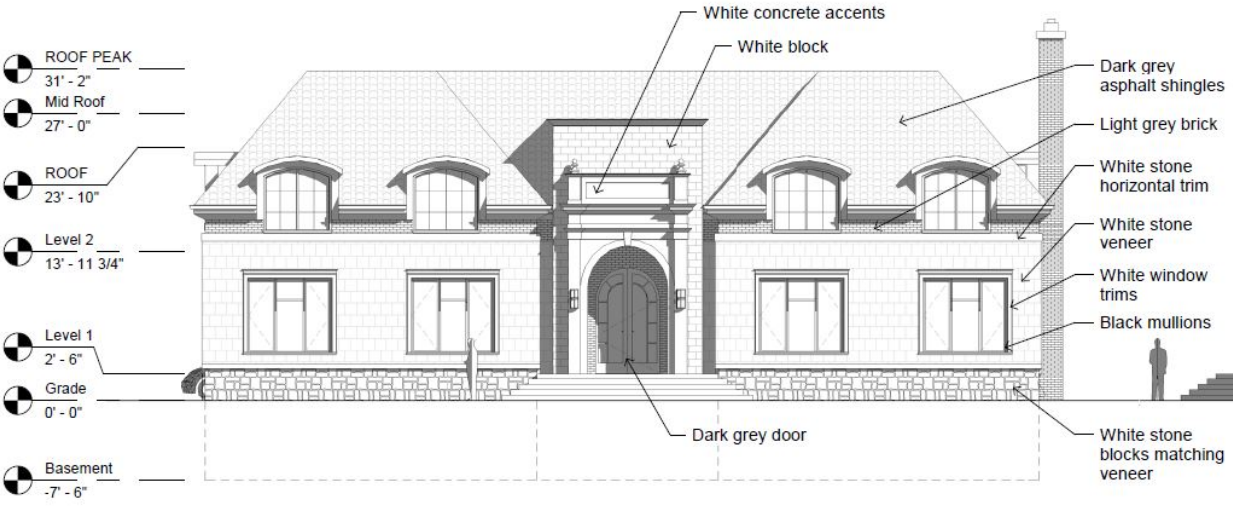


# 2230 Mississauga Road, Mississauga, ON

## Heritage Impact Assessment



Prepared by  
**Heritage Resources Consulting**  
July 2021

**2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT**

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## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

### INTRODUCTION

2230 Mississauga Road, Mississauga is a substantial two storey single family residence with a front entrance extension and a two vehicle attached garage. It faces west toward Mississauga Road and sits on a one acre rectangular lot. The current owner wishes to demolish the existing structure and replace it with a “U” shaped two storey structure. The property is not designated under Part IV of the Ontario Heritage Act but it is registered in the city’s list of properties of heritage value or interest. It is located in the Mississauga Road Scenic Route heritage landscape area and as such requires a heritage assessment prior to demolition.

### DESCRIPTION OF 2230 MISSISSAUGA ROAD TODAY

The property is located on the east side of Mississauga Road in a tree lined and picturesque section of the thoroughfare, equidistant between the Credit River and the Queen Elizabeth Way. The residence is a two storey rectangular structure with a second storey room extending over its colonnaded front entrance. It has a full basement with a cement block foundation and a low sloping roof. It is finished in beige stucco which is deteriorating in places. Its windows are symmetrically placed, and most are modern, single-paned and vertically set on modest sills. A distinctive red brick chimney graces the north façade, rising from ground level and extending above the roofline.

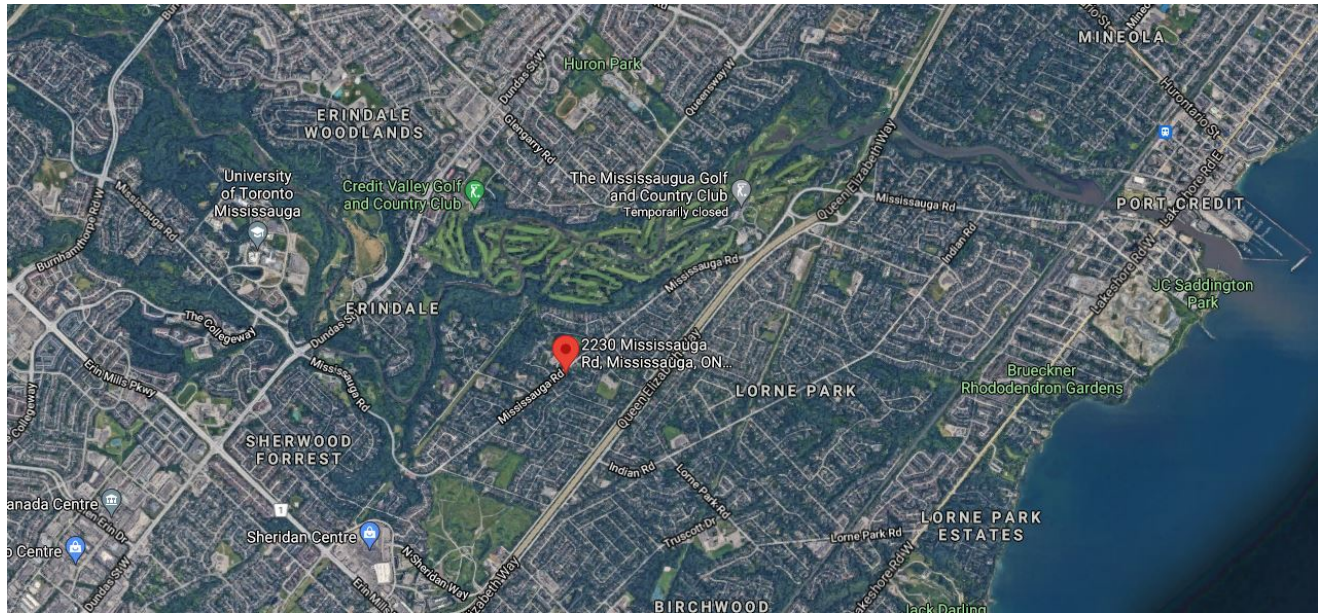


Figure 1 An aerial view of 2230 Mississauga Road and its relationship to Port Credit.

(Google Image:



## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

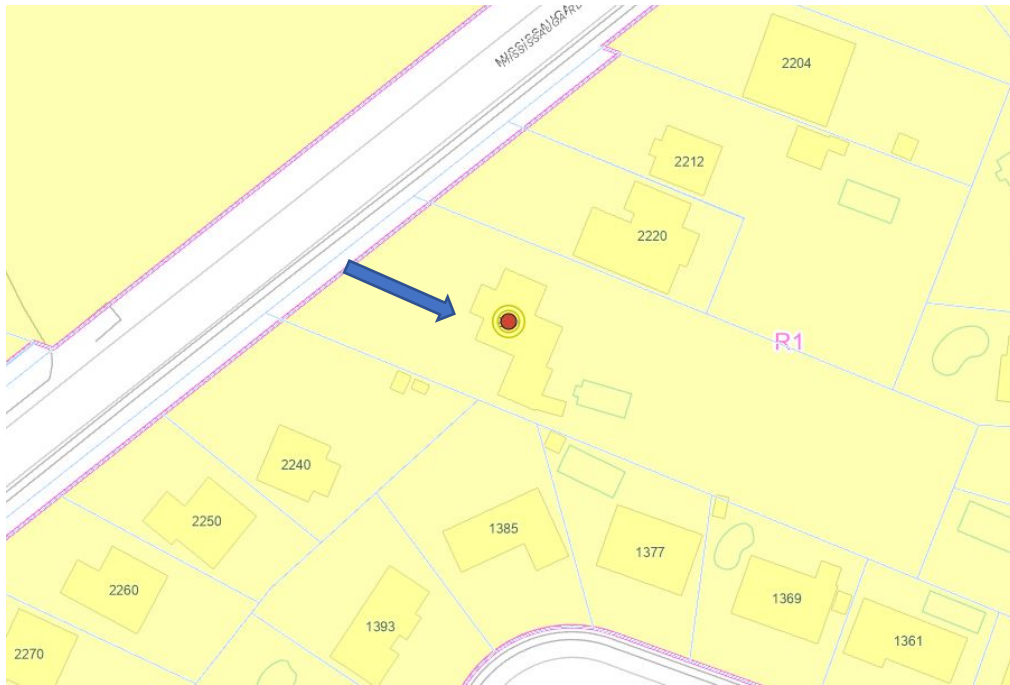


Figure 2 2230 Mississauga Road, Mississauga, *in situ*. (Image from Mississauga Property Information, Mississauga Web Site.)



Figure 3 The west or front façade of 2230 Mississauga Road, Mississauga. (Photo from client.)



**2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT**

Figure 4 The south façade of 2230 Mississauga Road, Mississauga. *(Photo from client.)*



Figure 5 The east or rear façade of 2230 Mississauga Road, Mississauga. *(Photo from client.)*

## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT



Figure 6 The north façade of 2230 Mississauga Road. *(Photo from client.)*

### SITE HISTORY

The following overview traces the property and structure which is now identified as 2230 Mississauga Road or part of lot 10, Range 3, Credit Indian Reserve, City of Mississauga.

### PRE-SETTLEMENT TO 2021

By the end of the 17<sup>th</sup> century much of what is now southern and south-western Ontario was occupied by the Ojibwa who pushed the Iroquois Confederacy south of the Lower Great Lakes during these years. The Credit River valley and a large tract of territory around it became the traditional hunting lands of the Mississauga, part of the larger Ojibwa cultural group early in the 18<sup>th</sup> century.<sup>1</sup> Here, at the mouth of the Credit River, the Mississauga met French traders and began exchanging furs for European manufactured goods. It is said that the name of the river derives from the willingness of the French to extend credit to their native partners, a gesture of good will by and no doubt an economic benefit for the French.

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



## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

In the first years of the 19<sup>th</sup> century it was becoming clear that European settlement was only going to increase along lakes Ontario and Erie. In 1805 the Mississauga sold their lands around the Credit River, retaining a reserve on the river and a one-mile wide stretch of land on either side of the river for fishing and hunting.<sup>2</sup> The Mississauga Purchase in the southern half of Toronto Township was surveyed by Samuel Wilmot.<sup>3</sup> Further sales took place in 1818 and 1820, an indication of the unrelenting tide of newcomers seeking farmland and establishing communities. The following maps show the Mississauga lands, both the areas ceded and those for a time retained. The one-mile wide strip of land on either side of the Credit River was also ceded in the 1820 treaties but would remain largely unsettled for another quarter century. The maps also show the first survey boundaries established after the Mississauga People surrendered their treaty land along both sides of the Credit River.

Lot 10, Credit Indian Reserve, Range 3 was occupied by Ojibwan John Jackson in 1846. He had 18 of the 100 acres under cultivation, six fruit trees, a frame house and a log stable.<sup>4</sup> The lot was apparently occupied by William Spragge as a speculative venture in 1859 and was patented to him in 1878. Five acres were sold to Arthur Armitage in 1926. The land passed to John B. Key and then to John E. Bridge and George B. Crysedale in 1943. The latter two sold to Stanley Krysac in 1948.

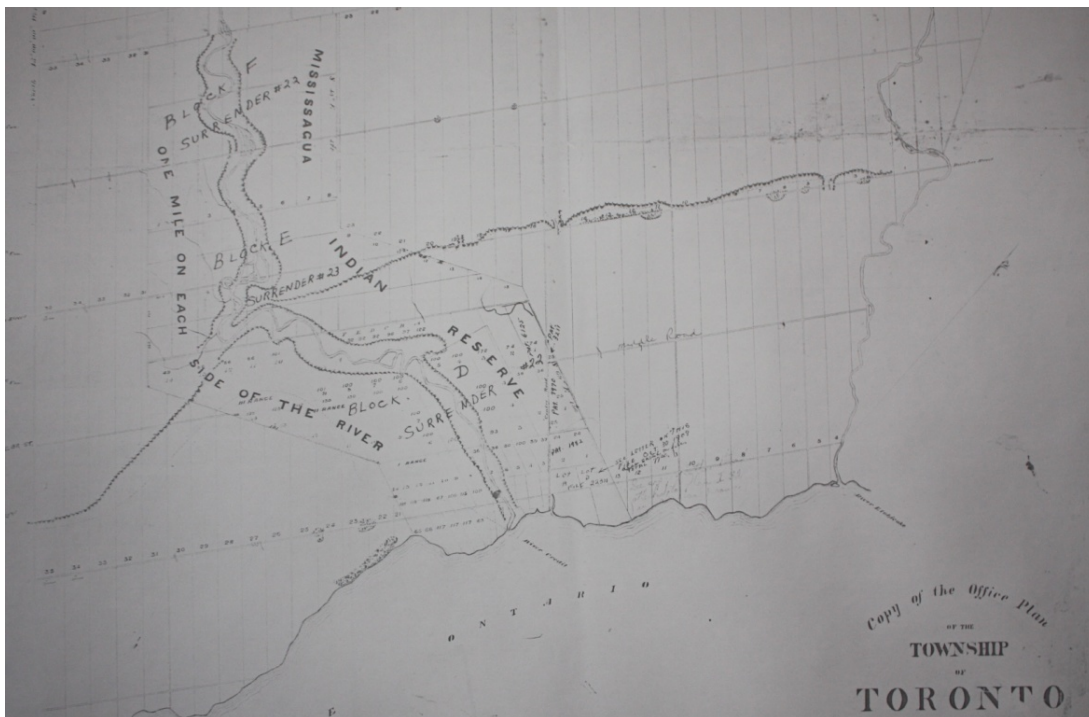


Figure 7 Lands along the Credit River surrendered by the Mississauga, 1818 and 1820, detail. (*Library and Archives Canada [hereafter LAC], National Map Collection [hereafter NMC], 13121.*)

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

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

<sup>4</sup> Land Records, Perkins Bull Collection, Peel Art Gallery, Museum and Archives (hereafter PAMA.)

2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT



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

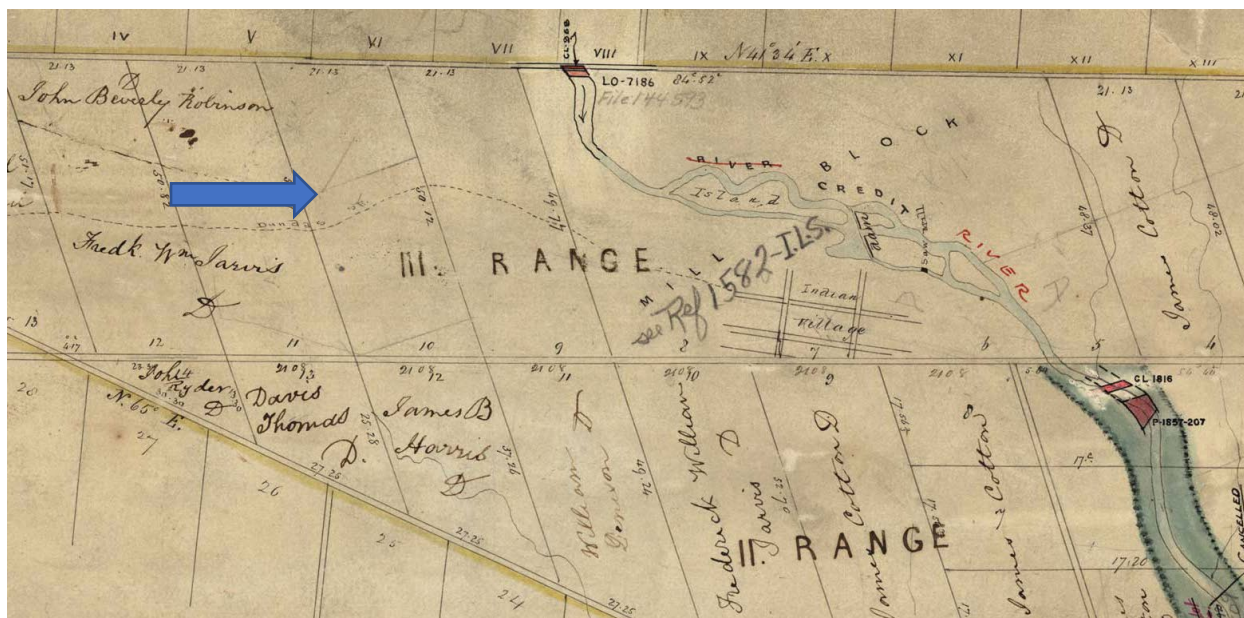


Figure 9 Credit Indian Reserve showing first surveys, 1846. (Ontario Archives, RG100-0-3657, item 10051351.)



## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

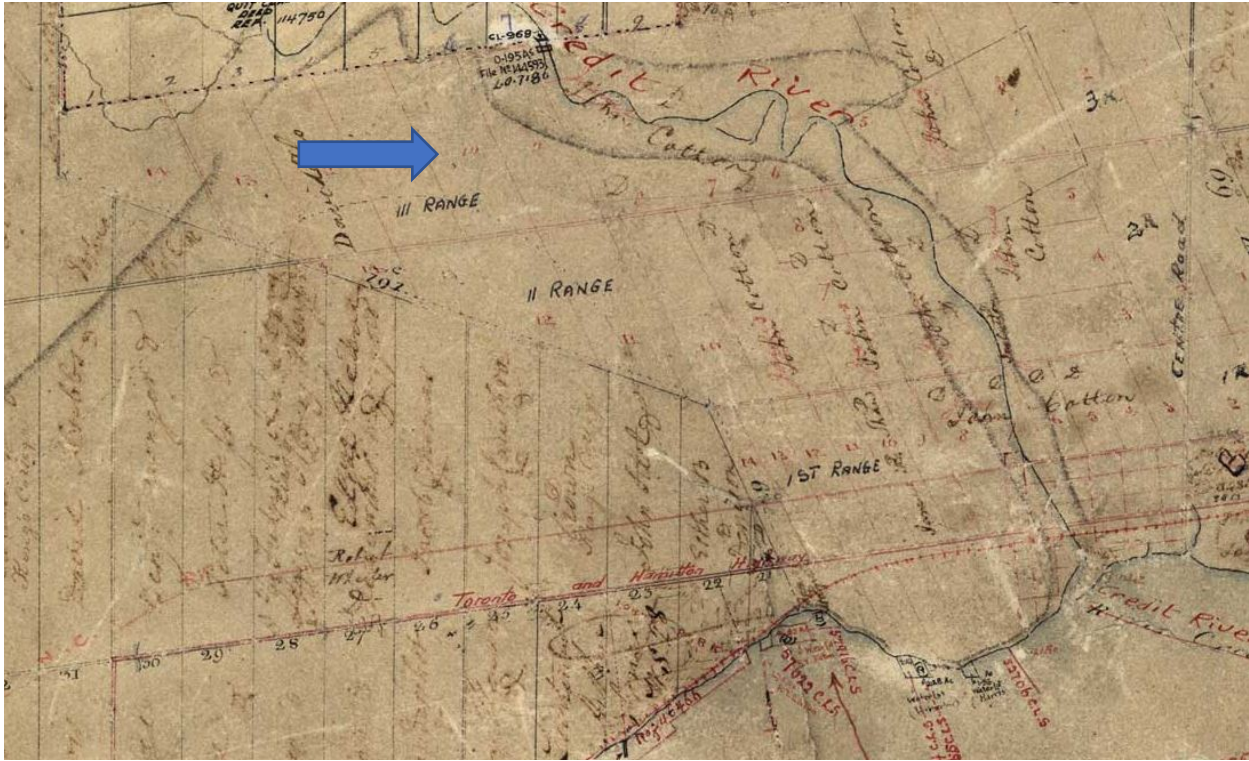


Figure 10 Port Credit Survey, 1850. (Ontario Archives, RG100-0-0-3652, item 10051349.)



Figure 11 1859 Tremaine Map of Toronto Township showing lot 10, Range 3, Credit Indian Reserve. (<http://maps.library.utoronto.ca/hgis/countymaps/peel/index.html>.)



## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

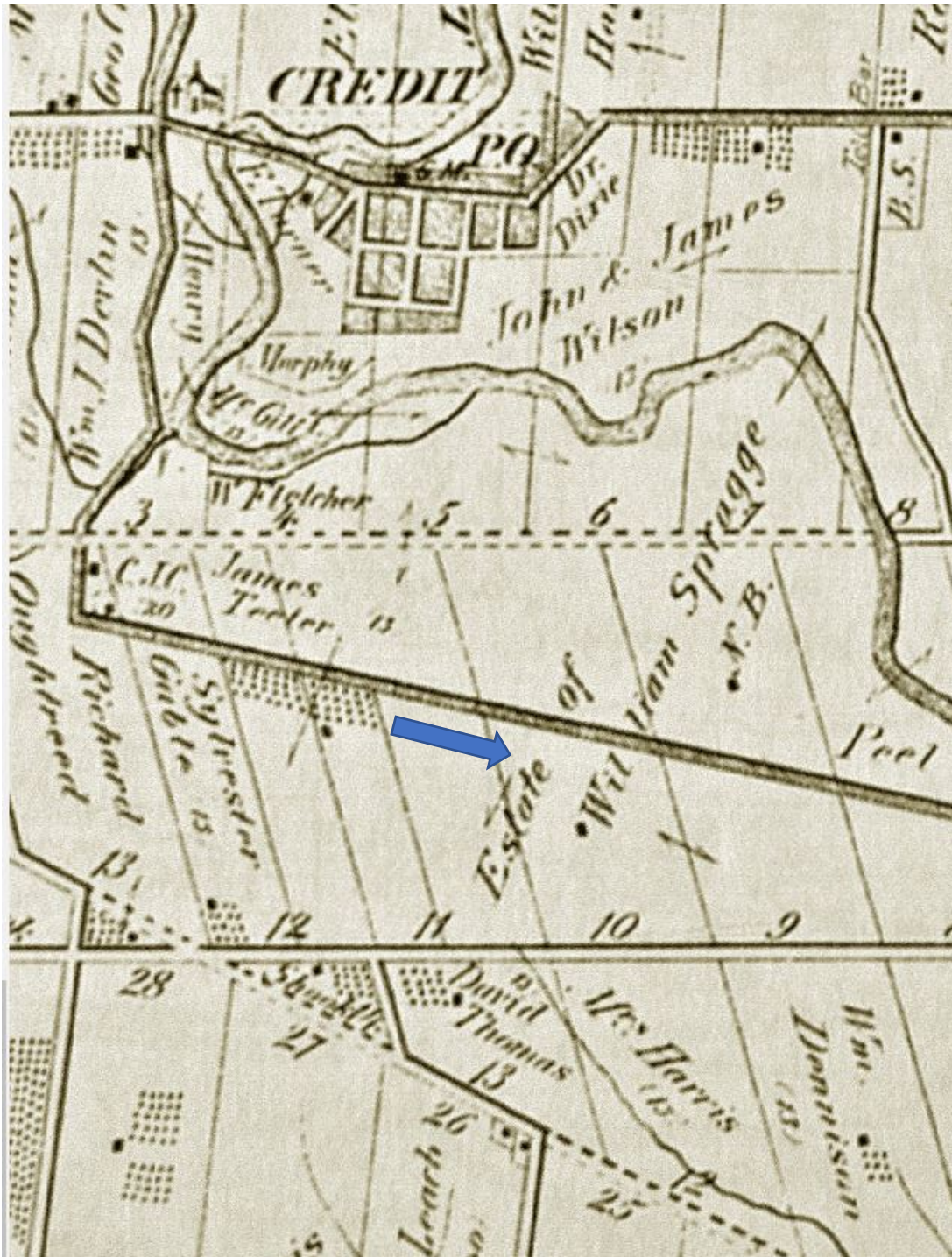


Figure 12 Map of Range 3, lot 10, Credit Indian Reserve, Toronto Township, and surrounding area, 1877. (*Historical Atlas of Peel County: Walker & Miles, Toronto, 1877*), pp. 24-25.)



## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

The Krysac family owned the property from 1948 until 2004. It is not known when the residence was constructed, but it appears in the 1934 aerial photo shown below. In 1970 they added a fenced pool and patio at the rear of the residence and, in 1978, surveyed the existing lot containing 2230 Mississauga Road. In 2002 they enlarged the then one and a half storey residence to two full stories.<sup>5</sup> The current owner purchased the lot in August 2020



Figure 13 Aerial View of lot 10, Range 3 and surrounding area, 1934. (Canada, Ministry of Natural Resources, National Aerial Photo Library, item 1934 A4837\_009.)



Figure 14 Aerial View of 2230 Mississauga Road, 1954. (Historical Aerial Photos, City of Mississauga web site; [www.mississauga.ca](http://www.mississauga.ca).)

<sup>5</sup> Property Information, 2230 Mississauga Road, 2021. (City of Mississauga web site; [www.mississauga.ca](http://www.mississauga.ca).)



2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

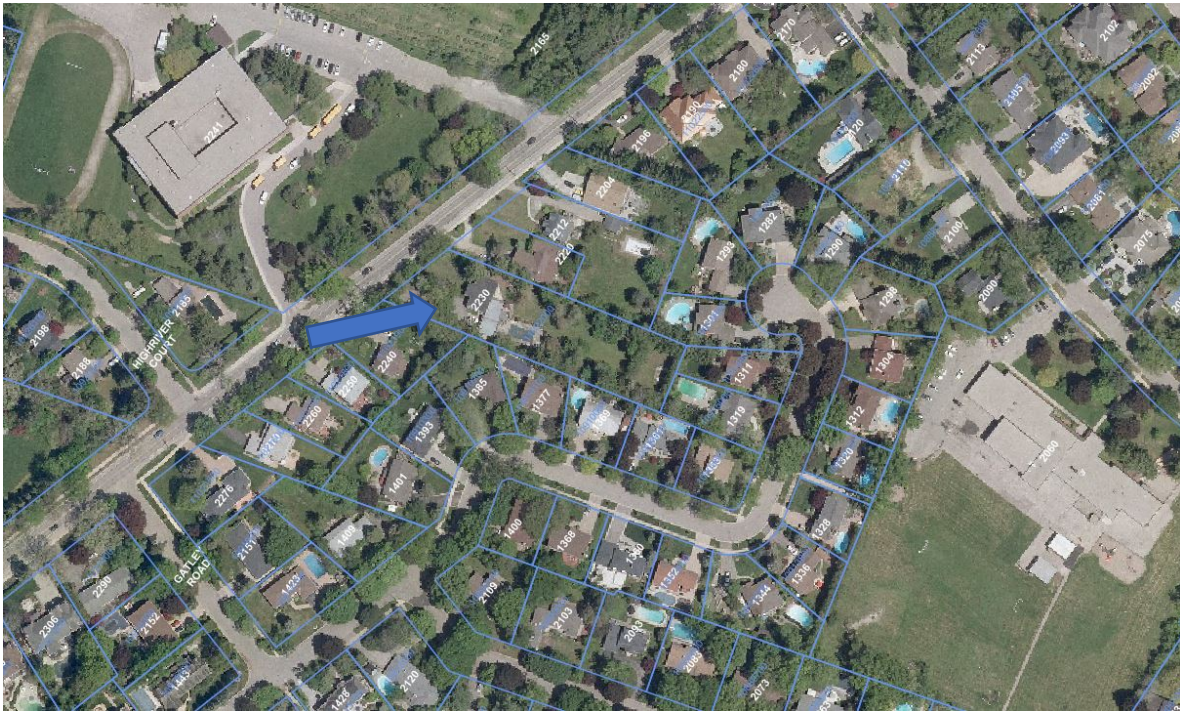


Figure 15 Aerial View of 2230 Mississauga Road, 1954. (Historical Aerial Photos, City of Mississauga web site; [www.mississauga.ca](http://www.mississauga.ca).)

**2230 MISSISSAUGA ROAD: ANALYSIS OF THE EXISTING PROPERTY**

The structure at 2230 Mississauga Road is a substantial two storey, four bedroom residence finished in beige stucco. The survey prepared for the Kryzac family in 1978 indicates the residence was then a one and a half storey structure. The rectangular footprint of the building remains unchanged. The front entrance leads to a large foyer with access to the living room,

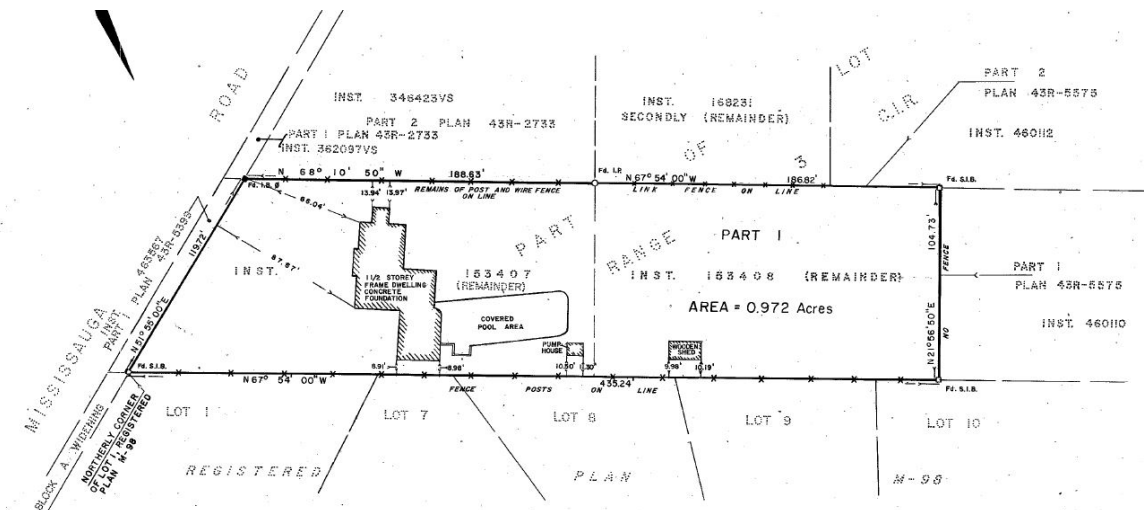


Figure 16 Registered survey of 2230 Mississauga Road, 1978. (Memorial 43R5848; [www.onland.ca](http://www.onland.ca).)



## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

dining room, kitchen and, at the rear, a large family room. The second floor consists of three bedrooms, a study and two bathrooms. The basement is partially finished and there are signs of water damage to portions of the basement ceilings.



Figure 17 The open foyer entrance, 2230 Mississauga Road. *(Photo from client.)*



Figure 18 The living room, 2230 Mississauga Road. *(Photo from client.)*

**2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT**

Figure 19 The dining room, 2230 Mississauga Road. *(Photo from client.)*



Figure 20 The kitchen, 2230 Mississauga Road. *(Photo from client.)*



**2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT**

Figure 21 The master bedroom, 2230 Mississauga Road. *{Photo from client.}*



Figure 22 The basement, 2230 Mississauga Road. *(Photo from client.)*



## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

### LANDSCAPE

2230 Mississauga Road is a large, rectangular lot, almost an acre in size. The landscape in front of the residence is a combination of mature trees and open grass areas, with a long asphalt driveway connecting the house to Mississauga Road. The large area behind the residence is also a mixture of mature trees and open stretches of grass. The ancillary buildings represented in the 1978 survey of the property have been removed and the swimming pool has been filled in. A raised wooden deck with an attached gazebo extends from the rear of the residence.



Figure 23 The entrance to 2230 Mississauga Road. *(Photo from client.)*



**2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT**

Figure 24 A view of the residence from Mississauga Road. *(Photo from client.)*



Figure 25 A view of the large back area of 2230 Mississauga Road taken from near its eastern limit with the rear of the residence in the distance. *(Photo from client.)*



## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT



Figure 26 The rear or east façade of 2230 Mississauga Road. *(Photo from client.)*

### STREETSCAPE

The Mississauga Scenic Route is described as Follows:

Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south, following the top of the bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city's most interesting architecture and landscape features, including low stone walls. The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage.<sup>6</sup>

The streetscape surrounding 2230 Mississauga Road is well lined with mature trees and presents perhaps one of the more verdant portions of the Mississauga Road Scenic Route. On the north side of the road mature coniferous and deciduous trees screen a school set back from the road. The houses on the south side of the road are well separated and are largely screened from the view of passersby.

<sup>6</sup> City of Mississauga Property Information, 2230 Mississauga Road, Mississauga Web Site.



**2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT**

Figure 27 Looking across the street from 2230 Mississauga Road. (*Google Maps.*)



Figure 28 Looking east from the entrance to 2230 Mississauga Road. (*Photo from client.*)



**2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT**

Figure 29 Looking west from the entrance to 2230 Mississauga Road. (*Photo from client.*)



Figure 30 Residences west of 2230 Mississauga Road. (*Google Maps.*)



## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

### PROPOSED DEVELOPMENT

The owner wishes to demolish the existing structure at 2230 Mississauga Road and replace it with a U-shaped residence lying perpendicular within the existing long lot and fronting on Mississauga Road. The front portion of the new residence will be constructed on the footprint of the existing structure. Despite its unusual ‘U-shaped’ footprint the proposed development is based on symmetrical design elements. The front entrance is recessed, with columns on each side and a vaulted archway. Two sets of perpendicular, four pane windows add to this sense of symmetry. The second level has four curved top dormers, each with two six pane windows. The same window design is continued on the other façades. The sloping roofs of the two ‘wings’ are flattened below their natural peak to maintain a building height in keeping with neighbouring properties. The existing driveway is to be extended across the front of the house and around to the four vehicle garages on the far ‘U’ of the structure. A swimming pool and pool house are to be built just behind or east of the residence.

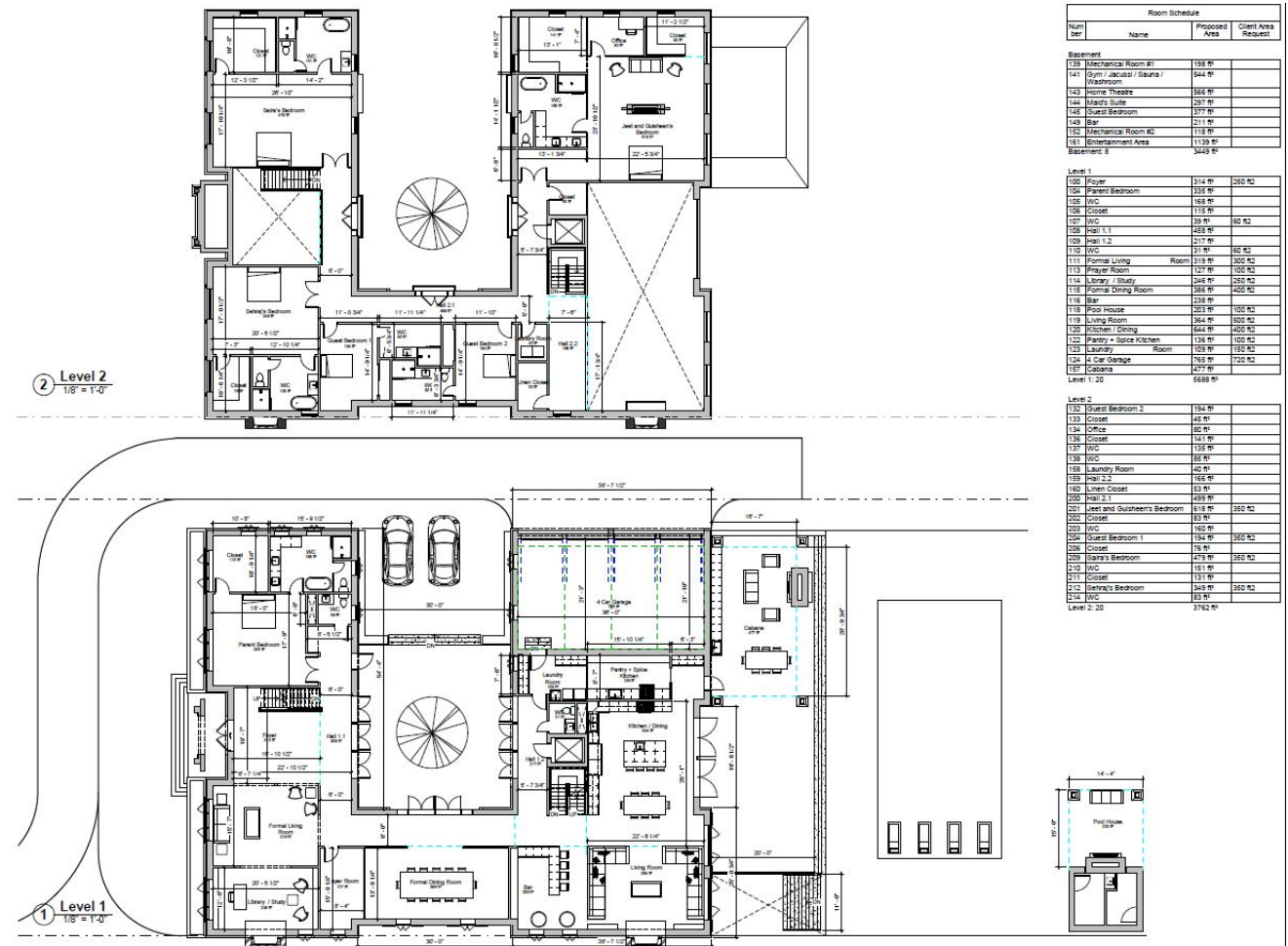


Figure 31 Floor Plans for the first and second stories, 2230 Mississauga Road. (Image from client.)

# 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

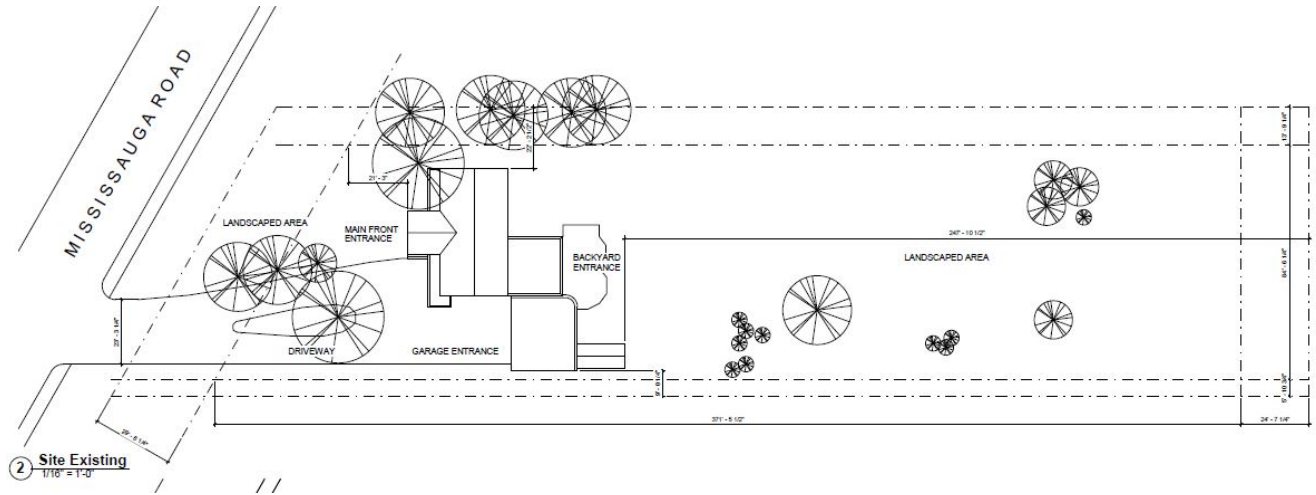


Figure 32 Existing site, 2230 Mississauga Road. (Image from client.)

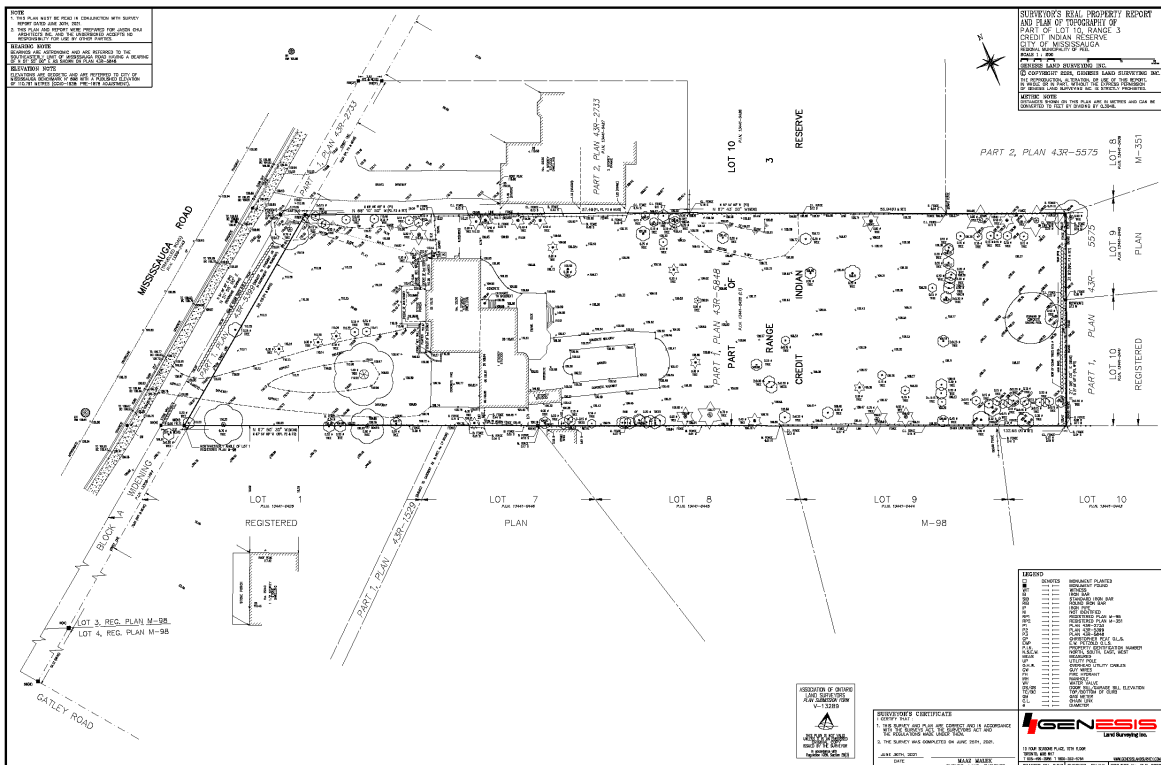


Figure 33 Proposed development including landscape details, 2230 Mississauga Road. (Image from client.)



# 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

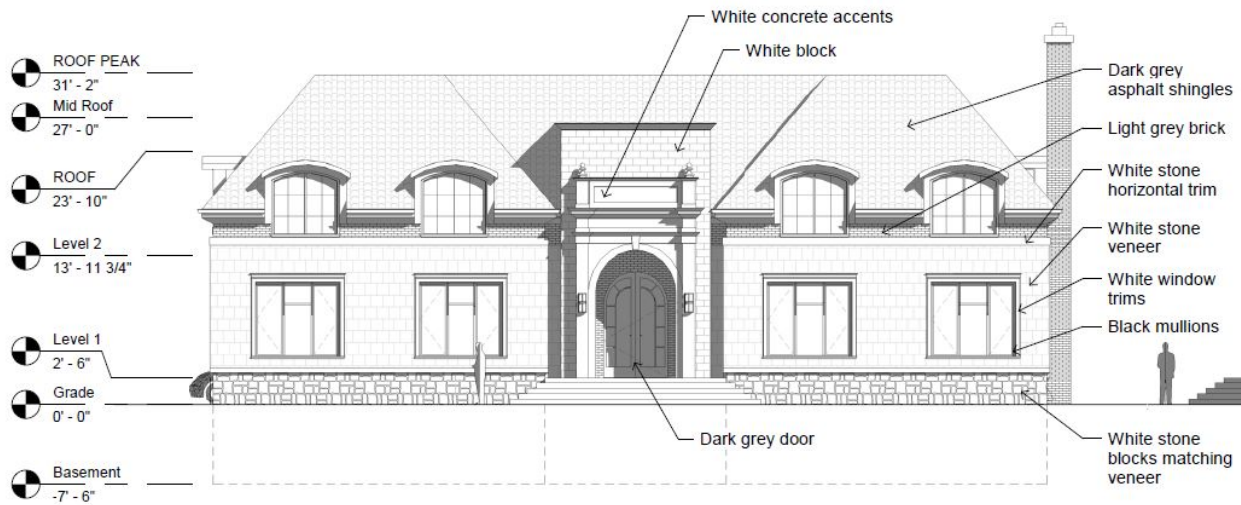


Figure 34 Front or west façade, 2230 Mississauga Road. (Image from client.)

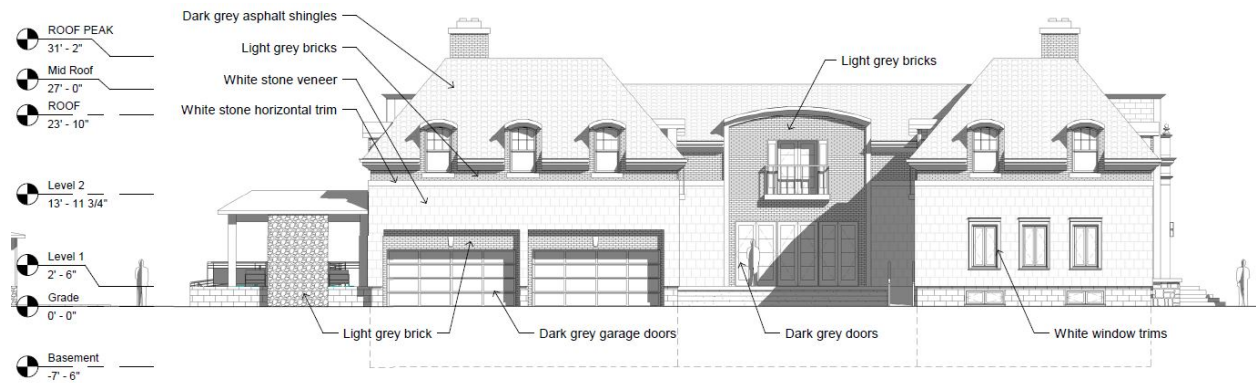


Figure 35 North elevation, 2230 Mississauga Road. (Image from client.)

2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

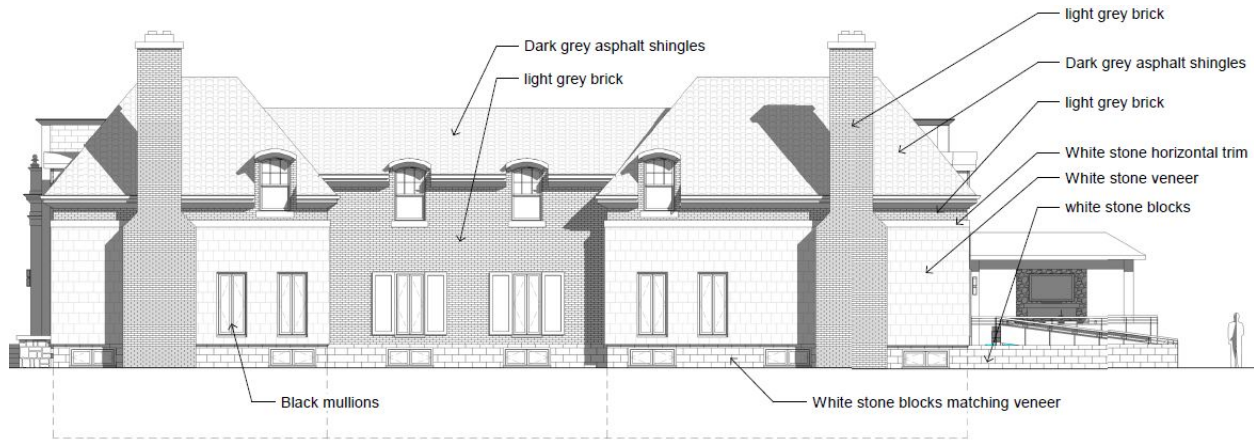


Figure 36 South elevation, 2230 Mississauga Road. (Image from client.)

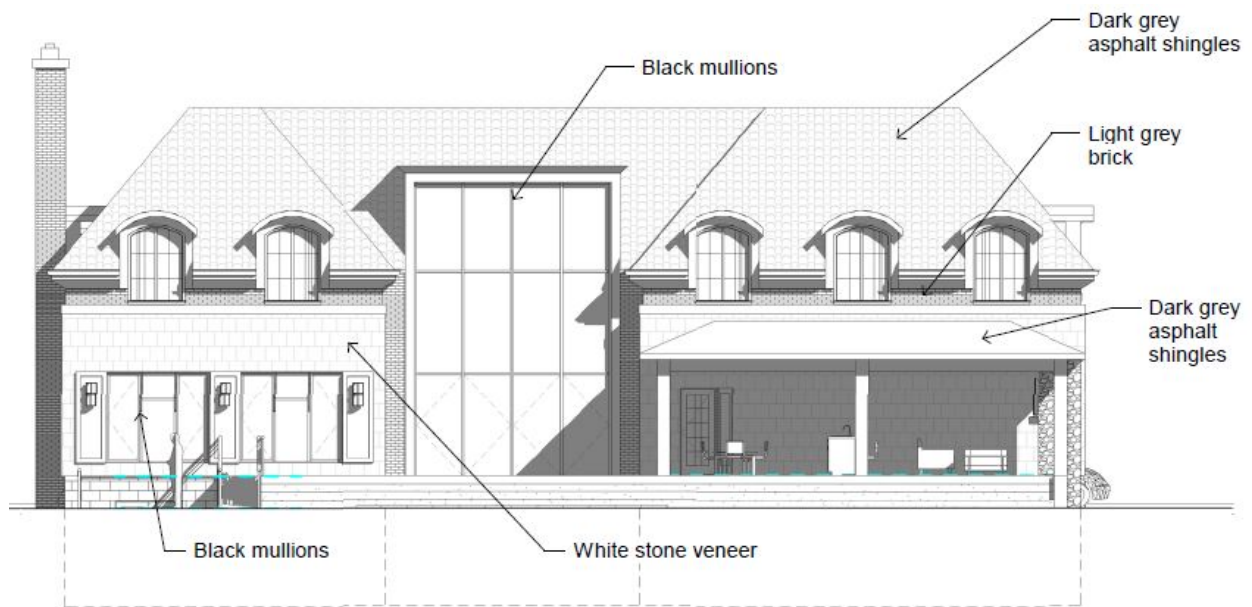


Figure 37 East Elevation, 2230 Mississauga Road. (Image from client.)



**2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT**



Figure 38 Front or west façade of the proposed residence *in situ* for 2230 Mississauga Road. (Image from client.)

**EVALUATION OF PROPOSED 2230 MISSISSAUGA ROAD IN TERMS OF ITS CULTURAL HERITAGE LANDSCAPE**

2230 Mississauga Road lies within the Mississauga Road Scenic Route, a cultural heritage landscape area. The area has the following seven evaluation criteria:

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<p><b>LANDSCAPE ENVIRONMENT</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Scenic and Visual Quality</li> <li><input type="checkbox"/> Natural Environment</li> <li><input checked="" type="checkbox"/> Horticultural Interest</li> <li><input checked="" type="checkbox"/> Landscape Design, Type and Technological Interest</li> </ul>	<p><b>BUILT ENVIRONMENT</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Aesthetic/Visual Quality</li> <li><input type="checkbox"/> Consistent Early Environs (pre-World War II)</li> <li><input checked="" type="checkbox"/> Consistent Scale of Built Features</li> <li><input type="checkbox"/> Unique Architectural Features/Buildings</li> <li><input type="checkbox"/> Designated Structures</li> </ul>
<p><b>HISTORICAL ASSOCIATION</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Illustrates Style, Trend or Pattern</li> <li><input type="checkbox"/> Direct Association with Important Person or Event</li> <li><input checked="" type="checkbox"/> Illustrates Important Phase in Mississauga's Social or Physical Development</li> <li><input type="checkbox"/> Illustrates Work of Important Designer</li> </ul>	<p><b>OTHER</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Historical or Archaeological Interest</li> <li><input type="checkbox"/> Outstanding Features/Interest</li> <li><input type="checkbox"/> Significant Ecological Interest</li> <li><input type="checkbox"/> Landmark Value</li> </ul>

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Figure 39 Evaluation Criteria for the Mississauga Road Scenic Route. (City of Mississauga Property Information, 2230 Mississauga Road, Mississauga Web Site.)

**Landscape Environment**

***Scenic and Visual Quality***

The scenic and visual quality of the proposed residence is compatible with nearby domestic structures.



**2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT**

Figure 40 Properties directly east of 2230 Mississauga Road, Mississauga. *(Photo from client.)*



Figure 41 Properties directly west of 2230 Mississauga Road, Mississauga. *(Photo from client.)*



## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

### *Horticultural Interest*

2230 Mississauga Road does not exhibit any elements of horticultural interest.

### *Landscape Design*

The landscape at 2230 Mississauga Road is grassed with mature trees along its boundaries but does not display features of landscape design.

### **Historical Association**

#### *Style, Trends or Patterns*

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

#### *Phase of Development*

This section of Mississauga Road is a mature residential area that has gradually grown over the last century, but it does not illustrate a significant phase in Mississauga's development.

### **Built Environment**

#### *Consistent Scale of Built Features*

The existing residence at 2230 Mississauga Road sits amid an eclectic mix of twentieth century single family dwellings. The scale of its built features is compatible with surrounding structures to the east and west.

### **OTHER**

#### *Historical or Archaeological Interest*

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

### **HERITAGE EVALUATION OF 2230 MISSISSAUGA ROAD UNDER ONTARIO REGULATION 9/06**

The government of Ontario has provided a series of booklets to explain the concept of cultural heritage properties. *Heritage Property Evaluation* is a guide for determining the cultural heritage values of a property and the means by which a municipality may protect those values.<sup>7</sup> The guide provides the following description of the evaluation process:

Non-designated properties listed on the municipal register of cultural heritage properties and newly identified properties may be candidates for heritage conservation and protection. Section 29 of the Ontario Heritage Act enables municipalities to pass bylaws for the protection (designation) of individual real

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

## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

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

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

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

Regulation 9/06 prescribes the criteria for determining property of cultural heritage value or interest in a municipality. The regulation requires that, to be designated, a property must meet "one or more" of the criteria grouped into the categories of Design/Physical Value, Historical/Associative Value and Contextual Value.<sup>8</sup>

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

### Criteria

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

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

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

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

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

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

<sup>8</sup> Government of Ontario, *Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* (Queen's Printer, 2006), p 20.

<sup>9</sup> <https://www.ontario.ca/laws/regulation/060009>.



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2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark. O. Reg. 9/06, s. 1 (2).<sup>10</sup>

### Criteria 1: Design Value or Physical Value

The property at 2230 Mississauga Road does not have significant design or physical values. Constructed as a one and a half storey residence prior to 1934, it was expanded to two storeys in 1978. Its craftsmanship is of average quality and it does not represent any level of technical or scientific achievement.

### Criteria 2: Historical Value Associative Value

Lot 10 Range 3 CIR, of which 2230 Mississauga Road is a small part, initially belonged to William Spragge, as did lots 9 and 11. None of the subsequent owners were prominent within the area and the existing structure is not linked to a builder of significance to the community. Arthur Armitage who owned the property in 1935, is described in voters' records from the 1930s as a gardener.<sup>11</sup> Stanley Krysac whose family owned the property from 1948 to 2004, is identified in the Voters Lists as a mining engineer (1957) and as a farmer (1962).<sup>12</sup>

### Criteria 3: Contextual Value

The structure at 2230 Mississauga Road does not define or support the character of the neighbourhood and it is not a landmark within the community.

<sup>10</sup> Emphases added.

<sup>11</sup> Voters List, Peel County, 1935; [https://www.ancestry.ca/discoveryui-content/view/28170319:2983?\\_phsrc=RdX29&\\_phstart=successSource&gsfn=Arthur&gsln=Armitage&ml\\_rpos=1&queryId=91736722546811505634e05d57b3285b](https://www.ancestry.ca/discoveryui-content/view/28170319:2983?_phsrc=RdX29&_phstart=successSource&gsfn=Arthur&gsln=Armitage&ml_rpos=1&queryId=91736722546811505634e05d57b3285b).

<sup>12</sup> Voters Lists, Peel County, 1957 and 1962; [https://www.ancestry.ca/search/?name=Stanley\\_Krysac&event=peel-ontario-canada\\_1654327&count=50&gender=m&location=3243&priority=canada](https://www.ancestry.ca/search/?name=Stanley_Krysac&event=peel-ontario-canada_1654327&count=50&gender=m&location=3243&priority=canada).

## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

### HERITAGE EVALUATION OF 2230 MISSISSAUGA ROAD UNDER THE PROVINCIAL POLICY STATEMENT

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

#### 2.6 Cultural Heritage and Archaeology

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

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

2.6.3 Planning authorities shall not permit development and site alteration on adjacent

lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

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

2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.<sup>13</sup>

The *Policy* defines Conserved in these terms:

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

2230 Mississauga Road does not exhibit significant built heritage resources that should be conserved under the terms of the Provincial Policy Statement (2014).

### SUMMARY STATEMENT, PROPOSED MITIGATION MEASURES AND RECOMMENDATION

2230 Mississauga Road was placed in the inventory of properties of cultural heritage interest of value because it is located within the Mississauga Road Scenic Route. This portion of the identified cultural landscape exhibits the canopy of mature trees associated with the larger scenic route. The massing of the proposed structure for 2230 Mississauga Road is comparable to domestic residences on both sides and will remain partially obscured from view by existing foliage.

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<sup>13</sup> Government of Ontario, *Provincial Policy Statement (2014)*, p. 20.



## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

After addressing the detailed criteria above individually, it can be said that 2230 Mississauga Road, Mississauga in its current form, has no design or physical value, no historical or associative value and no contextual value.

Based on the above analysis it can also be stated with confidence that the property at 2230 Mississauga Road does not fall within the purview of the *Provincial Policy Statement (2014)* in that it does not exhibit the cultural heritage values required for consideration.

It is the recommendation of this assessment that the current owner of 2230 Mississauga Road be granted a demolition permit for the existing structure and permission to erect the proposed residence.

## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

### CHAIN OF OWNERSHIP

- 1846, 100 acre lot 10, Range 3 CIR is occupied by John Jackson, William Perkins Bull Land Records, PAMA
- 1859, land is occupied by William Spragge, William Perkins Bull Land Records, PAMA
- 14 Feb. 1878, patent is issued for lot 10 Range 3 CIR to William A. Spragge
- 3 May 1926, John Westbrook Farrington purchases five acres of lot 10, Range 3 from the Crown for \$2,875, memorial 27544
- 10 July 1942, Mary E. Armitage personally and as executrix of Arthur Armitage grants land to John B. Key for \$3,250, memorial 41897
- 16 June 1943, John B. Kee grants land to John E. Bridge and George B. Crysedale as joint tenants, memorial 42982
- 15 October 1948, John E. Bridge et ux and George B. Crysedale et ux sell property to Stanley Krypac [Krysac] for \$2,500.00, memorial 53861
- 11 April 1963, Stanley Krysac *et ux* sell property to National Trust Company Limited, memorial 153408
- 19 May 1978, Stanley Krysac and Anna Krysac purchase property from the National Trust Company Limited, memorial 474363
- 10 April 1991, Anna Krysac makes her daughter Evelyn Ellen Wilson joint tenant of property, memorial 966926
- 25 March 1999, property belongs to Anna Krysac and Evelyn Ellen Wilson, Peel County Land Registry Parcel Register
- 26 June 2004, property is transferred from Evelyn Ellen Wilson to Paramjit and Anuranjan Sethi, memorial PR267004
- 18 Aug. 2020, property is sold to current owner, memorial PR3689047



## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

### QUALIFICATIONS OF AUTHOR

#### Robert Joseph Burns

Principal

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#### Education

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

#### Career Highlights

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

#### Summary

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

#### Heritage Assessment Projects

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

- CFB Goose Bay, Heritage Assessment of 124 buildings, 2000. Building functional types included barracks, hangars, storage bunkers for conventional and nuclear weapons, guard towers, warehouses, and offices.
- CFB Goose Bay, Heritage Assessment of 16 buildings, 2001. Building functional types consisted of hangars for medium and heavy bombers.

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



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

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

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

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

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

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- residence, 2935-55 Mississauga Road, Mississauga, Heritage Impact Statement, 2021.
- residence, 347 Queen Street South, Mississauga, Heritage Impact Statement, 2021
- residence, 2230 Mississauga Road, Mississauga, Heritage Impact Assessment, 2021.

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

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

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

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



## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

- "Bulk packaging in British North America, 1758-1867: a guide to the identification and reproduction of barrels", *Research Bulletin No. 208*, Parks Canada, December 1983.
- "Cornwall, Ontario" in *The Canadian Encyclopedia* (Edmonton: Hurtig Publishers, 1985).
- "Samuel Peters Jarvis [with Douglas Leighton]" and "Samuel Smith Ridout" in the *Dictionary of Canadian Biography*, Vol. VIII, Toronto, 1985.
- "The Burns and Gamble Families of Yonge Street and York Township [with Stanley J. Burns]", *O.G.S. Seminar '85* (Toronto: Ontario Genealogical Society, 1985).
- "Starting From Scratch: the Simcoe Years in Upper Canada", *Horizon Canada*, No. 22, July 1985.
- "Upper Canada In the Making, 1796-1812", *Horizon Canada*, No. 23, August 1985.
- A review of Bruce G. Wilson, *The Enterprises of Robert Hamilton: A Study of Wealth and Influence in Early Upper Canada, 1776-1812* (Ottawa: Carleton University Press, 1983) in the *Canadian Historical Review*, LXVI, No. 3, Sept. 1985.
- Lila Lazare (comp.) with an intro. by Robert J. Burns, "Artifacts, consumer goods and services advertised in Kingston newspapers, 1840-50: a resource tool for material history research", *Manuscript Report Series No. 397*, Parks Canada, 1980.
- "W.A. Munn and the discovery of a Viking occupation site in northern Newfoundland", Historic Sites and Monuments Board agenda paper, 1982.
- Research and writing of "The Loyalists," a booklet to accompany the Loyalist Bicentennial travelling exhibit prepared by Parks Canada, 1983.
- "Paperboard and Paper Packaging in Canada 1880-1930: An Interim Report" *Microfiche Report Series No. 210* (1985).
- "Packaging Food and Other Consumer Goods in Canada, 1867-1927: A guide to Federal Specifications For Bulk and Unit Containers, Their Labels and Contents" *Microfiche Report Series No. 217* (1985).
- "Paperboard Packaged Consumer Goods: Early Patterns of Product Availability" (1986).
- "Thomas Ridout" in the *Dictionary of Canadian Biography*, Vol. VI, Toronto, 1987.
- "Paperboard and Paper Packaging in Canada, 1880-1930", 2 Vols. *Microfiche Report Series No. 393* (1989).
- Curator, along with Marianne McLean and Susan Porteus, of "Rebellions in the Canadas, 1837-1838," an exhibition of documents and images sponsored by the National Archives of Canada, 1987.
- "Marketing Food in a Consumer Society: Early Unit Packaging Technology and Label Design" in *Consuming Passions: Eating and Drinking Traditions in Ontario* (Meaford, Ont.: Oliver Graphics, 1990).
- "Robert Isaac Dey Gray" reprinted in *Provincial Justice: Upper Canadian Legal portraits from the Dictionary of Canadian Biography*, ed. Robert L. Fraser (Toronto: University of Toronto Press, 1992).
- "John Warren Cowan" and "Thomas McCormack" published in the *Dictionary of Canadian Biography*, Vol. XIII, 1994.

## 2230 MISSISSAUGA ROAD, MISSISSAUGA, ON. HERITAGE IMPACT ASSESSMENT

- *Guardians of the Wild: A History of the Warden Service of Canada's National Parks* (University of Calgary Press, 2000).
- “‘Queer Doings’: Attitudes toward homosexuality in nineteenth century Ontario,” *The Beaver*, Apr. May. 2003.
- “Bombs in the Bush: The Strategic Air Command in Goose Bay, 1953,” *The Beaver*, Dec. 2004/Jan. 2005.
- preparation of a history of the Royal Canadian Mounted Police under contract for the Force, 2004-2007.
- press releases regarding heritage plaque unveilings for Parks Canada, Ottawa, ON, 2010.
- a review and analysis of heritage bulk containers in the Parks Canada Artifact Collection, Ottawa, ON, 2011.
- *Port Stanley: The First Hundred Years, 1804-1904*, with Craig Cole (Heritage Port: Port Stanley, ON, 2014).

### Related Professional Associations

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