversible alterations:

Analysis: Not applicable.

3.5 Considering the Part IV designated John Graydon House

As discussed above, the subject site is adjacent to the Part IV designated John Graydon House. There is no significant visual or other relationship between these sites and, assuming that the proposed redevelopment of 63 William St. proceeds according to the limitations of height and setbacks require by the zoning by-law, no chance that this redevelopment could adversely impact the heritage attributes of 62 Queen St. S.

There are a number of reasons for this. The heritage value of the John Graydon house appears to be associated with the front and side elevations of the building. To the rear of the John Graydon House (and facing 63 William St.) is an existing brick and siding addition which is not particularly sympathetic to the original building and appears to have no heritage value. Behind this addition is an asphalt paved parking lot for approximately 12 vehicles and behind this an existing landscape buffer of approximately 3m. These existing conditions together with the almost 50m separation between the buildings creates a significant visual and spatial separation between the buildings.

Given these factors there is no realistic way that the redevelopment of 63 William St. could have an adverse effect on the heritage attributes of the John Graydon House by isolating the heritage resource, by creating shadowing impacts, by affecting any significant views, by creating an inappropriate relationship or by any other method.

There are no mitigation measures required as long as the redevelopment of 63 William St. meets the applicable by-law requirements for height, setback and lot coverage.



Air photo image showing relationship between 63 William St. and 62 Queen St. S.

4.0 Addressing the Streetsville Village Core Cultural Landscape Feature or Criteria

Cultural Heritage Value or Interest: (Ontario Heritage Act 9/06 criteria)

1. The landscape has design value or physical value because it:

- i. is a rare, unique, representative or early example of a landscape (style, trend, movement, school of theory, type, expression, material use or construction method, settlement pattern, time period or lifeway)
- ii. displays a high degree of design or aesthetic appeal/scenic quality, or
- iii. demonstrates a high degree of technical or scientific achievement.

Analysis: *Minimal impact. This dwelling is generally typical of many thousands of such dwellings that were popular during the mid 20th century and were built extensively across sub-urban and semi-rural Ontario. As such it is part of an identifiable trend and group, but it is neither rare, unique or representative in a significant way. Buildings of this type rarely displayed high levels of craftsmanship or technical achievement and none is apparent here.*

The removal of the existing building represents a loss of heritage building fabric on the street but there is nothing to indicate that this house is of any greater interest than the many surviving examples of this style elsewhere in the City

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

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Analysis: *Minimal impact. The house proposed to be removed is not original to the site. It is part of the mid-20th century formative period of development of Mississauga and its removal represents a loss of this history but there is nothing to indicate that this house is of any greater interest than the many surviving examples of this style elsewhere in the City.*

3. The landscape 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: *Minimal impact. The streetscape in this part of Streetsville increasingly reflects a layering of architectural styles as larger lots are divided and older, smaller homes are being replaced by newer and larger homes. This proposal continues that trend.*

There is a steady attrition of mid-20th century dwellings taking place in Mississauga and this area must be considered to be transitional in nature.

The existing building cannot be considered to be singularly important in defining, maintaining or supporting the character of the area. It is not physically, functionally, visually or historically linked to its surroundings. It is not a landmark.

Community Value:

Community identity: The landscape contributes to the community's identity and is used to tell the story of the community or an area

Analysis: *This lot and dwelling is not a significant part of the community identity. There is no loss of community identity by removal of the building.*

Landmark: the area is widely recognized as a landmark

Analysis: *Not applicable. Neither the building nor the property is a landmark.*

Pride and Stewardship: The community demonstrates a high degree of pride and stewardship in the area (heritage designations, plaques, voluntary upkeep)

Analysis: *This community does demonstrate a high degree of pride and stewardship and this is expected to continue with the new dwelling.*

Commemoration: The area or elements within the area are named to celebrate or commemorate someone or something.

Analysis: *Not applicable. There is no commemoration extant in the area.*

Public Space: The area is a site of frequent or longstanding public gatherings or events

Analysis: *Not applicable. There is no history of public use.*

Quality of Life: Aspects of the landscape are valued for their impact on day to day living

Analysis: *Not applicable. There is nothing that would suggest that this site or building has any particular impact as regards day to day living of any person or community.*

Local History: the place is written about in local histories or spoken about through local stories or lore

Analysis: *There is significant history regarding the Village of Streetsville, although nothing to suggest that this site is of any particular importance.*

Genius Loci: People refer to the area as having a distinctive atmosphere or pervading 'sense of place'

Analysis: *There is a distinctive atmosphere about the Village of Streetsville and nothing about this is proposed to be changed by this development. There is a sense of place as regards the built community and it is generally regarded as being a premium residential area. This atmosphere will be continued by the proposed development.*

Community Image: The area is identified with the community image (e.g., appearing in promotions or marketing material; is identified with Mississauga's image outside of Mississauga)

Analysis: *The Village of Streetsville is identified as part of the image of Mississauga but generally this is associated with the downtown core. There is nothing to suggest that this site has any particular relevance.*

Tourism: The area is promoted as a tourist destination

Analysis: *As above, any interest in the Village of Streetsville is generally associated with the downtown core. There is no tourist element here.*

Planning: The area has been identified through another planning process as being unique

Analysis: *Not applicable. There is no unique Planning interest here.*

Historical Integrity:

Land Use: The landscape has had continuity in use and/or a compatible use (agricultural, commercial, residential, or institutional)

Analysis: *There is a continuity of use since the mid-19th century, although highly evolved since that time. This use is maintained by the proposed development.*

Built Elements: The buildings and other built elements (fences, walls, paths, bridges, corrals, pens, garden features, lighting, sidewalks, fountains, piers, etc.) have survived in their historic form in relatively sound condition.

Analysis: *There are minimal built elements with the exception of single family homes in this area. These have survived although under gradual pressure through on-going replacement and improvement. The majority of buildings in this part of the Landscape are replacement.*

Vegetative Elements: plantings (hedgerows, windows, gardens, shade trees, etc.) are still evident and their traditional relationship to buildings, lanes, roadways, walks and fields are still discernable.

Analysis: *Not applicable. The extant vegetative elements are associated with individual single family homes. There are no vegetative elements that transcend individual lots.*

Cultural Relationships: The relationships between historic buildings and other built and designed elements (yards, fields, paths, parks, gardens, etc.) are intact

Analysis: *Not applicable. The extant designed elements are associated with individual single family homes. There are no designed elements that transcend individual lots.*

Natural Features: Prominent natural features (cliff, stream, vegetation, landform, physiography, soils, etc.) remain intact

Analysis: *Not applicable. There are no prominent natural features.*

Natural Relationships: The historical relationships to prominent natural features still exist both for the site as a whole and within the site

Analysis: *Not applicable. There are no prominent natural features.*

Views: the existing views of and within the site can be closely compared to the same view in the past (certain views may have been captured in historic photos)

Analysis: *Not applicable. There are no significant views and no known significant historic photos of this site.*

Restoration Potential: Changes to a designed landscape can be corrected so that the property retains integrity versus being irrevocable

Analysis: *Not applicable. There are no elements on the site worthy of restoration.*

Conclusion:

The existing building at 63 William St. is of some minimal associative and contextual value. It is not of significant architectural or historical value. The contextual and associative value does not rise to the level that it meets the requirements for designation under Part IV of the Ontario Heritage Act.

5.0 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, 63 William St. does not warrant conservation.*

Bibliography:

- Mississauga Library, Canadiana Room, original documents and newspaper clipping files
- Heritage Mississauga, original documents
- Conservation, C. V. (2009). *Rising to the Challenge: A Handbook for Understanding and Protecting the Credit River Watershed*. Mississauga: Credit Valley Conservation.
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- Urbaniak, T. (2002). *Farewell, town of Streetsville : the year before amalgamation*. Belleville: Epic Press.
- Culture Division, Community Services Department, City of Mississauga: Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference, City of Mississauga
- Culture Division, Community Services Department, City of Mississauga: Cultural Landscape Inventory, City of Mississauga, 2005
- Conserving Heritage Landscapes Cultural Heritage Landscape Project – Volume 3, City of Mississauga, 2022
- websites: City of Mississauga, Heritage Mississauga

Appendix 1: Plan and Detail from Plan STR-2

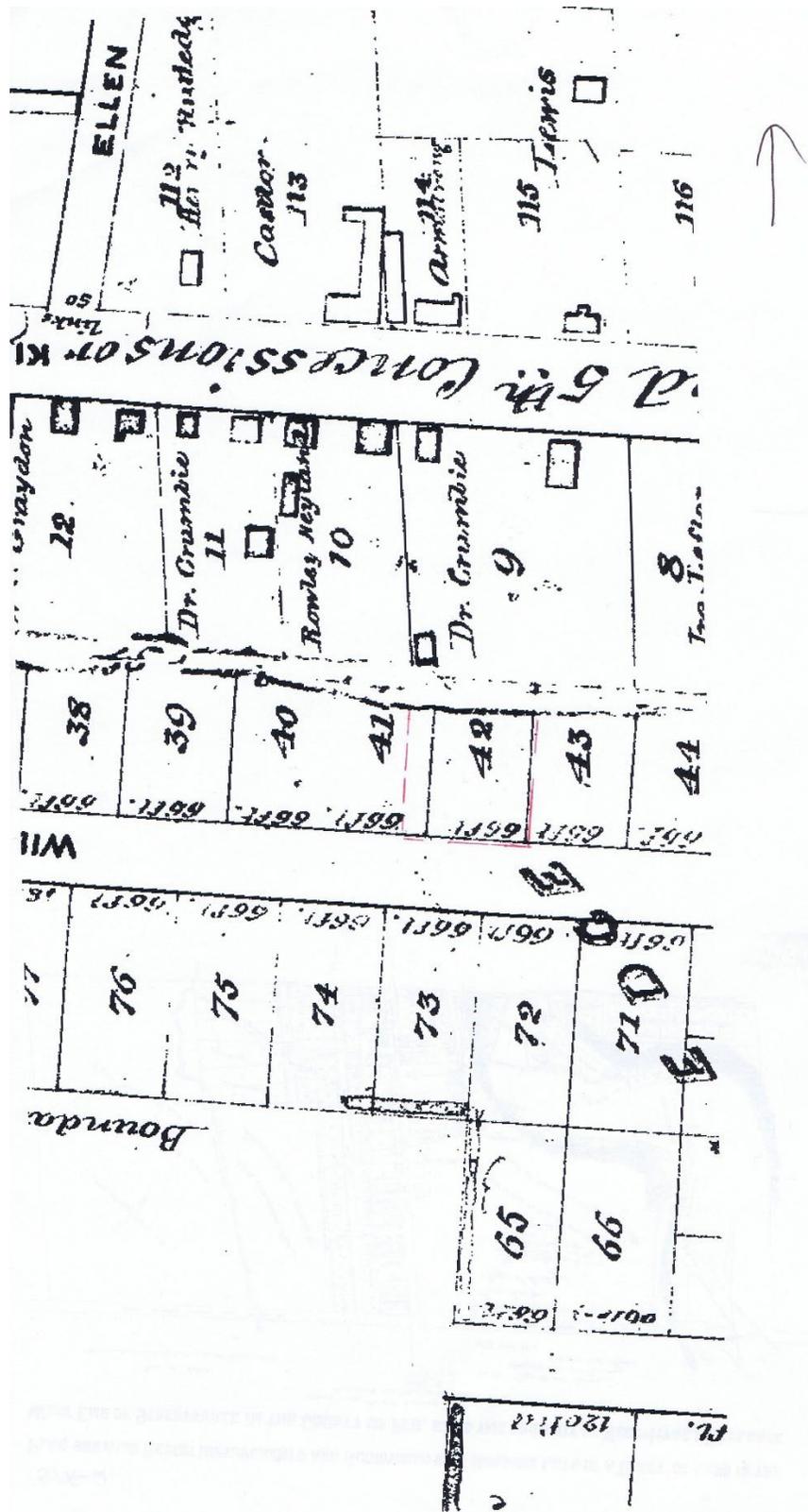
Appendix 2 Maps from ServiceOntario

Appendix 3: Parcel Register

Appendix 4: GeoWarehouse Information

Appendix 5: Property Survey

CV for Rick Mateljan

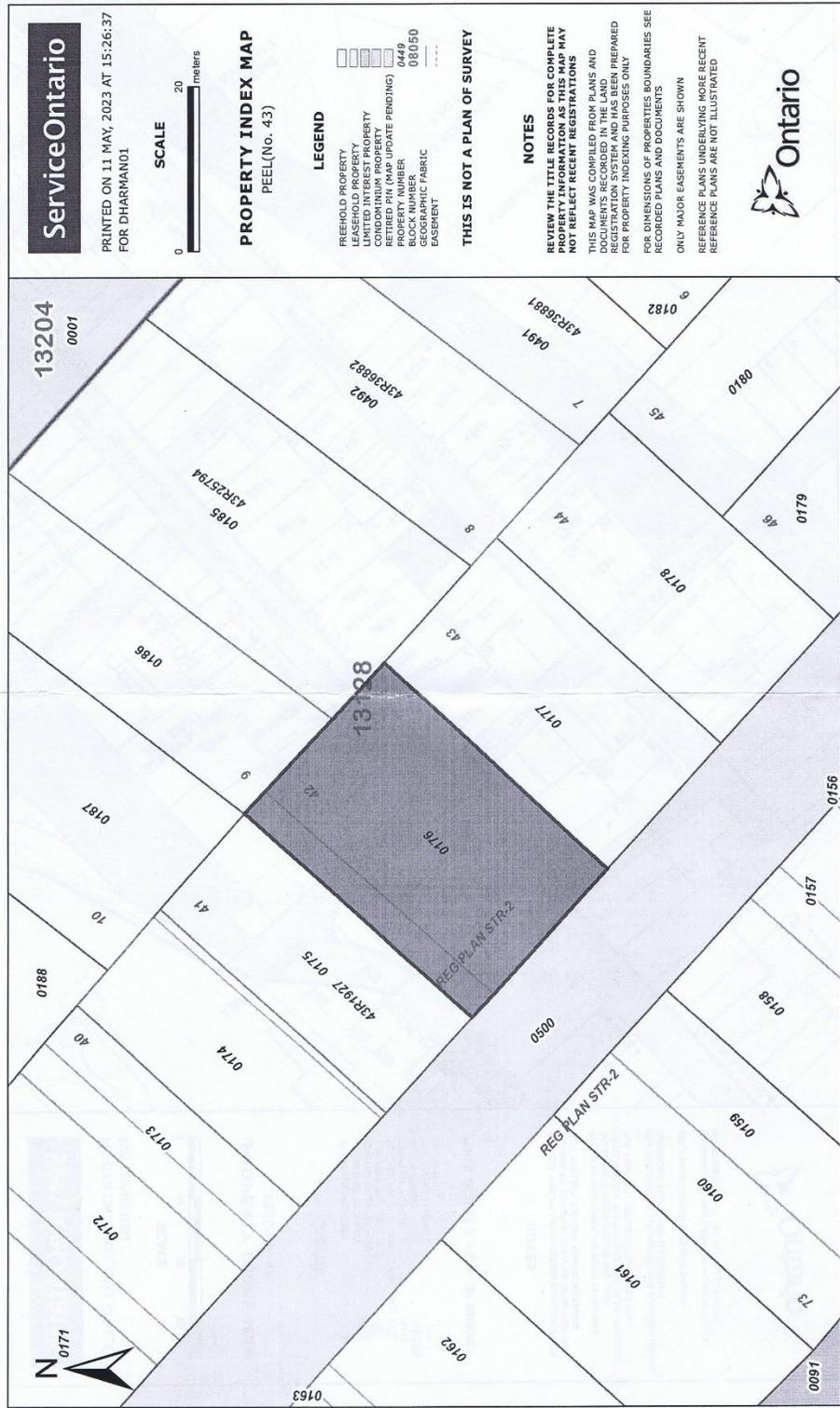


Detail from Plan STR-2. Site indicated in red dash at center



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Property Map from ServiceOntario



Detail Map from ServiceOntario



PAGE 1 OF 2
 PREPARED FOR Dharman01
 ON 2023/05/11 AT 15:23:13

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
 REGISTRY
 OFFICE #43
 13128-0176 (LT)

PROPERTY DESCRIPTION: LT 42 PL STR2 STREETSVILLE; PT LT 41 PL STR2 STREETSVILLE, AS IN S79254 ; MISSISSAUGA
 * CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PIN CREATION DATE:
 1999/02/22

63 William St. Mississauga

RECENTLY:
 RE-ENTRY FROM 13128-0378
 CAPACITY SHARE
 ROMN

PROPERTY REMARKS:
 ESTATE/QUALIFIER:
 FEE SIMPLE
 LT CONVERSION QUALIFIED
 OWNERS' NAMES
 1000355700 ONTARIO INC.

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 4(1) OF THE	LAND TITLES ACT, EXCEPT	PARAGRAPH 11, PARAGRAPH 14,	PROVINCIAL SUCCESSION DUTIES *	
**		AND ESCHEATS OR	FORFEITURE 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 **				
699254	1996/09/20	TRANSFER	see attached	***DELETED-NOTING THIS PROPERTY***	***DELETED-NOTING THIS PROPERTY***	
9007449	1999/11/30	CHANGE		***CORRECTED-DELETED***		
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN	RIGHT OF THE DEPARTMENT OF	
99143155	2009/11/22	DEED OF GIFT		***CORRECTED-DELETED***	***CORRECTED-DELETED***	
9007449	1999/11/30	CHANGE		HER MAJESTY THE QUEEN IN	RIGHT OF THE DEPARTMENT OF	
				TRANSFERT CANADA		
				CORRECTED-DELETED	CIBC MORTGAGE CORPORATION	C

NOTE: REMAINING 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.

Parcel Register P1

PAGE 2 OF 2
 PREPARED FOR Dharman01
 ON 2023/05/11 AT 15:23:13

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #43
 * CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

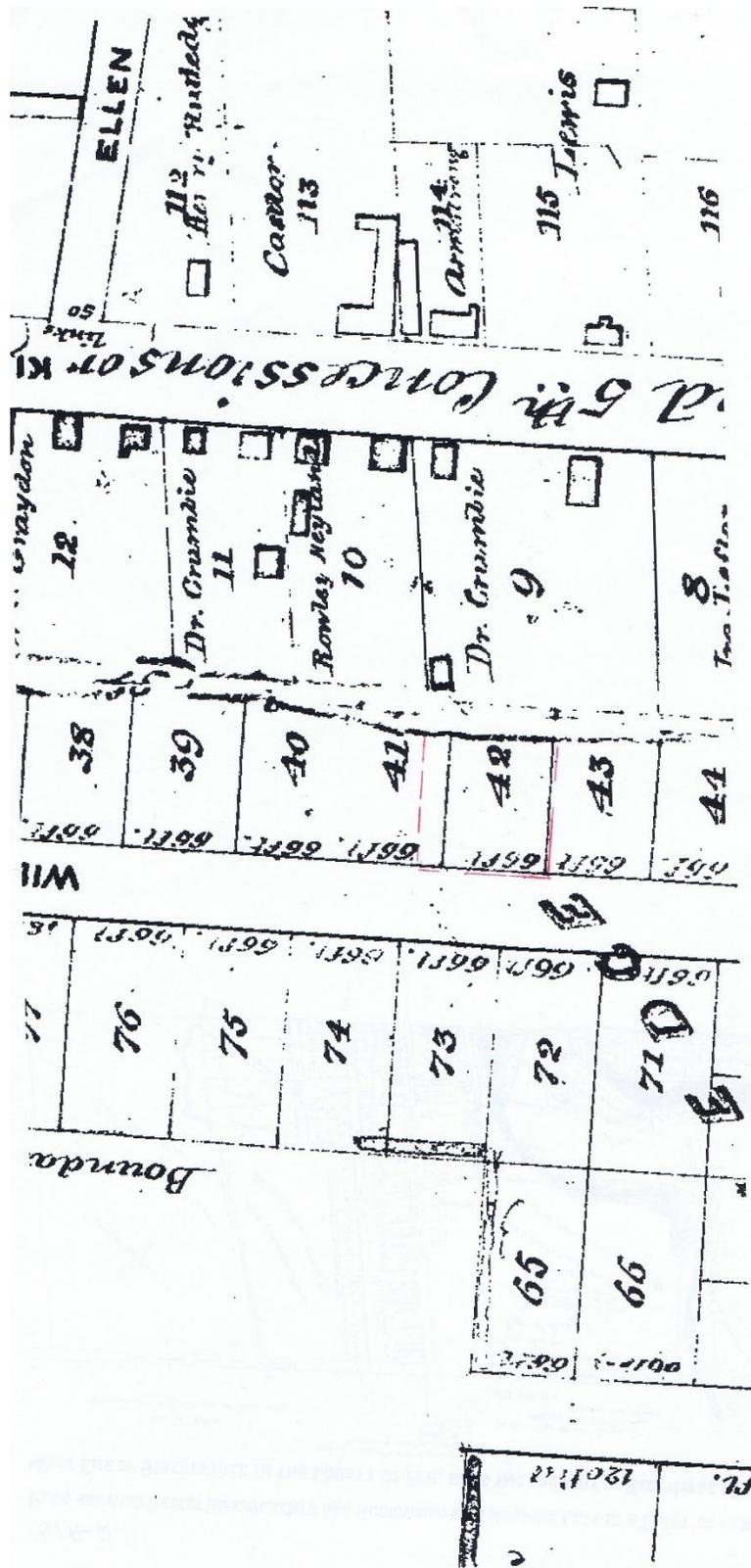


13128-0176 (L1)

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CRW/CRK
BR4146903	2022/11/30	TRANS PERSONAL REF	050,000 see attached	TIERI, VINCE FABRONATO, ROSA TIERI, GINO	TIERI, VINCE FABRONATO, ROSA TIERI, GINO TIERI, ANTONIO ***** 1000355700 ONTARIO INC.	C
REMARKS: PLANNING ACT STATEMENTS.						

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.

Parcel Register P2

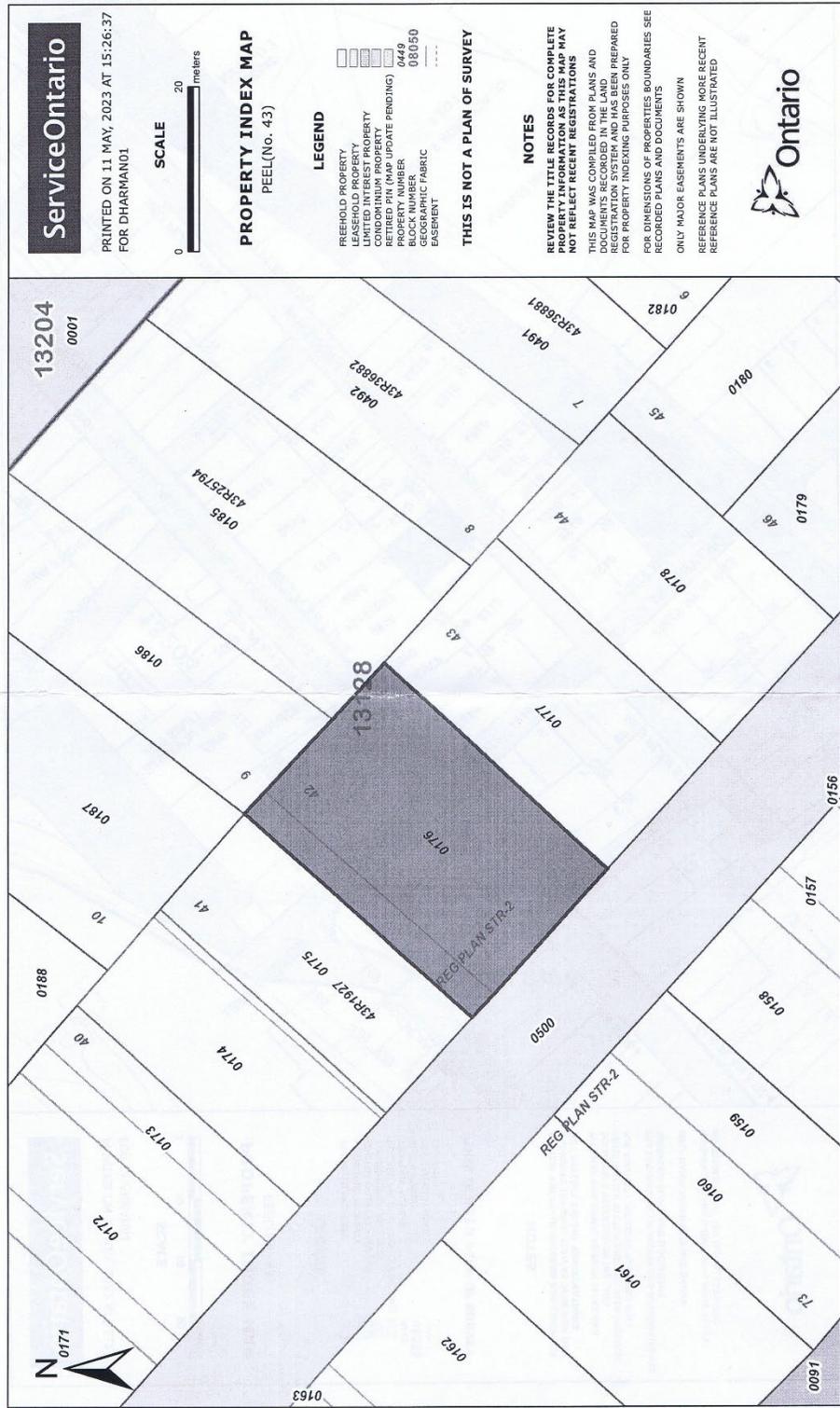


Detail from Plan STR-2. Site indicated in red dash at center



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Property Map from ServiceOntario



Detail Map from ServiceOntario

PAGE 2 OF 2
 PREPARED FOR Dharman01
 ON 2023/05/11 AT 15:23:13

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #43
 * CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

13128-0176 (L1)



REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CRW/CRK
BR4146903	2022/11/30	TRANS PERSONAL REF	050,000 see attached	TIERL, VINCE FARRONATO, ROSA TIERL, GINO	TIERL, VINCE FARRONATO, ROSA TIERL, GINO TIERL, ANTONIO EGHARRA 500255700 ONTARIO INC.	C
REMARKS: PLANNING ACT STATEMENTS.						

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.

Parcel Register P2

**63 WILLIAM ST
MISSISSAUGA**

PIN 131280176

Report title



This report was prepared by:

David Mosley
Broker

Cell: 413464955

davidmosley@rogers.com
www.davidmosley.com

Forest Hill Real Estate Inc.

111 Queen Street S
Streetsville, ON, Canada, L5M 1K7
Office: 9055420123



PROPERTY REPORT

Property Details

GeoWarehouse Address:

63 WILLIAM ST
MISSISSAUGA
L5M1J4

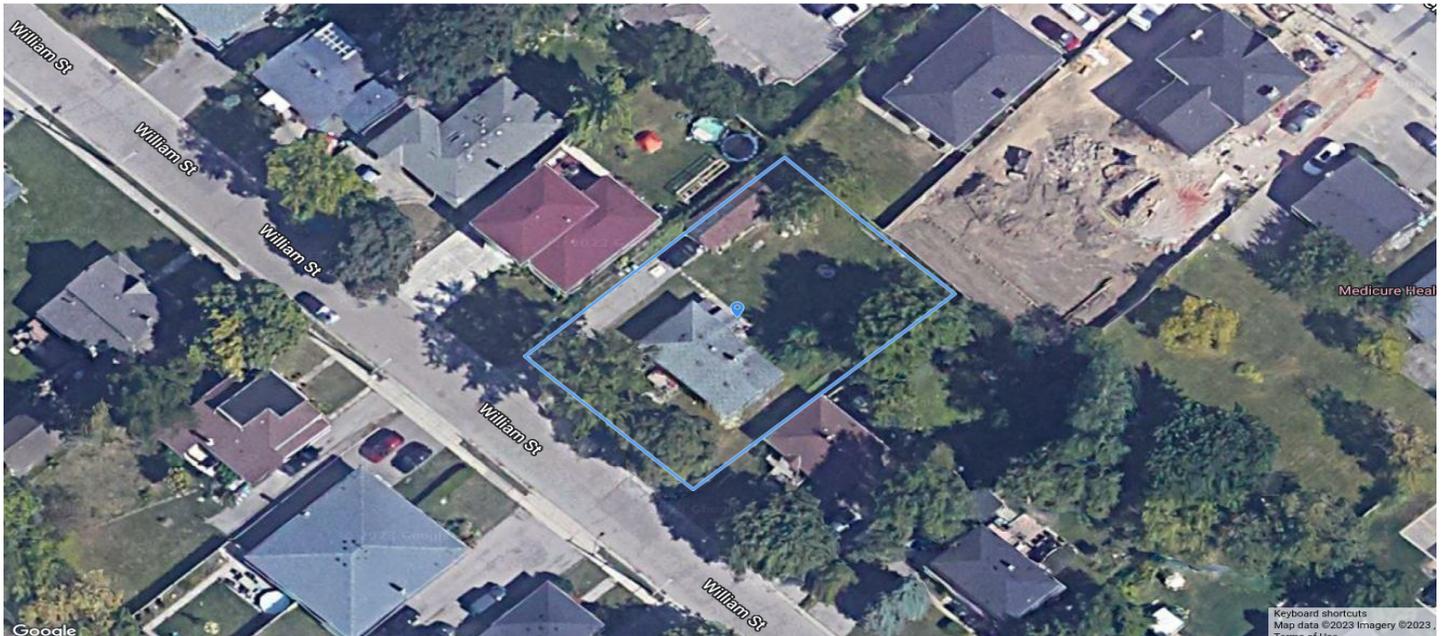
PIN: 131280176

Land Registry Office: PEEL (43)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

1000355700 ONTARIO INC.

Legal Description

LT 42 PL STR2 STREETSVILLE; PT LT 41 PL STR2 STREETSVILLE , AS IN ST9254 ; MISSISSAUGA

Lot Size

Area: 9633.69 sq.ft

Perimeter: 400.26 ft.

Measurements: 120.63ft. x 79.5ft. x 120.03ft. x 30.26ft. x 50.7ft.

Lot Measurement Accuracy : LOW
 These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Assessment Information

ARN

210512000600700

Taxation Year	Previous Assessment
2023	N/A
2022	Phased-In Assessment
2021	\$719,000
2020	\$719,000

Frontage: 79.0 ft. Description: Single-family detached (not on water)

Depth: 116.0 ft. Property Code: 301

Based On: January 1, 2016 Current Assessment: \$719,000

Enhanced Site & Structure

Structures:

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplace
301	1949	3	3	1	1	No part storey	No Split	0

Assessment Roll Legal Description: PLAN STR 2 LOT 42 PT LOT 41

Property Address: 63 WILLIAM ST MISSISSAUGA ON L5M1J4

Zoning: STR-TR4

Property Type: RESIDENTIAL

Site Area: 9434.93F

Site Variance: Regular

Driveway Type: Separate or Private Driveway

Garage Type: DETACHED GARAGE

Garage Spaces: 0

Water Service Type: Municipal

Sanitation Type: Municipal

Pool: Indoor :N, Outdoor :N

Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Nov 30, 2022	\$1,050,000	Transfer by Personal Representative	[REDACTED];	
Nov 30, 2022	\$0	Transmission by Personal Representative (Land)	TIERI, ANTONIO - ESTATE; TIERI, GINO; FARRONATO, ROSA; TIERI, VINCE;	
Sep 30, 1965	\$1	Transfer	TIERI, ANNA; TIERI, ANTONIO;	

Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.

6° UTM ZONE 17 COORDINATES
 NAD 83 (ORIGINAL) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
 THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH
 SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS		
POINT	NORTHING	EASTING
A	4 856 592.79	580 348.40
B	4 856 664.61	580 403.34

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY.
 COORDINATES CANNOT, IN THEMSELVES, BE USED TO
 RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 43R-

RECEIVED AND DEPOSITED

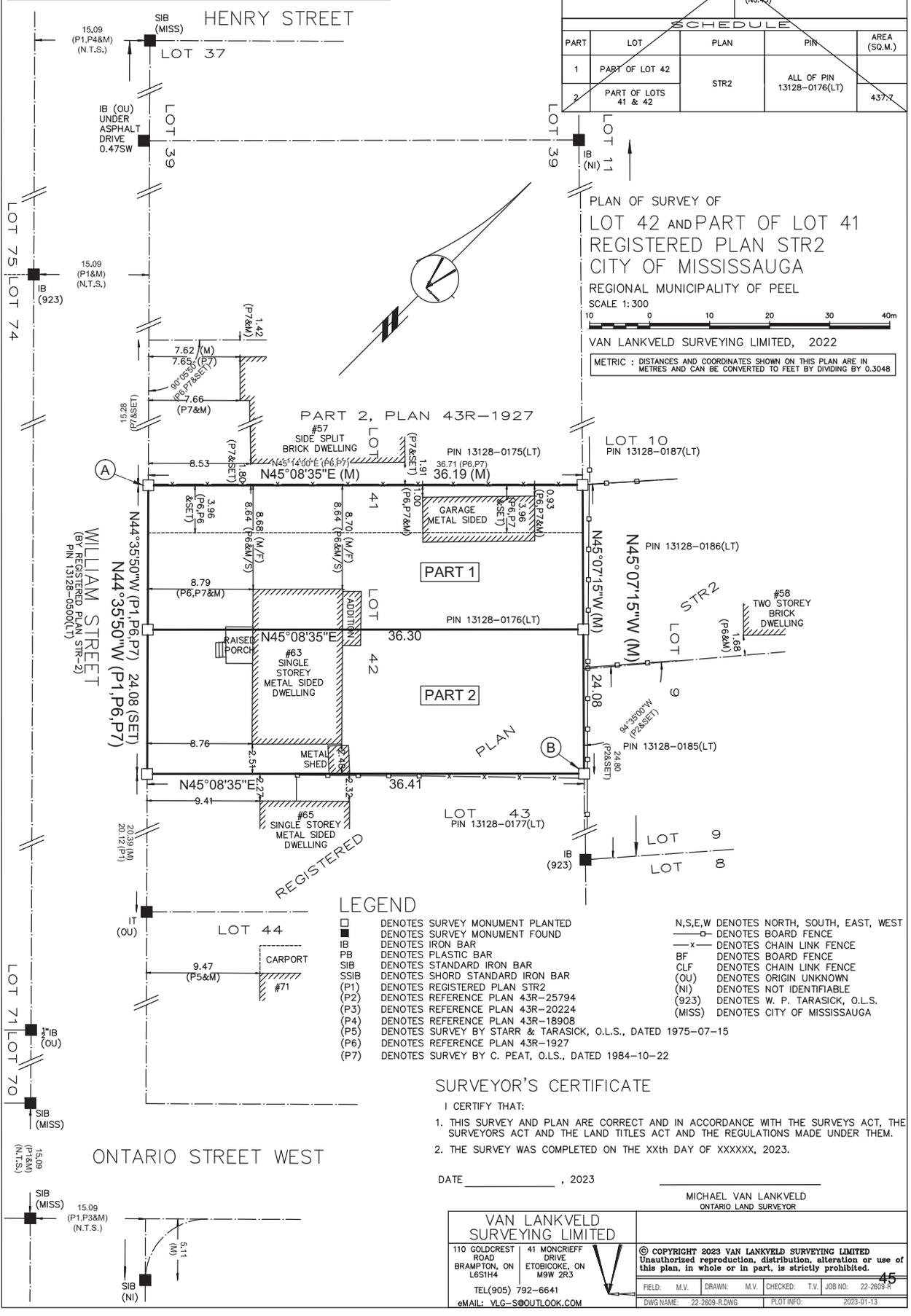
DATE _____, 2023 DATE _____, 2023

MICHAEL VAN LANKVELD
 ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

SCHEDULE

PART	LOT	PLAN	PIN	AREA (SQ.M.)
1	PART OF LOT 42	STR2	ALL OF PIN 13128-0176(LT)	437.7
2	PART OF LOTS 41 & 42			



PLAN OF SURVEY OF
 LOT 42 AND PART OF LOT 41
 REGISTERED PLAN STR2
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1:300

VAN LANKVELD SURVEYING LIMITED, 2022

METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND
- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORD STANDARD IRON BAR
 - (P1) DENOTES REGISTERED PLAN STR2
 - (P2) DENOTES REFERENCE PLAN 43R-25794
 - (P3) DENOTES REFERENCE PLAN 43R-20224
 - (P4) DENOTES REFERENCE PLAN 43R-18908
 - (P5) DENOTES SURVEY BY STARR & TARASICK, O.L.S., DATED 1975-07-15
 - (P6) DENOTES REFERENCE PLAN 43R-1927
 - (P7) DENOTES SURVEY BY C. PEAT, O.L.S., DATED 1984-10-22
 - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
 - DENOTES BOARD FENCE
 - x— DENOTES CHAIN LINK FENCE
 - DENOTES CHAIN LINK FENCE
 - BF DENOTES BOARD FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - (OU) DENOTES ORIGIN UNKNOWN
 - (NI) DENOTES NOT IDENTIFIABLE
 - (923) DENOTES W. P. TARASICK, O.L.S.
 - (MISS) DENOTES CITY OF MISSISSAUGA

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE XXth DAY OF XXXXX, 2023.

DATE _____, 2023

MICHAEL VAN LANKVELD
 ONTARIO LAND SURVEYOR

VAN LANKVELD SURVEYING LIMITED

110 GOLDCREST ROAD BRAMPTON, ON L6S1H4 TEL:(905) 792-6641 eMAIL: VL.G-S@OUTLOOK.COM

41 MONGRIEFF DRIVE ETOBICOKE, ON M9W 2R3

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FIELD: M.V. DRAWN: M.V. CHECKED: T.V. JOB NO: 22-2609-R
 DWG NAME: 22-2609-R.DWG PLOT INFO: 2023-01-13

RICK MATELJAN B. A. CAHP

3566 Eglinton Ave. W., Mississauga, ON
 (t) 416 315 4567 (e) rick.mateljan@smda.ca

curriculum vitae**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:

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

Recent professional development:

2022	Canadian Association of Heritage Professionals (Building Specialist)
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

Activities:

2022-2023	Member, OAA – OAAAS Integration Committee
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
2012-2022	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)

Memberships:

(former) Ontario Association of Architects (OAA)
 Canadian Association of Heritage Professionals (CAHP)
 (former) Ontario Association of Applied Architectural Sciences (OAAAS)