



MISSISSAUGA

# STREETSVILLE

## Heritage Conservation District Feasibility Study Phase I Background Report



March  
2024

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PLANNING  
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& LANDSCAPE  
ARCHITECTURE  
**MHBC PLANNING**

March, 2024

DATE

March 13, 2024

PREPARED FOR

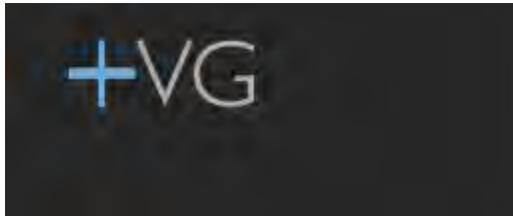
The Corporation of the City of Mississauga

CONSULTING TEAM:

MacNaughton Hermsen Britton Clarkson Planning Limited;



+VG The Ventin Group;



Archeoworks; and



Wendy Shearer Landscape Architect & Cultural Heritage Specialist.

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# Acknowledgements:

## Indigenous Communities & Acknowledgment.

We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandot Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples. These lands are acknowledged as being associated with the following treaty:

- Treaty 13A (1805) “**Head of the Lake Purchase**”

This document takes into consideration the cultural heritage of Indigenous Communities, including their oral traditions and history when available and related to the scope of work.<sup>1</sup>

## Public Organizations & Institutions

MHBC Planning Inc., +VG, Archeoworks Inc., and Wendy Shearer Landscape Architect & Cultural Heritage Specialist would like to thank the following organizations/institutions and individuals for their generous assistance in the completion of this document:

- The Corporation of the City of Mississauga;
- The Streetsville Business Improvement Association;
- Peel Art Gallery, Museum and Archives (PAMA);
- Heritage Mississauga;
- The Streetsville Historical Society; and
- The City of Mississauga Heritage Advisory Committee.

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<sup>1</sup> Note that additional information related to consultation and engagement with First Nations Communities and their history, where relevant and related to the scope of work is provided in the Archaeological Report attached to this document.

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# Key Findings

Phase I of the Streetsville HCD Feasibility Study has determined the following:

- The Heritage Conservation District (HCD) study area includes property which meets the legislated criteria as a Heritage Conservation District. Designation of this area under Part V of the *Ontario Heritage Act* is recommended in order to provide policies and guidelines for change management in the form of a Heritage Conservation District Plan;
- 134 of the 205 properties (or 65.4%) within the recommended boundary meet 2 or more criteria under *Ontario Regulation 9/06*;
- **A public online survey was provided on the City of Mississauga “yoursay” website in order to solicit feedback on the findings of the Phase I HCD study. A total of 193 online responses were collected. Of these, a total of 86% of people agreed that there is merit in designating Streetsville as a Heritage Conservation District;**
- The HCD study area includes properties which contribute to the area as an evolved Cultural Heritage Landscape which began in the early 19<sup>th</sup> century as a settlement based on the availability of water power and the construction of mills and industrial sites;
- The HCD area includes land which has meaning and associations with Indigenous Communities;
- The study area includes 7 unique character areas, some of which are of cultural heritage value and contribute to the character of the area overall, and others are not;
- The following character areas are included in the recommended HCD boundary given that they contribute to the 19<sup>th</sup> century Village character of Streetsville:
  - Credit River Valley Character Area;
  - Former Residential Area North of Church Street Character Area;
  - Commercial Downtown Streetsville Character Area;
  - 19<sup>th</sup> to Early 20<sup>th</sup> Century Queen Street Residential Neighbourhood Character Area;
  - and
  - Small portions of transition areas in order to formulate a defensible HCD boundary.
- The areas located outside the recommended boundary include individual properties which are of Cultural Heritage Value or Interest. Some of these properties are designated under Part IV of the *Ontario Heritage Act* and others are not. It is recommended that Phase II of the project include recommendations for designating individual properties under Part IV of the *Ontario Heritage Act*.
- The remaining areas within the HCD study area which are excluded from the recommended HCD boundary can be protected using tools under the Planning Act. This includes consideration for identifying the area as a Cultural Heritage Landscape or Character Area in the City of Mississauga Official Plan. This portion of the study area meets the definition of a Cultural Heritage Landscape provided in *PPS 2020* and the *Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada*. **Policies could be drafted in the City’s Official Plan in order to ensure that change in this area is**

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managed in such a way that does not result in adverse impacts on the Heritage Conservation District.

The recommended Heritage Conservation District Boundary is shown on Figure 1 (below).



Figure 1 – Aerial photo of the Streetsville HCD Study Area noting the location of the recommended HCD boundary for designation under Part V of the *Ontario Heritage Act* (Source: MHBC, 2024)

The key findings of this study are based on the inventory and evaluation of all properties within the study area under *Ontario Regulation 9/06* of the *Ontario Heritage Act*. The recommended boundary demonstrates the types of characteristics which are common to Heritage Conservation Districts as identified in the Ontario Heritage Toolkit, as follows:

- A framework of structured elements;
- A concentration of cultural heritage resources;
- Distinctive character; and
- Visual coherence.

The recommended boundary was provided to the public for review and comment in January 2024. Based on the comments received, there is general support for designating the area as a Heritage Conservation District. Some comments from individuals were received regarding the inclusion and exclusion of areas from the HCD boundary. A summary of responses to questions which specifically relate to the HCD boundary are provided in Appendix G of this report.

This study concludes that there is merit in proceeding to the second phase of the Heritage Conservation District project and the preparation of a Heritage Conservation District Plan.

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Should the project proceed to Phase II, Section 6.3 of this report provides direction as it relates to the recommended goals and objectives of a Heritage Conservation District Plan.

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# 1.0 Introduction

## 1.1 Background

The Streetsville Heritage Conservation District Feasibility Study was initiated by the City of Mississauga in 2023. The first phase of this project has been completed in compliance with the legislated requirements for the completion of a Heritage Conservation District Study under Part V of the *Ontario Heritage Act*.

The proposed work plan and budget was approved by the Council of the City of Mississauga, who funded the project through their capital budget process.

The lands that are being considered through this process as a potential Heritage Conservation District (HCD) are located south-east of Britannia Road West, south of the Credit River, and north-east of the railway and railway corridor, and north-west of Reid Drive (See Figure 2)



Figure 2 – Context of the Streetsville HCD Feasibility Study Area (outlined in red). (Source: insert)

This study represents the first part of a two-part process that may culminate in the designation of a defined geographical area within the study area boundary as a Heritage Conservation District.

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This study includes (but is not limited to), the background research and the evaluation of all properties within the study area, determine if the area has cultural heritage value and meets the requirements for designation as a Heritage Conservation District. The second phase of work would be authorized by a decision made by Council through the approval of this report and its recommendations.

## 1.2 Terms of Reference

This study and related work plan is based on the Terms of Reference provided by the City of Mississauga Streetsville HCD Feasibility Study Request for Proposal (# PRC003853). The RFP identifies that the Study shall include the following tasks/objectives which are outlined in the *Ontario Heritage Act*:

- Examine the character and appearance of the area that is the subject of the study, including buildings, structures, and other property features of the area, to determine if the area should be conserved as a heritage conservation district;
- Examine and make recommendations as to the geographic boundaries of the area to be designated;
- Consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;
- **Make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws.**

The purpose of this report is to summarize the findings of the Phase I Feasibility Study and recommend a potential boundary for a Heritage Conservation District, where warranted. It is important to note that this Heritage Conservation District Study does not include any guidelines, policies, or restrictions for property owners. These matters would be addressed in a Heritage Conservation District Plan should the project proceed to the second phase of work.

The conclusions and recommendations provided in this report are based upon a combination of historical research, the analysis of primary and secondary sources, the interpretation of maps and plans, field work, and the inventory of properties features within the study area boundary. Planning documents and information were also analyzed, including (but not limited to), the following:

- City of Mississauga Official Plan;
- Mississauga Zoning By-law No. 02225-2007;
- City of Mississauga Cultural Heritage Landscape Study (2022);
- Mississauga Cultural Heritage Management Strategy (2016);
- Historic Streetsville Design Guidelines (2011); and
- Designated Heritage Property Grant Program (2023).

The evaluation of the study area and its characteristics are based on the legislated requirements of the *Ontario Heritage Act*, as well as guidance provided in the Ontario Heritage Toolkit *Heritage*

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*Conservation Districts* document, and the Parks Canada Guidelines for the Conservation of Historic Places in Canada.

The scope of a Heritage Conservation District Study is guided by the requirements of the *Ontario Heritage Act*, notably subsection 40. (2) that prescribes that a study shall:

- (a) *Examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;*
- (b) *Examine and make recommendations as to the geographic boundaries of the area to be designated;*
- (c) *Consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;*
- (d) *Make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws.*

This report demonstrates how these requirements of the Ontario Heritage Act have been met.

## 1.3 Field Work & Inventory

Field work within the Streetsville HCD study area was undertaken between June 2023 and September 2023. The purpose of field work was to collect information regarding all potential cultural heritage resources within the study area boundaries and gain an understanding of heritage character and existing features. Field work was undertaken primarily on foot. Photographs were taken of each property, including streets, views and vistas, and built and natural features visible from the public realm. The information compiled for each property within the study area boundary was entered into a Geographical Information System. The information collected for each property included (but not limited to) its address, architectural style, **approximate date of construction, and whether or not it was determined to be "contributing" or "non-contributing" to the character of Streetsville.**

The results of the GIS inventory are provided in Appendix I of this report in the form of property evaluation sheets. The completion of the inventory in combination with background research assists in the completion of the character summary provided in Section 3.2 of this report.

Field work related to archaeological resources was also undertaken in the Spring/Summer of 2023. The field work did not include invasive testing, but included windshield surveys and photographs of existing resources related to cemeteries and potential archaeological resources.

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## 1.4 Cultural Heritage Evaluation

*Ontario Regulation 9/06* of the *Ontario Heritage Act* provides the legislated criteria for determining Cultural Heritage Value or Interest (CHVI). In January 2023, the *Ontario Heritage Act* was Amended. The Amendment included new criteria as it relates to Heritage Conservation District studies and the identification of HCD boundaries. Here, the criteria prescribes that at least 25% of properties within a defined area must satisfy two or more criteria under *O-Reg 9/06* to be considered for designation under Part V of the *Ontario Heritage Act*. The criteria are as follows:

*Criteria, s. 41 (1) (b) of the Act*

*3. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the Act. O. Reg. 569/22, s. 1.*

*(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the More Homes Built Faster Act, 2022 comes into force, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the Act if the municipality or the defined area or areas of it meets the following criteria:*

*1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:*

- i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.*
- ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.*
- iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.*
- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.*
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.*
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
- vii. The properties have contextual value because they define, maintain or support the character of the district.*

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*viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.*

*ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.*

## 1.5 Heritage Status

The *Ontario Heritage Act* enables municipalities to conserve, protect, and manage cultural heritage resources. There are two main parts to the *Ontario Heritage Act* that concern built cultural heritage resources. These are as follows:

- Part IV, which enables a municipality to “list” or “designate” individual properties that are of cultural heritage value or interest. Properties which are listed are included on the City’s Municipal Heritage Register. Properties which are designated are formally recognized by way of a By-law registered on-title. At the time of writing this report, the HCD study area includes both designated properties and listed properties. A map noting the location of listed and designated properties within the HCD study area is provided in Figure 3 below and Appendix D. The study area includes 31 properties designated under Part IV, and 302 properties listed on the municipal Register; and
- Part V of the *Ontario Heritage Act* enables a municipality to designate by By-law all or any part of a municipality as a Heritage Conservation District. Currently the City of Mississauga has two designated Heritage Conservation District, those being Meadowvale Village (designated in 1980), and Old Port Credit Village (designated in 2004).

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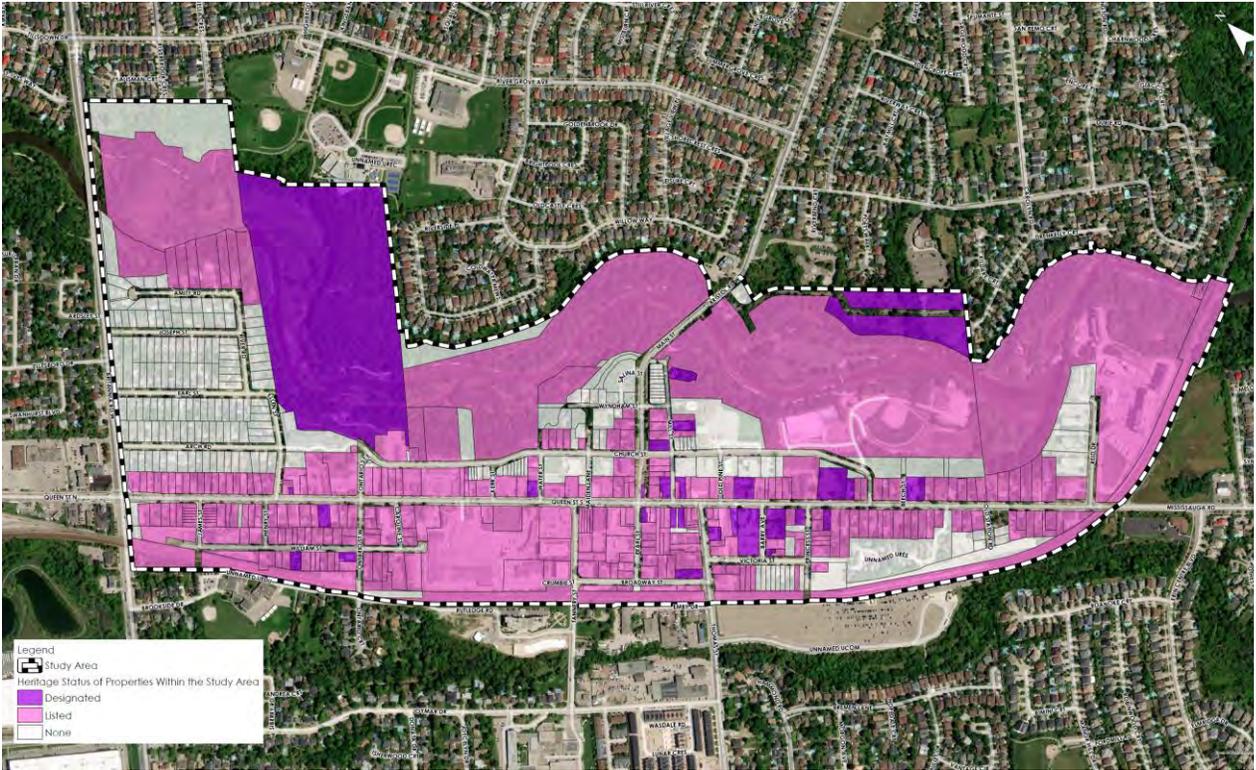


Figure 3 – Aerial photo of the Streetsville HCD Study Area boundary noting the location of listed and designated properties. (Source: MHBC, 2023)

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# 2.0 Review of Relevant Planning Policy

## 2.1 Introduction

The character of a heritage conservation district derives largely from the heritage attributes of the physical environment, which include buildings, structures, surrounding spaces, and distinctive vegetative plantings. The designation of a heritage conservation district is intended to assist in the protection and conservation of these features and their attributes, by maintaining heritage elements and ensuring new development complements the existing heritage resources within the area.

The management of physical change to properties, buildings and structures within a heritage conservation district falls under the purview of the *Ontario Heritage Act*. The use of lands and property, the configuration and placement of buildings on lots, and a variety of other provisions relating to physical development, are governed under the authority of instruments enacted through the *Planning Act*. These include matters such as Official Plans, Zoning By-laws, and site plan control.

Policies and procedures affecting the use of lands and the siting of buildings and structures have direct and indirect bearing on the appearance and character of a heritage conservation district. As an example, policies that permit offices, restaurants or other commercial uses in an area of distinctive residences could have repercussions on the physical fabric of these structures and their surroundings. In addition, matters such as fire escapes, signage, fencing, parking, and HVAC systems all have the potential to detract from the special qualities of heritage buildings and the spaces around them.

Accordingly, a number of planning policies and control mechanisms are reviewed in this section so that potential conflicts with conservation initiatives can be identified, and opportunities for any complementary changes to planning policies and guidelines can be identified.

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## 2.2 Summary of Cultural Heritage Planning Policy

### 2.1 Ontario Heritage Act, R.S.O. 1990, c. O.18 and Ontario Regulation 9/06

The *Ontario Heritage Act* originally came into force in 1975, and is the primary piece of legislation that governs the designation and management of cultural heritage resources in the Province. The *Ontario Heritage Act* has undergone periodic revisions since originally approved, with the most recent significant amendments taking place in 2023 as a result of Bill 23, *More Homes Built Faster Act*.

The *Ontario Heritage Act* now provides clearer guidance regarding the process to designate a heritage conservation district, as well as the required contents of a heritage conservation district plan.

Subsection 40 (2) of the Act provides the following as it relates to the scope of a Heritage Conservation District Study:

*(2) A study under subsection (1) shall,*

*(a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;*

*(b) examine and make recommendations as to the geographic boundaries of the area to be designated;*

*(c) consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;*

*(d) make recommendations as to any changes that will be required to the **municipality's official plan and to any municipal by-laws, including any zoning by-laws.** 2005, c. 6. s. 29.*

Subsection 41.1 (5) of the Act provides that a heritage conservation district plan shall include:

*a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;*

*b) a statement explaining the cultural heritage value or interest of the heritage conservation district;*

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- c) *a description of the heritage attributes of the heritage conservation district and of properties in the district;*
- d) *policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and*
- e) *a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.2005, c.6,s.31.*

Since the Amendments to the *Ontario Heritage Act* in 2023, the criteria for identifying and evaluating potential Heritage Conservation Districts has changed. Now, at least 25 per cent of all properties within the recommended boundary must satisfy two or more criteria *under Ontario Regulation 9/06*. These criteria are listed in Section 1.4 of this report.

## 2.2 Ontario Heritage Toolkit

Guidance on the evaluation and designation is also available in the Ontario Heritage Toolkit (OHTK), which is a user-friendly guide to the *Ontario Heritage Act*. The OHTK includes a document which is specifically catered to Heritage Conservation Districts. This document provides further guidance on legislation, guidance on the required processes of an HCD study, the preparation of a HCD Plan, and District management. It should be noted that an updated draft of the OHTK was posted by the Ministry of Citizenship and Multiculturalism (formerly the Ministry of Heritage, Sport, Tourism and Culture Industries). However, this version is not finalized or in force. Therefore, this report makes reference to the Ontario Heritage Toolkit dated 2006.

## 2.3 Planning Policy Review

In accordance with the *Municipal Act* and the *Planning Act*, Municipalities are required to implement a variety of planning policies and guidelines that determine and enforce the pattern of development within their jurisdiction. These policy documents may interfere, impact or promote heritage conservation management practices. The following subsections identify relevant policy documents and guidelines that may have an impact on heritage conservation management for the Streetsville HCD study area. Additional policies and guidelines would be reviewed as part of the future heritage conservation district plan, if pursued as part of a Stage II HCD study.

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### 2.3.1 Peel Region Official Plan

The Region's Official Plan (ROP) sets out high level land use designations and objectives for managing growth and development. The ROP identifies a wide range of land uses for all lower tier Municipalities, including Brampton, Caledon and Mississauga.

The Streetsville HCD study area forms part of the Urban System and is identified as a "Node/Centre" and "Planned Major Transit Station Area" in the ROP (See Figure 4).

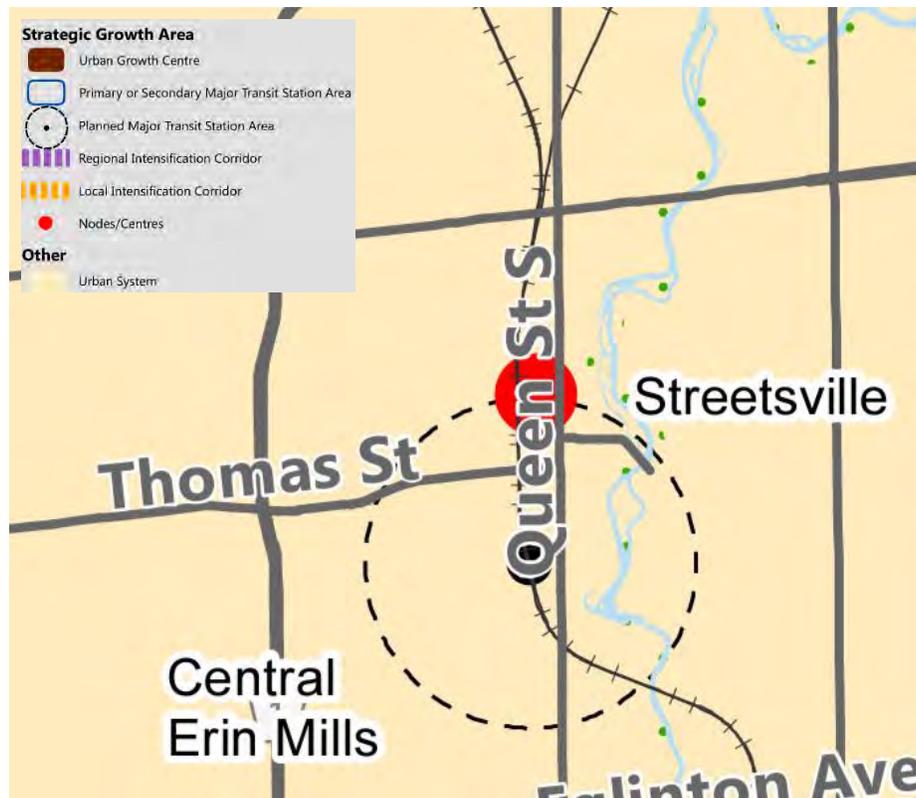


Figure 4 – Peel Region Official Plan Schedule E-2: Strategic Growth Areas (Peel Region Official Plan, 2022)

Growth Management policies are set out in section 5.4 of the ROP. The intent of these policies is to identify priority areas that will accommodate growth and development. The Region has established a hierarchy for strategic growth areas for which the highest densities and scale of development will be directed. The designated growth areas are as follows:

1. Urban Growth Centres:
  - Major locations of intensification and compact forms of urban development, and redevelopment, including high density, that provides a range of housing, employment, recreation, institutional and cultural uses.
2. Major Transit Station Areas (MTSAs):

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Consist of compact urban form with a range of land uses at higher densities in close proximity to transit and active transportation. Each MTSA is unique and not all stations will experience the same level of development.

3. Nodes/Centres:

Nodes include transit terminals, growth areas, transit stops and hubs. It is a broad category and is generally a central location and within Urban Growth Centres and Intensification Corridors.

4. Intensification Corridors:

Major locations of intensification and compact forms of urban development, and redevelopment, including high density, that provides a range of housing, employment, recreation, institutional and cultural uses.

The study area is identified as Planned Major Transit Station Area and a Node/Centre.

#### Planned Major Transit Station Areas

Section 5.6.19 of the ROP speaks to Major Transit Station Areas (MTSAs), which are to have higher densities, mixed-use development that is oriented to transit. Each MTSA is unique and will experience growth and development differently, with some stations unable to achieve the requirements of transit supportive development. Municipal Official Plans will be responsible for **planning MTSA's**.

The study area is identified as containing a Planned MTSA, which is intended to become a MTSA in the future once further study and assessment has been completed.

In 2020 the Region of Peel prepared a **MTSA Report to help plan for MTSA's**. This report identified the Streetsville Go Station as needing significant improvement to sustain current and planned development. The report further noted that this station requires significant land use changes, infrastructure planning, and investment, prior to being further delineated. Table 5 – Minimum **Densities of MTSA's of the Official Plan does not identify Streetsville GO as a priority growth plan** transit corridor, or a primary or secondary MTSA and does not have a density requirement. The Streetsville GO Station MTSA does not have specified growth targets, largely due to context considerations which limit development opportunity. Much of future growth and development will be oriented to primary and secondary **priority MTSA's**.

#### Nodes/Centres

There are no specific land use policies that speak to nodes/centres. These areas are connected to, and located in Urban Growth Centres and Intensification Corridors often also with a transit hub. Nodes/Centres are identified within the strategic growth areas hierarchy and are priority areas for accomodating growth and development. Compact development that is transit-supportive near a higher order transit stop is encouraged.

#### Cultural Heritage Policy

Section 3.6 of the Official Plan sets out the policies for cultural heritage. The Region recognizes that urbanization over several years has resulted in a loss of cultural heritage resources.

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Therefore, the Official Plan directs that cultural heritage resources be conserved where possible. Specific policies require the Region to work with local municipalities, stakeholders and Indigenous communities to develop policies for the identification use and management of heritage resources. Local municipalities are required to include policies within the Official Plans for the identification, conservation and protection of significant cultural heritage resources. In cooperation with local municipalities, ensure the adequate assessment, preservation of archaeological resources. Additional policies require the completion of heritage impact assessments, consultation with Indigenous communities when commemorating resources, to only permit development or site alteration adjacent to a heritage resource when it has been demonstrated there will be no negative impacts, and encouraging local municipalities to develop Cultural Heritage Master Plans.

### 2.3.2 City of Mississauga Strategic Plan

The City of Mississauga Strategic Plan is a document that sets out priorities for the City and guides decision making. It is a vision for the future of Mississauga and helps inform planning and land use objectives. The overall vision of the Strategic Plan is as follows:

*Mississauga will inspire the world as a dynamic and beautiful global city for creativity and innovation, with vibrant, safe and connected communities; where we celebrate the rich diversity of our cultures, our historic villages, Lake Ontario and the Credit River valley.*

The Strategic Plan acknowledges the historic villages of Mississauga, referring to them as the **“hidden jewels”**. **The “hidden jewels” include the waterfront, Credit River and historic villages which are unique and non-renewable. The Strategic Plan identifies the need to conserve these resources with the priority of leveraging them as part of the City’s identity.**

### 2.3.3 City of Mississauga Official Plan

The Official Plan sets out the overarching policies for growth and development as well as the land use structure, consisting of a hierarchy of growth areas. The Mississauga Official Plan provides policies and guidelines for change management. This includes policies on both new development and the conservation of cultural heritage resources.

**Streetsville is identified as a “Community Node”** on Schedule 10 of the Official Plan, along with several other more specific land uses, such as residential, commercial, and open space. The **‘Community Node’ designation** includes a Major Transit Station Area (MTSA) (the Streetsville GO Transit station) within the Streetsville Heritage Conservation District Study Area (See Figure 5).

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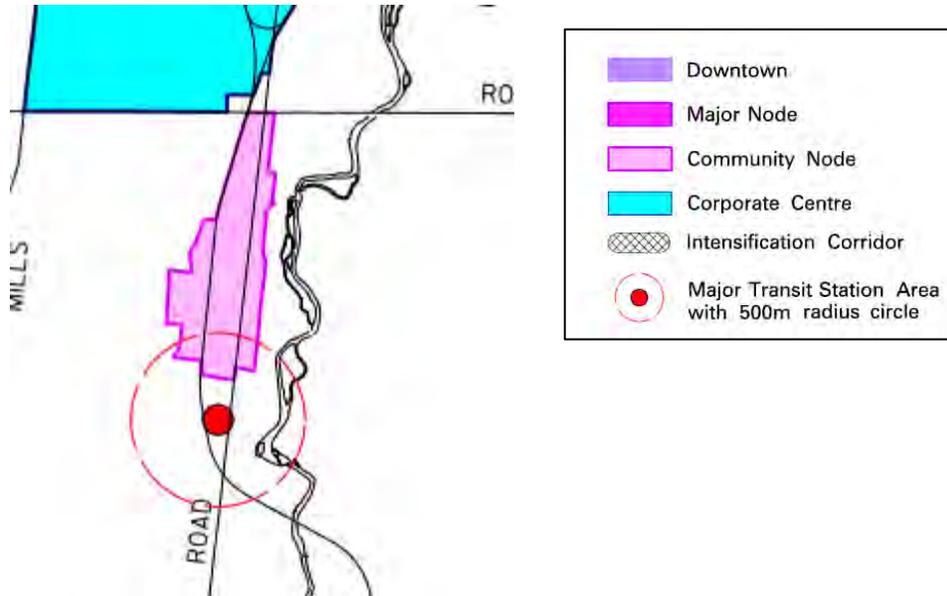


Figure 5 – Schedule 2 Intensification Areas (Source: City of Mississauga Official Plan, 2010)

## Community Nodes

**“Community Nodes”** are intensification areas that are compact, mixed-use areas with walkable streets and a strong sense of place. They provide access to a range of land uses and are able to accommodate residents as they age and change lifestyles. Community Nodes such as Streetsville have a strong sense of community identity. There are a number of policies for the Streetsville Community Node set out in section 14.10 of the Official Plan. The following provides a description of those which are related to the scope of the HCD study.

The municipal Official Plan states that development is to be compatible with the village character with a high level of amenity, landscaping and urban design. According to the Official Plan, alterations to heritage structures should be in keeping with heritage character and focus on preservation. Designs for new buildings or additions are to enhance the heritage context of Streetsville. The residential area is generally located along Queen Street South, south of Barry Avenue and should be maintained as a historic neighbourhood. Of particular relevance are the Heritage Policies which provide the following:

- **Heritage resources will include those properties listed on the City’s Heritage Register, but will not be restricted to the list; and**
- The City of Mississauga will encourage the investigation of the Streetsville historic core area as an area to be examined for future designation as a Heritage Conservation District in accordance with the *Ontario Heritage Act*.

Within the Streetsville Community Node, the maximum permitted height for those properties identified as high density is seven storeys.

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Within the Streetsville Community Node, there are a range of land use designations, with predominantly “Mixed use” and “Residential High Density” and “Residential Medium Density” designations. The periphery of the Community Node comprises low density land uses (See Figure 6).

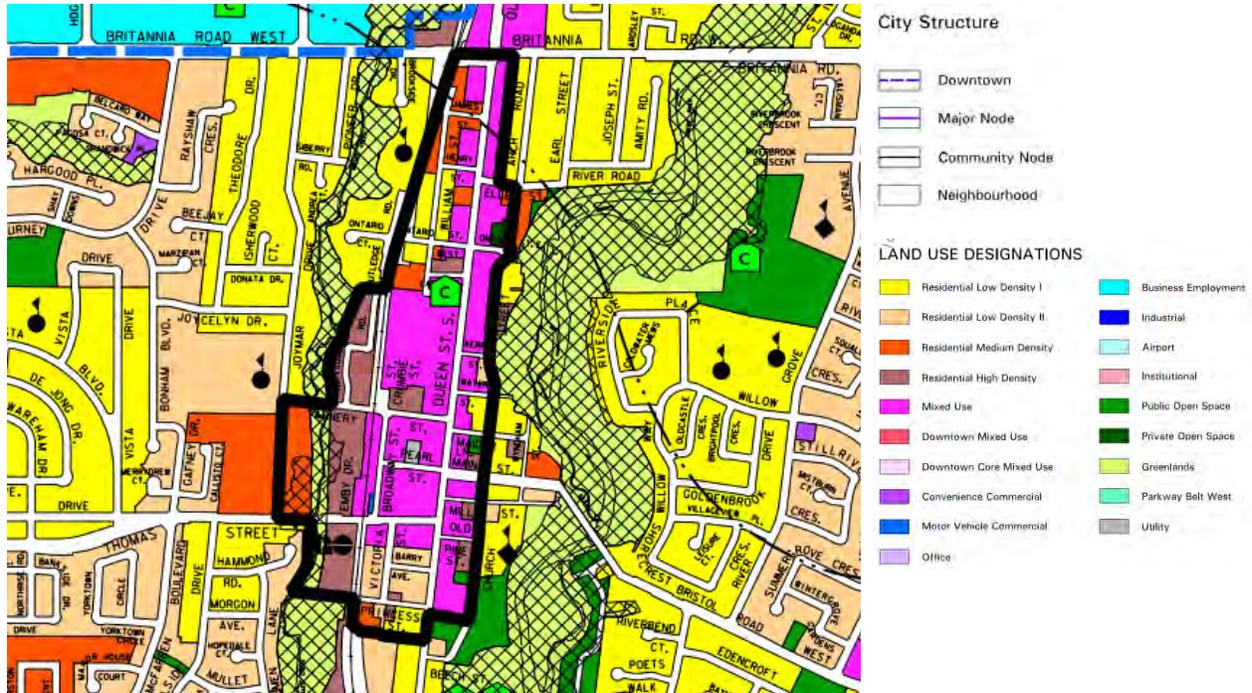


Figure 6 – Schedule 10 Land Use Designations of the City Official Plan (Source: City of Mississauga Official Plan, 2010)

### Major Transit Station Areas

The Mississauga Official Plan was amended in 2022 to recognize new MTSA policies consistent with the Regional Official Plan. The municipal Official Plan identifies that Major Transit Station Areas are located within a 500-800 metres (or approximately a ten minute walk) of transit station or **stop along transit corridors**. Each of the MTSA's located within the City of Mississauga are unique and are planned according to their local context. Some MTSA's are anticipated to accommodate higher rates of growth and development than others.

The Streetsville GO Station MTSA is not recognized in the 2022 City of Mississauga Official Plan amendment. No policies currently exist in the Mississauga Official Plan which address future growth of this MTSA.

### Cultural Heritage Policy

Section 7.5 of the City of Mississauga Official Plan also includes general Heritage Planning policies. **The Official Plan identifies that the City's** cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such, are imperative to conserve and protect. Relevant policies related to the scope of this study includes the following:

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- Cultural heritage resources include structures, sites, environments, artifacts and traditions;
- Cultural heritage resources will be identified, protected and preserved;
- The City will maintain a Heritage Register including structures and landscapes that should be preserved as heritage resources. The cultural heritage resources in the Heritage Register will be assessed based on their design or physical value, historical or associative value, contextual value and archaeological significance including the aggregation of both natural and cultural heritage resources;
- The Heritage Register will contain a legal description of the property, the name and address of the owner, a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property;
- Cultural heritage resources designated under the *Ontario Heritage Act* will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the Ontario Heritage Tool Kit, the Ontario Ministry of Culture, and the Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada; and
- Mississauga recognizes the Credit River and Etobicoke Creek valleys as heritage corridors with both prehistoric and historical significance.

Further heritage policies are set out in section 7.5.2 *Cultural Heritage Properties* and 7.5.3 *Heritage Conservation Districts*. Properties of cultural heritage value are designated under the *Ontario Heritage Act*, **on the City's Heritage Register, and include listed properties that have not** been designated under the Act, but that City Council believes to be of cultural heritage value or interest (CHVI). The policies of the City of Mississauga Official Plan provide the legislated framework for establishing a HCD study and its potential designation, which is required under Part V, Section 41 (1) (a) of the *Ontario Heritage Act*.

Heritage Conservation Districts apply to locations where heritage value applies to more than one individual property, and may contain a collection of heritage resources that make up the character of an area. It may include individual cultural heritage properties, or an area where no building or element may be significant on its own but collectively they contribute to the special cultural heritage value character of the area that is worthy of preservation and identification as a Heritage Conservation District. Heritage Conservation Districts defined by the City as areas with unique character to be conserved under Part V of the *Ontario Heritage Act*. The **City's Official Plan** provides policies regarding Heritage Conservation Districts, which includes the following:

- Heritage Conservation Districts will be designated by the City in accordance with the *Ontario Heritage Act* and the following criteria:
  - Most of the structures or heritage elements, in a grouping, that have a unique character and reflect some aspect of the heritage of the community or are of historic, architectural, natural, or cultural significance; or
  - An environment that should be preserved because of its cultural heritage, cultural landscape, or scenic significance.
- Heritage Conservation District Plans will contain the following:

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- A statement of the objectives to be achieved in designating the area as a heritage conservation district;
- A statement explaining the cultural heritage value or interest of the heritage conservation district;
- A description of the heritage attributes of the heritage conservation district and of properties in the district;
- Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- A description of the alterations or classes of alterations that are minor in nature and that the owner of a property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a Heritage Permit.

Generally, the land use policies for the Streetsville area are focussed on preserving the heritage character within the boundary of the Community Node. While intensification is permitted, direction is provided for achieving compatibility and maintaining the village feel of Streetville through urban design and height restrictions. While there is an identified GO Station in Streetsville, it is not a priority MTSA and no growth policies have been established. Therefore, there is not currently growth pressures facing Streetsville which would threaten the integrity of the village character.

#### 2.3.4 City of Mississauga Zoning By-law

The Mississauga Zoning By-law regulates the use of land, buildings and structures and implements the land use policies of the Official Plan. The use of land has the ability to impact cultural heritage resources. For example, a community which is generally comprised of 19<sup>th</sup> century residential building fabric which is zoned for commercial use often requires either the removal or alteration of the existing built fabric in order to conform with the Zoning By-law.

Streetsville contains a range of land uses that are intended to serve nearby residents. The main corridor of Streetsville is Queen Street South, which is oriented north-south. Properties located along this corridor are generally zoned Mainstreet Commercial (C4). The C4 zone permits a range of commercial oriented uses, including retail, restaurant, office, and hospitality. The maximum height permitted in the C4 zone is 3 storeys.

Side streets located parallel and perpendicular to Queen Street South include lands zoned **"General Commercial (C3)"** which also permits a range of commercial uses. The maximum permitted height for C3 lands is 3 storeys.

Other areas within the HCD boundary are predominantly residential use, including Residential 3 (R3), and Residential 2 (R2) zones. The Residential zones within the study area mostly permit low to medium density developments, which includes townhouses, semi-detached dwellings, single detached dwellings, and mid-rise multi-residential dwellings. The community also includes Greenlands - Natural Hazards (G1) zones. The G1 zone is applicable to the Credit River and its surrounding valley which represents the northern edge of the HCD study area boundary.

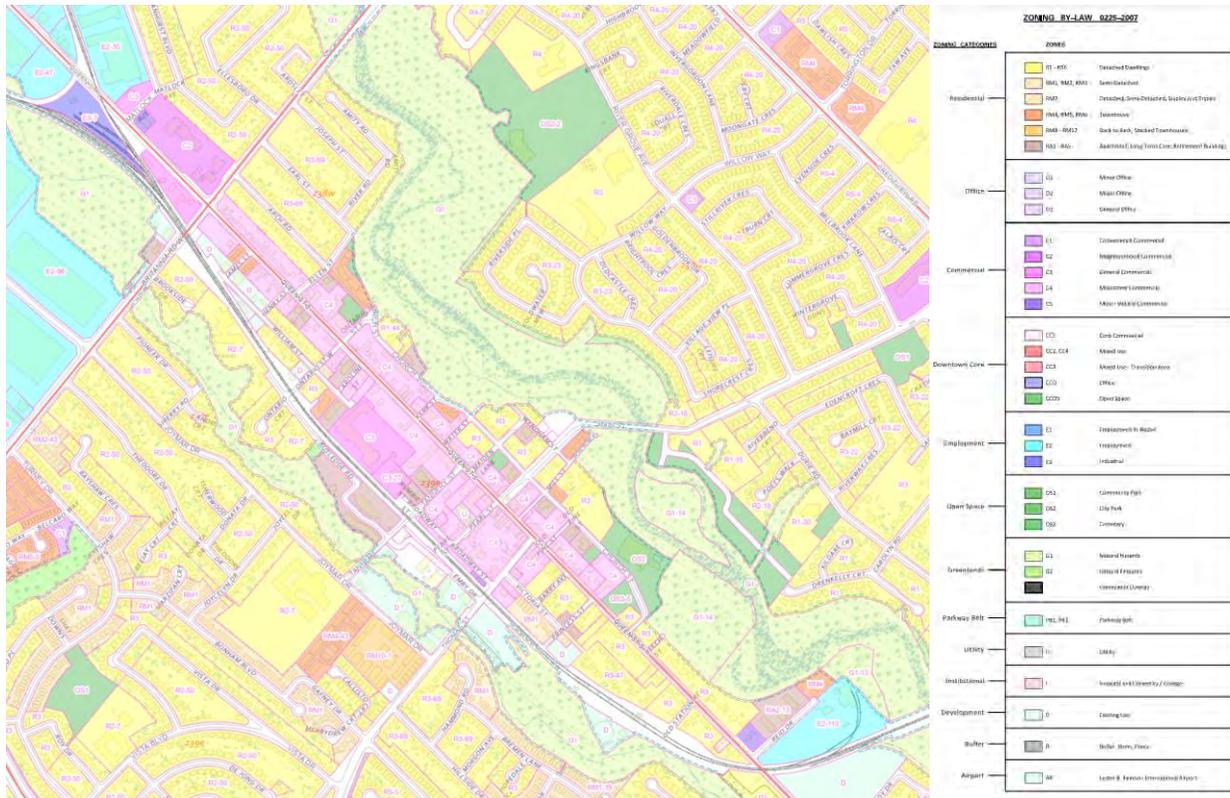


Figure 7 – Zoning Information Map for the City of Mississauga (Source: Zoning By-law 0225-2007)

### 2.3.5 City of Mississauga Action Plan

The City is currently in the process of updating their Action Plan for new housing: *Growing Mississauga: An Action Plan*. The Action Plan is in response to the housing crisis facing the GTA and legislation introduced with Provincial Bill 23. The intent is to improve housing affordability, streamline approval processes and ultimately help meet the growth target of 120,000 new residential units by 2051. The Action Plan supports the Official Plan policies and growth hierarchy established, however, does not include heritage policies.

Implementation of the Action Plan may interfere with heritage conservation objectives.

**Streetsville is designated as a “Community Node” slated for intensification. Community Nodes** are identified growth areas and will accommodate a large sum of new units. Goal 3 of the Action Plan is to streamline approvals in order to advance development projects. Included within this goal is the action of implementing Bill 23, the *More Homes Built Faster Act* (2022). This legislation is intended to alter the land use planning system as well as policies which are related to the conservation of cultural heritage resources. The **City’s Action Plan and Bill 23 pose potential risks** to cultural heritage resources which are not identified and protected given that new and increased housing and infill is anticipated to occur within Streetsville.

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### 2.3.6 City of Mississauga Property Standards By-law

The City of Mississauga has enacted a Property Standards By-law in place which provides for general direction related to the maintenance of property. The by-law covers various matters related to the interior and exterior of buildings / properties, such as outdoor maintenance, structural, electrical, plumbing, heating, and elements such as porches, windows, egress and chimneys.

In addition to Heritage By-law, the Property Standards By-law for Mississauga includes standards requiring specific upkeep of heritage attributes of a property designated under the *Ontario Heritage Act*. A property owner/occupant of a Part IV or V designated property is to:

- a) *Maintain, preserve and protect the Heritage Attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure.*
- b) *Maintain the property and the components of the property that hold up, support or protect the Heritage Attributes in a manner that will ensure the protection and preservation of the Heritage Attributes.*

Where an attribute of the heritage property can be repaired it should not be replaced:

- a) *In a manner that minimizes damage to the heritage values and attributes of the property;*
- b) *In a manner that maintains the design, colour, texture, grain or other distinctive features of the Heritage Attribute;*
- c) *Using the same types of material as the original material being repaired and in keeping with the design, colour, texture, grain and any other distinctive features of the original material; and*
- d) *Where the same types of material as the original material are no longer available, using alternative materials that replicate the design, colour, texture, grain or other distinctive features and appearance of the original material.*

Where a heritage attribute cannot be repaired, the attribute should be replaced:

- a) *Using the same types of material as the original;*
- b) *Where the same types of material as the original material are no longer available, using alternative materials that replicate the design, colour, texture, grain or other distinctive features and appearance of the original material; and*
- c) *In a manner that replicates the design, colour, texture, grain and other distinctive features and appearance of the Heritage Attribute.*

### 2.3.7 Historic Streetsville Design Guidelines

The City of Mississauga has established area specific design guidelines applicable to certain neighbourhoods. In 2011 the City created the Historic Streetsville Design Guidelines which apply to the area bounded by Britannia Road W to the north, Reid Drive to the south, the rail line to the west, and the Credit River to the east.

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The Design Guidelines provide guidance to property owners regarding changes to existing buildings or new construction. The Design Guidelines identify four distinct character areas within Streetsville, comprised of Maintstreet, Residential and those in Transition. The Character Areas are described as follows:

1. Mainstreet Character Area:
  - o Located along Queen Street South and Main Street, consisting of two and three storey buildings on narrow lots with minimal setbacks.
2. Residential Character Area:
  - o Located away from the Commercial Core along Queen Street South and Main Street, is distinguished by small building masses with generous setbacks, intensive landscaping, and streetscapes with mature trees.

Areas in Transition: these are gateways leading into historic Streetsville

3. Queen Street South,
  - o From Ellen Street to Britannia Road W. This is a green gateway leading to the commercial core along Queen Street S
4. Areas Adjacent to the Commercial Core.
  - o Adjacent to the commercial core along Queen Street S and Main Street. This is a small residential area with large landscaped lots with generous setbacks.

The guidelines document does not provide any background information as to how these areas were identified.

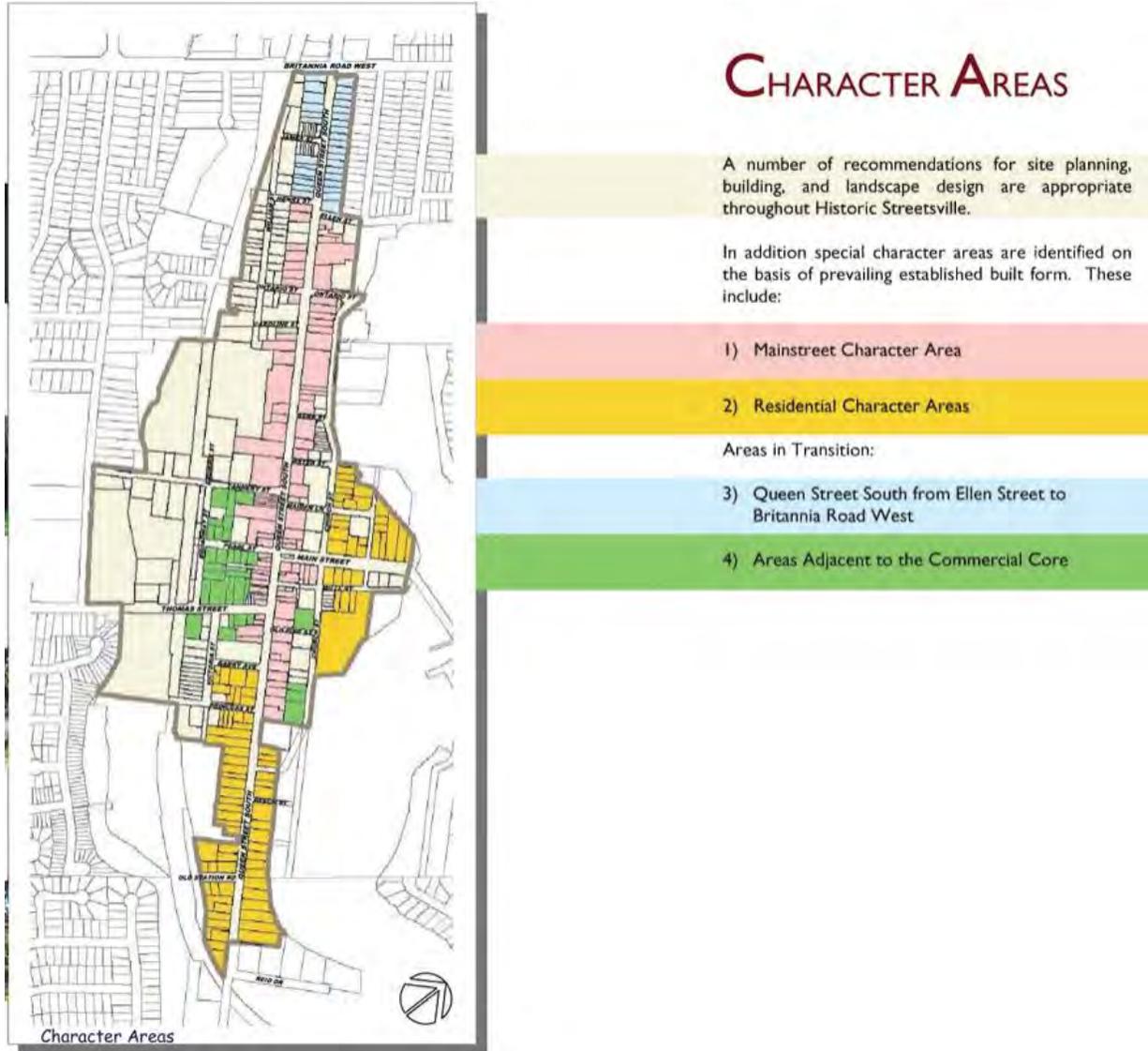


Figure 8 – Streetsville Urban Design Guidelines Character Areas Map (Source: City of Mississauga, 2011)

The Design Guidelines provide general advice for new development, encouraging compatible designs that are similar in scale, setbacks, character, massing, materials, colours and proportions. The Design Guidelines do not specifically speak to the replication of authentic heritage designs and features. The Design Guidelines provide general guidance on what may be appropriate for each of the character areas. Generally, the design guidelines do not provide substantial guidance on how to add density to these areas while preserving its heritage character.

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### 2.3.8 Mississauga Road Scenic Route Urban Design Guidelines

Mississauga Road is a major roadway in the City that runs from Britannia Road W to Lakeshore Road W. In 2017 the City implemented the Mississauga Road Scenic Route Urban Design Guidelines that apply to lands abutting the corridor from Streetsville to Port Credit.



Figure 9: Mississauga Road Scenic Route Study Area

The purpose of the Guidelines is to make sure that new development along the corridor is compatible with and sensitive to established character. The road is characterized as:

- Largely rural in character with large estate lots
- Narrow and winding road alignment
- Primarily residential uses
- Architecture reflective of the historic past
- Established and mature vegetation and significant tree canopy
- Variety of heritage, cultural and landscape features

Several designated and listed properties are located along the road corridor. Properties that abut the Scenic Route may require a heritage impact assessment and subject to Site Plan Control to **ensure that new development or additions complement the existing corridor's built form and character.**

The Guidelines also contain a number of urban design requirements for all properties which abut the Scenic Route. Generally residential lots are to maintain large setbacks with garages located

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behind the main building and landscaping. Removal of landscaping and heritage features is discouraged and heritage properties shall be maintained and enhanced.

### 2.3.9 Mississauga Heritage Management Strategy

The Mississauga Heritage Management Strategy is the strategic plan for museums and heritage planning, identifying programs, services and the financial and human resources required to manage heritage resources. The Heritage Management Strategy came into effect in May 2016.

The Heritage Management Strategy includes a number of goals and associated recommendations for achieving said goals over a five year period. Goal #2 is relevant to built and natural heritage management.

#### **Goal #2: Protect Mississauga's Heritage:**

- Assure built and intangible heritage resources are recognized and protected for current and future generations
- Ensure compliance with heritage legislation
- Involve notion of living heritage in the dialogue of planning of heritage

#### Recommendations:

- Revise museum collections policies once the Thematic Heritage Outline of Mississauga has been developed and adopted
- Revise the Cultural Landscape Inventory and applicable policies
- Revise and update heritage planning processes with all relevant governmental policies and industry standards
- Develop policy regarding archive management
- Create an archaeological master plan
- Create an asset management strategy for better management, utilization and interpretation of existing Cityowned heritage properties
- Consider a greater range of incentives for heritage property preservation and conservation

The relevant recommendations for heritage planning policy include revisions to the Cultural Heritage Landscape inventory and applicable policies, revising heritage planning processes with relevant governmental policies, and considering greater incentives for heritage property preservation.

### 2.3.10 Culture Master Plan

The Culture Master Plan outlines the strategic priorities and recommendations for developing and enhancing Culture services, facilities and programming. Priority #2 of the Culture Master Plan calls for the enhancement and improvement of cultural spaces and places. There are two identified goals for achieving this priority, which include:

1. Improve City-owned spaces and places; and
2. Enable and encourage the development of new spaces.

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In order to meet these goals, action items have also been identified, of which requires the City to develop cultural districts. The development of cultural districts will support the growth of the cultural sector at a neighbourhood level. The cultural districts will provide distinct areas with a concentration of cultural experiences. They will be accessible along transit corridors and areas of significant population growth. Cultural districts will encourage private sector development of creative industries. The Master Plan proposes new locations for new cultural districts. The identified districts align with character areas, noes and local area plans within the Official Plan. Included in the proposed cultural districts is Streetsville.

### 2.3.11 Mississauga Cultural Districts Implementation Plan 2021 – 2024

The Cultural Districts Implementation Plan follows the Culture Master Plan and is the implementation for Priority #2 of the Culture Master Plan, which requires the establishment of Cultural Districts. Cultural Districts are recognizable, mixed-use areas with a high concentration of cultural facilities and activities. They often consist of vibrant main streets, cultural offerings, walkability and public spaces. They are local destinations.

Streetsville is identified as a Cultural District. The district primarily consists of the Queen Street corridor and is bounded by Britannia Rd W to the north and Reid Drive to the south, extending east towards the Credit River. Streetsville has been identified as a Cultural District because of its existing cultural heritage buildings, parks and landscapes, entertainment and education.



Figure 10: Excerpt of the Streetsville Cultural District (Cultural District Implementation Plan)

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The District Implementation Plan provides recommendations for enhancing the Cultural District of Streetsville:

1. Improve access to the park located behind Streetsville Village Hall by incorporating wayfinding signage and temporary public art
2. Continue the summer concert featuring local artists
3. Identify opportunities to interpret and highlight the heritage of Streetsville through public art and creative programming
4. Identify local business interest in outdoor patios and art installations in the public right-of-way and clarify permitting options
5. **Incorporate Streetsville’s cultural attractions into cycling wayfinding signage to attract cyclists and promote local things to do**

The Cultural District Implementation Plan does not provide policies for the management of cultural heritage resources, however, it does reinforce the unique neighbourhood of Streetsville and recognize the potential of leveraging the village as a cultural destination.

### 2.3.12 Credit River Parks Strategy

The Credit River Parks Strategy consists of three interrelated reports. Part 1 is the strategy, part 2 is the background, and part 3 consists of the appendices. Part 1 sets out the vision, principles and objectives that form the overall strategy. Section 1.3.5 speaks to the Cultural Heritage value of the Credit River System. The River Valley includes several heritage and archaeological resources that connects various settlements, including Streetsville, Meadowvale, Streetsville, Erindale and Port Credit.

The entirety of the Credit River is listed as a Cultural Landscape in the City of Mississauga’s Heritage Register. Key features include remnants of hedgerows, dams, foundations, orchards, homesteads church and cemeteries. Feature Sites have been identified within the river system, and include Timothy Street House and Streetsville Memorial Park. Recommendations and guidance for these resources include the following:

- Development of passive recreational facilities such as trails;
- Dam sites may be sensitively modified to permit navigation;
- Interpretation of cultural features; and
- Functional relationship of the recreational amenities and programs must have consideration for built heritage and landscape features within and adjacent to the site respecting setbacks.

Additional general recommendations for the river valley include the following:

- Ensure cultural heritage features and landscapes within the study area are protected and proposed development mitigate impacts and establish buffers;
- Enable heritage features to be adapted for suitable re-use in order to ensure features upkeep and restoration and interpretation;
- Preserve and celebrate the rich legacy of the Credit River by advocating to have the river recognized under the Canadian Heritage River Systems;

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- Location of original mill sites should interpret the working life of the river to relate to the historic homesteads;
- Promote opportunities to tell stories of cultural heritage features and landscapes which will increase public awareness of their importance;
- Review of Historic Streetsville for designation under Part V of the Ontario Heritage Act; and
- Review and document key vistas, sightlines and viewsheds of cultural heritage landscapes and built features.

# 3.0 Detailed Description of the Study Area

## 3.1 Introduction

The following subsections of this Feasibility Study Report include two main components, those being historical research and summary, and summary of historical themes.

The purpose of historical research is to examine understand evolution of the study area over time. This will result in an understanding of the character and appearance of the study area as required by the *Ontario Heritage Act*. This is accomplished by an in-depth analysis both primary and secondary sources, including the City of Mississauga Municipal Heritage Register. Research was conducted through a combination of site visits, examination of available maps and plans, historical summaries, photographs and other related items part of the historical record, depending on the specific tasks being undertaken.

The historical summary helps to identify potential cultural heritage resources as well as the themes, forces and events that shaped the history of the area and helps to understand the land patterns, appearance and character of the study area. Together, the findings and conclusions of this section will assist in providing the rationale for the boundary delineation.

## 3.2 Physiographic Context

According to the Stage 1 Archaeological Assessment (provided in Appendix B), the physiographic context of the Streetsville HCD Study area characterized by the South Slope physiographic region of Southern Ontario. This area includes the southern slope of the Oak Ridges Moraine and a portion the Peel Plain (Chapman and Putnam, 1984).

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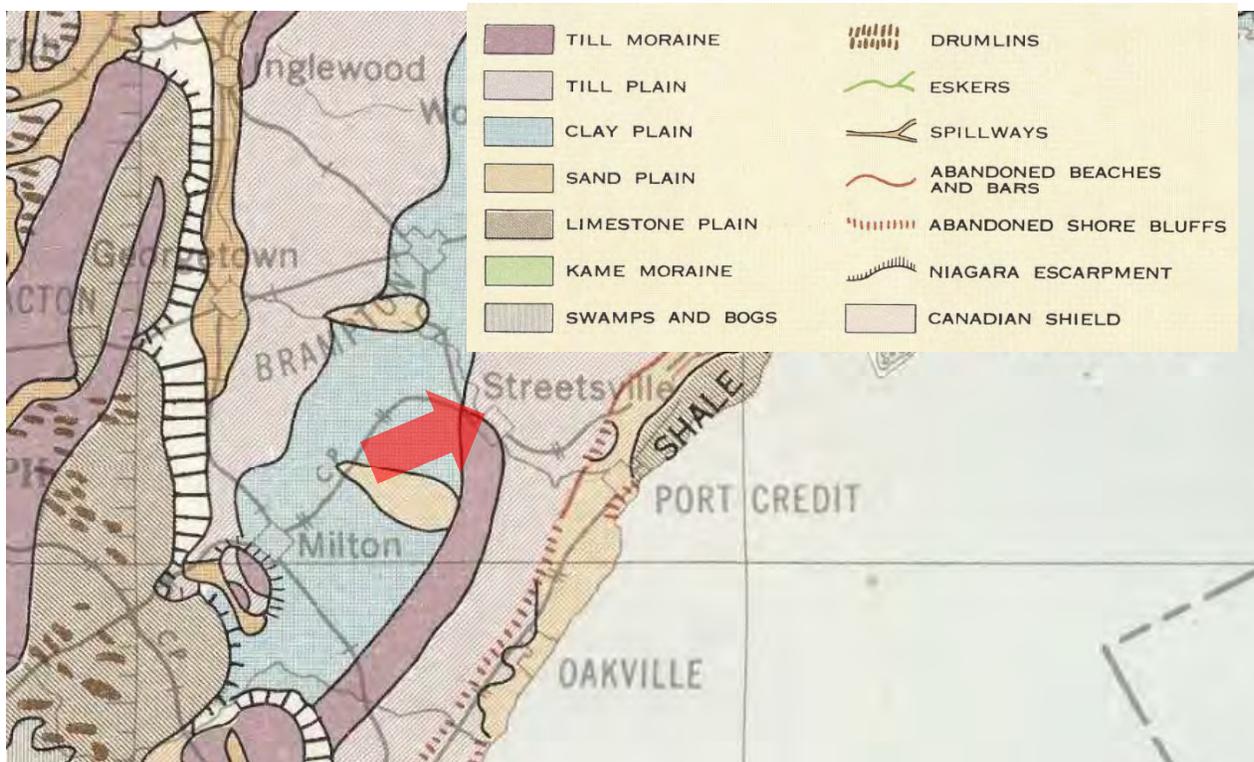


Figure 11 – View of Physiography of Southern Ontario Map. Approximate location of Streetsville noted with red arrow. (Source: Government of Canada, 1957, accessed online in 2020 at open.canada.ca)

### 3.2.1 Natural Features and Topography

The study area includes natural features and topography, including watercourses. Here, the Credit River and valley forms a distinctive part of the HCD study area. According to Chapman, and Putnam, the Credit River has a drainage area of 328 square miles. Its total length is 58 miles from Orangeville to Port Credit. As it traverses the province in these areas, it interacts with moraines, gravel terraces, swamps and woodlots (Chapman and Putnam, 1966; p. 154).

Additional information regarding physiographic context, natural features, soil types, and topography are provided in the Archaeological Assessment (See Appendix B).

## 3.3 Historical Development and Context

### 3.1 Pre-Contact History

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The lands on which Streetsville is situated were subject to Treaty #14, the Head of the Lake Purchase which was signed on September 12, 1806 by representatives of the Crown and certain Mississauga peoples (Ministry of Indigenous Affairs, 2023). The treaty applies to the lands along the north shore of Lake Ontario that remain southwest of the Toronto Purchase. Treaty payment **was to be provided in the amount of one thousand pounds of provincial currency in goods “at the Montreal price” and was provided in the** previous year during the interim agreement of Treaty 13A. (Ministry of Indigenous Affairs, 2023). Further information regarding pre-contact history and Indigenous communities are provided in Appendix B.

## 3.2 Historic Development and Evolution of the Study Area

### Peel County and Toronto Township

Following the signing of Treaty #14 in 1805, the British Crown claimed the land stretching from Etobicoke to Burlington Bay. The signing of this Treaty resulted in the Indigenous peoples having claim to only one mile of land on either side of the Credit River and the rights to unlimited fishing privileges on the Credit River (**Aspinall, 2010**). **The government of Upper Canada’s newly claimed land was to be provided to the Loyalists from the United States and British soldiers required land to settle Upper Canada. The first formal survey of the treaty lands was completed in 1806 by John Wilcox and was later named the ‘Old Survey’ (Ontario Genealogical Society, 2018).**

In 1818, the government of Upper Canada decided they did not have sufficient land to settle the area. Access to the Credit River was deemed necessary to establish flour, saw, and grist mills required to support Euro-Canadian communities. This access was not attainable due to the Indigenous peoples having claim to these lands as a result of Treaty #14. **The surrender of the Mississaugas occurred in 1818, when the government of Upper Canada introduced the ‘Second Land Purchase Treaty’ and dissolved the Indigenous community’s rights to live along the Credit River in this area (Aspinall, 2010; Ontario Genealogical Society, 2018). After the ‘Surrender of the Mississaugas’, Timothy Street and Richard Bristol completed the ‘New Survey of Toronto Township’ which encompassed all lands within Chinguacousy Township. This survey was completed in 1821 (Ontario Genealogical Society, 2018).**

The County of Peel continued to develop, and by 1837 hamlets were being developed. Of these hamlets, Streetsville remained the oldest as it was well established by 1824. The agricultural industry in Peel grew, and by 1850 the County was known for its production of wheat (Ontario Genealogical Society, 2018).

In 1850, an election was held to manage local affairs, municipal roads, assessment of properties for tax purposes, the provision of public utilities, operation of the libraries, providing firefighting services, and providing policing services (Courteny et al, 2023). Further to the election of a council, Peel County was formally established in 1852 as part of the United Counties of York, Peel, and Ontario. The County was named after Sir Robert Peel (1788-1850) who was a Home Secretary and Prime Minister of Great Britain in his lifetime (Courtney et al, 2023). The County of

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Peel eventually subdivided into five townships, being Albion, Caledon, Chinguacousy, the Gore of Toronto, and Toronto (Ontario Genealogical Society, 2018). The study area is located within Toronto Township.

Toronto Township began with the establishment of various mills to serve the agricultural industry. Four flour mills were established in Streetsville, another flour mill in Meadowvale, as well as a saw and grist mill in Churchville. The agricultural industry in Toronto Township grew to include orchards in the 1820s and 1830s. Being central to the agricultural industry, Streetsville was the principle village in the Toronto Township in the early 19<sup>th</sup> century (Ontario Genealogical Society, 2018). In 1854, Ontario County was excluded from the United Counties, and Peel and York counties were joined. In 1867, Peel County separated from York County after establishing a local courthouse with council chambers and a jail (Courtney et al, 2023).

For over 100 years, Peel County continued develop, with its economic basis being larger farming operations and new industrial operations. In 1974, the province of Ontario dissolved the former County of Peel and replaced it with the Region of Peel being an upper tier municipality. Subsequently, the Region had amalgamated the former Townships and Villages into the Town of Caledon, the City of Brampton, and the City of Mississauga. At the time of this restructuring, the population of the Region of Peel was 334,750 and by 2014, the population had grown to 1,350,000. Immigration played a large role in the population growth of the Region, with new immigrants being 49% of the total population (Courtney et al, 2023).

## Village of Streetsville

The HCD study area includes land historically part of Toronto Township, with the following lots and concessions:

- Lot 6 Con 4 West of Hurontario Street;
- Lot 5 Con 4 West of Hurontario Street;
- Lot 5 Con 5 West of Hurontario Street;
- Lot 4 Con 4 West of Hurontario Street;
- Lot 4 Con 5 West of Hurontario Street;
- Lot 3 Con 4 West of Hurontario Street;
- Lot 3 Con 5 West of Hurontario Street;
- Lot 2 Con 4 West of Hurontario Street; and
- Lot 2 Con 5 West of Hurontario Street.

Here, Queen Street serves as the division between the 4<sup>th</sup> and 5<sup>th</sup> concessions.

Following the Surrender of the Mississaugas Treaty in 1818, Timothy Street and Richard Bristol began to settle lands along the Credit River and prepared a survey for submission to the Land Board in 1819 (Aspinall, 2010). Timothy Street was a tanner and saddler from Niagara with multiple business connections and entrepreneurial skills. Street hired Richard Bristol, a professional surveyor, to work on the lands along the Credit River (Aspinall, 2010). The Crown compensated Street and Bristol for the preparation of the survey with land instead of money.

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Street received 1,000 acres in Toronto Township, 1,900 acres in the Chinguacousy Township, 450 acres in Trafalgar, and 900 acres in Esquesing. Bristol received land, less in number than Street (Aspinall, 2010).

Street continued his entrepreneurial pursuit along the Credit River by obtaining an additional 300 acres within Lots 2 and 4 on Concession 4 (Aspinall, 2010). Street established mills on Lot 4 of Concession 4 between 1819 and 1821, financed by the sale of the lands granted to him by the Crown. What is now the historic core of Streetsville developed around the access to the mills as they were central to growth and economic viability. The first families to settle in Streetsville were an integral part of the development of the village as they established farms, trading posts (i.e. Montreal House), shoe makers, private residences, blacksmith shops, churches, taverns, and general stores (Aspinall, 2010). By 1835, Streetsville grew to accommodate residents, merchants, tradesman, and labourers as a result of the growing economy and housing opportunities. In **1843, the 'Streetsville Semi-Weekly Register' was established as the first informal newspaper in the Village. This transitioned into 'The Review' which was the first formal newspaper (Streetsville Historical Society, 2008).**

In 1848, Thomas Street passed away and the development of Streetsville began to diversify. The milling industry remained the economic foundation of the village into the late 19<sup>th</sup> century, however ownership of the mills was no longer monopolized due to a series of sales. This allowed for the Streetsville economy to further diversify, introducing potters, druggists, watchmakers, and other unique professions to the Village. Churches were constructed larger to accommodate growing congregations. Schools provided initial and higher education opportunities. Hotels and hostels were established to accommodate the travelling public who came to Streetsville for local events like horse racing, sporting events, and fairs (Aspinall, 2010). The Village was also known as a sporting centre for its opportunities to play baseball, tennis, cricket, lacrosse, and hockey (Streetsville Historical Society, 2008).

Credit Valley Railway was constructed through the village and provided a network from Toronto to Orangeville with junctions in 1879. A railway station was constructed at what is now 78 William Street.

Many buildings were constructed in Streetsville between 1848 and 1880, following which was a stagnant physical development period until approximately 1950 (Aspinall, 2010). As a result of the recession in the 1850s, physical development in Streetsville was minimal between 1880 and 1950. This, compounded with the village being bypassed by the Grand Trunk Railway route in 1856, resulted in very minimal physical development. During this time, physical developments surrounded community improvement, including the establishment of a cenotaph, sidewalks, coal-oil street lamps, telephone subscribers, photography, and converting a mill into a power generating station (Aspinall, 2010). The Village also established water and electrical services during this time (Streetsville Historical Society, 2008). Though physical building development was slow, the community focused on social enterprise by introducing new niche companies and festivals (Aspinall, 2010).

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The northern and southern entrances to the village were developed with structures solely intended for residential use. This was unique for two reasons: the first being that businesses were generally run from family homes instead of separate structures; and second because main stream suburbanization in North America did not occur until post World War II in 1945 when mass housing was required to accommodate those returning from war (Aspinall, 2010).

In this post World War II era, major developers established more modern subdivisions on the land surrounding Streetsville, bringing the City of Mississauga to the brink of the original Village. Following this suburban boom, Streetsville has continued to develop with modern construction freckled throughout the nineteenth century village. Some structures were preserved, and maintain their original brick and woodwork, some structures have been extended through additions that may or may not impact their integrity, and some structures have been demolished altogether. Ultimately, this change in development has blended the village past its original limits of Lot 2 & 4 on Concession 4, and extended it into the greater City of Mississauga (Aspinall, 2010).

In 1962, the Village of Streetsville was incorporated as a Town with the first Mayor being Frank Dowling. At this time, the Town had a population of 5,000 people (Streetsville Historical Society, 2008).

**With post war development focused on the village's fringe, the main street and downtown area of Streetsville became derelict.** In 1966, the Streetsville District Chamber of Commerce was established to re-**beautify Streetsville's infrastructure, however limited funding resulted in limited** impact at the outset (Aspinall, 2010). These efforts were reinforced by the election of Hazel McCallion as the final mayor of Streetsville, who desired that the Town maintain its unique 19<sup>th</sup> century village characteristics (Aspinall, 2010). McCallion later became the mayor of the City of Mississauga and maintained her passion for Streetsville. Through her demonstrated passion for Streetsville, McCallion promoted civic patriotism and local pride for those living there (Streetsville Historical Society, 2008).

## 3.4 Summary of Historical Themes

Based on a review of the evolution of Streetsville over time and its historical context, historical themes can be identified. These themes aid in the creation of a heritage character statement and the identification of heritage attributes for the study area. The historical themes include the following:

- Treaty #14 and Indigenous settlement patterns on the Credit River;
- Utilization of landscape features such as waterpower from the Credit River;
- Milling and industrial growth;
- Early economic opportunity;
- Economic recession and rebounding community revitalization;
- Social pride in the community and physical establishments;

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- Commercialization of the downtown core; and
- 19<sup>th</sup> and 20<sup>th</sup> century Euro-Canadian settlement.

The themes listed above were utilized in the evaluation of the properties located within the HCD study area. These themes are associated with criteria iv. Of *Ontario Regulation 9/06* as it relates to Heritage Conservation Districts.

# 4.0 Heritage Character & Attributes

## 4.1 Introduction

The purpose of this section of the report is to describe the heritage character and attributes of the study area based on the evaluation of historical research, field work, and the inventory of cultural heritage resources. This addresses the provisions of the *Ontario Heritage Act*, which requires that an HCD study should determine whether or not the area is of cultural heritage value or interest and therefore be conserved as an HCD under Part V of the *Ontario Heritage Act*.

A key finding of this study is that the study area cannot be defined as having one cohesive character. Instead, the area is defined by seven character areas. These seven character areas are shown on Figure 12 and described as follows:

1. Post WWII Residential Subdivision;
2. Credit River Valley & Naturalized Landscape;
3. Former Mill Area North of Church Street;
4. 19<sup>th</sup> – early 20<sup>th</sup> c. Queen Street Residential Neighbourhood;
5. Commercial Downtown Streetsville;
6. Transition Area(s); and
7. Railway corridor.

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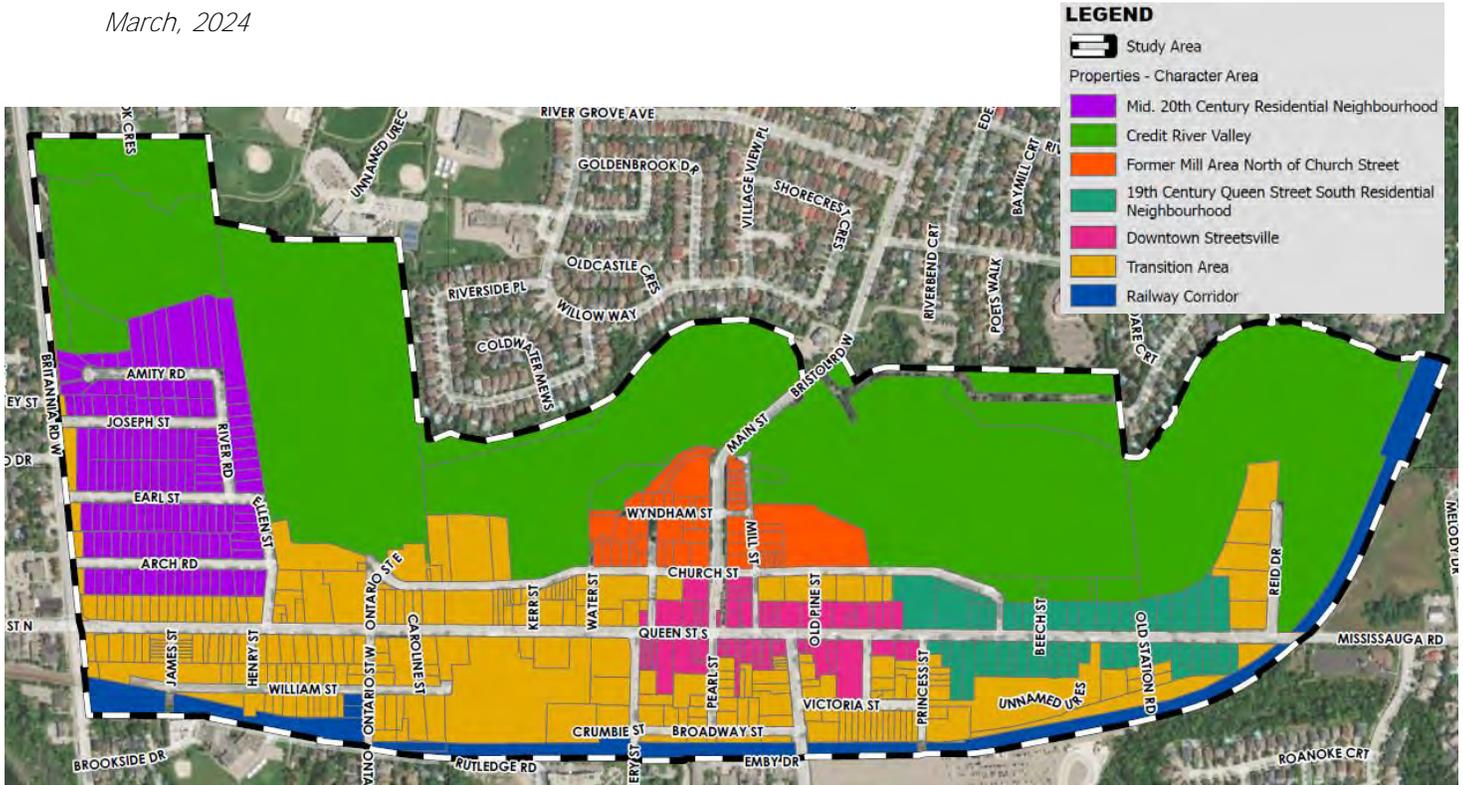


Figure 12 – Map of the study area noting character areas and corresponding character area descriptions (Source: MHBC, 2024)

## 4.2 Character Area Identification

### 4.2.1 Post WWII Residential Subdivision Character Area

Prior to the development of this area as a post WWII century residential subdivision, the land was owned by Henry Rutledge Esquire. Henry came to Streetsville in the 1820s from Ireland. According to the 1856 Plan of Streetsville, he resided in a large house near the corner of what is now Queen Street South and Ellen Street. The remainder of the lot remained vacant or used as part of the Rutledge farm until the mid. 20<sup>th</sup> century. Henry Street (located on the west side of Queen Street) is named for Henry Rutledge. Other streets in or near Streetsville are named for him and his family, including William Street, John Street, Joseph Street, Ellen Street, James Street, and Rutledge Road. Henry Rutledge is buried in the Trinity Anglican Cemetery.

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Figure 13 – Excerpt of the 1856 Plan of Streetsville noting the approximate location of the area identified as the post WWII subdivision (Source: MHBC, 2024)

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The existing residential neighbourhood area was created in 1953 through the subdivision of land and the creation of a residential neighbourhood. This area includes Arch Road, Earl Street, and Joseph Street between Britannia Road West, and Ellen Street and River Road. Lands located on the east side of Joseph Street (including Amity Road) were developed subsequently, between 1950 and 1980.

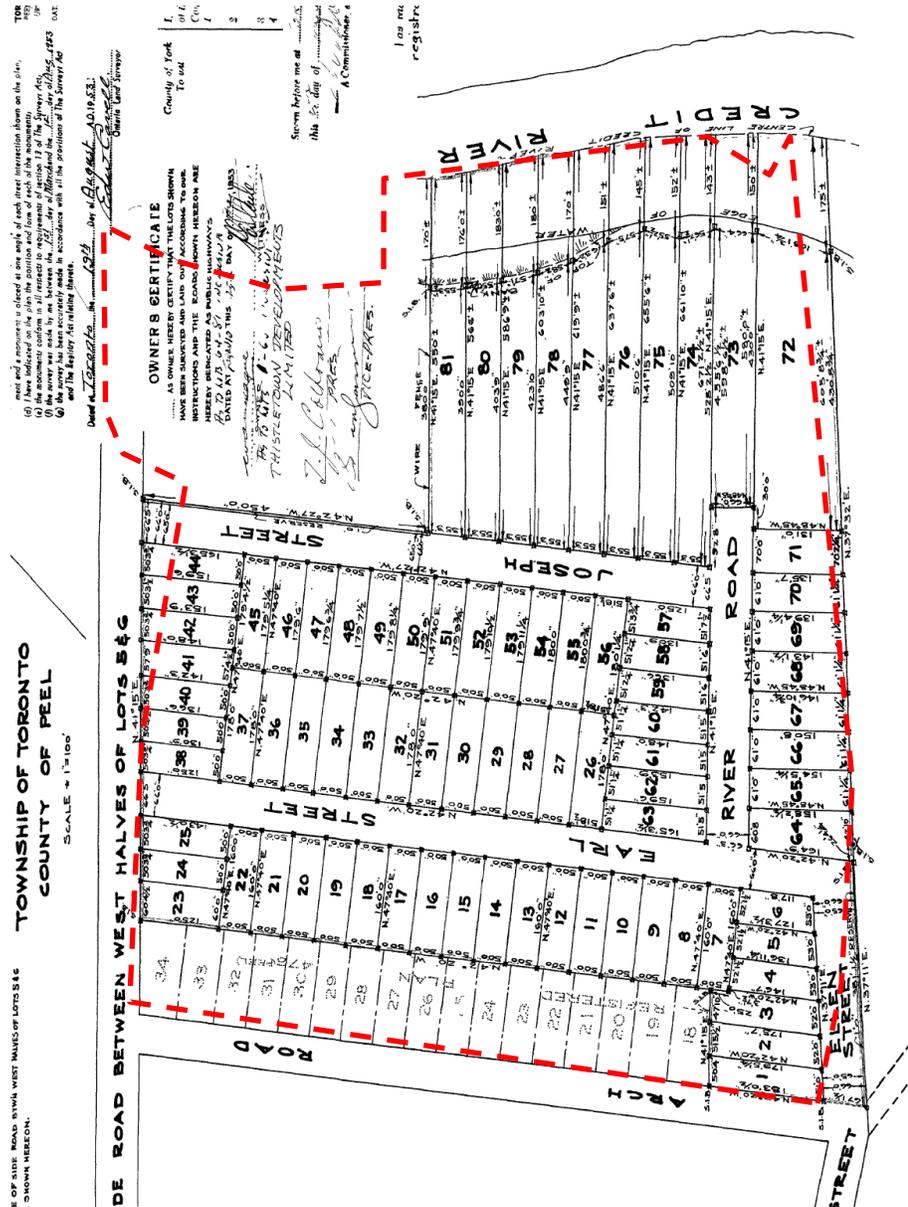


Figure 14 – Excerpt of Registered Plan 483, 1953 noting the Post WWII character area outlined in red. (Source: Land Registry Office 43, Mississauga)

The original plans for the area included relatively short streets (approximately 250 metres to 320 metres in length), lack of sidewalks, regular lot sizes, those being rectangular lots approximately

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45 metres in depth and between 15 and 18 metres of frontage. Houses were constructed facing the street with consistent setbacks which allowed for landscaped front yards and generous rear yards.

The original houses constructed in the mid. 19<sup>th</sup> century were generally 1 to 1.5 storeys in height with a small building footprint, poured concrete foundations, wood frame clad with siding, side gabled roofs, brick chimneys, detached garages, and small poured concrete front porches with metal railings.



Figures 15 & 16 – (left) Excerpt of the 1954 aerial photograph of Streetsville noting the approximate location of the post WWII character area in red, (right) Excerpt of the 2022 aerial photograph of Streetsville noting the approximate location of the post WWII character area in red (Source: City of Mississauga interactive map, retrieved 2024)

The existing built fabric of this area continues to display the original lot sizes and rhythm of buildings and street patterns, such as detached garages and the lack of sidewalks. Several of the properties have since changed with the removal of the original mid. 20<sup>th</sup> century dwellings to allow the construction of new, larger dwellings. Here, setbacks are generally maintained. However, the scale and style of these later buildings is considerably different than that of the original houses.

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#### Post WWII Residential Subdivision Character Area Heritage Attributes:

- Rectangular-shaped blocks with long, linear street patterns;
- Rectangular-shaped lots of similar sizes;
- Streets lacking sidewalks;
- Consistent front yard and rear yard setbacks;
- Architectural styles typical of those dating to the late 1940s/early 1950s to approximately the late 1980s such as bungalows;
- Consistent scale/massing with buildings constructed from the late 1940s/early 1950s to approximately the late 1980s, including presence of driveways and lack of garages and/or detached garages; and
- Absence of boulevards and street trees.

#### 4.2.2 Credit River Valley & Naturalized Landscape

The Credit River Valley and Naturalized Landscape character area includes the river, the valley, and the associated natural features. The waterway, and the mill privileges granted by the Crown were essential to the development of the settlement which became known as Streetsville.

The Credit River also represents an important resources to Indigenous Communities, including (but not limited to), the Mississaugas<sup>2</sup>. These communities would have utilized the river for various reasons, including (but not limited to) hunting/fishing, and transportation.

The features of the landscape and the Credit River were altered by early Euro-Canadian settlers in order to create dams, mill ponds, and other features related to harnessing water power for mills. The construction of mills along the river within the study area created an economic base which led to further settlement, and ultimately the development of a commercial downtown and residential neighbourhoods.

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<sup>2</sup> Indigenous Communities and their associations with the HCD study area are detailed in the Stage 1 Archaeological Assessment (See Appendix B).

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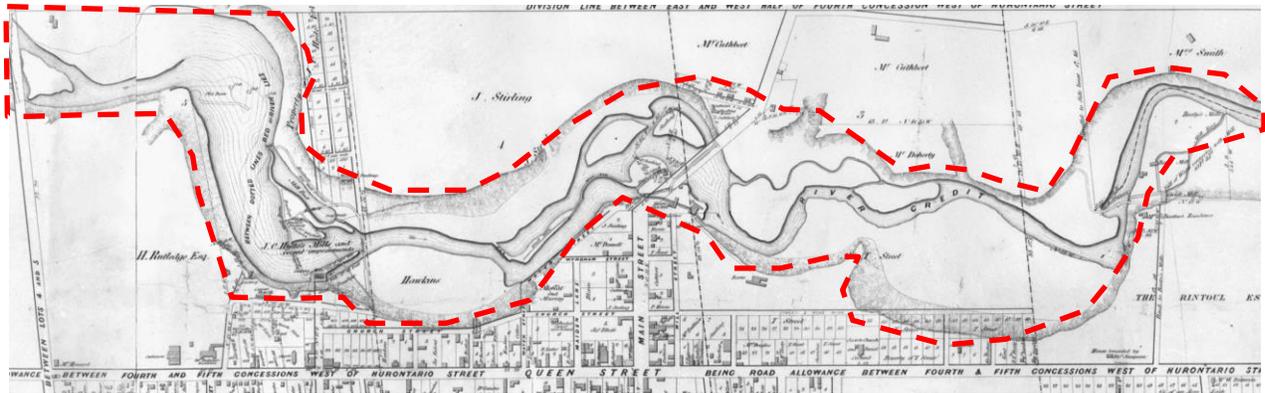


Figure 17 – Excerpt of the 1854 Plan of Streetsville noting the approximate area of the Credit River Valley, mill ponds, drainage areas, etc. (Source: Peel Art Gallery Museum and Archives)

The 1854 Plan of Streetsville identifies the location of at least 6 mill operations during the mid-19<sup>th</sup> century. Over time, the mills on the portion the Credit River within the study area were discontinued and removed. The only remaining mill site located within the study area is the **Ardent Mill site at what is now 27 Reid Drive (formerly Beaty's Mill)**. While this site remains in operation as a mill site, visual inspection from the public realm demonstrates that very little of the 19<sup>th</sup> century mill likely remains. All buildings which are visible from the street or satellite imagery are contemporary.

Some remains of various dams and mill ponds are evident as per a review of aerial photographs. However, these features have changed considerably over the years and are difficult to identify. Further work would be required in order to identify the remains of any former mills. Some street remain, which provided access to the mills from Queen Street. This includes Reid Drive, Mill Street, and Water Street, for example.

Today, the Credit River character area is primarily naturalized and includes densely wooded areas and vegetation which provides a backdrop for the study area. It also provides a distinctive boundary along the northern edge of the study area which separates the Streetsville HCD study area from the late 20<sup>th</sup> century subdivisions. This area also includes City-owned lands, parks, a community centre, trails, bridges, and areas for recreation.

Credit River, River Valley & Naturalized Landscape Character Area Attributes:

- Topography and landforms, resulting in the identification and creation of mill privileges;
- Meandering alignment of the Credit River;
- Naturalized vegetation of the Credit River valley;
- Streets and circulation routes visible on the 1856 Plan of Streetsville created to provide access between Queen Street and former mills which are extant;
- Remains of former mill ponds, dams, and other mill infrastructure;

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- Historic crossings over the river, including the crossing over Main Street, as well as the pedestrian bridge known as the Streetsville Memorial Peak Bridge;<sup>3</sup>
- Landscaped open space providing both areas for recreational activity and scenic areas with vegetation; and
- Timothy Street house, including the surrounding landscape, original location in-situ, and proximity to the Credit River.<sup>4</sup>

#### 4.2.3 Former Mill Area North of Church Street;

The area located north of Queen Street, south of the Credit River forms its own distinctive character area. The 1856 Plan of Streetsville identifies that this area includes part of Wyndham Street, Water Street (which has since been altered), Mill Street, Church Street, and Mill Street as well as a small portion of the river valley and mill infrastructure. This area was primarily residential/commercial in the mid. 19<sup>th</sup> century and appears to have included larger estate lots owned by families including (but not limited to), McDonnal, Stirling, and Moffatt. This area was physically linked between the River Valley area to the north and the commercial area to the south along Queen Street. The main thoroughfare through this area was Main Street, oriented roughly north-east and south-west. Given that the area includes lands directly adjacent to the Credit River, it would also have been used by Indigenous groups.

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<sup>3</sup> This does not mean that existing contemporary bridges are of cultural heritage value. Instead, it is the crossings themselves which were historically available which are of value.

<sup>4</sup> Given that this property is designated under Part IV of the *Ontario Heritage Act*, its features are identified and described in the corresponding designation By-law.

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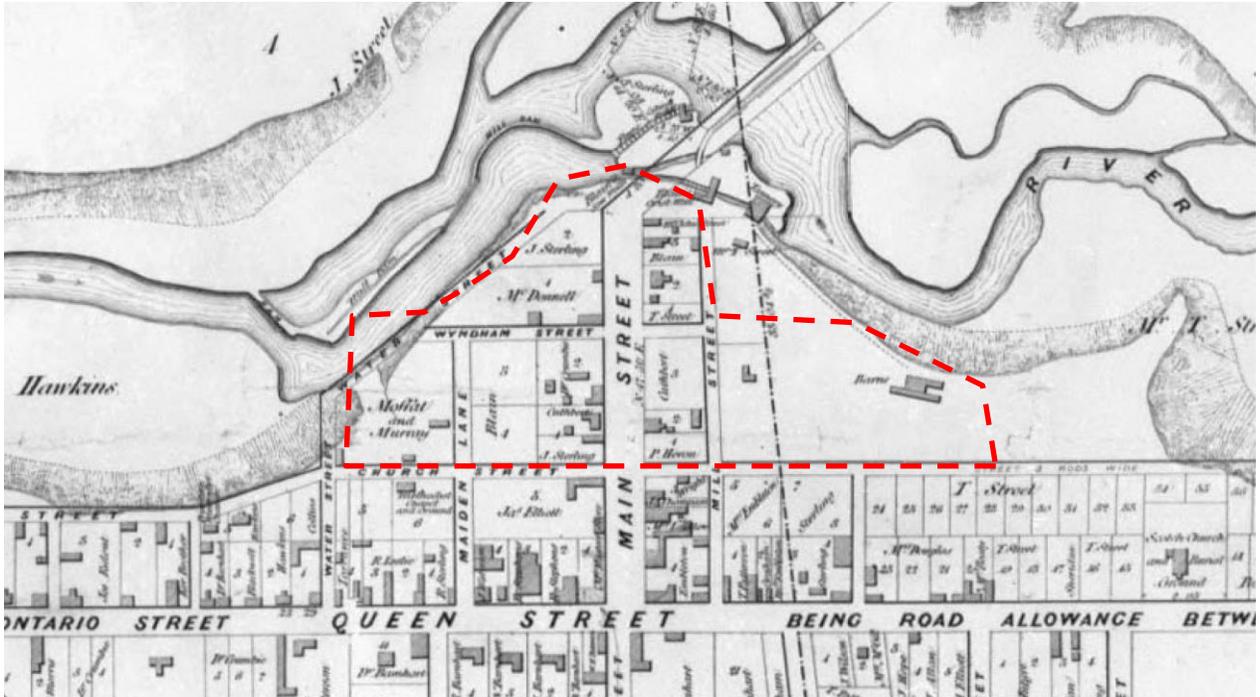


Figure 18 – Excerpt of the 1854 Plan of Streetsville noting the approximate location of the Mill Area North of Church Street. (Source: Peel Art Gallery Museum and Archives)

This area has been developed over time, and many of the former residential buildings of the 19<sup>th</sup> century have been removed. Today, this area primarily includes portions of streets as noted on the 1856 Plan and a range of residential developments dating from the 19<sup>th</sup> century to present. Some 19<sup>th</sup> century residential properties include those located at 21 Main Street and 25 Main Street. The area also includes contemporary townhouse developments which have been constructed in the last 10 years. Some formerly vacant lots are currently being developed with new residential developments. **The removal of original 19<sup>th</sup> century buildings and the construction of contemporary buildings detracts from the area's heritage integrity.**

Former Mill Area North of Church Street Character Area Heritage Attributes:

- Naturalized vegetation of the Credit River valley;
- Streets and circulation routes visible on the 1856 Plan of Streetsville created to provide access between Queen Street and former mills which are extant (including Mill Street, Main Street, and Wyndham Street);
- Remaining 19<sup>th</sup> century built fabric, including residential buildings.

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#### 4.2.4 19<sup>th</sup> – early 20<sup>th</sup> c. Queen Street Residential Neighbourhood

The area identified as the 19<sup>th</sup> – early 20<sup>th</sup> century residential neighbourhood character area along Queen Street is located on both sides of Queen Street between Princess Street and Reid Drive in the southern part of the HCD study area. This area was developed in stages beginning in the mid-19<sup>th</sup> century. According to the 1856 Plan of Streetsville, lots along Queen Street were laid out with the exception of a large portion of land south/west of Queen Street owned by John Sterling and lands on the north side of Queen Street identified as “**The Rintoul Estate**” (south/west of what is now Reid Drive).

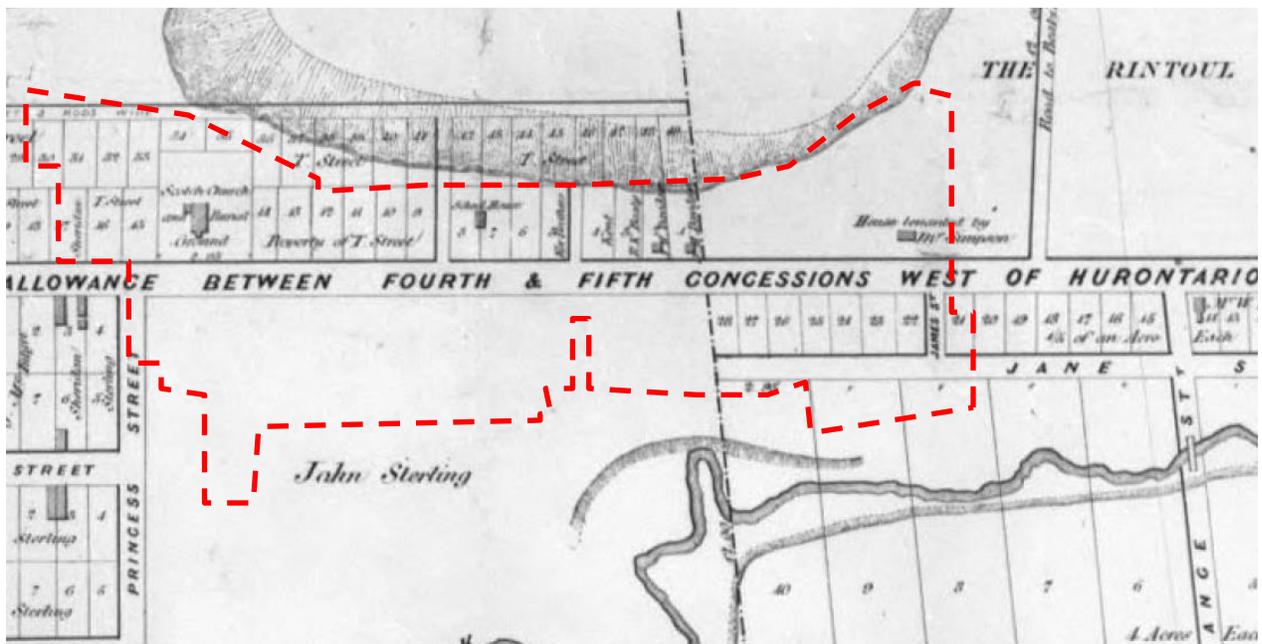


Figure 19 – Excerpt of the 1854 Plan of Streetsville noting the approximate location of 19<sup>th</sup> – early 20<sup>th</sup> Residential Character Area in red. (Source: Peel Art Gallery Museum and Archives)

The portion of the area located north of Queen Street was also subdivided in 1856 as part of Plan STR-3 (See Figure 20). This area (situated between Church Street and Reid Drive), included lots fronting both Queen Street and a portion of Church Street which no longer exists. The northerly lots fronting Church Street were never developed. Today these lots are vacant and are part of the community centre lands.

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Figure 20 – Excerpt of the 1854 Plan of Streetsville noting the approximate location of 19<sup>th</sup> – early 20<sup>th</sup> Residential Character Area in red. (Source: Peel Art Gallery Museum and Archives)

The portion of the John Sterling lands fronting Queen Street were residential lots in the late 19<sup>th</sup> century and early 20<sup>th</sup> century. This area includes a range of architectural styles dating to these time periods including Gothic Revival, Dutch Colonial, and Edwardian, for example. Residential buildings in this area have a range of front yard setbacks and are set on rectangular-shaped lots.

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Figure 21 – Excerpt of the 1939 Fire Insurance Plan (FIP) of Streetsville, between Princess Street and Old Station Road. (Source: Peel Art Gallery Museum and Archives)

### 19th – early 20th c. Queen Street Residential Neighbourhood Character Area Heritage Attributes:

- Rectangular-shaped lots fronting Queen Street;
- Range of architectural styles and construction dates of dwellings between approximately the mid. 19<sup>th</sup> century to the early 20<sup>th</sup> century, resulting in 19<sup>th</sup> century streetscape patterns (as described below);
- Mature trees on public and private lands visible from the street;
- Range of front yard setbacks;
- Narrow side-yard driveways leading to detached garages in side and rear yards, and lack of attached garages having prominence along the street;

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- Narrow Street along Queen Street (2 lanes) with sidewalks on either side, and landscaped boulevards;
- Kinetic views along Queen Street South in either direction within the character area;
- Landmark buildings, including the Streetsville Heritage Hall at 327 Queen Street South, **and St. Andrew's Church at 295 Queen Street South;** and
- Views of landmark buildings along the Queen Street South streetscape.

#### 4.2.5 Commercial Downtown Streetsville Character Area

The Commercial Downtown Streetsville character area includes areas east and west of Queen Street South between approximately Maiden Lane and Princess Street.<sup>5</sup> This character area is separate from the character area immediately to the north (i.e. the Former Mill Area north of Church Street) given that the two areas were historically used for different purposes and have distinctly different characters today. The existing character of the Downtown Commercial Streetsville character area includes a concentration of original 19<sup>th</sup> century commercial buildings. These commercial buildings include a range of construction dates between approximately the mid. 19<sup>th</sup> century and early 20<sup>th</sup> century. This includes commercial buildings with influences in the Edwardian, Italianate, and Victorian architectural styles. These commercial buildings demonstrate 19<sup>th</sup> century commercial streetscape patterns. Buildings are set close to the street edge, with an absence of parking between the street and building facades. This area was developed in the early to mid. 19<sup>th</sup> century when the economic base of the community rooted in mills along the Credit River resulted in further settlement and the need for goods and services.

The downtown area developed over time with continued commercial use. However, as time progressed, different architectural styles and materials became more or less prevalent. This results in a mix of both authentic heritage fabric and contemporary fabric which is not of significant CHVI. Regardless, the contemporary development in this area continues to include frontages close to the street and similar scale/massing. This results in a distinctive streetscape and character area which is different from surrounding areas. This character area has retained its heritage integrity and authentic heritage character as a Village commercial street which originated in the 19<sup>th</sup> century. The addition of some contemporary buildings has had little impact on its overall heritage character given that the overall streetscape patterns remain.

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<sup>5</sup> It should be noted that commercial uses are present along Queen Street further north-west towards Britannia Road West. However, the 19<sup>th</sup> century commercial streetscape character breaks down after Maiden Lane.

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Figure 22 – Excerpt of the 1856 Plan of Streetsville noting the location of the Downtown Commercial character area, outlined in red. (Source: Peel Art Gallery Museum and Archives)

#### Commercial Downtown Streetsville Character Area Heritage Attributes:

- Predominant commercial use;
- Intersection of Queen Street South and Main Street;
- Linear and grid street patterns which are part of the 1856 Plan of Streetsville;
- Range of architectural styles and construction dates between approximately the mid. 19<sup>th</sup> century and the early to mid. 20<sup>th</sup> century;
- Range of materials, with an emphasis on the use of brick, and red brick on authentic 19<sup>th</sup> century commercial buildings;
- Building frontages set at the street edge;
- Commercial buildings with typical storefronts at grade with storefront glazing and entrances, and commercial, residential or office uses above in the 2<sup>nd</sup> and/or 3<sup>rd</sup> storeys;
- Narrow Streets with street parking;
- Light standards along wide sidewalks on either side of Queen Street South;
- Laneways providing access to rear parking areas;
- Consistent forms of scale and massing, being generally 2 – 3 storeys in height; and
- Public gathering areas and public art/memorials along main Street, north of Queen Street South.

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#### 4.2.6 Transition Areas

The study area includes areas which are identified as “transition areas” given that they have changed over time and do not retain an authentic historic character. These areas may have included higher concentrations of cultural heritage resources, but have experienced higher levels of change and new development which has compromised the integrity of the area. These changes have also resulted in the inability of the area to demonstrate visual coherence and dense concentrations of heritage resources which result in the identification of a cohesive character area which is distinguishable. The majority of the transition area(s) are located south of Church Street, south of the Credit River, north of the railway corridor. The transition areas are broken-up by the presence of other character areas which are distinguishable, and have retained their authentic heritage character. These transition areas include individual properties which are of Cultural Heritage Value or Interest, including those which are either listed on the City of Mississauga Heritage Register or are formally designated under Part IV of the *Ontario Heritage Act*.

The largest transition area is stated at the between Britannia Road West and Tannery Street, on the north and south sides of Queen Street. According to available historic maps, this area included a mix of primarily residential, and some commercial/industrial uses. The properties front Queen Street were developed by the mid. 19<sup>th</sup> century as per the 1856 Plan of Streetsville. Properties located east or west of Queen Street without frontage along Queen Street were slower to develop, and were not fully built-up until approximately the early to mid. 20<sup>th</sup> century. The large commercial plaza located at the west side of Queen Street South, west of Tannery Street was originally a large estate lot owned by Dr. Grumbie in the mid. 19<sup>th</sup> century. These lands were primarily vacant until developed as a commercial plaza in the mid. 20<sup>th</sup> century.

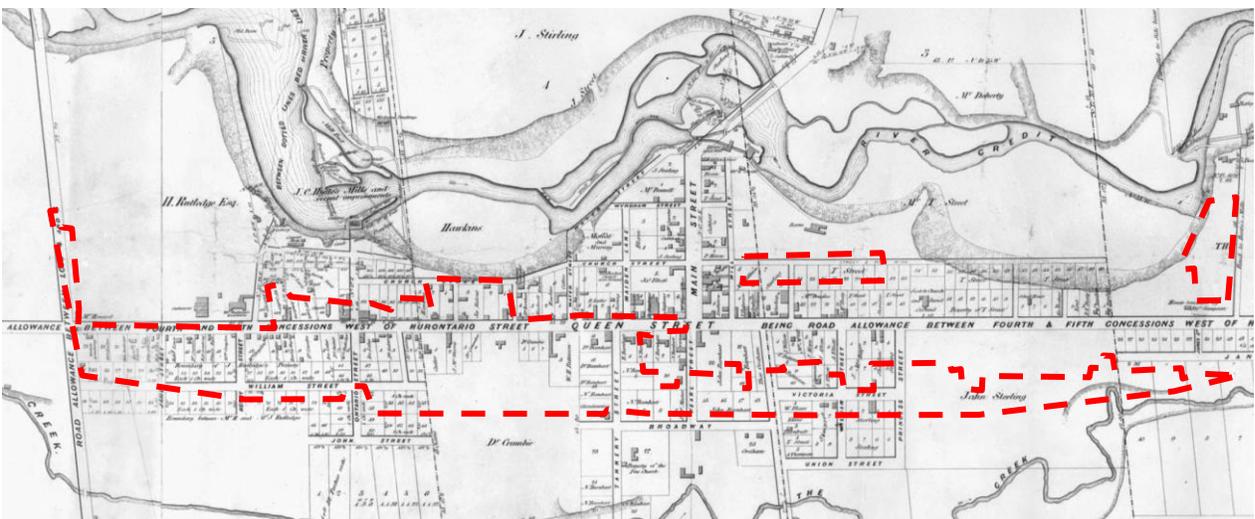


Figure 23 – Excerpt of the 1856 Plan of Streetsville noting the approximate locations of Transition Character Areas, outlined in red. (Source: Peel Art Gallery Museum and Archives)

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The transition area continues north of Broadway Street between Tannery Street and Old Station Road. This area was also primarily residential in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, with some commercial and industrial uses. These areas were also slower to develop, but includes less dense concentrations of 19<sup>th</sup> century heritage fabric and properties of Cultural Heritage Value or Interest, some of which have been designated under Part IV. Two smaller portions of the transition area are located south of Church Street, east of Pearl Street and includes a series of mid. to late 20<sup>th</sup> century mid-rise apartment buildings. The transition area immediately east of Reid Drive also includes mid. to late 20<sup>th</sup> century apartment buildings and townhouses. These two areas do not fit into any of the surrounding character areas which demonstrate heritage character or streetscape patterns.

#### Transition Character Area Heritage Attributes:

Given that these areas are not considered heritage character areas with cohesive and identifiable character rooted in the 19<sup>th</sup> or early 20<sup>th</sup> centuries, they are not identified as having heritage attributes. However, the area does include individual properties which demonstrate Cultural Heritage Value or Interest. Some of which are recognized and afforded a level of protection under the *Ontario Heritage Act*, and others are not.

#### 4.2.6 Railway Corridor Character Area

The Railway Corridor character area is located along the western edge of the HCD study area. This includes a narrow strip of land which includes the railway tracks and adjacent corridor areas which are vacant and include naturalized vegetation. The Credit Valley Railway was completed in 1879. As such, the railway is not depicted in the 1856 Plan of Streetsville. Historic maps suggest that some industrial uses and/or railway related accessory features were located along the railway tracks. However, the Streetsville railway station at 78 William Street remains. This railway station has been designated under Part IV of the *Ontario Heritage Act*.

#### Railway Corridor Character Area Heritage Attributes:

- Curved route of the railway along the southern edge of the HCD study area, providing a physical boundary between the study area to the north and contemporary development and subdivisions to the south;
- Railway tracks and naturalized/vegetated corridor;
- Crossings over the railway at Ontario Street West, Tannery Street, Thomas Street, Princess Street, and Old Station Road; and
- All features associated with the Streetsville Railway Station at 78 William Street as noted in the designation By-law, including its proximity to the railway tracks and original location in-situ.

# 5.0 HCD Boundary Identification & Guidance

## 5.1 Identification & Description of the District Boundary

This boundary includes heritage attributes which contribute to the heritage character of the Village. The recommended boundary includes properties with a range of uses being primarily residential, commercial (concentrated at the intersection of Queen Street and Main Street), as well as open space along the Credit River. Institutional land uses are scattered throughout the Village, including schools, community centres and churches.

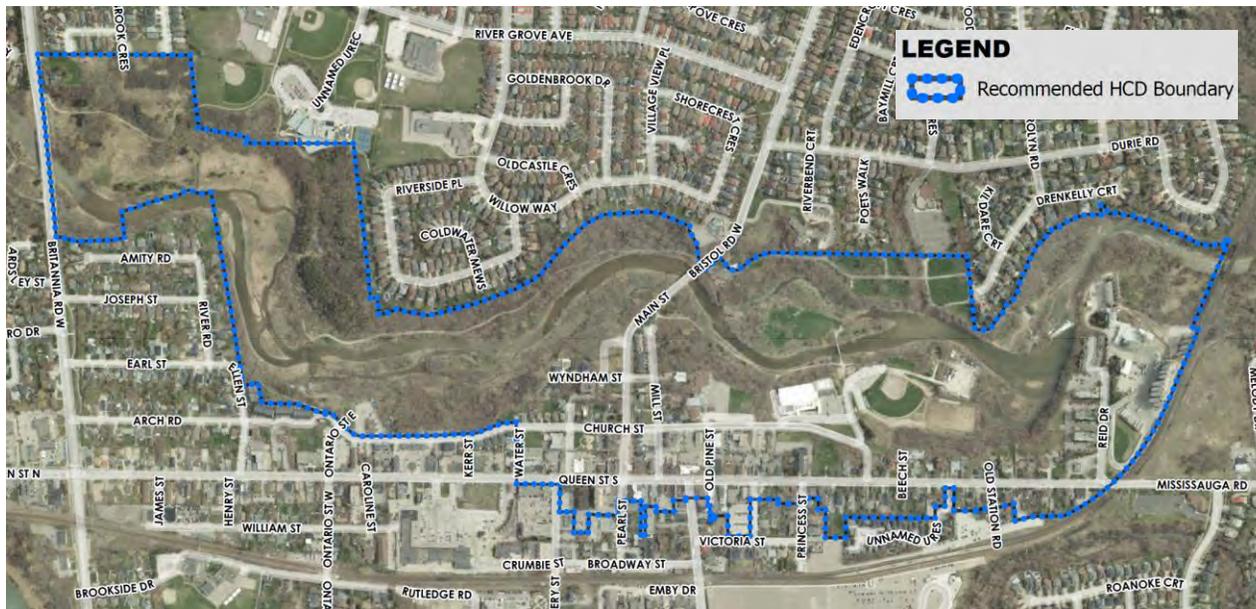


Figure 24 – Map of the Streetsville HCD Study area identifying the recommended boundary in blue dashed line (Source: MHBC, 2024)

This boundary includes heritage attributes which contribute to the heritage character of the Village. The recommended boundary includes properties with a range of uses being primarily

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residential, commercial (concentrated at the intersection of Queen Street and Main Street), as well as open space along the Credit River. Institutional land uses are scattered throughout the Village, including schools, community centres and churches.

The boundary provided in Figure 24 was identified based on several factors including, (but not limited to) the following:

- Concentrations of heritage resources;
- Character areas which contribute to the overall character of the area;
- The concentration of heritage resources and small-town Village character, including both built and natural features;
- Historical development of the area over time, beginning with the manipulation of available water power along the Credit River in the early 20<sup>th</sup> century by Euro-Canadian settlers which resulted in commercial development and the subdivision of land for residential purposes;
- Historic streetscape patterns, including Queen Street, the intersection of Queen Street and Main Street as the main intersection of the settlement, streets laid out providing access to former mill uses along the Credit River, and side streets providing access to residential areas on the north and south sides of Queen Street; and
- The extent of valleylands part of the Credit River.

## 5.2 Requirements for Determining a Heritage Conservation District Boundary

### 5.2.1 Ontario Heritage Act, *Ontario Regulation 9/06* and Guidance on Identification of HCDs

The *Ontario Heritage Act* identifies that one of the key components of a Heritage Conservation District Study is identifying a recommended boundary. Section 40 (1) (b) specifies the following as it relates to identifying a recommended boundary as part of an HCD study:

*(b) examine and make recommendations as to the geographic boundaries of the area to be designated;*

*Ontario Regulation 9/06* of the *Ontario Heritage Act* identifies the following requirements of identifying Heritage Conservation District boundaries (as previously noted in Section 1.2 of this report). Here, at least 25% of all properties within a proposed HCD boundary must meet at least 2 criteria under *Ontario Regulation 9/06* as it relates to HCD studies. In response to this requirement, 134 of the 205 properties (or 65.4%) within the recommended boundary meet 2 or more criteria under *Ontario Regulation 9/06*.

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## 5.2.2 Ontario Heritage Toolkit Guidance on HCD Boundary Identification

The Ontario Heritage Toolkit (OHTK) specifies that all Heritage Conservation Districts are unique. However, they generally share a set of common characteristics. These characteristics are listed in the OHTK as follows:

- A concentration of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use;
- A framework of structured elements including major natural features such as topography, land form, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges;
- A sense of visual coherence through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place;
- A distinctiveness which enables districts to be recognised and distinguishable from their surroundings or from neighbouring areas.

These characteristics, in combination with the summary of heritage character, field work and inventory, and the identification of heritage attributes as provided in this report aided in the identification of a recommended HCD boundary. The following provides the recommended district boundary and the basis for its delineation.

### Framework of Structured Elements

The recommended boundary is based on a framework of structured elements which are unique to the study area and recommended boundary. These structured elements primarily include the location and orientation of:

- The Credit River and associated valleylands,
- Queen Street and other historic streets which were laid out in the mid. to late 19<sup>th</sup> century; and
- The intersection of Main Street and Queen Street which was the main intersection of the historic settlement.

### Concentration of Heritage Resources

The proposed HCD boundary for Streetsville includes a concentration of built heritage resources and landscape features. The proposed boundary includes listed properties and designated properties under Part IV of the *Ontario Heritage Act*. This concentration of heritage features is linked by their historical associations with Streetsville as a Village which developed beginning in the 19<sup>th</sup> century based on the availability of water power associated with the Credit River.

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## Distinctive Character

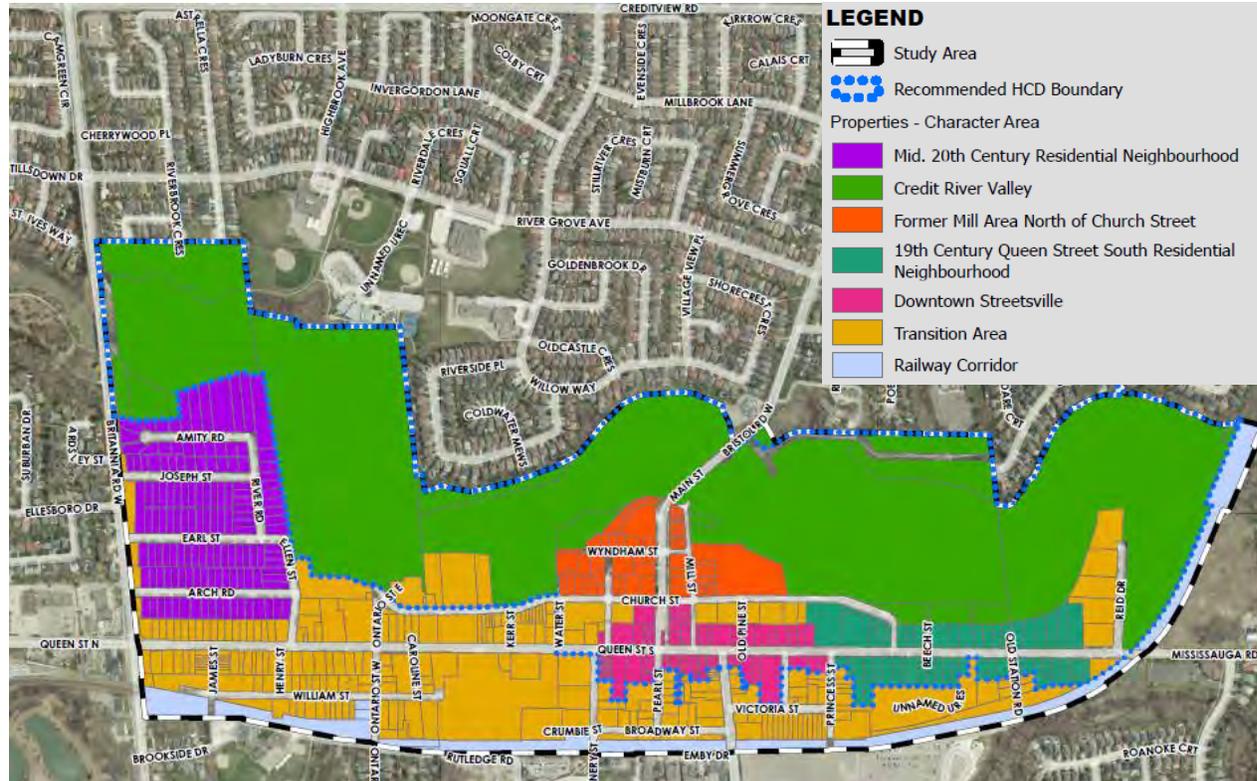
The proposed HCD boundary for Streetsville includes a combination of features indicative of a 19<sup>th</sup> and early 20<sup>th</sup> century settlement, whose beginnings are rooted in the milling industry. The 19<sup>th</sup> and early to mid. 20<sup>th</sup> century buildings which are part of the recommended boundary create a distinctive character which is easily distinguished from the surrounding areas which are contemporary and do not demonstrate historical streetscape patterns. This easily distinguishable area includes the remains of the street grid plan established by the 1856 Plan of Streetsville, which has been influenced by and integrated with the natural features of the landscape, such as including the Credit River, topography, and the location of the railway which was constructed by 1879. The grid pattern with relatively small lots on short side-streets is different than and distinctive from the existing mid. 20<sup>th</sup> century post-war subdivision as well as late- 20<sup>th</sup> century residential development (such as townhouses and semi-detached developments, for example).

The character areas were also important in determining the recommended boundary. Here, the identified character areas each have a distinctive character. Some of which contribute to the historical village of Streetsville, and others do not. Only those character areas which contribute to the character of the area were included in the recommended boundary. This includes the following:

- Credit River Valley;
- Former Mill Area North of Church Street;
- Downtown Commercial Streetsville; and
- 19<sup>th</sup> to early 20<sup>th</sup> Century Queen Street South Residential Neighbourhood.

Small portions of transition areas were included in the boundary in order to ensure a cohesive boundary. Given the close proximity of these transition areas to the character areas of value, these properties were included in order to ensure that if the HCD is designated, changes to these properties would not result in adverse impacts to the overall integrity of the character area(s).

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**Figure 25** – Map of the Streetsville HCD Study area noting the recommended boundary in blue dashed line and character areas. (Source: MHBC, 2024)

## Visual Coherence

The proposed HCD boundary includes a combination of built and natural features which contribute to a sense of visual coherence. The natural features and vegetation associated with **the river valley provide a vegetated backdrop which enhances the area’s Village-like appearance.** The commercial downtown character area and Queen Street residential character area both demonstrate historic streetscape patterns. They include concentrations of 19<sup>th</sup> and early 20<sup>th</sup> century buildings and serve as physical and visual reminders of historic settlement. This visual coherence begins to break down the further along Queen Street towards Britannia Road. Here, commercial buildings are more often contemporary in nature, and include greater front yard setbacks and parking adjacent to the street.

### 5.2.3 Parks Canada Standards & Guidelines

The Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada (2011) also provides Parks Canada S&G Section 4.1. Here, the following provides a definition of a Cultural Heritage Landscape:

*For the purposes of these guidelines, a cultural landscape is defined as any geographical area that has been modified, influenced or given special cultural meaning by people, and that has*

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*been formally recognized for its heritage value. Cultural landscapes are often dynamic, living entities that continually change because of natural and human-influenced social, economic and cultural processes.*

The Parks Canada S&G identifies the following which aids in the identification of Cultural Heritage Landscapes. Each of these are analyzed below, providing a description as to how and why the recommended boundary shows evidence of these:

### Evidence of Land Use

The recommended boundary includes built features as well as land features which have been modified by humans. The use of the landscape began with Indigenous Communities and was later utilized by Euro-Canadians for the harnessing of water power and the creation of an early 19<sup>th</sup> century mill settlement. Remnants of these 19<sup>th</sup> century settlement patterns and features remain part of the landscape and are included in the boundary.

### Evidence of Traditional Practices

Evidence of traditional practices by Indigenous Communities is demonstrated by previously identified archaeological sites. Information regarding archaeological resources is provided in the Streetsville Stage 1 Archaeological Assessment. The use of the landscape by Euro-Canadian also includes evidence of traditional practices, including the traditional grid street system, which remains an integral part of the Village.

### Land Patterns

Land patterns by Euro-Canadian settlers includes surveying and layout out of the traditional grid system along the Credit River. Here, Queen Street runs parallel to the river. Intersecting streets are perpendicular to Queen Street. The laying out of lots began in the early to mid. 19<sup>th</sup> century with the 1856 Plan of Streetsville. Many of these historic lot patterns remain and have evolved over time and are considered heritage attributes of the 19<sup>th</sup> century residential neighbourhood along Queen Street, for example.

### Spatial Organization

Evidence of spatial organization within the recommended boundary includes both natural and man-made features. The location of the Credit River was a determining factor in choosing the location of the historic settlement in the early 19<sup>th</sup> century. Here, streets and the railway corridor was set out in order to leverage natural resources while accommodating the traditional grid street system. In the downtown commercial area, built features are set within the landscape different

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than 19<sup>th</sup> century residential areas. Both of these areas include buildings which are set within lots based on form and function. Commercial buildings are set close to the street edge, while residential buildings are setback to allow for landscaped open space.

### Visual Relationships

Within each of the character areas included within the recommended boundary, there is evidence of visual relationships. The Credit River Valley area is easily distinguished by the presence of the river as well as naturalized vegetation. The 19<sup>th</sup> century residential streetscape is visually distinctive from other areas given the residential streetscape patterns and the presence of architectural styles dating between the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The commercial downtown is also distinguishable given the similar scale and massing, and presence of storefronts which are set to the street edge.

### Circulation

Circulation systems within Streetsville have changed over time. The main circulation route is Queen Street, which is parallel to the river and remains the main thoroughfare through the Village. Some streets located north of Streetsville have been truncated or discontinued. This includes portions of Water Street, Mill Street, and Church Street which previously provided access to mill and industrial sites along the river. Portions of these circulation routes remain. The railway is also an important 19<sup>th</sup> century circulation route. However, the presence of the transition areas between the railway and the recommended boundary which has not retained its heritage integrity results in the exclusion of this circulation feature from the recommended HCD.

### Ecological/Water Features, Landforms & Vegetation

As noted above, the Credit River Valley, with its topography which resulted in the identification of mill privileges in the early 19<sup>th</sup> century was a determining factor in the settlement of the area. This provided the ability for Euro-Canadians to establish mill and industrial sets, resulting in further settlement. The majority of mills and mill infrastructure have been removed. However, the features of the Credit Valley and vegetated valleylands remain.

### Built Features

A dense concentration of built features of Cultural Heritage Value or Interest are located within the recommended boundary. The boundary includes 134 of 205 properties which meet 2 or more criteria under *Ontario Regulation 9/06*. Many of these properties include built features which are **"contributing" to the 19<sup>th</sup> to early 20<sup>th</sup> century Village character**. This includes a range of commercial, residential, and institutional buildings with a range of architectural styles and construction dates.

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## 5.3 Inventory & Evaluation

In order to determine whether or not the HCD study area includes properties which meet the legislated criteria as a Heritage Conservation District, an inventory and evaluation of cultural heritage resources was undertaken. The inventory of all properties within the study area was related to field work undertaken to photograph all properties from the public realm and collect data. The evaluation of all properties were undertaken as a desktop exercise to determine which properties within the HCD study area met at least 2 criteria under *Ontario Regulation 9/06*. The following provides detailed information related to the inventory and evaluation exercises.

### 5.3.1 Inventory Methodology

In the summer and fall of 2023, MHBC staff completed field work in order to gather information on properties within the HCD Study area. The information was collected digitally using handheld devices which provided access to an integrated GIS system.

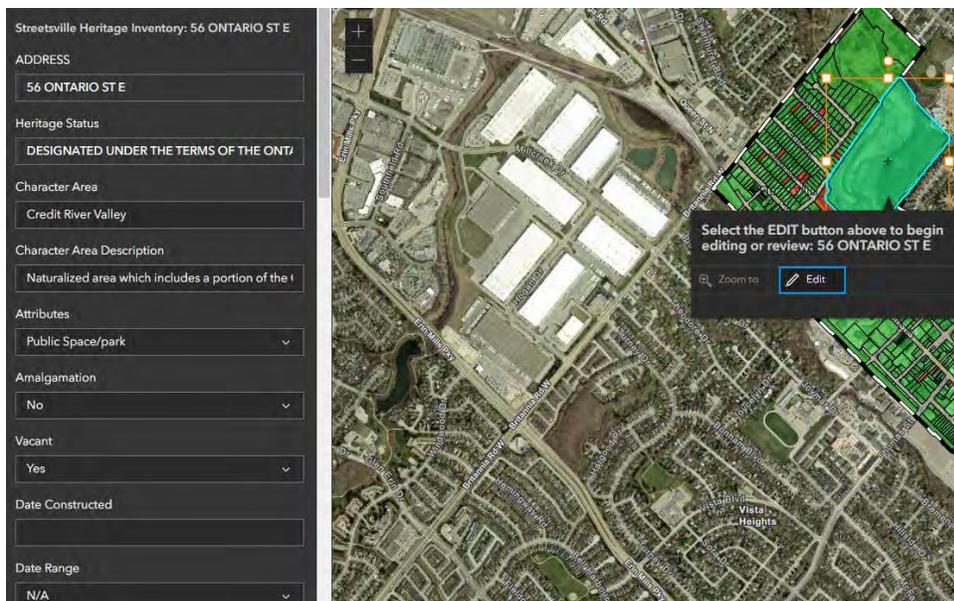


Figure 26 – Excerpt of the 1856 Plan of Streetsville noting the approximate locations of Transition Character Areas, outlined in red. (Source: Peel Art Gallery Museum and Archives)

Some information was automatically generated into the GIS system using open data systems transferred from the City of Mississauga. This includes information related to heritage status, landmark status, address, property boundaries, land use and zoning. The GIS system enabled collection of information by MHBC staff related to the following:

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- Photographs (taken from public property);
- Attributes located on-site (i.e. dwelling, natural feature, etc.);
- Date of construction (including date range);
- Architectural style;
- Materials;
- Scale and massing (of heritage feature or primary attribute);
- Presence of additions and their location (where visible from the street);
- Garages (none present, attached vs. detached);
- Heritage integrity (poor, fair, good/excellent); and
- Condition (poor, fair, good/excellent) based on visible inspection from the street.

The collection of information related to those listed above enables maps and data to be created and manipulated. For example, the dataset can create maps and tables showing where all 19<sup>th</sup> century built features are located vs. 20<sup>th</sup> century built features. It also provides data on the location of architectural styles, and trends related to scale/massing, for example. This information aids in the identification of the HCD boundary. Further information regarding results of the inventory is provided in Section 5.0 of this report as it relates to the recommended HCD boundary.

### 5.3.2 Evaluation Methodology

The evaluation of all properties within the HCD study area as per *Ontario Regulation 9/06* is a legislated requirement under the *Ontario Heritage Act*. The evaluation was undertaken utilizing the integrated GIS system similar to the inventory exercise. Here, the criteria was listed in the **GIS system with “yes” and “no” responses. Research was undertaken** with each property in order to determine whether or not there was evidence to satisfy criteria under *Ontario Regulation 9/06*.

The evaluations completed for the purpose of the Streetsville HCD study utilized a range of primary and secondary sources. This includes, but is not limited to, all available historic maps and plans, aerial photographs, information made available from the local Historical Society and its members, existing designation By-laws and listing reports, etc. The evaluation exercise determined that 281 of the 576 properties within the study area meet at least 2 criteria under *Ontario Regulation 9/06*. A total of 134 of the 205 properties (or 65.4%) within the recommended boundary meet 2 or more criteria under *Ontario Regulation 9/06*.

### 5.3.3 Identification of Contributing and Non-Contributing Properties

The information collected through the inventory and evaluation exercise enabled the identification of properties which were contributing vs. non-contributing. Contributing properties include those which include cultural heritage resources and are heritage attributes of the HCD study area and contribute to the character of the HCD study area and identified character area in which it is located. For example, the 19<sup>th</sup> to early 20<sup>th</sup> century Queen Street South Residential streetscape character area includes both contributing and non-contributing properties. Those properties which include dwellings dating to either the 19<sup>th</sup> or early 20<sup>th</sup> centuries which include representative

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examples of architectural styles and have retained their heritage integrity were identified as contributing properties. Those properties which included buildings or features which did not contribute to the character of the area and/or did not meet 2 criteria under the Ontario Heritage Act were identified as non-contributing.

It should be noted that properties which met at least 2 criteria were not automatically identified as **“contributing” properties. Other factors were taken into account, including condition and integrity.** While Ontario Regulation 9/06 does not consider condition and integrity as a criteria, the *Ontario Heritage Toolkit*, which is an explanatory guide to the *Ontario Heritage Act* identifies the following in part of Section 4, *Municipal Criteria* of the *Heritage Property Evaluation* document:

*A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.*

*For example, a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality. The surviving features no longer represent the design; the integrity has been lost. If this same building had a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest for these reasons, but not for its association with the architect.*

*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.*

Therefore, if a property lost its integrity and no longer contributes to the character of the area, it **may not have been identified as a “contributing” property.**

## 5.4 Boundary Identification Key Findings

Key findings regarding boundary identification are as follows:

- 134 of the 205 properties (or 65.4%) within the recommended boundary meet 2 or more criteria under *Ontario Regulation 9/06*;

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- The recommended HCD boundary meets the legislated criteria and guidance for identifying Heritage Conservation Districts;
- 4 of the 7 identified character areas include concentrations of heritage resources and contribute to the historic Village of Streetsville and others do not; and
- The Post WWII Residential Neighbourhood character area includes a concentration of heritage resources but does not support the character of Streetsville as a 19<sup>th</sup> century Village. This character area could be considered its own separate Heritage Conservation District or character area.

# 6.0 Public, Stakeholder, & Indigenous Engagement

## 6.1 Introduction

Public engagement is an important component of the Heritage Conservation District Study process. Public engagement and consultation aids in the identification of the community interest, and the identification of what is valued by the community in terms of cultural heritage resources. It also helps to determine whether or not the community is interested in the benefits of District designation. A range of public, stakeholder, and Indigenous Community engagement opportunities took place during the Phase I HCD study process. These opportunities are summarized in this report. The feedback obtained from public outreach have been considered by the consultants and contribute to the conclusions of this report.

## 6.2 Steering Committee

The Streetsville HCD Steering Committee was comprised of members of the local community. This Committee was comprised of 6-8 people and included the following:

- Members of the Municipal Heritage Advisory Committee;
- The current ward councillor as well as a former ward councillor for the area; and
- Members of local historical societies and research groups.

The following provides a summary of the meetings of the Steering Committee during the first phase of the Heritage Conservation District Feasibility study:

### *Walking Tour – April 25, 2023*

The Steering Committee kicked off the project with a walking tour of Streetsville on April 25, 2023. Prior to beginning the tour, the group met at the Streetsville Business Improvement Association where everyone was introduced and a high-level outline of **the project's purpose**, status, and direction was provided. This was followed by a walking tour along Queen Street South and finished at a local establishment where the Committee discussed their perspectives on the unique character, authentic heritage features, landscape, sympathetic changes, unsympathetic changes, and distinct character areas in Streetsville.

### *Steering Committee Meeting – September 21, 2023*

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A Steering Committee Meeting was held on September 21, 2023. At this meeting, a presentation was provided on the process and policy guiding the creation of Heritage Conservation Districts in Ontario. The presentation also included a summary of the historical context of the area, and the status and timeline of the study to date. This meeting included preliminary discussions on the Public Meeting to follow in October.

#### *Steering Committee Meeting – January 15, 2024*

The third Steering Committee Meeting was held on January 15, 2024 in advance of the second Community Meeting, which was held on January 24, 2024. The Steering Committee Meeting **reviewed the project's preliminary findings after reviewing the policy context and regulations** of the *Ontario Heritage Act* regarding the identification of Heritage Conservation Districts in Ontario. The objective of the meeting was to solicit feedback from the Committee regarding the recommended HCD boundary. Following this, the presentation provided a review of the content of the January 24, 2024 Public Meeting.

## 6.3 Community Meetings

Two separate Community Meetings were held at the Hazel McCallion Hall in the Vic Johnston Community Centre. The following provides a description of these meetings.

#### *Community Meeting #2 – October 18, 2023*

The first Public Meeting included two different components. The first component of the meeting included a presentation. The second component of the meeting included a group exercise/workshop for all attendees.

The meeting began by providing the public with time to review a range of presentation boards displayed throughout the room. The display boards provided information related to the **Heritage Conservation District Feasibility study requirements, timelines, and "FAQ"**. It also provided maps of the study area noting the location of properties which are currently listed or designated.

Following this, a PowerPoint presentation was given which explained the requirements of a Heritage Conservation District Study under the Ontario Heritage Act. It also provided information related to how Heritage Conservation Districts are identified, and the general purpose of HCDs and HCD Plans. A question-and-answer period took place following the presentation.

The Question and Answer session was followed by the workshop component of the meeting. For the workshop, large tables were set up around the room, each having a map of the study area with writing materials (sticky notes, markers, paper, etc.) and a conversation-starting question **such as, "What makes the HCD Study Area different from surrounding areas?"** Each table had a different question to answer. The residents worked through the questions, discussing their answers, as well as what was valued within the study area, and their general opinions and comments. Several volunteers who were members of City staff or the consulting team went from table to table, answering questions and stimulating conversation. After the exercise, each table was provided the opportunity to share their thoughts and findings with the group.

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The maps with notes as well as notepads with resident notes at each table were collected after the exercise. Completed paper surveys which were made available at the meeting were also collected and the results recorded. A summary of the information gathered at this meeting can be found in Appendix G of this report.



Figure 27 – Photograph of Community Meeting held on October 18, 2023, (Source: MHBC, 2023)



Figure 28 – Photograph of Community Meeting held on October 18, 2023, sharing results of group exercises (Source: MHBC, 2023)

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### *Community Meeting #1 – January 24, 2024*

A second Public Meeting was held on January 24, 2024. The purpose of this Public Meeting was **to obtain the community's** feedback on the results of the Phase I study, which includes a) the summary of heritage character and identification of heritage attributes, and b) the recommended HCD boundary.

The meeting began with a series of approximately 20 display boards which provided information related to the findings of the HCD study, identified heritage character and character areas, as well as various maps of the recommended HCD boundary. To facilitate this meeting, attendees were provided with a range of presentation boards to review.

A presentation by the consultants was provided. The presentation provided a review of the findings of the Phase 1 inventory and evaluation, as well as the recommended HCD boundary and its justification. The presentation also included a brief review of the requirements for the identification of Heritage Conservation Districts under the *Ontario Heritage Act* as well as a summary of the direction recommended for a potential HCD Plan. A question-and-answer period was held after the presentation. Questions were answered by both members of City staff and the consulting team. A range of questions were asked, including the purpose of HCD policies, further justification of the boundary, what would require heritage permits, etc. No members of the public was opposed to the designation of the area as a Heritage Conservation District in principal.

Paper copies of completed surveys made available at this meeting were collected, analyzed and recorded.



Figure 29 – Photograph of Community Meeting held on January 24, 2024 and presentation boards (Source: MHBC, 2023)

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Figure 30 – Photograph of presentation from Community Meeting held on January 24, 2024 (Source: MHBC, 2023)

## 6.4 Indigenous Engagement

Section 6.0 of the Request for Proposals released by the Corporation of the City of Mississauga **states that, "Indigenous engagement is also required"**. Here, the Indigenous Communities engagement was undertaken by Archaeoworks. Indigenous communities were engaged to determine whether or not they were interested in providing feedback on the study. Groups which are interested in providing comments on the study are currently being engaged and will provide feedback on the Stage 1 Archaeological Assessment.

Further information on Indigenous communities can be found in the Archaeological Assessment, which can be found in Appendix B of this report. Further Indigenous engagement is proposed as part of Phase II of the Heritage Conservation District Study.

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## 6.5 Media and Community Outreach

### 6.5.1 Your Say Mississauga

The City of Mississauga created a website page on “Your Say Mississauga”, a municipal public engagement website, to provide information to, and request feedback from, the public. This website is available at the following link: <https://yoursay.mississauga.ca/streetsville>. This website collected responses to two surveys which were also made available at the community meetings held in October 2023 and January 2024. These surveys are provided in Appendix G.

This project also produced and circulated a series of newsletters to the public. These letters were circulated throughout the study to inform the public about the status of the project, upcoming Community meetings, and information available on the **City’s website**.

### 6.5.2 Information Booth

On November 18<sup>th</sup> 2023, City staff had an information booth at the Christmas in the Village event in order to provide information regarding the Streetsville Heritage Conservation District Feasibility Study. At this event, approximately 50 people approached the booth and received information regarding the HCD study.

## 6.6 Community Exercise, Survey and Questionnaire Results

A summary of the results from the workshop session and surveys made available at the October 2023 community meeting are provided in Appendix G of this report. A summary is also provided below:

### *Community Workshop – October 18, 2023*

Results from the community workshop were varied. A total of six break-out groups completed maps with notes and comments, which were relevant to the Heritage Conservation District boundary. All maps indicated overall agreement with the study area boundary. Some maps suggested areas where the study area could be expanded, or highlighted areas or resources within the study area which were of particular value to the community. The areas suggest for inclusion in the overall study area were evaluated and ultimately did not warrant inclusion given they were not part of the 19<sup>th</sup> – early 20<sup>th</sup> century Village of Streetsville. The areas and/or resources of heritage value were identified and incorporated into the evaluation of heritage resources.

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### Survey #1

The purpose of the first study was to canvas local residents to determine the level of interest in the study and District designation, and obtain information as to any concerns (such as property values, heritage permits, etc.). The survey also tried to solicit feedback on what aspects of the study area were of cultural heritage value, or what issues related to cultural heritage were important (such as the loss of heritage buildings).

The majority of those who took part in the survey were residents of Mississauga or held Treaty and/or Traditional Territory rights in the City of Mississauga. Approximately 50% of those surveyed were residents of Streetsville, and 20% lived within the proposed study area boundary. The following highlights results of the first survey:

- Those surveyed provided that the established residential areas (large lot sizes, yards, and mature trees) are the most appealing aspects of the built landscape within Streetsville, **whereas 'Heritage Buildings, Landmark Buildings, and Various Architecture' averaged a last place score in the same question;**
- With respect to the least appealing aspects of Streetsville, the survey indicated that the lack of opportunity for new development and intensification was the least appealing;
- The majority of those surveyed indicated that they were most concerned about potentially designating Streetsville as a Heritage Conservation District because of their lack of knowledge of the *Ontario Heritage Act* and the Designation Process;
- Opinions on the challenges **of Streetsville's built landscape and** planning environment varied. This includes the loss of heritage buildings, inappropriate new commercial development, and inappropriate new residential development were listed as the top three responses;
- Responses indicated that the biggest opportunity is the potential designation of the area as a Heritage Conservation District, is the ability to conserve the character and history of the area;
- The majority also stated that they think there is merit in designating the area as a Heritage Conservation District.

A copy of the survey is provided in Appendix G.

### Survey #2

The purpose of survey #2 was to ask questions similar to the first survey, but also to solicit feedback on the findings of Phase I, including the recommended boundary. Responses from this survey were collected a) in hard copy at the public meeting held on January 24, 2024, and b) **digitally using the City of Mississauga "yoursay" website.**

The following highlights survey responses collected in hard copy at the public meeting on January 24, 2024:

- The most appealing aspects of **Streetsville varied between the "Heritage Buildings, Landmark Buildings, and Various Architecture", and the 'Commercial Main Street (i.e. Queen Street, shopping areas, mixed use areas);**

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- The least appealing aspects of the study area varied between incompatible new buildings, “eyesore” buildings, and new buildings which were too large in terms of scale/massing;
- Concerns regarding potential designation as a Heritage Conservation District ranged from a lack of understanding about the *Ontario Heritage Act* & the designation process, and any restrictions imposed on private property;
- Most responses indicated that they agreed with the proposed boundary.

The following highlights survey responses collected on the city of Mississauga website between January 2024 and March 2024:

- A total of 193 responses were collected. Of these, 79% of people indicated that they did not reside in the HCD boundary.
- Of the total 193 responses, 68% of people were supportive of the recommended boundary, 25% were not supportive of the recommended boundary, and 36% of people were “not sure”;
- A total of 86% of people agreed that there is merit in designating Streetsville as a Heritage Conservation District;
- Of the five total options provided in the survey, the majority of responses identified that commercial Main Street, established residential areas, and streetscape features (banners, lighting, planters, etc.) were the most appealing aspects of the community. Heritage buildings was ranked lowest in terms of the most appealing aspects of the community;
- The majority of responses identified that issues related to parking, traffic, lack of unified character, and lack of opportunity for new development/intensification were the *least* appealing aspects of the community; and
- Most responses indicated that their main concern with the potential designation of the area as a HCD was their lack of knowledge about the legislation under the *Ontario Heritage Act*.

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# 7.0 Recommended Objectives of Designation and Plan Content

## 6.1 Introduction

Section 41 (2) of the *Ontario Heritage Act* identifies that an HCD study shall provide recommendations regarding the objectives of designation of the area as a Heritage Conservation District.

As prescribed by the *Ontario Heritage Act*, the planning and management of a heritage conservation district involves two stages:

- a) The preparation of a study; and
- b) The preparation of a Heritage Conservation District Plan.

The key aim of the Heritage Conservation District Study is to identify the heritage character and attributes of an area and provide a rationale for designation and appropriate boundary.

The purpose of the HCD plan is to manage change within the District while ensuring the **District's** identified cultural heritage resources are conserved and protected. Most Heritage Conservation District Plans provide both policies and guidelines which are tailored to suit the unique character of the area. Policies are considered procedures of a prescriptive nature. Guidelines are intended to provide direction on a particular course of action.

Given the various and diverse interests and values that may exist within the recommended Heritage Conservation District area, it is important to recognize the assumptions and objectives that are to be sought in managing the heritage conservation district. These are contained in the following sections and should form part of the Heritage Conservation District plan if a decision is made to proceed with that phase of the process.

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## 6.2 SWOT Analysis

The following provides a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis of the HCD study area. The purpose of this analysis is to identify patterns of development, and provide initial recommendations on the objectives of a Heritage Conservation District Plan, which is a requirement of the Ontario Heritage Act.

### 6.2.1 Strengths and Weaknesses

#### Strengths

The study area includes a dense concentration of cultural heritage resources, which is considered a strength. The study area includes 302 properties of Cultural Heritage Value or Interest which are included on the municipal Register, and 31 properties which are designated under Part IV. The dense concentration of heritage resources makes it more likely that the minimum 25% of properties within the HCD study area which meet 2 or more criteria under *O-Reg 9/06* will be met. Further, the more heritage fabric which has been retained will enable the area to have a more distinguishable character (and character areas) which are different from surrounding areas, which established a sense of visual coherence. The existing stock of heritage features has also resulted in the adaptive re-use of heritage buildings. Here, many buildings located within the study area which were formerly used for residential purposes have been adaptively re-used for commercial uses. In some cases, contributing buildings have been integrated with contemporary new development. This has enabled the organic evolution of the study area to suit changing needs and new use while retaining the Village-like character of the area. It also fosters a sense of place, civic pride, and beautification. This has been leveraged by the Streetsville Business Improvement Area in order to support economic growth.

The location of the study area and its natural landforms and structured elements is also considered a strength. The HCD study area is situated between the Credit River valley to the north and the railway to the south. This results in limited access points within the HCD study area, and as a result, contemporary new development, industrial areas, new commercial plazas, and late 20<sup>th</sup> to early 21<sup>st</sup> century subdivisions are located outside the study area. This has helped to conserve some 19<sup>th</sup> century settlement patterns which were created in the early to mid. 19<sup>th</sup> century and are visible on the 1856 Plan of Streetsville. This also creates an area which is distinctive and discernible from surrounding communities.

#### Weaknesses

The general loss of heritage resources over time is considered a weakness. In particular, the HCD study area has lost almost all heritage resources associated with 19<sup>th</sup> century milling and industry along the Credit River. **This has resulted in the identification of "transition areas", which have lost their cohesive heritage character and ability to be identified as their own, or part of established character areas as described in this report.** However, the loss of *some* heritage resources is part

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of the organic evolution and process of any environment. The patterns of development in Streetsville have been sporadic, where contemporary new developments have been constructed throughout the area, rather than concentrated in one or more areas. In some areas, this has resulted in the loss of streetscape character (such as the transition areas, for example).

The HCD study area includes some contemporary developments which include features which attempt to mimic heritage designs. This goes against best practice which discourages new development from attempting to replicate designs in such a way that confuses new buildings with authentic heritage resources. Elegant contemporary new designs, and new materials can and should be embraced in any Heritage Conservation District provided that it is compatible with the area and adjacent heritage resources. Contemporary architectural styles enable a continuation of architectural styles over time and embrace change. It also avoids any confusion between authentic 19<sup>th</sup> century designs and contemporary development and the creation of false “village” character. While the influence of 19<sup>th</sup> century designs is encouraged, including the use of scale/massing, materials and positive and negative space is desirable, the replication of heritage features is not best practice. It is recommended that the existing Streetsville design guidelines be discontinued if the area is adopted as an HCD and a plan is drafted. For those areas outside the recommended boundary; it is recommended that the design guidelines be updated to reflect the direction in a potential HCD Plan.



Figures 31 & 32: (left) View of 220 Queen Street South (constructed 1986), (right) View of 100 Queen Street South (Source: Google Streetview, accessed 2024)

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## 6.2.2 Opportunities and Threats

### Opportunities

The Village of Streetsville has several opportunities associated with HCD designation, including **leveraging the City's Designated Heritage Property Grant Program. This would enable all those** within the HCD access to the grant program in order to off-set costs associated with the conservation of heritage resources. The sense of civic pride has resulted in a culture of conservation for its residents. Here, there is demonstrated interest from the community in designating as a Heritage Conservation District in order to a) manage change, and b) conserve the identified character of the area and its heritage resources. There is opportunity to designate those character areas which contribute to the character of a Heritage Conservation District and retain their integrity through the conservation of authentic heritage resources, and allowing for compatible new development. There are existing examples of adaptive re-use as well as the integration of heritage resources with new development which serve as good examples for future development opportunities.

### Threats

The general threat of development pressure is particularly evident for the community of Streetsville given that a) the area is expected to accommodate growth in various planning documents as a result of identification as a Major Transit Station Area, b) the area includes access to the Go Transit station and is anticipated to accommodate growth, and c) the area includes several properties which are either large in terms of lot size, or are under-developed. It should also be noted that any growth within Streetsville would be limited to the HCD study area given the location of the railway and Credit River, which results in physical boundaries where development is less likely to infiltrate.

This project acknowledges that the commercial plaza located on the south side of Queen Street South between Caroline Street and Tannery Street is being contemplated for re-development. Given the relatively large size of this property when compared to others within the HCD study area, the development has the potential to impact the character of the area. The development of other properties within the study area, including those which are typical residential-sized lots, also have the ability to adversely impact the character of the area.

Vacant lots and infill development can present challenges within established areas, as there is the potential for new building forms to be out of character with the existing character. There are a number of vacant and under-utilized lots within the study area, and it is therefore expected that there will continue to be development within the area. Although the designation of all or a portion of the study area as a heritage conservation district may regulate demolition and new development, it will not prohibit development. Instead, the district guidelines (if prepared) would provide guidance on matters such as building removals, subdivision of land, scale/massing,

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setbacks in order to help ensure that any proposed development is compatible with the surrounding area.

Development adjacent to a heritage conservation district can be as important as development within a district. Adjacent lands may be of interest for future heritage designation, and unsympathetic development of lands adjacent to a district could affect the character of the district itself. Height, building type, use, and the protection of public views and vistas are important potential considerations. It is important for development adjacent to heritage conservation districts to be sympathetic to the district itself, and one way to ensure this is to prepare an impact assessment that describes the development, area potentially impacted, description of effects, and any necessary mitigation. This can be thought of as similar to the way in which environmental features are assessed as part of development proposals. This aspect should be further examined through the heritage conservation district plan, and appropriate recommendations made to refine existing policies.

## 6.3 Archaeological Resources

Archaeological resources were identified as a component of the Streetsville HCD Feasibility Study by the City of Mississauga. The goals of the City was to complete a Stage 1 Archaeological Assessment in order to identify and describe existing archaeological resources as well as areas of archaeological potential. The purpose of the archaeological assessment is to provide policies and guidelines in a potential HCD Plan related to archaeological resources. The archaeological report (See Appendix X) identifies the following:

- The study area includes 3 cemeteries, two of which (#1 and #2) are located within the recommended HCD boundary;
- The study area includes 22 previously recorded archaeological sites/findspots;
- Areas of archaeological potential are identified in Figure 33 and are outlined in green. Areas which are sloped or disturbed and do not demonstrate high levels of archaeological potential are identified on Figure 33 (shaded in purple and orange); and
- Some areas within the study area may require additional archaeological assessment given the presence of previously identified archaeological sites; and
- Indigenous communities have been engaged in the processes of the HCD study. Those groups who are interested in the study would be further engaged in Stage 2 in order to contribute within the HCD process.

The findings of the Archaeological Assessment provide the necessary background in order to make recommendations in the subsequent sub-sections of this report related to the recommended contents of a potential Heritage Conservation District Plan.

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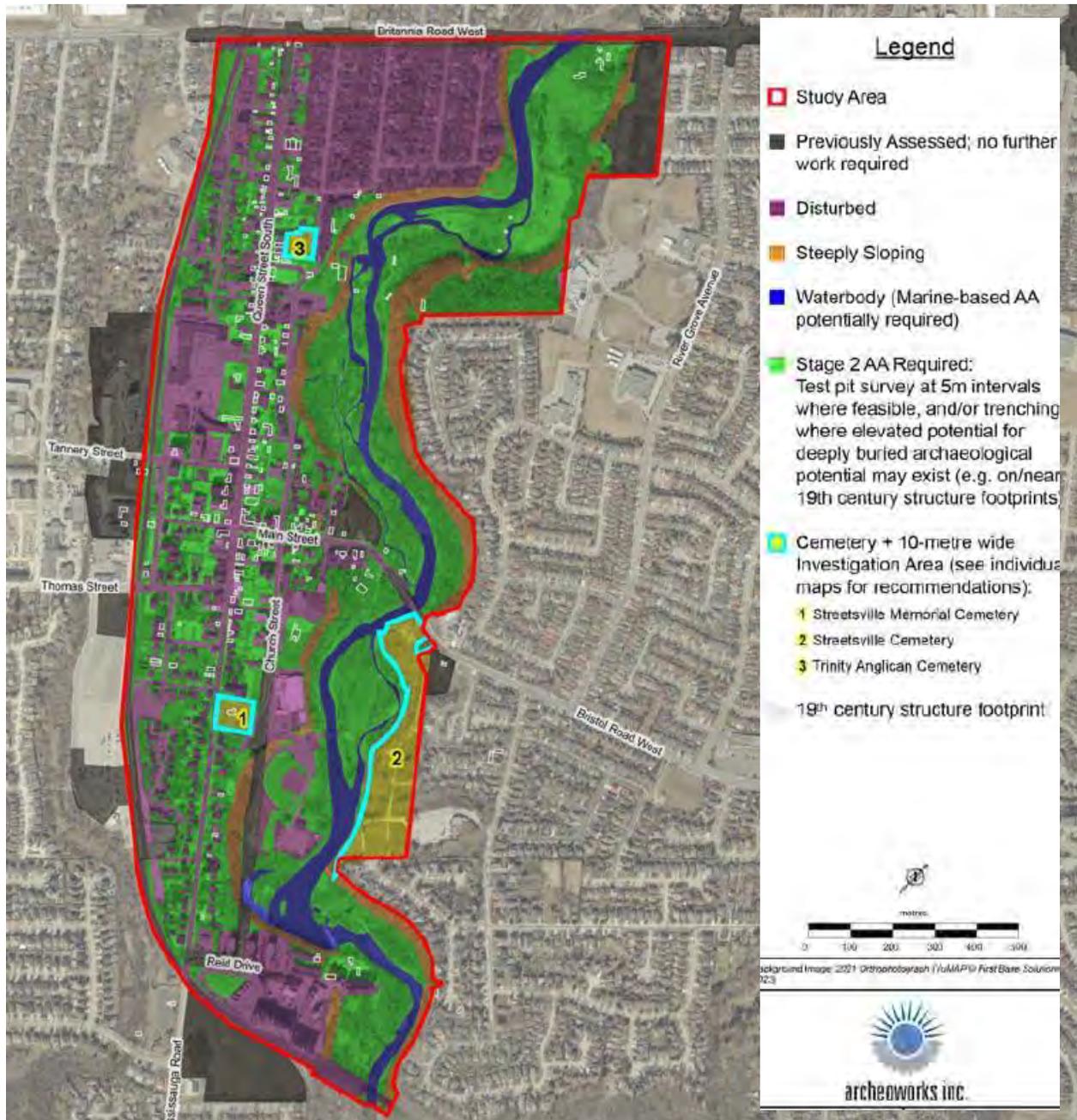


Figure 33: Archaeological potential map noting the study area boundary in red as well as lands having archaeological potential, and identified cemeteries. (Source: Archeoworks, 2023)

March, 2024

## 6.4 Objectives of the Proposed Designation of the Streetsville HCD

The primary objective of the proposed designation of the recommended boundary is to conserve its unique cultural heritage character and identified heritage attributes.

The term “conservation” is defined by the Parks Canada Standards & Guidelines as follows:

*All actions or processes that are aimed at safeguarding the character defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve "Preservation," "Rehabilitation," "Restoration," or a combination of these actions or processes.*

The purpose of conservation is not to freeze or restore the physical components in a particular place in time. Instead, the goal of conservation is to maintain the identified character of the area while providing policies and guidelines for appropriate change management of a cultural heritage landscape which is continuing to evolve. This management of cultural heritage resources can be accomplished through policies and guidelines in a Heritage Conservation District Plan.

In designating the Streetsville Heritage Conservation District, a number of key objectives are sought, as follows:

- To maintain and conserve the cultural heritage character and heritage attributes of the historic settlement of Streetsville as per the recommended boundary;
- To ensure the continued appreciation, enhancement and interpretation of former mill privileges and mill sites within areas which are designated public parks and trails;
- To maintain and enhance key natural features of the Village, including the Credit River valley, including its mature trees and vegetation on public and private lands;
- To protect and enhance identified views and vistas, providing consideration for vantage points as well as features located in the foreground, middle-ground and background;
- To discourage/avoid the loss/ **removal of heritage fabric on “contributing” properties** and encourage only those changes that are undertaken in a manner that alterations result in minimal impacts to the property and character of the area;
- To encourage property owners to make repairs and undertake maintenance of heritage features on contributing properties in order to conserve the overall character and appearance of the District and preserve authentic heritage fabric;
- To support the continuing care, conservation and maintenance of heritage properties wherever appropriate by providing guidance on sound conservation practice and encouraging applications to funding sources for eligible work;
- To encourage the maintenance of a low-profile built form within the District in order to manage growth and Planning Applications for increased height and density;

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- To support existing uses and the appropriate adaptive re-use of heritage buildings and heritage fabric;
- To prevent the establishment of those land uses and associated built forms which would be out of keeping with, or have adverse effects on the identified character of the District;
- To permit appropriate new development when it is sensitive to, compatible with, and distinguishable from the prevailing character of the District;
- To provide a set of design guidelines for both contributing and non-contributing properties which ensures that elegant contemporary new design is encouraged, in order to support the evolution of the area with designs which are products of their own time;
- To provide policies which encourage the conservation of the streetscape character, including those related to roadwork, streetscape enhancement, and road widening.

## 6.5 Recommended Streetsville HCD Plan Content

The content of an HCD Plan is provided as a way to achieve the objectives stated in Section 6.2 of this report. Policies and guidelines for contributing cultural heritage resources would be intended to conserve authentic heritage fabric and manage change appropriately. Policies and guidelines for non-contributing properties would be intended to allow for compatible new development which minimizes or avoids adverse impacts on the character of the area and adjacent heritage resources.

The policies and guidelines of the HCD Plan would consider the type of cultural heritage resource (i.e. commercial properties, residential properties, natural features, views, etc.) and provide policies which are specific to each.

Given our evaluation of the study area, we recommend that the Streetsville HCD Plan include policies and guidelines which address, or are related to the following:

- A statement of the objectives to be achieved in designating the area as a heritage conservation district (as provided in Section 6.2);
- A statement explaining the Cultural Heritage Value or interest of Streetsville, as provided in Section 3.3 of this report;
- A description of the heritage attributes of the Heritage Conservation District, including any identified character areas (i.e. commercial vs. residential), and an inventory of buildings which are both contributing and non-contributing in an Appendix of the HCD Plan;
- Policies direction on management of change within the district with attention to:
  - Identified character areas;
  - Contributing and non-contributing properties;
  - Public spaces and streetscapes;

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- Specific properties/areas within the District which are likely to be re-developed in the future;
- Policies and guidelines for demolition, alterations, and additions to heritage buildings and structures;
- Policies and guidelines for compatible new/contemporary development;
- Policies and guidelines for scale, massing and density within a Major Transit Station Area which must accommodate growth;
- Policies and guidelines for lotting patterns, severances, setbacks, etc. on both contributing and non-contributing properties;
- Policies and guidelines to maintain and enhance significant views and vistas;
- Landscape conservation guidelines for both public and private property, including lands along the Credit River;
- Funding and grant initiatives review;
- Changes to municipal planning and administrative procedures;
- Descriptions of alterations or classes of alterations that can be carried out without obtaining a heritage permit under section 42 of the *Ontario Heritage Act*;
- Guidance on where density should be focused (i.e. in some areas and not others), and where planning policy should be updated or amended, including OP and Zoning By-law;
- Guidance on Major Transit areas and accommodating for growth while conserving heritage character;
- Guidance on adding density in the downtown area appropriately, in conjunction with existing policies in the OP and Zoning bylaw;
- Updated Design Guidelines for areas within the study area, but excluded from the recommended HCD boundary;

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# 7.0 Conclusions & Recommendations

The Streetsville HCD Feasibility Study project has followed the requirements of the *Ontario Heritage Act*, as demonstrated in this document. The research, field work, inventory work, public consultation has resulted in the identification of the recommended boundary within the study area is a cultural heritage landscape which began as an early 19<sup>th</sup> century mill settlement. This settlement has evolved over time and is continuing to evolve.

The identification of the heritage character of Streetsville and the completion of the inventory and evaluation has resulted in the formulation of the recommended boundary provided in Appendix C of this report. This boundary is based on characteristics which are common to Heritage Conservation Districts, such as a framework of structured elements, a concentration of cultural heritage resources, distinctive character and visual coherence of features as detailed in Section 5.2 of this report.

The recommended boundary was provided to the community for consultation and comment. Comments were received regarding individual properties and the intent of the HCD Plan. However, no opposition was received regarding the proposed designation of the area as a Heritage Conservation District. Comments were received requesting that the boundary be extended in some areas and excluded in others. However, these comments were evaluated and technical grounds for the inclusion of some areas and exclusion of others goes against best practice and is not recommended.

The area within the proposed HCD boundary meets the definition of a significant cultural heritage landscape under *PPS 2020*, the Ontario Heritage Toolkit and the Parks Canada Standards & Guidelines. There is merit in proceeding to the second phase of the Heritage Conservation District project, namely the preparation of a Heritage Conservation District Plan.

March, 2024

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# Appendix A – Study Area Map

# Heritage Conservation 9.1 District (HCD) Study Area

Streetsville Heritage Inventory  
City of Mississauga

## LEGEND

 Study Area



Source: Esri Satellite Imagery

Date: February, 2024

File: 1065G

Scale: 1:8,000

Drawn: JB



Document Path: C:\Users\jbrinocari\Desktop\1065G - Streetsville HCD Study\GIS\Streetsville HCD.aprx

# Appendix B – Archaeological Assessment (Archeoworks, 2023)

**ARCHEOWORKS INC.**

**Stage 1 Archaeological Assessment for the  
Streetsville Heritage Conservation District Feasibility Study and Plan  
Within Part of Lots 2-5, Concession 4 West of Hurontario Street  
And within Part of Lots 2-5, Concession 5 West of Hurontario Street  
In the Geographic Township of Toronto  
Historic County of Peel  
Now in the City of Mississauga  
Regional Municipal of Peel  
Ontario**

**Project #: 195-MI9402-23  
Licensee (#): Kim Slocki (P029)  
PIF #: P029-1126-2023**

**Draft Report**

**October 17, 2023**

**Presented to:**  
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## EXECUTIVE SUMMARY

*Archeoworks Inc.* was retained by *MHBC Planning, Urban Design & Landscape Architecture* to conduct a Stage 1 archaeological assessment (AA) in support of the research/fieldwork component of the first phase of the *Streetsville Heritage Conservation District Feasibility Study and Plan*. The study area is roughly bounded by Britannia Road West to the north, the Credit River valley to the east, and the GO/Canadian Pacific Railway (CPR) tracks to the south and west. The study area encompasses parts of Lots 2 through 5 of Concessions 4 and 5 West of Hurontario Street (WHS), in the Geographic Township of Toronto, historic County of Peel, now in the City of Mississauga, Regional Municipality of Peel, Ontario.

The background research identified features or characteristics that indicate archaeological potential, including: the presence of previously registered archaeological sites, water sources, areas of early Euro-Canadian settlement, early historical transportation routes, commemorative plaques, designated and listed cultural heritage properties, and cultural heritage landscapes. The background research also identified a number of properties within the study area that have been previously assessed and cleared of further archaeological concern, as well as properties that contain recorded archaeological sites of further cultural heritage value or interest (CHVI).

Combining the information from the background research, as well as the results of the on-site property inspection, and considering the findings detailed in the report, the following recommendations are presented:

1. Waterbodies cannot be assessed under the *2011 S&G*. However, waterbodies within the study area retain potential for marine archaeological sites. Therefore, future projects involving in-water impacts must be evaluated for marine-based archaeological potential using the *Ministry of Citizenship and Multiculturalism (MCM)'s Criteria for Evaluating Marine Archaeological Potential* checklist, and a marine archaeological investigation undertaken by a licensed marine archaeologist must be carried out if determined to be necessary.
2. Any proposed impacts to or in the immediate vicinity of archaeological sites previously determined to require either Stage 3 AA or Stage 4 mitigation — namely, the Timothy Street Mill site (AjGw-67) and Robert Irwin Pottery site (AjGw-432) — must be preceded by the appropriate stage of archaeological investigation in accordance with recommendations in their respective reports.
3. Any proposed impacts to or in the immediate vicinity of the Monners archaeological site (AjGw-6) must be preceded by Stage 2 AA to more clearly identify whether further Stage 3 AA is merited.
4. Lands and archaeological sites (i.e., Wyndham H1/AjGw-574, and Scottish Church/AjGw-618) within the study area that were subjected to previous archaeological fieldwork (Stage 1 AA, Stage 2 AA, Stage 3 AA and/or Stage 4 Mitigation) and deemed free of further cultural

archaeological concern and/or determined to no longer retain cultural heritage value or interest, with the associated report(s) accepted into the *Ontario Public Register of Archaeological Reports*, are recommended to be exempt from further assessment. No further work is required in these areas.

5. Parts of the study area that were identified as having archaeological potential removed (i.e., areas of deep and extensive disturbances) are exempt from requiring further Stage 2 AA (extents of these areas to be confirmed through a detailed on-site property inspection during a Stage 2 AA as per *Section 2.1.8* of the *2011 S&G*).
6. Parts of the study area that were identified as having no or low archaeological potential (i.e., saturated soil conditions and steeply sloping terrain) are exempt from requiring Stage 2 AA (extents of these areas to be confirmed through a detailed on-site property inspection during a Stage 2 AA).
7. The balance of the study area retains land-based archaeological potential, including that for deeply buried archaeological resources. Due to the complex history of development within historic Streetsville, future projects involving soil-intrusive impacts will require detailed Stage 1 background research to more accurately determine the potential for deeply buried or capped archaeological resources in the area/property to be impacted by developmental activities, followed by the appropriate Stage 2 survey method to confirm the presence and degree of integrity of deeply buried archaeological resources. The Stage 2 AA must follow the survey strategies outlined in *Section 2.1.2* of the *2011 S&G*, for test pit survey in open/unpaved lands and, where appropriate, *Section 2.1.7* of the *2011 S&G* for survey in deeply buried conditions.
8. As per the *Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33* no intrusive activity may occur within the limits of the Streetsville Cemetery, Streetsville Memorial Cemetery and Trinity Anglican Cemetery without consent from the cemetery operator and the *Bereavement Authority of Ontario (BAO)*.
  - a. Proposed development impacts within the limits of the aforementioned cemeteries require additional Stage 2 and Stage 3 archaeological cemetery investigations. A Cemetery Investigation Authorization (CIA) issued by the *BAO* must be obtained prior to conducting any soil-intrusive work (e.g., Stage 2/3/4 investigations; construction monitoring).
9. Lands within the ten-metre-wide cemetery investigation area along the Bristol Road- and Credit River-facing edges of Streetsville Cemetery are assessed to have no potential for unmarked burials, and therefore require no Stage 3 cemetery investigation. Only a regular Stage 2 test pit survey in accordance with *Section 2.1.2* of the *2011 S&G* is required for undisturbed and testable lands within the cemetery investigation area. No CIA is required to be obtained for Stage 2 test pit survey within the cemetery investigation area.

10. Within the ten-metre-wide cemetery investigation areas around the Streetsville Memorial Cemetery and Trinity Anglican Cemetery, the following recommendations apply:
- a. In areas identified as no longer retaining potential for unmarked burials due to deep and extensive disturbance, no further work is required.
  - b. Impacts being contemplated within areas identified as having potential for unmarked burials require the following:
    - i. A CIA issued by the *BAO* is required and needs to be obtained prior to conducting any soil-intrusive work (e.g., Stage 2/3/4 investigations; construction monitoring).
    - ii. As there is the potential to encounter both deeply buried archaeological resources and intact archaeological resources near the surface, surface survey methods (i.e., Stage 2 test pit survey in accordance with *Section 2.1.2* of the *2011 S&G*) must occur to identify any archaeological sites prior to using more invasive methods per *Section 2.1.7, Standard 2* of the *2011 S&G*.
    - iii. Following the completion of the Stage 2 AA, per *Section 2.2, Guideline 4* of the *2011 S&G*, and in accordance with the *Registrar's Directive: Authorization for Stage 2-4 Archaeological Fieldwork (Assessments and Investigations) on Cemetery Lands (updated as of February 12, 2021)*, further Stage 3 cemetery investigations are required to determine the boundaries of the cemetery. Given the complexity of the field conditions surrounding the cemetery, the appropriate recommendations for further Stage 3 cemetery investigations (e.g., hand excavation, mechanical topsoil removal, construction monitoring, etc.) will be made after plans for developmental impacts are made available. Recommendations for subsequent stages of fieldwork must be made in consultation with the *MCM*.

No construction activities shall take place within the study area prior to the *MCM* (Archaeology Programs Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

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## PROJECT PERSONNEL

Project Director..... Kim Slocki – MCM licence P029

Field Director (Property Inspection) ..... Lee Templeton – MCM licence R454

Report Preparation and Graphics ..... Lee Templeton  
Jay Allen Villapando

Report Review..... Kim Slocki

DRAFT

# 1.0 PROJECT CONTEXT

## 1.1 Objectives

The objectives of a Stage 1 Archaeological Assessment (AA), as outlined by the 2011 *Standards and Guidelines for Consultant Archaeologists* ('2011 S&G') published by the *Ministry of Citizenship and Multiculturalism (MCM)* (2011), are as follows:

- To provide information about the property's geography, history, previous archaeological fieldwork and current land condition;
- To evaluate in detail, the property's archaeological potential, which will support recommendations for a Stage 2 survey for all or parts of the property; and
- To recommend appropriate strategies for a Stage 2 survey.

## 1.2 Development Context

The *City of Mississauga* is engaging the community to determine whether Streetsville meets the legislated criteria for consideration as a potential Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act*. The study, called the *Streetsville Heritage Conservation District Feasibility Study and Plan*, is being carried out in two phases. The first phase will determine whether or not the area meets the criteria as an HCD. The second phase, if initiated, would then include drafting an HCD Plan that will provide policies and guidelines to manage change within the proposed HCD's boundaries.

*Archeoworks Inc.* was retained by *MHBC Planning, Urban Design & Landscape Architecture* to conduct a Stage 1 archaeological assessment (AA) in support of the research/fieldwork component of the first phase of the *Streetsville Heritage Conservation District Feasibility Study and Plan*. The study area is roughly bounded by Britannia Road West to the north, the Credit River valley to the east, and the GO/Canadian Pacific Railway (CPR) tracks to the south and west (**see Appendix A – Map 1**). The study area encompasses parts of Lots 2 through 5 of Concessions 4 and 5 West of Hurontario Street (WHS), in the Geographic Township of Toronto, historic County of Peel, now in the City of Mississauga, Regional Municipality of Peel, Ontario.

This study was triggered by the *Environmental Assessment Act* in support of the Municipal Class Environmental Assessment (MCEA) Master Plan Process. This Stage 1 AA was conducted under the project direction of Ms. Kim Slocki, under the archaeological consultant licence number P029, in accordance with the *Ontario Heritage Act* (1990; amended 2022) and 2011 S&G. Permission to investigate the study area was granted by *MHBC Planning, Urban Design & Landscape Architecture* on February 9, 2023.

## 1.3 Historical Context

To establish the historical context and archaeological potential of the study area, *Archeoworks Inc.* conducted a comprehensive review of Indigenous and Euro-Canadian settlement history, and a review of available historical mapping and aerial imagery. The results of this background research are presented below and summarized in **Appendix B – Summary of Background Research**.

### 1.3.1 Pre-Contact Period

The pre-contact period of Southern Ontario includes numerous Indigenous groups that continually progressed and developed within the environment they inhabited (Ferris, 2013, p.13). **Table 1** includes a brief overview and summary of the pre-contact Indigenous history of Southern Ontario.

Table 1: Pre-Contact Period

Periods	Date Range	Overview and Attributes				
<b>PALEO-INDIAN (Early)</b>						
Early	ca. 11000 to 8500 BC	Small groups of nomadic hunter-gatherers who utilized seasonal and naturally available resources; sites are rare; hunted in small family groups who periodically gathered into larger groups/bands during favourable periods in the hunting cycle; campsites used during travel episodes and found in well-drained soils in elevated situations; sites also found along glacial features (e.g., glacial lake shorelines/strandlines) due to current understanding of regional geological history; artifacts include fluted and lanceolate stone points, scrapers and dart heads.				
Late	ca. 8500 to 7500 BC	- Gainey, Barnes, Crowfield Fluted Points (Early Paleo-Indian) - Holcombe, Hi-Lo, Lanceolates (Late Paleo-Indian) (Ellis and Deller, 1990, pp.37-64; Ellis, 2013, p.37; Wright, 1994, p.25).				
<b>ARCHAIC (Middle)</b>						
Early	ca. 7800 to 6000 BC	Descendants of Paleo-Indian ancestors; lithic scatters are the most commonly encountered site type; trade networks appear; artifacts include reformed fluted and lanceolate stone points with notched bases to attach to wooden shaft; ground-stone tools shaped by grinding and polishing; stone axes, adzes and bow and arrow; Shield Archaic in Northern Ontario introduced copper tools.				
Middle	ca. 6000 to 2000 BC	- Side-notched, corner-notched, bifurcate projectile points (Early Archaic) - Stemmed, Otter Creek/Other Side-notched, Brewerton side and corner-notched projectile points (Middle Archaic) - Narrow Point, Broad Point, Small Point projectile points (Late Archaic) (Dawson, 1983, pp.8-14; Ellis et al., 1990, pp.65-124; Ellis, 2013, pp.41-46; Wright, 1994, pp.26-28).				
Late	ca. 2500 to 500 BC	<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2" style="text-align: center;"><i>Oral Traditions</i></th> </tr> </thead> <tbody> <tr> <td colspan="2">Oral traditions of the Algonquian-speaking <i>Michi Saagiig</i> (Mississauga Anishinaabeg) assert that they, “are the descendants of the ancient peoples who lived in Ontario during the Archaic and Paleo-Indian periods” (Gitiga Migizi and Kapyrka, 2015, p.1).</td> </tr> </tbody> </table>	<i>Oral Traditions</i>		Oral traditions of the Algonquian-speaking <i>Michi Saagiig</i> (Mississauga Anishinaabeg) assert that they, “are the descendants of the ancient peoples who lived in Ontario during the Archaic and Paleo-Indian periods” (Gitiga Migizi and Kapyrka, 2015, p.1).	
<i>Oral Traditions</i>						
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Periods	Date Range	Overview and Attributes
<b>WOODLAND (Late)</b>		
Early	ca. 800 to AD 1	<p>Evolved out of the Late Archaic Period; introduction of pottery (ceramic) where the earliest were coil-formed, under fired and likely utility usage; two primary cultural complexes: Meadowood (broad extent of occupation in southern Ontario) and Middlesex (restricted to Eastern Ontario); poorly understood settlement-subsistence patterns; artifacts include cache blades, and side-notched points that were often recycled into other tool forms; primarily Onondaga chert; intensive exploitation of quarries in southeastern Ontario; commonly associated with Saugeen and Point Peninsula complexes.</p> <ul style="list-style-type: none"> <li>- Meadowood side-notched projectile points</li> </ul> <p>(Dawson, 1983, pp.15-19; Ferris and Spence, 1995, pp.89-97; Gagné, 2015; Spence et al., 1990, pp.125-142; Williamson, 2013, pp.48-61; Wright, 1994, pp.29-30).</p>
Middle	ca. 200 BC to AD 700	<p>Three primary cultural complexes in Southern Ontario: Point Peninsula (generally located throughout south-central and eastern Southern Ontario), Saugeen (generally located southwestern Southern Ontario), and Couture (generally located in southwestern-most part of Ontario); “given the dynamics of hunter-gatherer societies, with high levels of interaction and intermarriage among neighbouring groups, one would not expect the existence of discrete cultures” and the “homogeneity of these complexes have been challenged” (Ferris and Spence, 1995, p.98); introduction of large “house” structures and substantial middens; settlements have dense debris cover indicating increased degree of sedentism; incipient horticulture; burial mounds present; shared preference for stamped, scallop-edged or tooth-like decoration, but each cultural complex had distinct pottery forms; Laurel Culture (ca. 500 BC to AD 1000) established in boreal forests of Northern Ontario.</p> <ul style="list-style-type: none"> <li>- Saugeen Point projectile points (Saugeen)</li> <li>- Vanport Point projectile points (Couture)</li> <li>- Snyder Point projectile points</li> <li>- Laurel stemmed and corner-notched projectile points</li> </ul> <p>(Dawson, 1983, pp.15-19; Ferris and Spence, 1995, pp.97-102; Gagné, 2015; Hessel, 1993, pp.8-9; Spence et al., 1990, pp.142-170; Williamson, 2013, pp.48-61; Wright, 1994, pp.28-33; Wright, 1999, pp.629-649).</p>

Periods	Date Range	Overview and Attributes		
<b>Late Woodland</b>				
Late (Transitional)	ca. AD 600 to 1000	<p>Earliest Iroquoian development in Southern Ontario is Princess Point which exhibits few continuities from earlier developments with no apparent predecessors; hypothesized to have migrated into Ontario, but more recent research of ceramic data from the Rice Lake-Trent River region determined early Iroquoian development to be an <i>in situ</i> cultural development (Curtis, 2014, p.190); the settlement data is limited, but oval houses are present; introduction of maize/corn horticulture; artifacts include 'Princess Point Ware' vessels that are cord roughened, with horizontal lines and exterior punctation; smoking pipes and ground stone tools are rare; continuity of Princess Point and Late Woodland Iroquoian groups.</p> <p>- Triangular projectile points (Ferris and Spence, 1995, pp.102-106; Fox, 1990, pp.171-188; Gitiga Migizi and Kapyrka, 2015, pp.1-3).</p> <table border="1" data-bbox="527 751 1414 1281"> <thead> <tr> <th data-bbox="527 751 1414 787"><i>Oral Traditions</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="527 787 1414 1213"> <p>According to their oral traditions, the north shore of Lake Ontario in Southern Ontario was occupied throughout the entire Late Woodland Period by the <i>Michi Saagiig</i> (Mississauga Anishinaabeg); their traditional territory extended north where they would hunt and trap during the winter months, followed by a return to Lake Ontario in the spring and summer; "the traditional territories of the Michi Saagiig span from Gananoque in the east, all along the north shore of Lake Ontario, west to the north shore of Lake Erie at Long Point. The territory spreads as far north as the tributaries that flow into these lakes, from Bancroft and north of the Haliburton highlands" (Gitiga Migizi and Kapyrka, 2015, p.1); oral traditions speak of people (the Iroquois) coming into their territory between AD 500-1000 who wished to establish villages and grow corn; treaties were made allowing the Iroquois to stay in their traditional territories (Gitiga Migizi and Kapyrka, 2015, pp.1-3).</p> <p>This oral tradition is contrary to other First Nation communities based on both archaeological evidence and their oral traditions (<i>see Appendix C</i>).</p> </td> </tr> </tbody> </table>	<i>Oral Traditions</i>	<p>According to their oral traditions, the north shore of Lake Ontario in Southern Ontario was occupied throughout the entire Late Woodland Period by the <i>Michi Saagiig</i> (Mississauga Anishinaabeg); their traditional territory extended north where they would hunt and trap during the winter months, followed by a return to Lake Ontario in the spring and summer; "the traditional territories of the Michi Saagiig span from Gananoque in the east, all along the north shore of Lake Ontario, west to the north shore of Lake Erie at Long Point. The territory spreads as far north as the tributaries that flow into these lakes, from Bancroft and north of the Haliburton highlands" (Gitiga Migizi and Kapyrka, 2015, p.1); oral traditions speak of people (the Iroquois) coming into their territory between AD 500-1000 who wished to establish villages and grow corn; treaties were made allowing the Iroquois to stay in their traditional territories (Gitiga Migizi and Kapyrka, 2015, pp.1-3).</p> <p>This oral tradition is contrary to other First Nation communities based on both archaeological evidence and their oral traditions (<i>see Appendix C</i>).</p>
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Early	ca. AD 900 to 1300	<p>Two Iroquoian cultures in Southern Ontario: Glen Meyer (located primarily in southwestern Ontario from Long Point on Lake Erie to southwestern shore of Lake Huron) and Pickering (encompassed north of Lake Ontario to Georgian Bay and Lake Nipissing); the abandonment of these two phases "were expressed early on, with the recognition that local site sequences were more or less continuous through what has been classified as distinct phases" (Birch, 2015, p.271); early houses were small and elliptical; developed into multi-family longhouses and some small, semi-permanent palisade villages; adoption of greater variety of harvest goods; increase in corn-yielding sites; well-made and thin-walled clay vessels with stamping, incising and punctation; crudely made smoking pipes, and worked bone/antler present; evolution of ossuary burials; grave goods are rare and not usually associated with a specific individual.</p> <p>- Triangular-shaped, basally concave projectile points with downward projecting corners or spurs (Ferris and Spence, 1995, pp.106-109; Williamson, 1990, pp.291-320).</p>		
Middle	ca. AD 1300 to 1400	<p>Two Iroquoian cultures in Southern Ontario: Uren and Middleport; increase in village sizes (0.5 to 1.7 hectares) and campsites (0.1 to 0.6 hectares) appear; some with palisades; classic longhouse takes form; increasing reliance on maize and other</p>		

Periods	Date Range	Overview and Attributes		
		<p>cultigens such as beans and squash; intensive exploitation of locally available land and water resources; decorated clay vessels decrease; well-developed clay pipe complex that includes effigy pipes; from Middleport emerged the Huron-Wendat, Petun, Neutral Natives and the Erie.</p> <ul style="list-style-type: none"> <li>- Triangular and (side of corner or corner removed) notched projectile points</li> <li>- Middleport Triangular and Middleport Notched projectile points</li> </ul> <p>(Dodd et al., 1990, pp.321-360; Ferris and Spence, 1995, pp.109-115).</p>		
Late	ca. AD 1400 to 1600	<p>Two major Iroquoian groups: the Neutral Natives to the west of the Niagara Escarpment and the Huron-Wendat to the east; the Petun were located in the Blue Mountain region; traditionally, the Huron-Wendat territory stretched “from the Gaspé Peninsula in the Gulf of Saint Lawrence and up along the Saint Lawrence Valley on both sides of the Saint Lawrence River all the way up to the Great Lakes. Huronia, included in Wendake South, represents a part of the ancestral territory of the Huron-Wendat Nation in Ontario. It extends from Lake Nipissing in the North to Lake Ontario in the south and Île Perrot in the East and Owend [sic] Sound in the West” and they “formed alliances and traded goods with other First Nations among the networks that stretched across the continent” (per.comm. R.Gaudreau-Couture, 21 June 2022); within this large area, Huron-Wendat “concentrations of sites occur in the areas of the Humber River valley, the Rouge and Duffin Creek valleys, the lower Trent valley, Lake Scugog, the upper Trent River and Simcoe County” (Ramsden, 1990, p.363); longhouses; villages enlarged to 100 longhouses clustered together as horticulture (maize, squash and beans) gained importance in subsistence patterns; villages chosen for proximity to water, arable soils, available fire wood and defensible position; diet supplemented with fish; ossuaries; tribe/band formation; gradual relocation to north of Lake Simcoe.</p> <p>Neutral (called <i>Attiewandaron</i> by the Huron-Wendat) Natives distributed west of the Niagara Escarpment, around the western end of Lake Ontario and eastward across the Niagara Peninsula to Lake Erie; sites also found in the Grand River area and as far as Milton in the east; varying settlements include villages up to five acres in size to isolated fishing cabins; villages tend to be located along smaller creeks, headwaters and marshlands; diet dependent on hunting, gathering, fishing and farming; longhouses present; ossuaries; tribe/band formation; theorized that Credit River may have functioned as a boundary marker between the ancestral Neutral Natives and Huron-Wendat peoples.</p> <ul style="list-style-type: none"> <li>- many trails used throughout the area including the Toronto Carrying Place Trail which travelled along the Humber River and the Rouge River connecting Lake Ontario to Lake Simcoe.</li> </ul> <p>(Ferris and Spence, 1995, pp.115-122; Heidenreich, 1978, pp.368-388; Lennox and Fitzgerald, 1990, pp.405-456; Ramsden, 1990, pp.361-384; TRCA, 2007, p.9; Warrick, 2000, p.446; Warrick, 2008, p.15).</p> <table border="1" data-bbox="527 1570 1414 1757"> <thead> <tr> <th data-bbox="527 1570 1414 1608"><i>Oral Traditions</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="527 1608 1414 1757"> <p>During this time, the Algonquian-speaking groups of the Anishinaabeg (e.g., Ojibway/Chippewa, Odawa, Mississaugas, Algonquin, and others) maintained stable relations with Iroquoian-speaking groups (e.g., Huron-Wendat, Neutral, Petun) who continued to establish settlements in Southern Ontario, according to <i>Michi Saagig</i> oral tradition (Gitiga Migizi and Kapyrka, 2015, p.1).</p> </td> </tr> </tbody> </table>	<i>Oral Traditions</i>	<p>During this time, the Algonquian-speaking groups of the Anishinaabeg (e.g., Ojibway/Chippewa, Odawa, Mississaugas, Algonquin, and others) maintained stable relations with Iroquoian-speaking groups (e.g., Huron-Wendat, Neutral, Petun) who continued to establish settlements in Southern Ontario, according to <i>Michi Saagig</i> oral tradition (Gitiga Migizi and Kapyrka, 2015, p.1).</p>
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### 1.3.2 Contact Period

The contact period of Southern Ontario is defined by European arrival, interaction and influence with the established Indigenous communities of Southern Ontario. **Table 2** includes an overview of some of the main developments that occurred during the contact period of Southern Ontario.

Table 2: Contact Period

Periods	Date Range	Overview and Attributes		
European Contact	ca. AD 1600s	<p>The Anishinaabeg (e.g., Mississauga, Ojibway, Chippewa, Odawa, Algonquin, and others) continued to inhabit Ontario, alongside Iroquoian-speaking groups such as the Huron-Wendat north of Lake Simcoe and the Neutral (<i>Attiewandaron</i>) in the Niagara Peninsula; inter-marriage between Algonquian- and Iroquoian-speaking groups; French arrival into Ontario; numerous Huron-Wendat villages north of Lake Simcoe in and around the City of Barrie (“Huronía”); extensive trade relationship with Huron-Wendat and French established; Neutral Natives clustered in the Niagara Peninsula; Neutral Natives referred to as <i>la Nation neutre</i> by Samuel de Champlain but limited European contact with Neutrals; trade goods begin to replace traditional tools/items; Jesuit and Récollets missionaries; epidemics (Fox and Garrad, 2004, p.124; Gitiga Migizi and Kapyrka, 2015, pp.1-3; Heidenreich, 1978, pp.368-388; Jury, 1974, pp.3-4; Lennox and Fitzgerald, 1990, pp.405-456; Trigger, 1994, pp.47-55; Warrick, 2008, pp.12, 245; White, 1978, pp.407-411).</p> <table border="1"> <thead> <tr> <th>Oral Traditions</th> </tr> </thead> <tbody> <tr> <td>Mississauga Anishinaabeg oral traditions tell of Algonquian-speaking groups wintering with Iroquoian neighbours, resulting in a complex archaeological record; oral traditions also speak of Anishinaabeg “paddling away” to their northern hunting territories to escape disease and warfare in southern Ontario at this time (Gitiga Migizi and Kapyrka, 2015, pp.1-3).</td> </tr> </tbody> </table>	Oral Traditions	Mississauga Anishinaabeg oral traditions tell of Algonquian-speaking groups wintering with Iroquoian neighbours, resulting in a complex archaeological record; oral traditions also speak of Anishinaabeg “paddling away” to their northern hunting territories to escape disease and warfare in southern Ontario at this time (Gitiga Migizi and Kapyrka, 2015, pp.1-3).
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Five Nations of Iroquois (Haudenosaunee)	ca. AD 1650s	<p>The Five (later Six) Nations (Mohawk, Seneca, Oneida, Onondaga and Cayuga; later included the Tuscarora) of Iroquois (or Haudenosaunee), originally located south of the Great Lakes, engaged in warfare with Huron-Wendat neighbours as their territory no longer yielded enough furs; the Five Nations, armed with Dutch firearms, attacked and destroyed numerous Huron-Wendat villages in 1649-50; the groups that remained became widely dispersed throughout the Great Lakes region but remained an independent Nation; the Huron-Wendat ultimately resettled near Quebec City (forming the oldest First Nations community in Canada), in southwestern Ontario and in America; the Five Nations attacked Neutrals ca.1650s and caused their dispersal; the Five Nations established settlements along the northern shoreline of Lake Ontario at strategic locations along canoe-and-portage routes and used territory for extensive fur trade; villages included Ganatsekwyagon (or Gandesetaigon) at the mouth of the Rouge River, and Teiaiagon at a bend near the mouth of the Humber River; European fur trade and exploration continues (Abler and Tooker, 1978, p.506; Gitiga Migizi and Kapyrka, 2015, p.2; Robinson, 1965, pp.15-16; Schmalz, 1991, pp.12-34; Trigger, 1994, pp.53-59; Warrick, 2008, p.208; Williamson, 2013, p.60).</p>		
Anishinaabeg Return (and Arrival)	ca. AD 1650s to 1700s	<p>Some narratives tell of Anishinaabeg groups either returning (Gitiga Migizi and Kapyrka, 2015, p.2) or moving by military conquest (MCFN, 2017) to southern Ontario in the 1690s; battles fought throughout, ultimately resulting in most of the Five Nations being driven out of Southern Ontario and returning to their lands south of the Great Lakes (and some remained in parts of Southern Ontario); the English referred to those Algonquian-speaking groups that settled in the area</p>		

Periods	Date Range	Overview and Attributes
		<p>bounded by Lakes Ontario, Erie, and Huron as Chippewas or Ojibwas (Smith, 2002, p.107); <i>'Mississauga'</i> term applied to Anishinaabeg bands living on the north shore of Lake Ontario; they were focused on hunting/fishing/gathering with little emphasis on agriculture; temporary and moveable houses (wigwam) left little archaeological material behind; multiple settlements throughout Southern Ontario; the study area is within the traditional territory of the Mississaugas of the Credit First Nation who state they, "were the original owners of the territory embraced in the following description, namely commencing at Long Point on Lake Erie thence eastward along the shore of the Lake to the Niagara River. Then down the River to Lake Ontario, then northward along the shore of the Lake to the River Rouge east of Toronto then up that river to the dividing ridge to the head waters of the River Thames then southward to Long Point the place of the beginning" (MCFN, 2017); the Credit River became a favoured location of trade between Mississauga and European traders; Mississauga settlement near Port Credit (Gibson, 2006, pp.35-41; Hathaway, 1930, p.433; Johnston, 2004, pp.9-10; Loverseed, 1987, pp.11, 17; McMillan and Yellowhorn, 2004, pp.110-111; Skeoch, 2000, pp.20-21; Smith, 2013, pp.16-20; Trigger, 1994, pp.57-59; Williamson, 2013, p.60).</p>
Trade, Peace and Conflict	ca. AD 1700 to 1770s	<p>Great Peace negotiations of 1701 in Montreal established peace around the Great Lakes; collectively referred to the Anishinaabeg and Five Nations of Iroquois as the First Nations; European commerce and exploration resumed; the Anishinaabeg continued to trade with both the English and the French; beginnings of the Métis and their communities; skirmishes between France and Britain as well as their respective First Nations allies erupt in 1754 ("French and Indian Wars") and forms part of the larger Seven Years' War; French defeat transferred the territory of New France to British control; Treaty of Paris (1763); Royal Proclamation of 1763 "states explicitly that Indigenous people reserved all land not ceded by or purchased from them" (Hall, 2019); the Proclamation established framework for how treaties were negotiated (by only the King or an assigned representative of the King, and only at a public meeting called for this specific purpose) and established the "constitutional basis for the future negotiations of Indigenous treaties in British North America" (Hall, 2019); the Proclamation established the British administration of North American territories ceded by France to Britain; uprising by several First Nations groups against British ("Pontiac's War"); fur trade continued until Euro-Canadian settlement (Abler and Tooker, 1978, pp.505-517; Hall, 2019; Jaenen, 2023a; Johnston, 2004, pp.13-14; Schmalz, 1991, pp.35-62, 81; Surtees, 1994, pp.92-97; Tooker, 1978, pp.418-441).</p>
Early British Administration and Euro-Canadian Settlement	ca. AD 1770s to 1790s	<p>American Revolutionary War (1775-1783) drove large numbers of United Empire Loyalists (those who were loyal to the British Crown), military petitioners, and groups who faced persecution in the United States to re-settle in Upper Canada; Treaty of Paris (1783) formally recognized the independence of the United States; Province of Quebec divided in 1791 into sparsely populated Upper Canada (now southern Ontario) and culturally French Lower Canada (now southern Quebec); Jay's Treaty of 1795 establishes American/Canadian border along the Great Lakes; large parts of Upper Canada opened to settlement from the British Isles and continental Europe after land cession treaties were negotiated by the British Crown with various First Nations groups (Government of Ontario, 2021; Hall, 2022; Jaenen, 2023b; Surtees, 1994, p.110; Sutherland, 2020).</p>

### 1.3.3 Euro-Canadian Settlement Period (AD 1800s to present)

#### 1.3.3.1 First Nation Land Treaties and Township of Toronto

In 1805 a tract of land approximately 42 kilometres long, between Etobicoke Creek and Burlington Bay, stretching back from the Lake Ontario shoreline for about eight to nine kilometres (roughly corresponding to present-day Eglinton Avenue) was agreed to be ceded by the certain Mississaugas in what is known as the “First Purchase” or Treaty 13A. One mile (or 1.6 kilometres) on either side of the Credit River and the ‘flat lands’ bordering the Etobicoke Creek were to remain property of the Mississaugas, and they were to obtain £1000 worth of goods and the right to retain their fishery sites at the mouths of the Credit River, Sixteen Mile Creek, and Twelve Mile Creek as part of the treaty (Department of Indian Affairs, 1891, pp.35-40; Fix, 1967, p.13; Heritage Mississauga, 2018a; MCFN, 2020a; Weaver, 1913, p.65).

In September 1806, representatives of the Crown and certain Mississaugas signed Treaty 14, or the “Head of the Lake Purchase,” confirming the cession of lands along the north shore of Lake Ontario that had been agreed upon the previous year (Government of Ontario, 2023; MCFN, 2020). These lands were surveyed and formed into townships – the preferred unit of land division by British administrators (Loverseed, 1987, p.23). The survey of the portion of the Township of Toronto lying south of what is now Eglinton Avenue (“Old Survey” lands), where the study area lies, was completed in 1806 by Samuel Wilmot, Deputy Surveyor (Pope, 1877, p.86). Dundas Street, a military road established by orders of Lieutenant-Governor John Graves Simcoe and constructed by the Queen’s Rangers following a trail used by First Nations, was the only road at this time. It consequently became the main east-west roadway through the newly established Province of Upper Canada. The road penetrated the dense forest in Township of Toronto, and until settlers arrived, it remained a wagon-width trail (Clarkson, 1977, p.8; Riendeau, 2002, p.123). Initial settlement in the Township of Toronto was along Dundas Street, and these first settlers were experienced farmers, many of which were United Empire Loyalists and Late Loyalists (Riendeau, 2002, pp.123-124).

Even though the lands within the Township of Toronto had become available for settlement, Napoleonic Wars in Europe slowed immigration from the British Isles; only 175 individuals are listed in the 1809 Census Record (Riendeau, 2002, p.125). After the War of 1812, there was mounting pressure for new land to accommodate the “increasing amount of new settlers from the British Isles, to meet the demands of the demobilized military personnel for their promised land grants, and to provide the necessary land for children of the United Empire Loyalists who had settled in eastern Ontario and on the Niagara Frontier a generation earlier” (McKinney, 1967, p.244). To accommodate this influx of settlers, the remainder of the Mississauga Tract, within what is now Peel Region, was negotiated by William Claus in 1818. The area belonged to the Credit River Mississauga who found themselves victim to encroachment on their lands and fisheries by Euro-Canadian settlers (Surtees, 1994, p.116). Under the leadership of Chief Ajetance, the Mississauga settled for goods in the value of £522.10 annually per person in exchange for 648,000 acres of land, including some land along the Credit River. This Second Purchase, known as the Ajetance Purchase or Treaty 19, ceded the lands north of Eglinton Avenue

and form the 'New Survey' of the Township of Toronto (Department of Indian Affairs, 1891, p.lv; MCFN, 2020b; Surtees, 1994, p.117; Riendeau, 2002, pp.123,127).

In 1826, the Mississauga village at the mouth of the Credit River was relocated to the Credit Mission, located on the site of what is now the Mississauga Golf and Country Club on Mississauga Road (Heritage Mississauga, 2018b; Riendeau, 2002, p.125). By 1837, the Mississauga population was decimated by contagious diseases, such as smallpox, tuberculosis and measles, killing nearly two-thirds of the Mississaugas at the western end of Lake Ontario (Smith, 2002, p.110; Riendeau, 2002, p.125). Further constricted by the pressures of the Euro-Canadian settler, the Mississaugas of the Credit River were relocated again to the Grand River Reserve (Riendeau, 2002, p.125).

By 1842, the population of the Township of Toronto included 5,377 individuals, and 28,468 of 59,260 acres taken up were under cultivation. There were four grist mills and 21 sawmills in the township. European settlement in the Township of Toronto continued along the Credit River, as well as the Etobicoke River; numerous mills were constructed along their entirety (Smith, 1846, pp. 192-193; Martin, 1967, p.273).

#### *1.3.3.2 Town of Streetsville*

Streetsville, located along Mississauga Road, parallel to the Credit River and encompassed by the study area, is the oldest settled village in the County of Peel having been laid out in 1818. Timothy Street, who lived in Niagara Region, arrived along the Credit River when his business partner, Richard Bristol, applied to undertake the survey of Township of Toronto. Timothy Street financed the endeavor and for his services, was granted approximately 4,500 acres throughout the County of Peel and the County of Halton. This land grant included land along the Credit River (Emerson and Emerson, 2002, p.160; Heritage Mississauga, 2018c).

The first settler in Streetsville was James Glendinning (Emerson and Emerson, 2002, p.160; Manning, 2008, p.2). After moving from St. David's in Niagara, Timothy Street settled in Streetsville in 1821 and built a grist mill and sawmill on the Credit River using millstones from the Glendinning farm (Manning, 2008, p.3). In 1825 (some resources state this date as 1822), Timothy Street brought his family from St. David's and "built a brick house near his mills, overlooking the river. It was sturdy, unassuming dwelling, the first brick house in Peel County" (Manning, 2008, p.5; Emerson and Emerson, 2002, p.161). This house is still standing at 41 Mill Street and is cared for by the City of Mississauga. In 1854, the Street's Milling complex was sold to John Blain and in 1865, it was sold to Gooderham and Worts (Emerson and Emerson, 2002, p.168).

In 1821, a small general store, called the Montreal House, was opened by John Barnhart at Queen and Pearl Street to accommodate the local residents. The Barnhart family were a prominent family who had arrived in Upper Canada as United Empire Loyalists. A second general store, specialising in potash manufacturing, was opened at the northeast corner of Main and Queen Streets in 1828 by Israel Ransom (Manning, 2008, pp.2-3).

A small Methodist church had constructed a small log church in Streetsville by 1821, and the Presbyterians constructed a small church on Britannia Road East in 1819; local tradition suggests

that James Glendinning, a devout Presbyterian, “built a separate meeting house on his own land” (Emerson and Emerson, 2002, p.165). “In 1824 an attractive frame church was built in the centre of the property which Timothy Street donated as a Protestant burying ground” (Manning, 2008, p.7). This frame church stood until 1868 when the large brick church was constructed on the north side of the burial ground, known as St. Andrew’s Presbyterian Church. Traveling preachers served the Anglican community until the Anglican congregation constructed a church in 1841/2 at the location of the current Trinity Anglican Church (Emerson and Emerson, 2002, p.165).

In 1823, a bridge over the Credit River was constructed north of Dundas Street, thereby making Streetsville a crossing and stopover hamlet for commuters. By 1824, “Streetsville was a village with two taverns, two stores, a grist mill with two runs of stones, a sawmill, two shoemakers, cabinet maker, potashery, Presbyterian Church, and an excellent school house [sic]. Town lots of a quarter of an acre sold for 10 pounds each” (Manning, 2008, p.5). In 1829, the Streetsville Post Office was opened in Israel Ransom’s store. Although it is not clear when the settlement was first called Streetsville, the earliest reference to this name was in William Lyon Mackenzie’s *Colonial Advocate* record in 1824 (Emerson and Emerson, 2002, p.161).

Dr. John Crumbie arrived in Streetsville in 1829 and established his well-respected medical practice. By 1835, Streetsville had all the basic amenities of a village with many merchants and tradesmen establishing themselves in the village. A second mill, John Beatty’s (or Beaty) Credit Mills, at the southeast end of the village, was established at this time and was remained with the Beatty family until 1895 (Manning, 2008, p.6; Emerson and Emerson, 2002, p.164; OHT, 2023). It was purchased by Duncan Reid and his family owned the mill until 1965, when it was sold to Christie Brown and Company in 1969, and then Kraft in 2000 (OHT, 2023). In ca.1840, a fourth milling complex consisting of a sawmill and a six-storey grist mill were constructed by John Hyde where Ontario Street met the Credit River and was known as Hyde’s Ontario Mills. This milling complex created a small industrial centre at the north end of the village. A stave factory, cooperage, glove factory, Caslor’s carding mill, bobbin factory and barracks for workers were constructed nearby (Manning, 2008, p.13). The Ontario Mills were acquired by Gooderham and Worts in 1861 and converted to steam-powered flax mill before being destroyed by fire in 1867 (Emerson and Emerson, 2002, p.168). The ruins are still present at 0 Ontario Street/69 Church Street. This location was repurposed when a dam was constructed across the Credit River to generate electricity. This became the first municipally owned power plant which provided Streetsville with hydroelectricity until 1943 (Parks Canada, 2009; Emerson and Emerson, 2002, p.168).

In 1843, the Barbers’ Woollen Mill, formerly Comfort’s Mill, was established south of the village. During the Rebeillion of 1837, after the rebel’s failed attempt to overthrow the Upper Canada government, William Lyon Mackenzie, the leader of the rebellion fled to Niagara. He took shelter at Comfort’s Mills (Emerson and Emerson, 2002, p.166), which resulted in William Comfort being jailed for aiding in Mackenzie’s escape.

In 1846, the hamlet contained 550 inhabitants, and had numerous factories (including a tannery), several inns, stores, small manufacturing businesses, a Grammar School (or High School), several

churches and a courthouse (Smith, 1846, p.177). Streetsville continued to grow where in 1850, approximately 1,000 individuals resided within the community and its business included “several mills, a tannery, foundry and cooperage, Barnet Collins’ pottery on Water Street, a brickyard, blacksmiths, shoemakers, carriage shops, Cunningham’s tinsmithy [sic], and the Paterson & Adamson’s brewery...a telegraph office...to physicians, a druggist, surveyor, watchmaker, gunsmith and six tailors” (Manning, 2008, pp.9-10). In 1858, it was incorporated as a village (Pope, 1877, p.86; Heritage Mississauga, 2018c). Several inns were constructed in the village including Hyde’s Inn, Dean’s Inn, Tyrone House, The Queen’s on Main Street, The Telegraph House, The Globe and later the Franklin House, The Royal and The Pacific.

In 1873, Streetsville was described as, “an incorporated village of Ontario, co. of Peel, on the River Credit, 9 miles from Port Credit. It contains Episcopal, Methodist and Presbyterian churches, a town hall, several schools, a telegraph office, a number of stores, 2 large woollen mills, flouring mills, &c. Pop. 617” (Crossby, 1873, p.234). Although there was a downturn in population, Streetsville continued to thrive with the arrival of the Credit Valley Railway through the village in 1879 which assisted in moving goods and people through the County of Peel. By the turn of the century, many of the mills located in Streetsville began to close and the village gradually changed from an industrial mill-town to a small business and service centre (Heritage Mississauga, 2018c).

### 1.3.4 Land Use History (AD 1800s to present)

#### 1.3.4.1 Pre-1900 Land Use

Several documents were reviewed to gain an understanding of the land use history and of the study area’s potential for the recovery of historic pre-1900 remains, namely Bristol, Fitzgerald and Spencer’s *New Plan of Streetsville* (1856), G.R. Tremaine’s *Plan of Streetsville* (1859) and J.H. Pope’s *Illustrated Historical Atlas of the County of Peel* (1877) (*see Maps 2-4*).

In 1856, the study area encompassed shops, mills — including Hyde’s Mill, Blain’s Mill (formerly Timothy Street’s milling complex) and Beaty’s Mill — a tannery, two churches, numerous private residences and barns, opened road/street allowances, farmland and valley lands of the Credit River. Much of the land between the Credit River and a minor street named the Mullet Creek were subdivided into smaller village lots, though not all were built upon.

The 1859 *Plan of Streetsville* shows conditions very similar to the 1856 map, where the built-up area of Streetsville was largely confined to between the Mullet Creek and the Credit River, and the surrounding countryside consisted of farmland and the river valley. Most of the structures were not labelled and are likely private residences. Among the labelled ones are a shop, a sawmill, a woolen mill, the Ontario Mills complex, Blain’s Mill, Beatty Mill, a grist mill, a tannery, two churches, a chapel, a post office, two residences and two barns, as well as named streets.

In the 1877 *Illustrated Historical Atlas*, the only structures depicted were the ones within the Credit River valley (e.g. mills, dams, weirs). No private structures within the village were depicted.

In addition, the study area also encompasses or immediately abuts two major historic transportation routes (Queen Street South/Hurontario Street/Centre Road, which began as a former Indigenous hunting and fishing trail and later a tolled roadway; and Britannia Road) that were established during the survey of the Township of Toronto, as well as numerous village streets and roads that were already in use by the mid-19<sup>th</sup> century. In Ontario, the 2011 S&G considers areas of early Euro-Canadian settlements (e.g., pioneer homesteads, isolated cabins, farmstead complexes, early wharf or dock complexes, pioneer churches, and early cemeteries), early historic transportation routes (e.g., trails, passes, roads, railways, portage routes), and properties that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations, as features or characteristics that indicate archaeological potential (per *Section 1.3.1*). Therefore, based on the proximity of early Euro-Canadian settlements and early historic transportation routes, these features contribute to establishing the archaeological potential of the study area.

#### 1.3.4.2 Post-1900 Land Use

To facilitate further evaluation of the established archaeological potential within the study area, a detailed review of 1909, 1918, 1829 and 1942 topographic maps (*see Maps 5-6*), air photographs from 1954, 1961, 1968, 1970, 1973, 1975 (*see Maps 7-9*), aerial imagery from 1980, 1985, 1989, 1992, 1997 and 2000 (Mississauga Maps, 2023) and orthoimagery from 2002, 2012, 2015 and 2021 (*see Maps 10-11*) was undertaken.

The earliest 20<sup>th</sup> century topographic maps depict the study area as encompassing structures of brick and wood construction, including numerous private residences, three churches, two cemeteries, a Post Office, a grist/flour mill, a factory, two blacksmith shops, two schools, two hotels, and opened road allowances and a segment of the Canadian Pacific Railway (CPR) tracks. Pockets of the village, and most of the Credit River valley lands (except for small wooded areas flanking the river) were depicted as cleared, open land. By 1929, a third cemetery (present-day St. Joseph's Roman Catholic Cemetery) was marked on the map; curiously, the area of the Streetsville (Public) Cemetery (established 1892) was not demarcated. By 1942, the dam and mill complex in the north part of the study area (known as "J.C. Hyde's Mills" in the 1856 map and "Ontario Mills" in the 1859 map) was no longer depicted.

Newer suburban developments are visible in the 1954 aerial image, including a subdivision under construction immediately south of Britannia Road and west of the Credit River, and a recreation complex (including an athletic track) at the south end of Church Street (area of present-day Streetsville Arena). By 1961, the large pocket of vacant land east of the CPR tracks and north of Tannery Street began to be developed. The formerly vacant lands along Reid Drive, near the south end of the study area, were developed throughout the 1960s and 1970s, with the construction of larger industrial buildings on the south side and residential units on the north side, and the filling in of the older manmade water channels/mill races.

Between 1975 and 2021, noticeable changes include the conversion of residential lots with detached houses along Queen Street into commercial lots with parking areas, accompanied by street widening; transport-related redevelopment adjacent to the Streetsville GO Train station;

and the construction of newer residential units. Within the Credit River valley, vegetation had generally increased and more trails and paths had been constructed.

### 1.3.5 Present Land Use

The study area encompasses a large number of areas with different land use designations. In the City of Mississauga's Official Plan these areas include: Residential Low Density I, Mixed Use, Residential Medium Density, Residential High Density, Business Employment, Industrial, Institutional, Utility, Public Open Space, Private Open Space, Greenlands/Natural Hazards and three Community Facilities (City of Mississauga, 2023a).

## 1.4 Archaeological Context

To establish the archaeological context and further establish the archaeological potential of the study area, *Archeoworks Inc.* conducted a comprehensive review of the municipal archaeological management plan, designated and listed cultural heritage resources, heritage conservation districts, commemorative markers, and pioneer churches and early cemeteries in relation to the study area. Furthermore, an examination of registered archaeological sites and previous AAs within proximity to the study area limits, and a review of the physiography of the study area were performed. The results of this background research are documented below and summarized in **Appendix B – Summary of Background Research.**

### 1.4.1 Archaeological Management Plan

Per *Section 1.1, Standard 1* of the *2011 S&G*, when available, an archaeological management plan (AMP) or other archaeological potential mapping must be reviewed. Currently, the City of Mississauga and the Regional Municipality of Peel do not have a publicly available AMP.

### 1.4.2 Designated and Listed (or Non-Designated) Cultural Heritage Resources

Per *Section 1.3.1* of the *2011 S&G*, properties listed on a municipal register or designated under the *Ontario Heritage Act*, or that is a federal, provincial, or municipal historic landmark or site are considered features or characteristics that indicate archaeological potential. Numerous designated and listed cultural heritage resources are encompassed within the study area (City of Mississauga, 2023c; *see Map 12*). Therefore, this feature contributes to establishing the archaeological potential of the study area.

Note that due to the large number of properties considered to be of heritage interest within the study area, only the most important, i.e. heritage resources designated under Part IV of the *Ontario Heritage Act*, are presented in **Table 4.**

Table 3: Designated Cultural Heritage Resources within the Study Area

Municipal Address	Description
11 Barry Avenue	Matthew Cunningham House, constructed ca.1860: the former home of Matthew Cunningham, tinsmith.
19 Barry Avenue	William Cunningham House, constructed ca.1860.

Municipal Address	Description
1786 Bristol Street/no municipal address	Streetsville Public Cemetery, established 1890: established when Streetsville Memorial Cemetery had reached its capacity.
7 Main Street	The Streetsville War Memorial or Cenotaph, erected in 1926
21 Main Street	Heron-Dandie, constructed 1830.
27 Mill Street	Abigail Street House, constructed 1850.
41 Mill Street	Timothy Street House, constructed 1825: This was the residence of the founder of Streetsville believed to be the first brick house in Peel County.
56 Ontario Street East	The Hyde Mill Ruins: This structure housed the generator which supplied power for Streetsville. In 1906, a dam and generator were added to the mill in order to be able to produce electricity. It is a square plan, one storey structure with a flat roof.
47 Queen Street South	Orange Hall, constructed 1855: This structure held the meeting of the first Orange Lodge, No.290, first organized June 12, 1845. The lodge is now No.263, first organized by William Graydon, first master and builder according to Perkin Bull. William Graydon and son John built the structure in 1855 on land donated by Henry Rutledge.
62 Queen Street South	John Graydon House, constructed 1865: one of the many Graydon homes in Streetsville.
157 Queen Street South	Graydon-Atkinson House constructed 1890: built by John Graydon. Victorian detail in brick and terra cotta with fretwork gables.
208 Queen Street South; 5-11 Pearl Street	The Montreal House, constructed in 1821: John Barnhart Senior built this as his general store and trading post.
223 Queen Street South	Robinson-Bray house, constructed 1880.
228 Queen Street South	Howard Eaton Confectionary, constructed 1880.
232 Queen Street South	Simpson-Dandie Store, constructed 1860: James Dandie Hardware 1894-1920. Later butcher, then pub from 1982. Small adjoining building was Post Office 1910-1919
34 Thomas Street	Fulton House, constructed 1888.
233 Queen Street South	Graydon Block, constructed 1891: William John Graydon, nephew of builder John, commissioned the store in 1891. It accommodated two stores with dwellings to the rear and upstairs. The first noted business was a stove and tinware shop in 1893
263-265 Queen Street South	Franklin House, constructed 1855: built as residence. Became Franklin Hotel in 1877, Queen's Hotel 1910. South addition 1880 now a replica.
264 Queen Street South	T.I. Bowie Medical Hall & House, constructed 1900: The T.I. Bowie Medical Hall property is significant in Streetsville because of its direct associations with activities and people that were fundamental in the formation of the community. Specifically, the property is important as the location of the village's medical hall.
271 Queen Street South	Odd Fellow's Hall, constructed 1875: Public hall, lodge rooms and early public library (from 1877) kept behind bars.
274 Queen Street South	Streetsville United Church, constructed 1876: the fourth church to be used by the Streetsville congregation
280 Queen Street South	Streetsville Village Hall, former Library: constructed ca.1860: served as Cunningham Tinsmith Shop. This structure became a public library in 1902 (until 1967 and then a community meeting room).
299 Queen Street South	Streetsville Memorial Cemetery, established 1824: adjacent to St. Andrews Presbyterian Church, on the west side of the Credit River and in the village of Streetsville.
300 Queen Street South	William Taylor House, constructed ca.1880: the structure was built between 1884 and 1887 by local builder John Gardhouse. In 1889 the property was brought by

Municipal Address	Description
	William Taylor, a local saddle maker, Police Magistrate, Streetsville Councillor and local Reeve.
307 Queen Street South	John Scruton House, constructed 1856: the Scruton House is a modest vernacular Gothic Revival building. Timothy Street, the namesake of the village, purchased all 200 acres of the Original Crown Grant in 1822. In the mid-19 <sup>th</sup> century, the property was the home of John and Louis Scruton, long-time residents and prominent local businessmen.
327 Queen Street South	Old Grammar School, constructed 1851: At the time of its construction in 1851, this building was the only secondary school to be found in a large geographic area, which meant that pupils from miles around attended.
13 Thomas Street	Thomas Paterson House, constructed 1847: Merchant Thomas Paterson commissioned this Late Regency house in 1847 on the occasion of his marriage to Agnes Savigny. Paterson was a member of the first Village Council in 1858.
54 William Street	Brookbank House: built ca.1860 by Samuel Brookbank.
74 & 78 William Street	Credit Valley Railway Station: this was the first station in Streetsville for the Credit Valley Railway, constructed in 1879

### 1.4.3 Heritage Conservation Districts

Per *Section 1.3.1* of the 2011 S&G, heritage resources listed on a municipal register or designated under the *Ontario Heritage Act*, are considered features or characteristics that indicate archaeological potential. The study area is not located in or within 300 metres of a Heritage Conservation District (City of Mississauga, 2014; City of Mississauga, 2018). Therefore, this feature does not contribute to establishing the archaeological potential of the study area.

### 1.4.4 Cultural Heritage Landscape

In 2005, the City of Mississauga had identified several cultural heritage landscapes and cultural features throughout Mississauga. In 2022, these cultural heritage landscapes and cultural features were re-evaluated to determine whether these landscapes are Significant Cultural Heritage Landscapes and to propose priority strategies for protection, including interpretation and commemoration strategies. The Cultural Heritage Landscapes (CHL) encompassed within the study area are: Streetsville Village Core, the Credit River Corridor and the Mississauga Road Scenic Route.

The Streetsville Village Core is identified as a CHL as it encapsulates the historical village core of one of the oldest settlements in the City of Mississauga. Queen Street, the main thoroughfare, demonstrates the distinct characteristics of the area's rural routes, while the village contains over 90 heritage properties, making Streetsville home to the largest concentration of historical buildings in Mississauga (City of Mississauga, 2022b, p.172). The Streetsville Village Core was determined to have cultural heritage value as a CHL due to its design and physical value, historical and associative value, and contextual value (City of Mississauga, 2022b, p.192).

The Credit River is identified as a CHL, as it is the core of greenspace through the middle of Mississauga and is the most significant natural feature and wildlife habitat in the city. The Credit River had a large impact on the history and development of Mississauga. This river travels from Orangeville and empties at Port Credit, a total length of 90 kilometres. The Credit River, named

*Mis.sign.ni.he* or *Mazinigae-zeebi* by the Mississaugas, which translates to ‘the trusting creek’ or ‘to write or give and make credit.’ “This is said to refer to the fur-trading period, when the French or British would meet with the First Nations here ‘extending credit for supplies until the following spring if the Indians did not have sufficient furs to pay in full” (City of Mississauga, 2022b, p.18). Later, the timber industry utilized the river as transportation, a shipping canal and energy source supporting several mills along its length (City of Mississauga, 2022b, pp.20-21). The Credit River was determined to have cultural heritage value as a CHL due to its physical value, historical and associative value, and contextual value (City of Mississauga, 2022b, p.37).

The Mississauga Road Scenic Route was identified as a CHL as it is one of Mississauga’s oldest northwest-southeast thoroughfares and connects some of Mississauga’s oldest villages such as Port Credit, Streetsville and Meadowvale. It was a former Indigenous hunting and fishing trail, and was used as a pioneer road. By the 19<sup>th</sup> century, it had a stagecoach service and became a toll road. By the early 20<sup>th</sup> century, Mississauga Road was mostly in the same alignment as it presently exists. The Mississauga Road Scenic Route was determined to have cultural heritage value as a CHL due to its design and physical value, historical and associative value, and contextual value (City of Mississauga, 2022b, pp.148-149, 169).

Therefore, these features contribute to establishing the archaeological potential of the study area.

#### 1.4.5 Commemorative Plaques or Monuments

Per *Section 1.3.1* of the 2011 S&G, commemorative markers of Indigenous and Euro-Canadian settlements and history, which may include local, provincial, or federal monuments, cairns or plaques, or heritage parks, are considered features or characteristics that indicate archaeological potential. The study area encompasses two commemorative plaques (Read the Plaque, 2023; *see Table 5*). Therefore, this feature contributes to establishing the archaeological potential of the study area.

Table 4: Commemorative Markers within the Study Area

Location	Plaque Title
At 299 Queen Street South	Streetsville: By 1825, six years after the first settlers came into this part of Toronto Township, a thriving community, containing grist and sawmills, a tannery and a distillery, had developed here on the Credit River. Named after Timothy Street, who began several of the early industries and donated the land for this cemetery, Streetsville had a population of 500 by 1837 and was the largest village in the Home District. While several industries, notably the Hyde mills, flourished during the 1840's, Streetsville lost its dominance in the region when it failed to obtain railway connections until 1879. It was incorporated as a Village, with about 1000 inhabitants, in 1858 and as a Town in 1962. Twelve years later it became part of the City of Mississauga.
27 Reid Drive	Reid Mill: This flour mill was built on the Credit River southeast of the village of Streetsville in the mid-1830s by John Beaty and by 1861 had an annual capacity of 12,000 barrels of flour. The mill employed four pairs of milling stones, which were replaced by roller processing in the late 1800s to produce finer qualities of flour. The Beaty family and leaseholders operated the mill until 1895 when miller Duncan Reid took over the operation, buying it from the Beaty estate in 1902. Reid, his children and grandchildren owned the mill until 1965 when Paul Helliwell purchased the complex. It was sold to Christie Brown and Company in 1969 and acquired by

Location	Plaque Title
	Kraft in 2000. The original mill, hidden inside the milling complex, and the mill dam, which survives, played an important role in Ontario's commercial and industrial history.

#### 1.4.6 Pioneer/Historic Cemeteries

Per *Section 1.3.1* of the 2011 S&G, pioneer churches and early cemeteries are considered features or characteristics that indicate archaeological potential. Three pioneer/historic cemetery are located in the study area (OGS, 2023).

##### 1.4.6.1 Streetsville Memorial Cemetery

The Streetsville Memorial Cemetery is located at 299 Queen Street South, south of St. Andrew's Presbyterian Church. This cemetery was established in 1824, on the west side of the Credit River. The cemetery is listed as inactive, and is not open to further burials. However there are currently columbarium niches still for sale. William Perkins Bulls, writing about the cemetery in the 1930s, noted its use as an Indigenous "camping ground, and prior to that, a battleground where tribal wars were fought, and personal arguments settled" (OGS, 2022a).

Early European settlers in Streetsville were primarily Presbyterians and they had constructed several churches, including one on Britannia Road East in 1819 and another at the corner of Queen and Pearl Streets in Streetsville in 1821. The village's earliest burials were initially not confined to a defined burial ground, but rather interments were made in "simple some spot in the forest" (OGS, 2022a). Timothy Street, after whom Streetsville is named, wished to remedy this situation by selling a portion of his land for five shillings in 1824; the new burial ground was to be used by all Protestant denominations. Five Presbyterian church members became the first cemetery trustees, and for many years this was the only Protestant burying ground within the larger surrounding area (City of Mississauga, 2023a; OGS, 2022a; OHT, 2016a).

That same year the congregation started raising funds and gathering material to erect a church and the first minister was welcomed in 1828. According to a Stage 4 excavation report by *Timmins Martelle Heritage Consultants Inc.* (2020), the first frame church was built in 1835 in the middle of the burying ground; it stood until 1868 when a new brick church was constructed and it still stands today immediately to the north of the cemetery (St. Andrew's Presbyterian Church; 291 Queen Street South). The cemetery was closed to further burials in 1890. In 1959 the cemetery was rededicated and renamed Streetsville Memorial Park Cemetery. In 1967 the grounds were restored, broken stones were repaired, and many were cemented into large walls near the rear of the cemetery. Additional repairs were made to stones in 1978 (City of Mississauga, 2023a; OGS, 2022a; OHT, 2016a).

This cemetery is designated under Part IV of the *Ontario Heritage Act*, under City of Mississauga by-law 0085-2016 (OHT, 2016a). The cemetery is home to many of Streetsville and Toronto Township's earliest pioneers, including Timothy Street, as well as early settlers of neighbouring Chinguacousy and Trafalgar Townships. Located along Streetsville's main thoroughfare, this cemetery defines the historical core of the village. The neighbouring property at 295 Queen

Street South, home to St. Andrew's Presbyterian Church, is also designed under Part IV of the *Ontario Heritage Act*.

The presence of this early 19<sup>th</sup> century cemetery contributes to establishing archaeological potential of the study area. Further discussion of the Streetsville Memorial Cemetery can be found in **Section 3.1.6**.

#### 1.4.6.2 Streetsville Cemetery

The Streetsville Cemetery, or Streetsville Public Cemetery, is located at 1786 Bristol Road West. This cemetery was established in 1892 and is located on the east side of the Credit River. The cemetery is still active. The cemetery has its origins in the need to find a new place for burials in Streetsville, as the old Pioneer Cemetery (i.e., Streetsville Memorial Cemetery at 299 Queen Street South) was nearing capacity at the end of the 19<sup>th</sup> century. As there was no land in proximity that was available for suitable expansion, a public meeting was called to start the process of finding another piece of land in the village that could be used as a burial ground. The Streetsville Cemetery Company Limited was thus formed and in 1890 it wrote to the Village Council for approval to establish a cemetery on the east side of the Credit River, on property formerly owned by George Doherty and Leonora Street (who inherited the land from his father Timothy Street). John Graydon, who had acquired a portion of the Doherty/Street property, he sold Village Lots 11 to 36 on George Street to the Cemetery Company for \$602.50 in May 1891. Survey of the newly purchased cemetery property was conducted in spring of 1892 by Unwin, Foster & Company, with the first burial appearing to have occurred at the end of July. There are several tombstones in the cemetery which indicate a date of death prior to 1891, however the cemetery transcript is clear in stating it is unlikely that there were any burials prior to the first survey of the cemetery (City of Mississauga, 2023a; Halton Peel Branch of OGS, 2004).

The entrance gate on Bristol Road West was built ca. June 1892 (Halton Peel Branch of OGS, 2004). In August 1892, the portion of the cemetery known as the "Gore" (now Section B), lying northeast of the first-opened Section A, was dedicated for the use of single graves. In September 1909, a portion of the cemetery property was sold to the Roman Catholic Church for \$175.00, for their own burial ground; this is now part of the St. Joseph's Catholic Cemetery on 5440 Durie Road. In 1974, ownership of the cemetery was passed from the Streetsville Cemetery Company to the City of Mississauga (Halton Peel Branch of OGS, 2004).

This cemetery continues to be in use today and is described as, "a park-like setting, where mature trees [were] abound, lining the roadway...older gravestones prevail in the southern section while newer ones comprise the northern part" (City of Mississauga, 2023a). This cemetery is designated under Part IV of the *Ontario Heritage Act*, under City of Mississauga by-law 0084-2016 (OHT, 2016b). The cemetery is a landmark on the east side of Streetsville and provides a natural vista overlooking the east bank of the Credit River.

The presence of this late 19<sup>th</sup> century cemetery contributes to establishing archaeological potential of the study area. Further discussion of the Streetsville Cemetery can be found in **Section 3.1.6**.

### 1.4.6.3 Trinity Anglican Cemetery

This cemetery was established in 1843 and is located adjacent to Trinity Church. The cemetery is still active. The Streetsville Anglican parish was founded in 1841, comprising both the village of Streetsville and Hurontario Church at Derry West. Previously, early travelling missionaries of the Church of England held services in people's homes. Anglicans in Streetsville then attended St. Peter's Anglican Church in Erindale, however they eventually needed a church of their own in closer proximity. The congregation's first church building is recorded to have been located on Water Street. In 1843 Henry Rutledge later gave land for erection of a new church; this property consists of the present location of Trinity Church, adjacent to the cemetery. The cemetery was supposedly established at the same time as the new church, with the first interment being that of Ellen Row in 1843. The Streetsville parish flourished for years and parishioners were travelling from outlying villages to attend Trinity Church (Halton Peel Branch of OGS, 2022b; Trinity Church Streetsville, 2023).

An information plaque installed immediately outside the cemetery grounds states that the cemetery was formally established in 1842 by Reverend Robert McGeorge and congregation member James Hopkins, and that there are likely many unmarked graves within the burial grounds. Another information plaque also provides information about three militia volunteers from the War of 1812 that were buried in the cemetery.

In 1998 the original Trinity Church was destroyed by fire. The fire caused not only the loss of cemetery records but also a shift in the earth which moved graves close to the original building's foundation. The new and present-day church was rebuilt in 2000 (Trinity Church Streetsville, 2023).

This cemetery listed in the heritage register of the City of Mississauga and is not yet designated under Part IV of the *Ontario Heritage Act*.

The presence of this early 19<sup>th</sup> century cemetery contributes to establishing archaeological potential of the study area. Further discussion of the Trinity Anglican Cemetery can be found in **Section 3.16**.

### 1.4.7 Registered Archaeological Sites

Per *Section 1.1, Standard 1* and *Section 7.5.8, Standard 1* of the 2011 *S&G*, the *Ontario Archaeological Sites Database (OASD)* maintained by the *MCM* was consulted in order to provide a summary of registered or known archaeological sites within a minimum one-kilometre distance of the study area limits. According to the *OASD* there are 13 archaeological sites within a one-kilometre radius of the study area (*MCM*, 2023; *see Table 6*). Of these, five registered archaeological sites are located within the study area; two are located immediately adjacent to (i.e. within 50 metres of) the study area limits; and two more are located within a 300-metre radius.

Per *Section 1.3.1* of the 2011 S&G, previously registered archaeological sites in close proximity are considered to be features or characteristics that indicate archaeological potential. Therefore, given the presence of several registered archaeological sites in and within 300 metres of the study area, this feature contributes to establishing the archaeological potential of the study area. A map detailing the locations of the seven registered sites located in and immediately adjacent to the study area limits is presented within **Map S1** of the attached **Supplementary Document**.

Table 5: Registered Archaeological Sites within One Kilometre of the Study Area

Borden #	Name	Cultural Affiliation	Type	Development Status <sup>^</sup>
<b>Registered archaeological sites within the study area limits</b>				
AjGw-6	Monners	Pre-Contact (Indigenous)	Other: camp/campsite	-
AjGw-67	Timothy Street Mill	Post-Contact (Euro-Canadian)	Distillery; mill; tannery	-
AjGw-432	Robert Irwin Pottery	Post-Contact	Other: other	Further CHVI
AjGw-574	Wyndham H1 Site	Post-Contact (Euro-Canadian)	Homestead	No further CHVI
AjGw-618	Scottish Church	Post-Contact (Euro-Canadian)	Church/chapel	No further CHVI
<b>Registered archaeological sites within a 50-metre radius of the study area limits</b>				
AjGw-502	AjGw-523-H1	Post-Contact (Euro-Canadian)	House; scatter	No further CHVI
AjGw-634	Cuthbert-Asquith	Post-Contact (Euro-Canadian)	Homestead	Further CHVI
<b>Registered archaeological sites within a 300-metre radius of the study area limits</b>				
AjGw-213	Park Point Estates #1	Pre-Contact (Indigenous); Post-Contact (Euro-Canadian)	Findspot; homestead	-
AjGw-503	AjGw-503-H2	Post-Contact (Euro-Canadian)	House	No further CHVI
<b>Other registered archaeological sites within a one-kilometre radius of the study area limits</b>				
AjGw-39	Farnington	Archaic	Other: camp/campsite	-
AjGw-119	Thunderhead	Other	Findspot	No further CHVI
AjGw-118	Hamba	Other	Findspot	No further CHVI
AjGw-229	-	Pre-Contact (Indigenous)	Findspot	-
AjGw-358	-	Post-Contact (Euro-Canadian)	Homestead	No further CHVI

"-" denotes detail not provided in OASD.

"^" CHVI = cultural heritage value or interest.

#### 1.4.8 Previous Archaeological Assessments

Per *Section 1.1, Standard 1* and *Section 7.5.8, Standards 4-5* of the 2011 S&G, to further establish the archaeological context of the study area, a review of previous AAs carried out within the limits of, or immediately adjacent (i.e., within 50 metres) to the study area (as documented by all available reports) was undertaken. Twenty-three (23) reports were identified; 19 reports are located within the study area and four reports are located within 50 metres of the study area (*see Tables 7-8 below; Map 13 in Appendix A*).

Table 6: Previous Archaeological Assessments in the Study Area

Property	Stage of Work	Recommendations	Company, Report Date
Timothy Street Mill (AjGw-67)	Unknown	Background research determined Timothy Street had constructed a complex at the foot of Mill and Main Street adjacent to the Credit River that initially included a grist mill. Later buildings included a saw mill built in 1821/1822;	Mayer, Pihl, Poulton and Associates Inc., 1986

Property	Stage of Work	Recommendations	Company, Report Date
		<p>a tannery in 1822/1823; a distillery around 1824; two carding machines in 1825; a clothing mill; and a brick family house (which is the only remaining structure and is now owned and was restored by the City of Mississauga). Timothy Street's son, John, assumed ownership of the complex and he built a new tannery in 1851. In 1855, he sold the complex to John Blain and in the 1860s, it was sold to Gooderham and Worts.</p> <p>Electromagnetic survey noted considerable disturbances reflecting infilling, and a sewer line may run through or immediately south of the mill. This survey confirmed the existence of the tannery. It was summarized that at least one-metre of fill is present over the site and a high water table and the site was likely disturbed by 20<sup>th</sup> century construction. However, much of the 19<sup>th</sup> century milling complex appears to be accessible after the fill was removed.</p>	
South side of Main Street/Bristol Road West on either side of the Credit River	1-2 AA	During the Stage 2 AA, no archaeological resources were encountered, only unnatural gravel composition, likely from previous grading and infilling activity during the 1950s. However, given the possibility of deeply buried archaeological remains related to the Timothy Mill Site (AjGw-67) preserved under layers of fill, specifically within the westernmost section of the subject area, further Stage 2 AA involving trench excavations was recommended.	Archeoworks Inc., 2010
Monners (AjGw-6)	Unknown	<p>A copy of this report was requested from the <i>MCM</i> and from the <i>University of Toronto</i>. No report could be located by both the <i>MCM</i> and the <i>University of Toronto</i>. The only available information comes from the site form on file with the <i>MCM</i>. AjGw-6 was recorded in 1972 by V.A. Konrad using information reported in 1968 by Pat Clyfford in an essay submitted to the <i>Department of Anthropology</i> of the <i>University of Toronto</i>. The site was estimated to be 3-6 acres in size, and was located on the east bank of the Credit River, in an old field north of the nursing home, in the southwest part of Lot 5, Concession 4 WHS, Toronto Township. The parcel within which the site is situated was given as Lot 10 of Plan A15 and was owned by Roy Monners. The site's collection was described as consisting of an unspecified number of "points."</p> <p>At the time of site form completion in 1972 the site was already in poor ("D") condition and was to be "destroyed by the Meadowvale development." According to its GPS, the site is currently located within a densely treed area southeast of the Credit River and southwest of the terminus of Riverdale Crescent.</p>	Templeton, 2023
At the northeast corner of Wyndham Street	1-2 AA	One site, the Wyndham H1 Site (AjGw-574), yielding artifacts dating to the 1840s to 1850s, was identified. Further Stage 3 AA was recommended.	Archeoworks Inc., 2017

Property	Stage of Work	Recommendations	Company, Report Date
and Main Street; 0.81 hectares			
Wyndham H1 Site (AjGw-574)	3 AA	A total of 28 test units were excavated resulting in the recovery of 254 artifacts. This was determined to be very low density for a typical 19 <sup>th</sup> century homestead site. No structural remains or features were noted, and no midden was identified. AjGw-574 was determined to not be in its primary context, but rather represents a secondary deposit of refuse dating to the mid-19 <sup>th</sup> to 20 <sup>th</sup> centuries. No Stage 4 mitigation is necessary or warranted.	The Archaeologists Inc., 2019
At 299 Queen Street South: proposed pathway and Columbarium in the Streetsville Memorial Cemetery	1-2 AA	Background research determined a one-acre parcel was granted to the trustees of the Scottish Church in 1824. A frame church, known as the "Scotch" Church, was constructed in 1835 and used until 1868. A new brick church, St. Andrew's, was constructed northwest of the cemetery in 1868. The cemetery was used until 1892, with burials within family plots occurring until the early 1900s. Over 500 individuals were buried while only 293 headstones are present. During the property survey, Church Location (AjGw-618) was discovered. Despite the site not meeting the requirements for Stage 3 AA, further Stage 4 Mitigation was recommended for the columbarium footings, to confirm that no unmarked burials were present and to establish if the church foundation or building remnants were present.	Timmins Martelle Heritage Consultants Inc., 2019
Scottish Church (AjGw-618) site (only area to be impacted)	4 Mitigation	Mechanical topsoil removal of the impact areas associated with the proposed columbarium and pathway occurred. Portion of AjGw-618 subjected to mitigation determined to no longer retain CHVI and no further AA is recommended.	Timmins Martelle Heritage Consultants Inc., 2020
307 Queen Street South; 0.08 hectares.	1-2 AA	No archaeological resources were identified. However, as the property is located immediately adjacent to the Streetsville Pioneer (Memorial) Cemetery, Stage 3 AA is recommended for the property.	Bluestone Research, 2015a
307 Queen Street South; 0.08 hectares	3 AA	The mechanical topsoil removal yielded no indication that the cemetery extends into the subject area. The subject area does not have any further CHVI and is of no further archaeological concerns.	Bluestone Research, 2015b
Streetsville Watermain, extending 1km along Church Street from Old Pine Street to Reid Street, 3m wide	1-2 AA	No significant archaeological resources were present on the land impacted by this project. No further AA of this section of the subject corridor was required.	Archaeological Assessments Ltd., 2012
45 Thomas Street; 420m wide by 175m long	1 AA	A property inspection was undertaken. The subject area is disturbed and does not require furth AA.	WSP Canada, 2022
Britannia Road Widening from	1 AA	Stage 2 AA recommended on areas identified as retaining archaeological site potential.	ASI, 2005

Property	Stage of Work	Recommendations	Company, Report Date
Queen Street South to Hurontario Street; 5km in length			
98 and 104 Street South; 0.15 hectares	1-2 AA	One site, the Robert Irwin Pottery site (AjGw-432) was found. Stage 3 AA was recommended.	ASI, 2007
12 Old Station Road; 0.2 hectares	1-2 AA	No archaeological resources were found. No further work recommended.	ASI, 2012
At the northeast corner of Wyndham Street and Main Street at 38, 40 and 44 Main Street; 0.51 hectares	1-2 AA	No archaeological resources were found. No further work recommended.	Archaeological Research Associates Ltd., 2006
Wyndham H1 (AjGw-574) site area	3 AA	No archaeological resources were found. No further work recommended.	Archaeological Research Associates Ltd., 2009
Bridge over the Credit River on Main Street	1 AA	Further Stage 2 AA required. Marine Checklist also must be reviewed.	Archaeological Research Associates Ltd., 2023
South side of Britannia Road West, west of River Grove Avenue subdivision; 4.86 hectares	1-2 AA	No archaeological resources were found. No further work recommended.	AMICK Consultants Limited, 1998a
Surplus Lands; 0.57 hectares	1-2 AA	No archaeological resources were found. No further work recommended.	AMICK Consultants Limited, 1998b

Table 7: Previous Archaeological Assessments within 50 metres of the Study Area

Property	Stage of Work	Recommendations	Company, Report Date
1760 Bristol Road West; 0.45 hectares	1-3 AA	One site, Cuthbert-Asquith site (AjGw-634) was discovered. No further work recommended.	Archaeological Assessments Ltd., 2021
Northwest corner of Tannery Street and Queen Street South; 2.43 hectares	1-2 AA	Two historic Euro-Canadian sites, AjGw-502 and AjGw-503, were discovered. These sites were determined to be free of further archaeological concern. The balance of the subject area is considered clear of further archaeological concern.	ASI, 2009
Northeast corner of Mississauga	1-2 AA	No archaeological resources were found. No further work recommended.	ASI, 2011

Property	Stage of Work	Recommendations	Company, Report Date
Road and Melody Drive; 3.8 hectares			
51 and 57 Tannery Street and 208 Emby Drive; 1.6 hectares	1-2 AA	No archaeological resources were found. No further work recommended.	AMICK Consultants Limited, 2018

### 1.4.9 Physical Features

An investigation of the study area's physical features was conducted to aid in the development of an argument for archaeological potential. Environmental factors such as close proximity to water, soil type, and nature of the terrain, for example, can be used as predictors to determine where human occupation may have occurred in the past.

#### 1.4.9.1 Physiographic Regions

The study area is located within the South Slope physiographic region of Southern Ontario. The South Slope is the southern slope of the Oak Ridges Moraine, but also includes a strip south of the Peel Plain. This region covers approximately 2,400 square kilometres from the Niagara Escarpment to the Trent River. The South Slope contains a variety of soils that have been conducive to agricultural use. The soils in the west are developed upon more clayey than sandy tills, and the slopes are less steep than in the east. Portions of the South Slope region that lay in the interior, away from the lakeshore, were mainly colonized by the "second wave" of largely British immigrants after the Napoleonic Wars. Early settlers practiced mixed subsistence agriculture, although grain exportation did confer a measure of prosperity across the region, as evidenced by the construction of many fine fieldstone houses, the building of railroads and the improvement of main haulage roads. The decline of wheat growing, however, resulted in the replacement with commercial mixed farming in which beef cattle, hogs, and dairy butter were the primary income sources. The eastern portion of the South Slope region has preserved less of its rural character compared to the western portion, as large area around Toronto have become more urbanized (Chapman and Putnam, 1984, pp. 172-174).

#### 1.4.9.2 Soil Types and Topography

Three native soil types encompass the study area: Bottom Lands, Chinguacousy clay loam and Oneida clay loam (*see Map 14*). A summary of the soils' characteristics are presented in **Table 9** (Ontario Agricultural College, 1953).

Table 8: Study Area Soil Types

Soil Series and Type	Great Soil Group	Soil Materials	Drainage	Topography; Surface Stoniness
Bottom Lands	Alluvial	Alluvial	Variable	Variable; variable
Chinguacousy clay loam	Grey-Brown Podzolic	Heavy textured till/shale and limestone	Imperfect	Smooth, gently sloping; few stones
Oneida clay loam	Grey-Brown Podzolic	Heavy textured till/shale and limestone	Good	Smooth moderately sloping; few stones

The topography within the study area is variable: it is generally flat to gently rolling on the table lands on either side of the Credit River as well as within the river valley itself, but steeply sloping on bluffs that flank the river valley, especially on the east bank. Elevation generally increases from south to north. The elevation range measures between 140 to 168 metres above sea level.

#### *1.4.9.3 Water Sources*

Hydrological features such as primary water sources (e.g., lakes, rivers, creeks, streams) and secondary water sources (e.g., intermittent streams and creeks, springs, marshes, swamps) would have helped supply plant and food resources to the surrounding area and are indicators of archaeological potential (per *Section 1.3.1* of the *2011 S&G*). The Credit River and its tributaries traverse and drain the study area. Therefore, this feature contributes to establishing the archaeological potential of the study area.

#### **1.4.10 Current Land Conditions**

The study area encompasses lands of varying conditions, with lands lying west of the Credit River valley generally having seen a higher degree of urban development. The river valley itself, as well as table lands to the east of the river, are generally undeveloped.

#### **1.4.11 Dates of Desktop and Field Reviews**

A desktop review of field conditions using current and historical aerial imagery was undertaken on March 31, 2023. A field review (“property inspection”) was carried out on August 24, 2023. Details of the property inspection are presented in **Section 2.0**.

### **1.5 Confirmation of Archaeological Potential**

Based on the information gathered from the background research documented in the preceding sections, elevated archaeological potential has been established within the study area limits. Features contributing to archaeological potential are summarized in **Appendix B**. Further assessment of conditions within the study area will be addressed in **Section 3.0**.

## 2.0 PROPERTY INSPECTION

### 2.1 Property Inspection Methods

A property inspection for the study area was carried out on August 24, 2023, and conducted in compliance with the standards set forth in *Section 1.2* of the *2011 S&G*. In accordance with *Section 1.2, Standard 2* of the *2011 S&G*, the weather and lighting conditions (22°C; slightly overcast to partly sunny) during the Stage 1 property inspection permitted good visibility of land features and were conducive to the identification of features of archaeological potential.

The property inspection consisted of a visit to the study area to gain first-hand knowledge of its geography, topography, current condition, and to evaluate and map archaeological potential. It involved a visual inspection only and did not include excavation or collection of archaeological resources. Given the large size of the study area, it was not practical to conduct a comprehensive review of all areas in great detail. The property inspection was conducted with a vehicle, and involved documenting conditions along segments of major road corridors and a selection of minor roads and residential streets, as well as publicly accessible lands such as parks and valley lands. Photographic documentation was conducted for accessible features that defined the overall character of the study area, illustrating the natural landscape and its evolving land use making way for modern development, as well as features indicating archaeological potential.

A more detailed field review was undertaken for the three cemeteries located within the study area, as recommended by the *MCM (see Section 3.1.6 and attached Supplementary Document for further details)*. The property inspections for Streetsville Memorial Cemetery, Streetsville Cemetery and Trinity Anglican Cemetery were carried out by walking around the entire known perimeter of the cemetery plus a 10-metre buffer, assessing the land systematically every three to five metres, with attention paid to the placement of headstones/footstones, the dates on the headstones/footstones, topography and current land conditions.

Although overall the property inspection was not comprehensive and cannot be considered thorough enough to eliminate areas from further archaeological assessment, it nevertheless provides an illustrative overview of the study area. Only the property inspections for the three cemeteries within the study area were sufficiently intensive to provide a greater level of detail for recommending further assessment strategies in these particularly archaeologically sensitive areas.

### 2.2 Property Inspection Results

The results of the overall property inspection are detailed within **Sections 3.1.2 to 3.1.5** and illustrated in **Maps 15-16**. A representative selection of photographs taken during the property inspection are presented within **Appendix D**, and location and orientation information is provided within **Map 16**.

The results of the cemetery property inspections are detailed within **Section 3.1.6** and illustrated within **Maps 17-19**. A representative selection of photographs taken during the cemetery property inspections are presented within **Appendix D**, and location and orientation information are provided within **Maps 17-19**. These results, including the representative selection of photographs taken in the field, are also presented in the attached **Supplementary Document** as part of a Request for Technical Advice sent to the *MCM*.

An inventory of the documentary record generated in the field can be found within **Appendix E**.

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## 3.0 ANALYSIS AND CONCLUSIONS

In combination with data gathered from the background research (*see Sections 1.3 and 1.4*), a review of air/aerial photographs, and orthophotographs, and the property inspection (*see Section 2.0*), an evaluation of the established archaeological potential of the study area was performed. The results of this evaluation are presented in **Maps 15-16**.

### 3.1 Analysis

#### 3.1.1 Previous Archaeological Assessments and Previously Registered Archaeological Sites

Background research revealed that a number of parcels of land within the overall study area have been subjected to a previous archaeological assessment. Properties for which a Stage 1 background study, Stage 2 property assessment, Stage 3 site-specific assessment, and/or Stage 4 mitigation of development impacts were carried out that could definitively eliminate areas of further archaeological assessment or for which an archaeological site was discovered requiring further work are outlined below.

##### *3.1.1.1 No Further Archaeological Assessment Required*

Lands which have already been subjected to archaeological assessments and cleared of further archaeological concerns (*see Section 1.4.8, Table 7*) are recommended to be exempt from further assessment. The outlines of these lands are mapped in **Maps 15-16**.

Registered archaeological sites which have already been subjected to archaeological assessments and cleared of further archaeological concerns (*see Section 1.4.8, Table 7*) are also recommended to be exempt from further assessment. Within the study area, there are two such sites: Wyndham H1 Site (AjGw-574) and the Scottish Church (AjGw-618) (*see Supplementary Document – Map S1*).

- Wyndham H1 (AjGw-574) was identified during the Stage 1-2 AA ahead of the townhouse development on the property at the northeast corner of Wyndham Street and Main Street (Archeoworks Inc., 2017). Further Stage 3 AA determined that the site likely represented a secondary deposit of refuse dating to the mid-19<sup>th</sup> to 20<sup>th</sup> centuries, and was not of significant CHVI; no further work was recommended (The Archaeologists Inc., 2019).
- Scottish Church (AjGw-618) was identified during the Stage 1-2 AA ahead of the construction of the columbarium at Streetsville Memorial Cemetery (299 Queen Street South) (TMHC, 2019). Further Stage 4 mitigation, consisting of mechanical topsoil removal within the proposed area of construction impact for the columbarium, resulted in the discovery of two archaeological features containing non-diagnostic, mostly architectural artifacts tied to the early frame church which stood in the middle of the cemetery from 1835 to 1868. The mitigated portion of the site (i.e., the mechanically stripped portion of the cemetery), no longer has CHVI, and no further work was recommended (TMHC, 2020). However, it is important to note that CHVI still exists immediately outside of the mitigated

portion of the site, as the rest of the Streetsville Memorial Cemetery grounds still has marked and unmarked burials.

### *3.1.1.2 Further Archaeological Assessment Required*

Three of the five registered archaeological sites located in the study area retain further cultural heritage value and interest and have outstanding requirements for archaeological excavation (**see Map S1 of the attached Supplementary Document**). These sites must be subjected to the appropriate archaeological fieldwork as detailed in the recommendations for each respective site report that has been submitted and accepted into the *MCM's* Ontario Public Register of Archaeological Reports. These sites are outlined below.

- Timothy Street Mill (AjGw-67) site was first identified during research tied to the Street Mill Archaeological Project in 1986, which involved reviewing historical documents and carrying out remote sensing survey on the ground (Mayer, Pihl, Poulton and Associates Inc., 1986). In 2009, as part of the Stage 1-2 AA for the Credit River crossing of the Main Street/Bristol Road watermain replacement, the site area was subjected to test pit survey which did not result in the recovery of artifacts owing to fill now forming the topmost layer. However, it was still determined that potential to encounter deeply buried remains associated with 19<sup>th</sup> century structures exist under the ca. 1950s fill, and therefore further archaeological investigation by mechanical trenching was recommended (Archeoworks Inc., 2010).
- Robert Irwin Pottery (AjGw-432) site, which occupies the entire area of the property now addressed 100 Queen Street South (formerly 98 and 104 Queen Street South), was recommended to be subjected to Stage 3 AA (ASI, 2007). However, despite redevelopment activities (e.g., demolition of extant houses, construction of current structure, paving of parking lot, etc.) having been carried out sometime between 2006 and 2011, no Stage 3 AA or Stage 4 site excavation report relating to the property or the archaeological site is available in the *OASD*. It is thus presumed that deeply buried deposits tied to the archaeological site may potentially exist under the paved parking area at the rear (west) portion of the property, and further Stage 3 AA will still be required after removing the overlying pavement and fill.
- The Monners (AjGw-6) site appears on the *OASD* as a pre-contact camp/campsite located on the east bank of the Credit River, specifically “north of the nursing home in an old field.” It was recorded by V.A. Konrad in 1972 based on information gathered during a site visit by Pat Clyfford in 1968. It was noted to be already in poor condition as of 1972, and was set to be destroyed by residential subdivision development. Its exact location is not clear. The old easting and northing coordinates place it on the present-day lawn of 5839 Riverside Place (about 55 metres outside of the study area limits); if this is the case, then the site is now indeed destroyed and no longer has CHVI. However, recalculated *OASD* coordinates place it within the wooded lands behind 5775/5779/5783 Riverside Place (i.e., within the study area limits). Given that this area is considered to still retain archaeological potential, a recommendation of Stage 2 test pit survey prior to developmental impacts still applies.

In addition to lands/properties that encompass the three abovementioned sites, certain areas have been assessed as requiring further work:

- Stage 2 test pit survey on lands on either side of the Credit River, flanking the Bristol Road West pavement; Marine AA checklist for the Credit River watercourse (Archaeological Research Associates Ltd., 2023, p.24)
- Stage 2 test pit survey on lands on either side of the Credit River, flanking the Britannia Road platform, where permitted by slope (ASI, 2005, p.6).

### 3.1.2 Identified Deep and Extensive Disturbances

An evaluation of deep and extensive land alterations – commonly referred to as disturbances – that have severely impacted the integrity of any archaeological resources that may be present within the study area was conducted. Per *Section 1.3.2* of the *2011 S&G*, these include, but are not limited to: quarrying, major landscaping involving grading below topsoil, building footprints, or sewage and infrastructure development.

Obvious disturbances include but are not limited to: paved roadways; lanes, driveways and parking areas that are not within properties known to have contained 19<sup>th</sup> century structures; the extant railway line and its associated embankments; footprints of structures of various functions (e.g., residential, commercial, industrial, institutional, transportation); and areas with extensive landscaping and previous grading and construction activities (i.e., areas where natural terrain has been visibly cut and graded for development), including the ca. 1950s subdivision development roughly bounded by Queen Street, Britannia Road, the Credit River and River Road/Ellen Street (*see Map 7*). The construction of these features would have likely resulted in severe damage to the integrity of any archaeological resources which may have been present within their footprints.

However, it must be noted that the Stage 1 property inspection for such a large study area was not sufficiently detailed to completely exempt specific areas of disturbance from further AA. This large-scale study does not necessarily capture all of the complex and varied development history within each property within Streetsville. The mapping of disturbances presented in **Maps 15-16** is therefore intended to be generally indicative, rather than absolutely conclusive. It is advisable that any proposed soil-intrusive impacts to be undertaken within the study area be preceded by, at minimum, renewed Stage 1 background research and/or property inspection to determine the potential for archaeological resources (especially deeply buried or capped deposits) and evaluate the intensity of disturbance and degree of integrity in the specific area(s) of impact; this to be followed by appropriate Stage 2 AA strategies (e.g. test pit survey, mechanical investigation by trenching, construction monitoring, etc.) should it be determined necessary (*see Section 3.1.4*).

### 3.1.3 Physical Features of No or Low Archaeological Potential

The study area was also evaluated for physical features of no or low archaeological potential. These usually include but are not limited to: permanently wet areas (i.e., saturated soil conditions), exposed bedrock, and steep slopes (greater than 20°) except in locations likely to contain pictographs or petroglyphs, as per *Section 2.1, Standard 2.a* of the *2011 S&G*.

Physical features of low or no archaeological potential include steeply sloping and saturated areas within the Credit River valley (*see Maps 15-16*). However, it must be noted that the Stage 1 property inspection for such a large study area was not sufficiently detailed to completely exempt specific areas of steep slope and saturated soil conditions from further AA. This large-scale study does not necessarily capture all of the complex and varied topography within the Credit River valley lands. The mapping of steep slope presented in **Maps 15-16** is therefore intended to be generally indicative, rather than absolutely conclusive; areas of saturated soil conditions are not depicted, but are nevertheless acknowledged to possibly exist within the valley lands. It is advisable that any proposed soil-intrusive impacts to be undertaken within the study area be preceded by, at minimum, renewed Stage 1 background research and/or property inspection to determine the potential for archaeological resources (including deeply buried or capped deposits) and the degree of integrity in the specific area(s) of impact; this to be followed by appropriate Stage 2 AA strategies (e.g. test pit survey, mechanical investigation by trenching, construction monitoring, etc.) should it be determined necessary (*see Section 3.1.4*).

Waterbodies — namely the Credit River and its tributaries or branches (including both natural and historical, man-made channels) — are also present within the study area. A systematic Stage 2 test pit or pedestrian survey is not required within waterbodies during a land-based AA, as an assessment under the 2011 S&G is not able to confirm the presence or absence of marine archaeological resources within these areas. However, prior to any in-water impacts, these areas must be further evaluated using alternative methods for the potential to encounter marine-based archaeological resources (*see Section 3.1.5*).

#### **3.1.4 Identified Areas of Land-Based Archaeological Potential**

Portions of the study area that have not been previously cleared of further archaeological concern, retain CHVI, and/or do not exhibit extensively disturbed conditions nor contain physical features of low to no archaeological potential, are therefore considered to retain archaeological potential. These areas include but are not limited to: open lands in the Credit River valley; grassed and/or treed margins and park lands; residential yards and lawns; surficially paved areas potentially capping historic 19<sup>th</sup> century archaeological deposits tied to known structures depicted in historical maps; and historic cemeteries (*see Maps 17-19*). Many of these areas have been identified as retaining elevated potential for the recovery of archaeological significant materials due to the presence or proximity of previously identified features of archaeological potential (e.g., watercourses, registered archaeological sites, historic transportation routes, 19<sup>th</sup> century structures, etc.).

Areas retaining archaeological potential must be subjected to Stage 2 test pit survey at five-metre intervals where feasible, in accordance with the standards outlined in *Section 2.1.2* of the 2011 S&G. Where test pit survey is not feasible but potential to encounter deeply buried archaeological deposits tied to 19<sup>th</sup> century structures remains (i.e., paved parking lots, driveways, areas capped by fill), it is advisable that a detailed Stage 1 background research and/or property inspection be carried out with the aim of more finely assessing the potential for deeply buried archaeological resources, and the degree of integrity of archaeological deposits in the specific area(s) of impact; this to be followed by appropriate Stage 2 AA strategies (e.g. test pit

survey, mechanical investigation by trenching, construction monitoring, etc.) should it be determined necessary (*see Section 3.1.4*).

### 3.1.5 Identified Areas of Elevated Marine-Based Archaeological Potential

As previously mentioned, the study area encompasses a segment of the Credit River, as well as its natural branches and tributaries and manmade channels. The cold, fresh waters of many of Ontario's lakes and rivers are recognized for conserving evidence of the province's history of exploration, settlement and commerce. There is potential to encounter evidence of both pre- and post-contact peoples' use within these water sources. A 'marine archaeological site' — "an archaeological site that is fully or partially submerged or that lies below or partially below the high-water mark of any body of water" (Government of Ontario, 2022) — can exist within waterbodies in Ontario.

As the 2011 S&G only apply to land-based archaeology, if impacts are to occur within any of the aforementioned waterbodies within the study area (*see Maps 15-16*), the *MCM's Criteria for Evaluating Marine Archaeological Potential* checklist must be completed, and a marine archaeological assessment undertaken by a licensed marine archaeologist must be carried out if required.

### 3.1.6 Cemeteries

As per the *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 no intrusive activity may occur within the limits of a cemetery without consent from the BAO. The *Registrar's Directive: Authorization for Stage 2-4 Archaeological Fieldwork (Assessments and Investigations) on Cemetery Lands (updated as of February 12, 2021)* also requires that a Cemetery Investigation Authorization (CIA) be obtained whenever archaeological investigations are contemplated to verify and/or determine the boundaries of a cemetery where available documents cannot confirm the existence and exact locations of burials within that cemetery. The CIA will relieve the archaeologist of the prohibition and liability related to the intentional disturbance of a human burial within a cemetery should such an incident occur.

Three cemeteries are located within the study area: the Streetsville Cemetery at 1786 Bristol Road West (established 1892; still active); the Streetsville Memorial Cemetery at 299 Queen Street South (established 1824; no longer active for burials); the Trinity Anglican Cemetery at 69 Queen Street South (established 1842; still active).

These historic cemeteries are considered sensitive cultural resources of high archaeological potential. Nineteenth century historic cemeteries were not highly regulated, and often employed markers of little substance that have since disappeared. The possible absence of grave markers can result in inaccurate depictions of the recognized cemetery property limits. Furthermore, the 'sneaking' of burials near the property limits of cemeteries is a phenomenon associated with early 19<sup>th</sup> century church burial grounds where the congregation influenced who was buried within the cemetery. Therefore, it is normally recommended by the *MCM* and the *BAO* that a cemetery investigation begin at least ten metres from the known cemetery property limits (the

“cemetery investigation area”) and moving inward, to ensure minimal disturbance to potential burial features.

To gain a better understanding of the land use history within and immediately adjacent to the cemeteries, multiple resources and contacts were consulted to gather as much information as possible. The collected data, combined with a detailed on-site cemetery property inspection resulted in an initial assessment of the potential for unmarked burials within the ten-metre-wide cemetery investigation area around the cemeteries (*see Maps 17-19*).

Given that cemetery requirements are ongoing and ever changing at the *MCM, Archeoworks Inc.* presented the collected data and sought guidance from the *MCM* (*see Supplementary Document – Section 2.0*). This was done to ensure recommendations regarding cemetery investigations are in line with the most up-to-date advice to guarantee that additional requirements and all possible options are provided. The *MCM* were in concurrence with the proposed recommendations (*see Supplementary Document – Section 3.0*) as presented below.

#### 3.1.6.1 Streetsville Cemetery

The ten-metre wide cemetery investigation area around the Streetsville Cemetery that lies within the study area limits (i.e., the cemetery’s edges facing Bristol Road West and the Credit River) retain no potential to encounter unmarked burials given the locations of burials (i.e., well-marked graves, concentrated in the south half of the property); the natural topography (i.e., steep bluffs forming a natural boundary along the Credit River); the cemetery’s relatively late date of establishment (i.e., survey of burial plots and opening of cemetery sections A through J occurred in an orderly and documented manner).

It should be noted that while the ten-metre-wide cemetery investigation area along the north and west edges of Streetsville Cemetery do not require further cemetery investigations to search for unmarked burials, undisturbed and testable portions of these areas which have not yet been cleared of archaeological concern in previous AAs still require a Stage 2 test pit survey at five-metre intervals in accordance with the standards set within *Section 2.1.2* of the *2011 S&G* (*see Map 17*).

Additionally, should any portion within the current cemetery property limits be impacted by proposed soil-intrusive activities, additional archaeological investigation (Stage 2 AA and Stage 3 cemetery investigations) will be required. A Cemetery Investigation Authorization (“CIA”) issued by the BAO must also be obtained prior to any invasive archaeological fieldwork (Stage 2 AA and Stage 3 cemetery investigations) within the cemetery, and the cemetery operator must also provide consent to any intrusive activities occurring within the cemetery limits.

#### 3.1.6.2 Streetsville Memorial Cemetery

It was generally determined that despite grave markers only ever being observed to be within this cemetery’s boundaries (both using the municipally-recognized parcel fabric limits of the cemetery parcel, as well as the *in situ* fences/markers), undisturbed portions within the ten-metre-wide cemetery investigation area around the Streetsville Memorial Cemetery still retain

potential to encounter unmarked burials given the poor marking of graves (i.e., 2006 GPR results indicate anomalies/potential burials right up to the sidewalk in the west; 2016 GPR results indicate anomalies/potential graves located within 1-2 metres of the south and east parcel fabric boundaries); the natural topography (i.e., the natural slope has been retained beyond much of the rear/east boundary); the cemetery's relatively early date of establishment (i.e., possibility of irregular burials; some grave markers have been moved/cemented to a wall, or are missing); and the lack of conclusive documentary evidence regarding the cemetery's legally surveyed and physically demarcated boundaries (i.e., there is a 1-2 metre discrepancy between the municipal parcel fabric boundaries and the locations of fences and markers on the ground, except along the southern edge).

It is therefore recommended that further archaeological assessment to confirm the presence or absence of burials (Stage 2 AA – consisting of test pit survey at five-metre intervals, where feasible – followed by Stage 3 mechanical topsoil/concrete/asphalt removal) be carried out in portions of the ten-metre-wide swath of land surrounding the cemetery's parcel fabric boundaries for which potential to encounter burials remain (*see Map 18*). Given the complexity of the field conditions within this area noted to retain potential for unmarked burials, and as it is not clear where proposed project construction impacts are to occur, more appropriate recommendations for Stage 3 cemetery investigations will occur after detailed project designs are made available. Recommendations for subsequent stages of fieldwork must be made in consultation with the *MCM*.

Additionally, should any portion within the current cemetery property limits be impacted by proposed soil-intrusive activities, additional archaeological investigation (Stage 2 AA and Stage 3 cemetery investigations) will be required. A Cemetery Investigation Authorization ("CIA") issued by the BAO must also be obtained prior to any invasive archaeological fieldwork (Stage 2 AA and Stage 3 cemetery investigations) within the cemetery, and the cemetery operator must also provide consent to any intrusive activities occurring within the cemetery limits.

#### *3.1.6.3 Trinity Anglican Cemetery*

It was observed that this cemetery's fenced limits largely coincide with the parcel fabric boundaries to the north and east, with less than a metre of deviation occurring. To the west and south, the ca. 2000 church structure and extant fences form the limit of the graveyard, respectively, and largely align with the known limits of Lot 119 or the "Churchyard" parcel, within which the cemetery is supposed to be confined. Despite no grave markers being observed outside the cemetery fences, undisturbed portions of the ten-metre-wide cemetery investigation area around the Trinity Anglican Cemetery still retain potential to encounter unmarked burials given the location of known burials (i.e., grave markers right up against the fences, especially in the north); the cemetery's relatively early date of establishment (i.e., possibility of irregular burials and unmarked graves; loss of cemetery records in the fire of 1998); and known shifts to the terrain (i.e., the 1998 fire shifted graves closer to the original church's foundation).

It is therefore recommended that further archaeological assessment to confirm the presence or absence of burials (Stage 2 AA – consisting of test pit survey at five-metre intervals, where

feasible – followed by Stage 3 mechanical topsoil/concrete/asphalt removal) be carried out in portions of the ten-metre-wide swath of land surrounding the cemetery's parcel fabric boundaries for which potential to encounter burials remain (*see Map 19*). Given the complexity of the field conditions within this area noted to retain potential for unmarked burials, and as it is not clear where proposed project construction impacts are to occur, more appropriate recommendations for Stage 3 cemetery investigations will occur after detailed project designs are made available. Recommendations for subsequent stages of fieldwork must be made in consultation with the *MCM*.

Additionally, should any portion within the current cemetery property limits be impacted by proposed soil-intrusive activities, additional archaeological investigation (Stage 2 AA and Stage 3 cemetery investigations) will be required. A Cemetery Investigation Authorization ("CIA") issued by the BAO must also be obtained prior to any invasive archaeological fieldwork (Stage 2 AA and Stage 3 cemetery investigations) within the cemetery, and the cemetery operator must also provide consent to any intrusive activities occurring within the cemetery limits.

### 3.2 Conclusions

*Archeoworks Inc.* was retained to conduct a Stage 1 archaeological assessment for the proposed Streetsville Heritage Conservation District (HCD), encompassing the historic village of Streetsville on parts of Lots 2 through 5, Concessions 4 to 5 West of Hurontario Street in the Geographic Township of Toronto, historic County of Peel, now in the City of Mississauga, Regional Municipality of Peel, Ontario.

Based on the background research and a general property inspection, areas of land-based archaeological potential have been established within the study area. Open lands, grassed/treed margins and undeveloped areas, are found to retain archaeological potential. Due to the documented presence of 19<sup>th</sup> century settlement in Streetsville, a significant portion of the study area has also been evaluated as retaining potential for the presence of deeply buried archaeological resources under surficial paving or fill. The waterbodies tied to the Credit River within the study area are also established to retain archaeological potential. Any construction activities which are to impact any of the above-identified areas will require further land-based AA or a marine investigation undertaken by a licenced marine archaeologist, as appropriate.

Within the ten-metre-wide cemetery investigation areas of the Streetsville Cemetery, Streetsville Memorial Cemetery and Trinity Anglican Cemetery, portions that have been determined to no longer retain potential for unmarked burials due to previous disturbance and/or steep slope can be definitively eliminated from requiring further AA. Portions of the ten-metre-wide cemetery investigation areas around the Streetsville Memorial Cemetery and Trinity Anglican Cemetery that have been determined to retain archaeological potential for unmarked burials will require Stage 2 test pit survey (where feasible), followed by Stage 3 investigation by topsoil stripping. Portions of the ten-metre-wide cemetery investigation area around the Streetsville Cemetery

that have been determined to retain general archaeological potential (but not potential for unmarked burials) will require only regular Stage 2 test pit survey.

The only other lands that can definitively be eliminated from requiring further AA within the study area are those lands for which a Stage 1 background study with property inspection (ASI, 2005; ARA, 2023; WSP, 2022), Stage 2 property survey (AAL, 2012; AMICK, 1998a; AMICK, 1998b; ASI, 2012; Archeoworks, 2010), Stage 3 site-specific assessment (Bluestone Research, 2015; TAI, 2019), and/or Stage 4 mitigation (TMHC, 2020) had previously been carried out, wherein the associated report recommended no further work and was accepted into the *MCM's* Ontario Public Register of Archaeological Reports.

While no further work is recommended, in principle, on lands previously subjected to deep and extensive disturbance, as well as lands exhibiting physical features of low/no archaeological potential, the However, the exact extent of such areas will need to be confirmed in more detailed Stage 1 and/or 2 AA once plans for proposed soil-intrusive impacts are finalized.

Recommendations for further archaeological assessment required within the study area are provided in **Section 4.0 – Recommendations**.

## 4.0 RECOMMENDATIONS

Considering the findings outlined within this report, the following recommendations are presented:

11. Waterbodies cannot be assessed under the *2011 S&G*. However, waterbodies within the study area retain potential for marine archaeological sites. Therefore, future projects involving in-water impacts must be evaluated for marine-based archaeological potential using the *Ministry of Citizenship and Multiculturalism (MCM)'s Criteria for Evaluating Marine Archaeological Potential* checklist, and a marine archaeological investigation undertaken by a licensed marine archaeologist must be carried out if determined to be necessary.
12. Any proposed impacts to or in the immediate vicinity of archaeological sites previously determined to require either Stage 3 AA or Stage 4 mitigation — namely, the Timothy Street Mill site (AjGw-67) and Robert Irwin Pottery site (AjGw-432) — must be preceded by the appropriate stage of archaeological investigation in accordance with recommendations in their respective reports.
13. Any proposed impacts to or in the immediate vicinity of the Monners archaeological site (AjGw-6) must be preceded by Stage 2 AA to more clearly identify whether further Stage 3 AA is merited.
14. Lands and archaeological sites (i.e., Wyndham H1/AjGw-574, and Scottish Church/AjGw-618) within the study area that were subjected to previous archaeological fieldwork (Stage 1 AA, Stage 2 AA, Stage 3 AA and/or Stage 4 Mitigation) and deemed free of further cultural archaeological concern and/or determined to no longer retain cultural heritage value or interest, with the associated report(s) accepted into the *Ontario Public Register of Archaeological Reports*, are recommended to be exempt from further assessment. No further work is required in these areas.
15. Parts of the study area that were identified as having archaeological potential removed (i.e., areas of deep and extensive disturbances) are exempt from requiring further Stage 2 AA (extents of these areas to be confirmed through a detailed on-site property inspection during a Stage 2 AA as per *Section 2.1.8* of the *2011 S&G*).
16. Parts of the study area that were identified as having no or low archaeological potential (i.e., saturated soil conditions and steeply sloping terrain) are exempt from requiring Stage 2 AA (extents of these areas to be confirmed through a detailed on-site property inspection during a Stage 2 AA).
17. The balance of the study area retains land-based archaeological potential, including that for deeply buried archaeological resources. Due to the complex history of development within historic Streetsville, future projects involving soil-intrusive impacts will require detailed Stage

1 background research to more accurately determine the potential for deeply buried or capped archaeological resources in the area/property to be impacted by developmental activities, followed by the appropriate Stage 2 survey method to confirm the presence and degree of integrity of deeply buried archaeological resources. The Stage 2 AA must follow the survey strategies outlined in *Section 2.1.2* of the *2011 S&G*, for test pit survey in open/unpaved lands and, where appropriate, *Section 2.1.7* of the *2011 S&G* for survey in deeply buried conditions.

18. As per the *Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33* no intrusive activity may occur within the limits of the Streetsville Cemetery, Streetsville Memorial Cemetery and Trinity Anglican Cemetery without consent from the cemetery operator and the *Bereavement Authority of Ontario (BAO)*.
  - a. Proposed development impacts within the limits of the aforementioned cemeteries require additional Stage 2 and Stage 3 archaeological cemetery investigations. A Cemetery Investigation Authorization (CIA) issued by the *BAO* must be obtained prior to conducting any soil-intrusive work (e.g., Stage 2/3/4 investigations; construction monitoring).
19. Lands within the ten-metre-wide cemetery investigation area along the Bristol Road- and Credit River-facing edges of Streetsville Cemetery are assessed to have no potential for unmarked burials, and therefore require no Stage 3 cemetery investigation. Only a regular Stage 2 test pit survey in accordance with *Section 2.1.2* of the *2011 S&G* is required for undisturbed and testable lands within the cemetery investigation area (*see Map 17*). No CIA is required to be obtained for Stage 2 test pit survey within the cemetery investigation area.
20. Within the ten-metre-wide cemetery investigation areas around the Streetsville Memorial Cemetery and Trinity Anglican Cemetery (*see Maps 18-19*), the following recommendations apply:
  - a. In areas identified as no longer retaining potential for unmarked burials due to deep and extensive disturbance, no further work is required.
  - b. Impacts being contemplated within areas identified as having potential for unmarked burials require the following:
    - i. A CIA issued by the *BAO* is required and needs to be obtained prior to conducting any soil-intrusive work (e.g., Stage 2/3/4 investigations; construction monitoring).
    - ii. As there is the potential to encounter both deeply buried archaeological resources and intact archaeological resources near the surface, surface survey methods (i.e., Stage 2 test pit survey in accordance with *Section 2.1.2* of the *2011 S&G*) must occur to identify any archaeological sites prior to using more invasive methods per *Section 2.1.7, Standard 2* of the *2011 S&G*.
    - iii. Following the completion of the Stage 2 AA, per *Section 2.2, Guideline 4* of the *2011 S&G*, and in accordance with the *Registrar's Directive: Authorization for Stage 2-4 Archaeological Fieldwork (Assessments and Investigations) on Cemetery Lands (updated as of February 12, 2021)*, further Stage 3 cemetery investigations are required to determine the boundaries of the cemetery. Given the complexity of the

field conditions surrounding the cemetery, the appropriate recommendations for further Stage 3 cemetery investigations (e.g., hand excavation, mechanical topsoil removal, construction monitoring, etc.) will be made after plans for developmental impacts are made available. Recommendations for subsequent stages of fieldwork must be made in consultation with the *MCM*.

No construction activities shall take place within the study area prior to the *MCM* (Archaeology Programs Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

DRAFT

## 5.0 ADVICE ON COMPLIANCE WITH LEGISLATION

1. This report is submitted to the *MCM* as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the *MCM*, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.
2. It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.
3. Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.
4. The *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 requires that any person discovering human remains must notify the police or coroner and the Registrar at the *Ministry of Government and Consumer Services*.
5. Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological licence.

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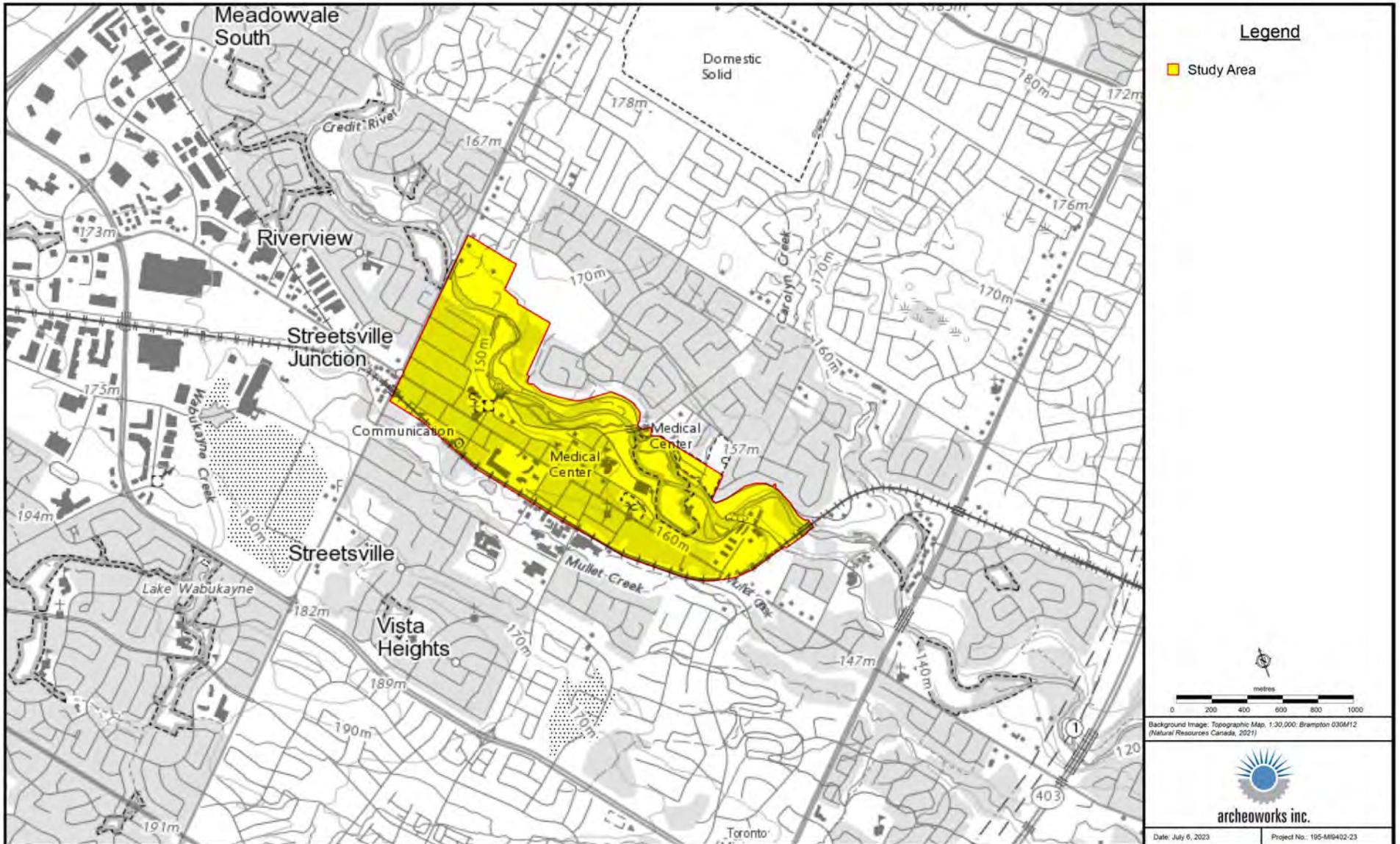
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**APPENDICES**

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APPENDIX A: MAPS

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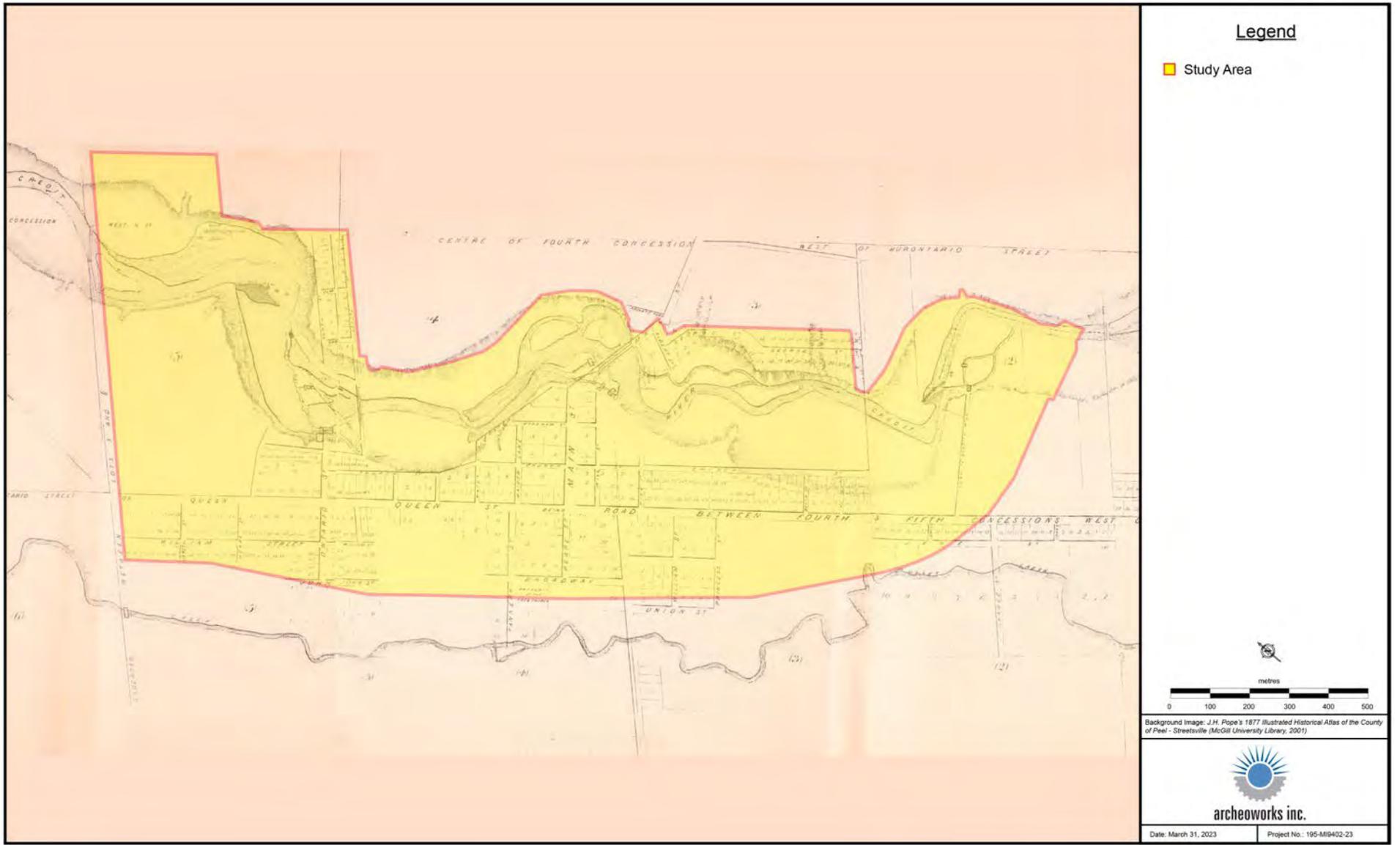
Map 1: National Topographic Map, 1:30,000, Brampton 030M12 identifying the Stage 1 AA study area.



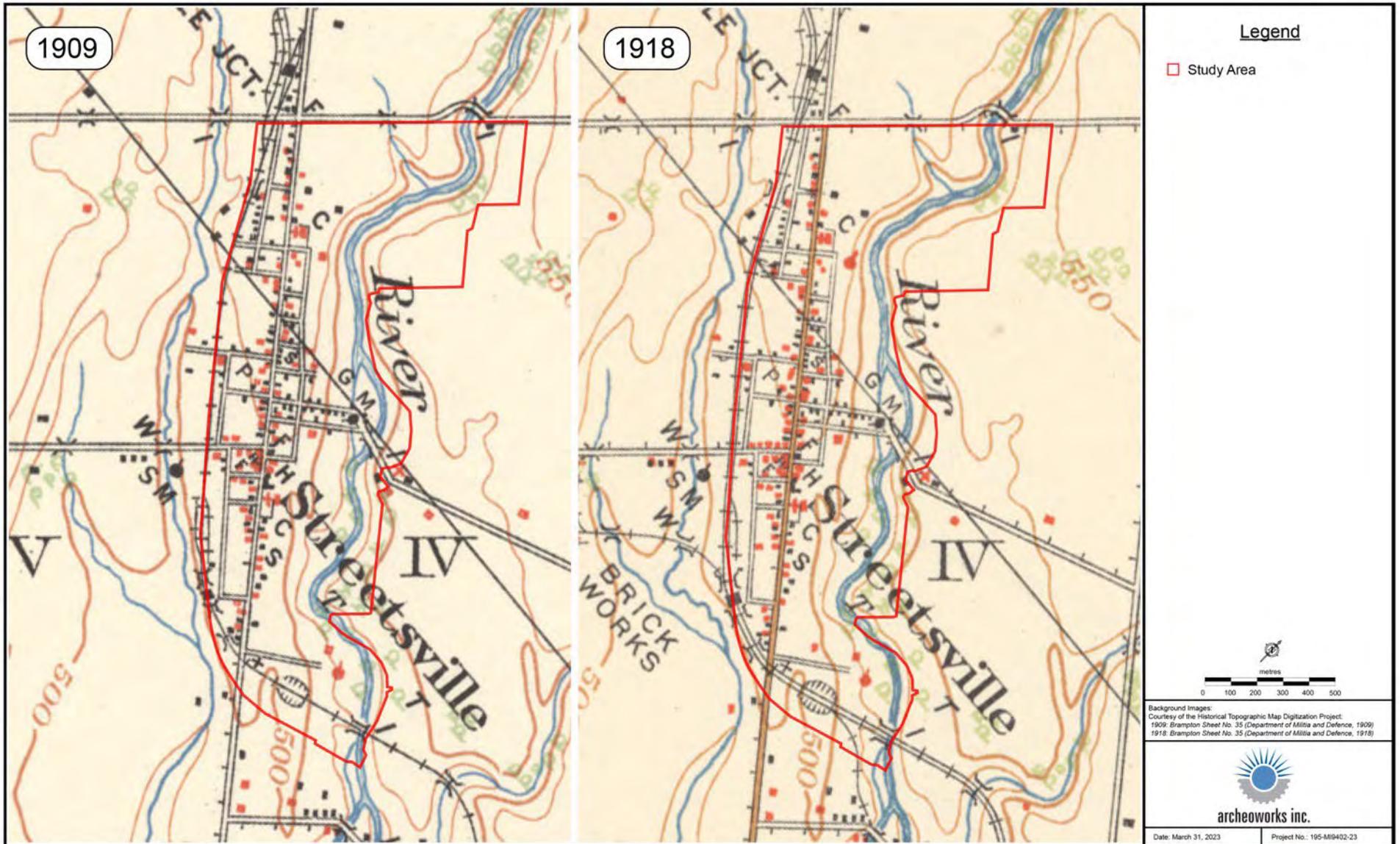
Map 2: Stage 1 AA study area within the *New Plan of Streetsville* (Bristol, Fitzgerald and Spencer, 1856).



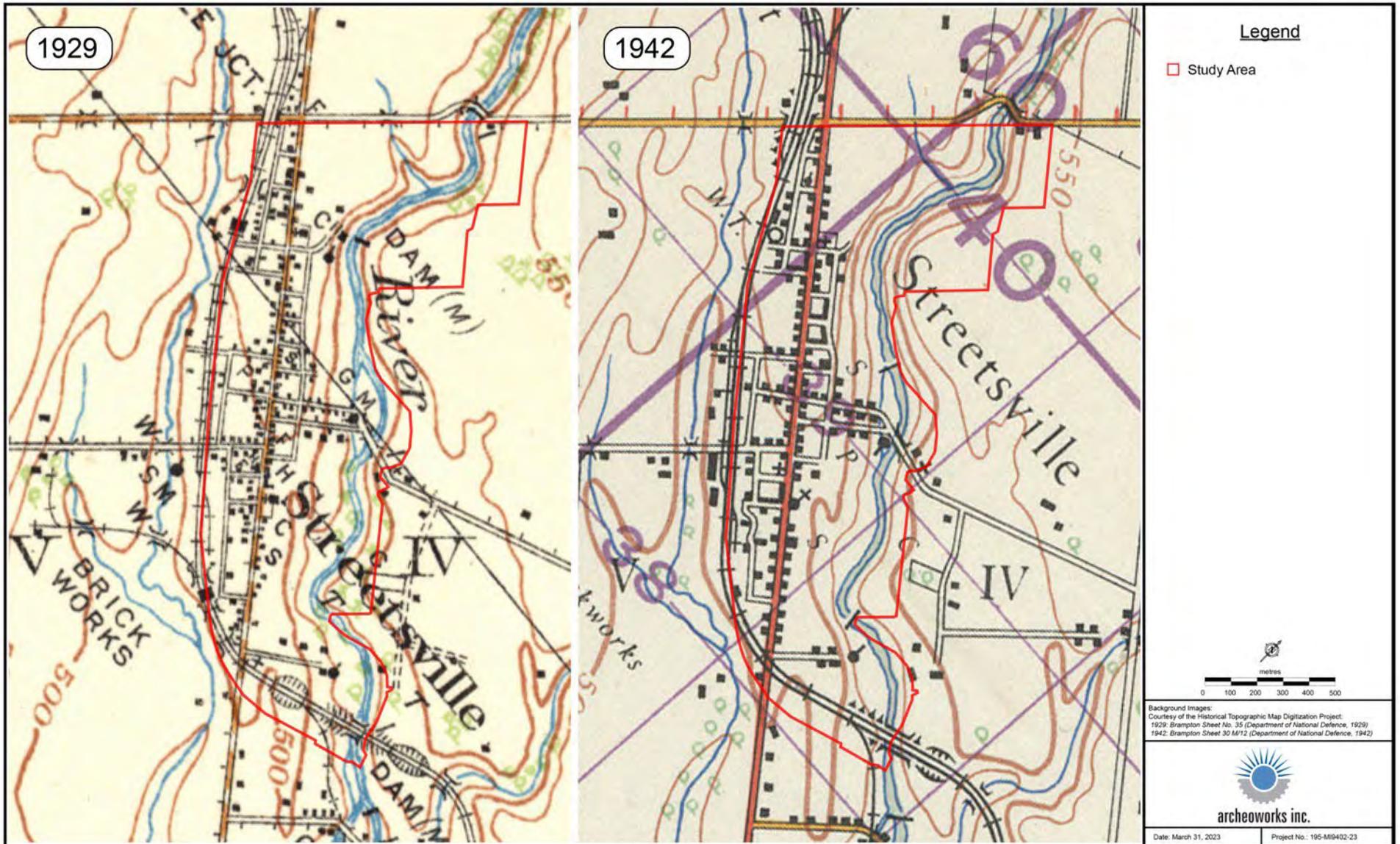
Map 3: Stage 1 AA study area within *Tremaine's Map of the County of Peel* (Tremaine, 1859).



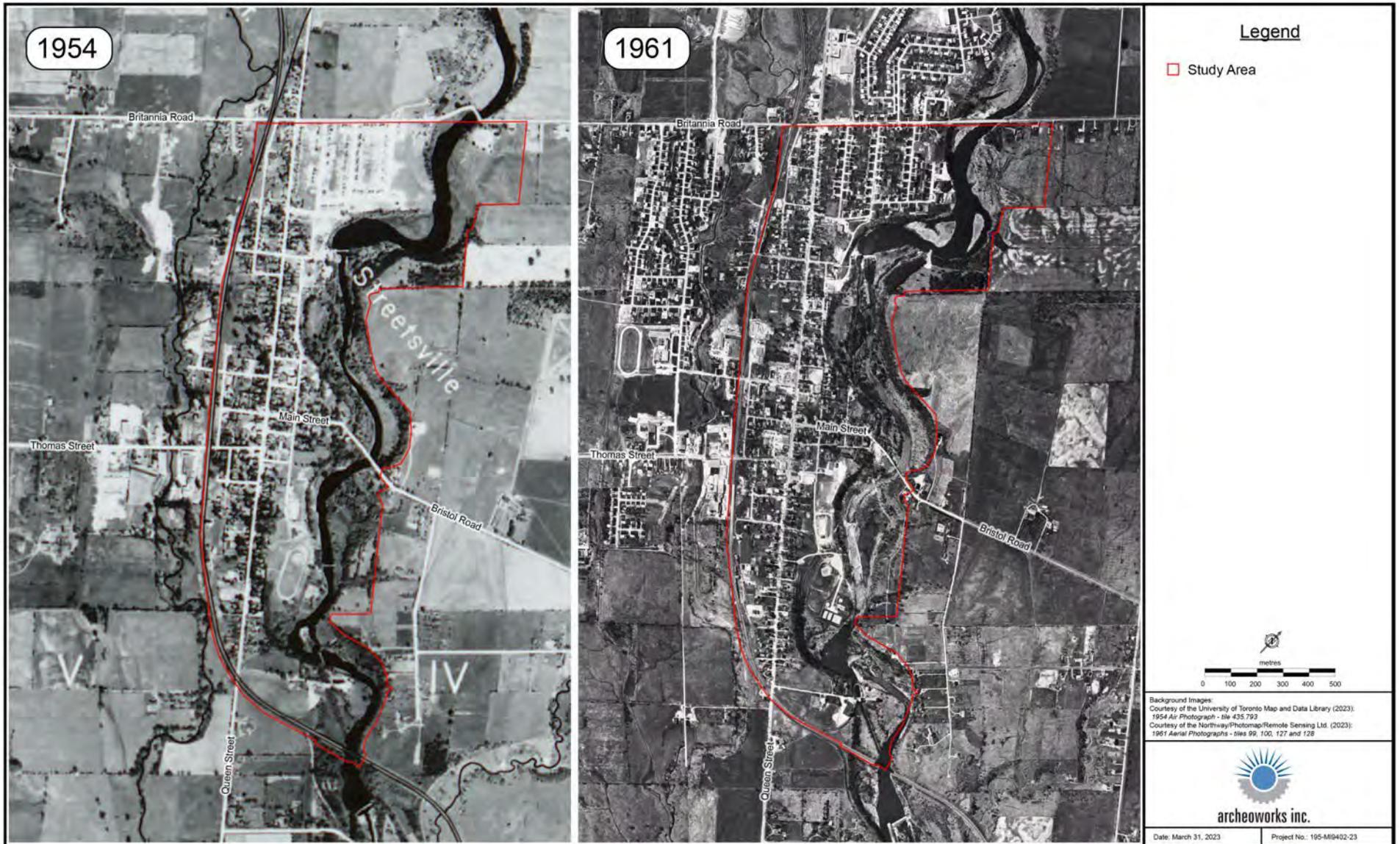
Map 4: Stage 1 AA study area within the *Illustrated Historical Atlas of the County of Peel* (Pope, 1877).



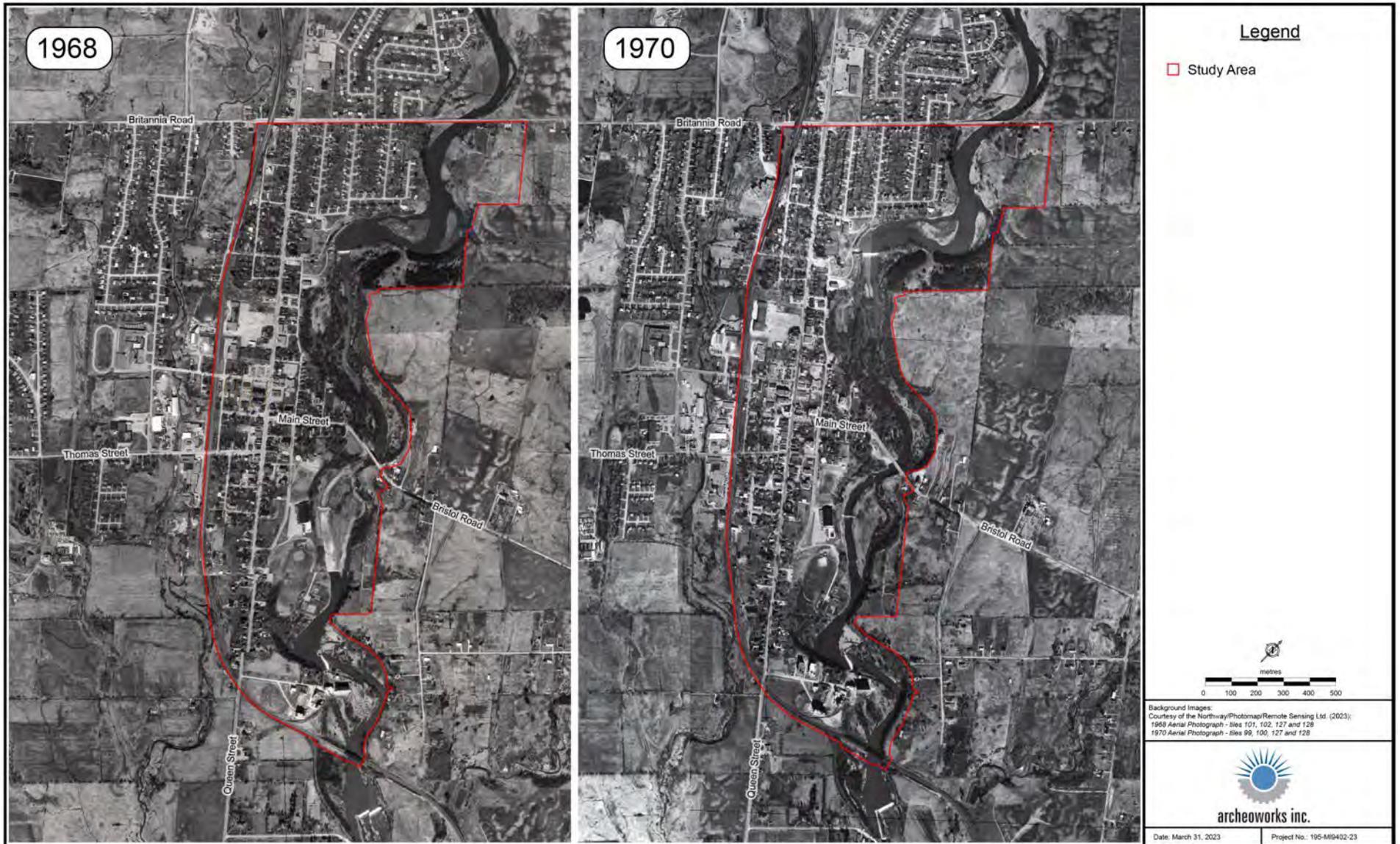
Map 5: Stage 1 AA study area within military topographic maps published in 1909 and 1918.



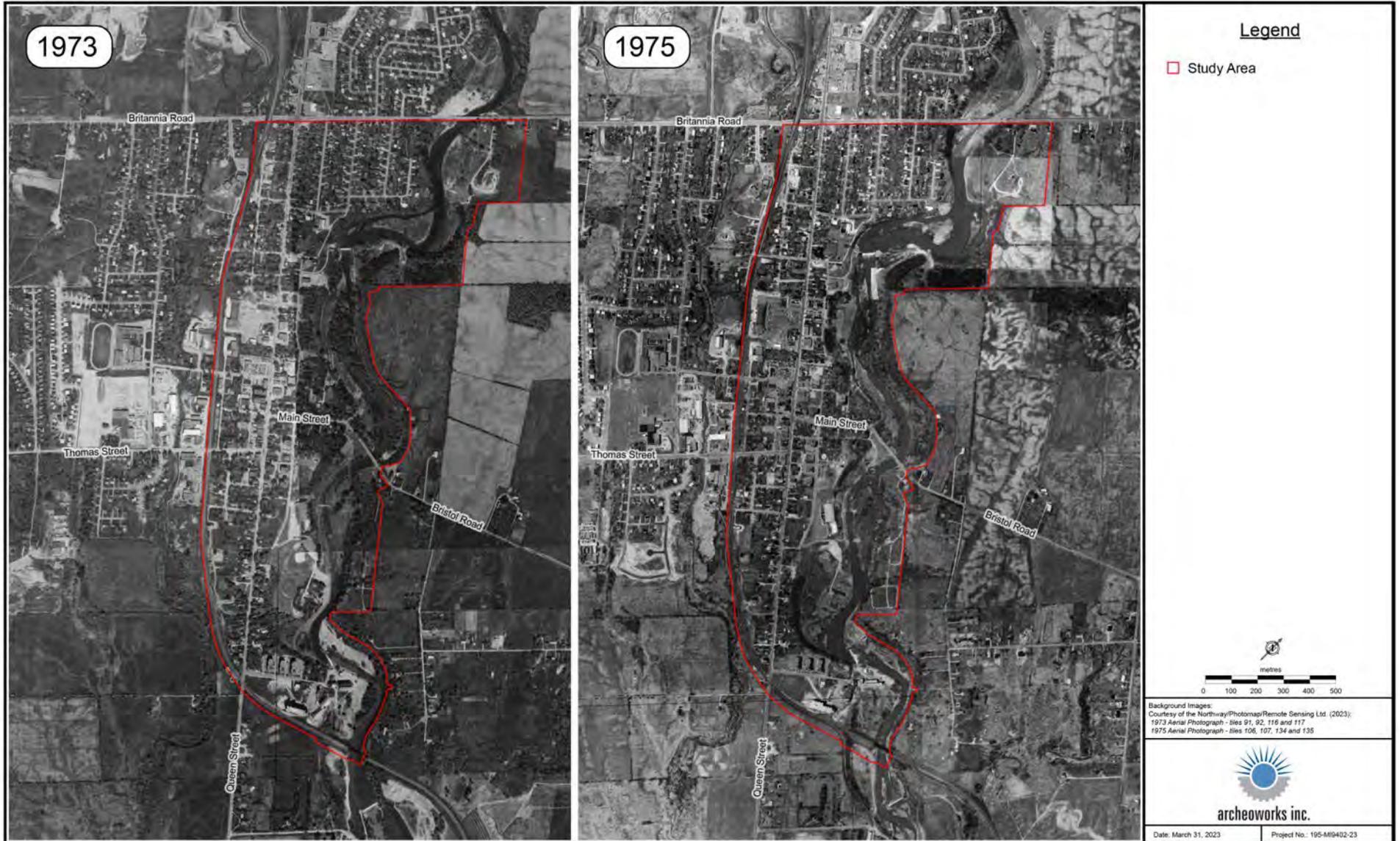
Map 6: Stage 1 AA study area within military topographic maps published in 1929 and 1942.



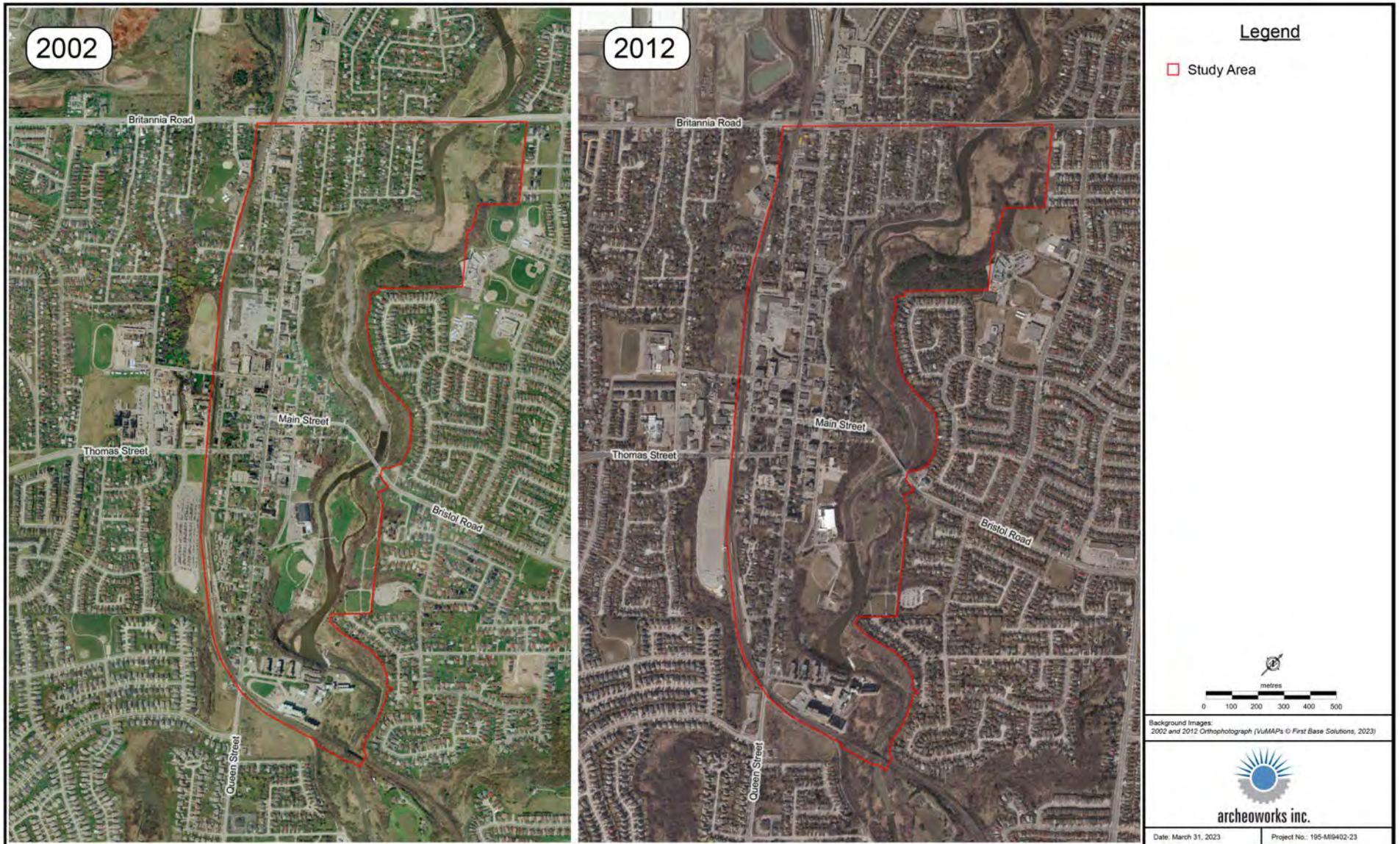
Map 7: Stage 1 AA study area within aerial imagery from 1954 and 1961.



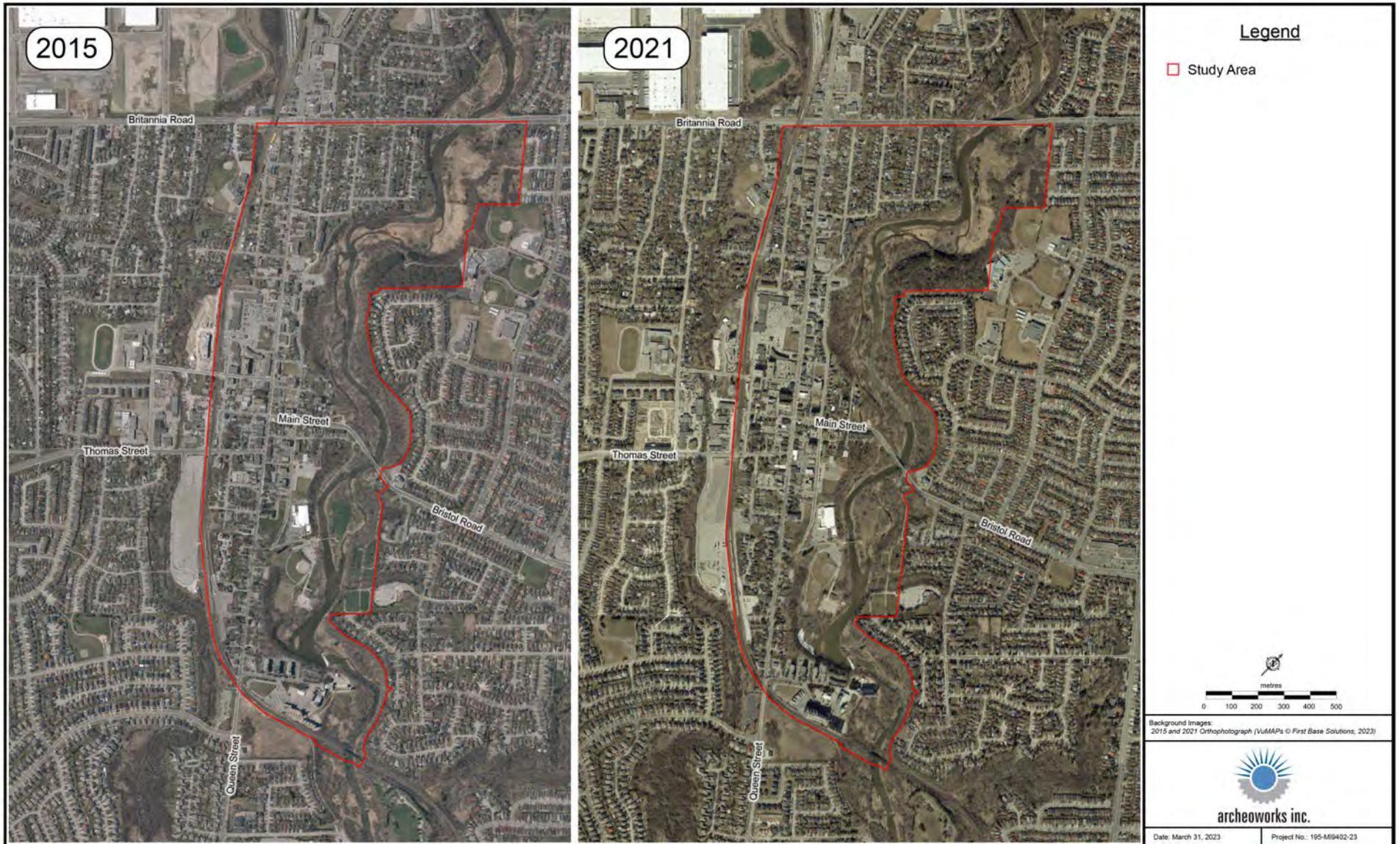
Map 8: Stage 1 AA study area within aerial imagery from 1968 and 1970.



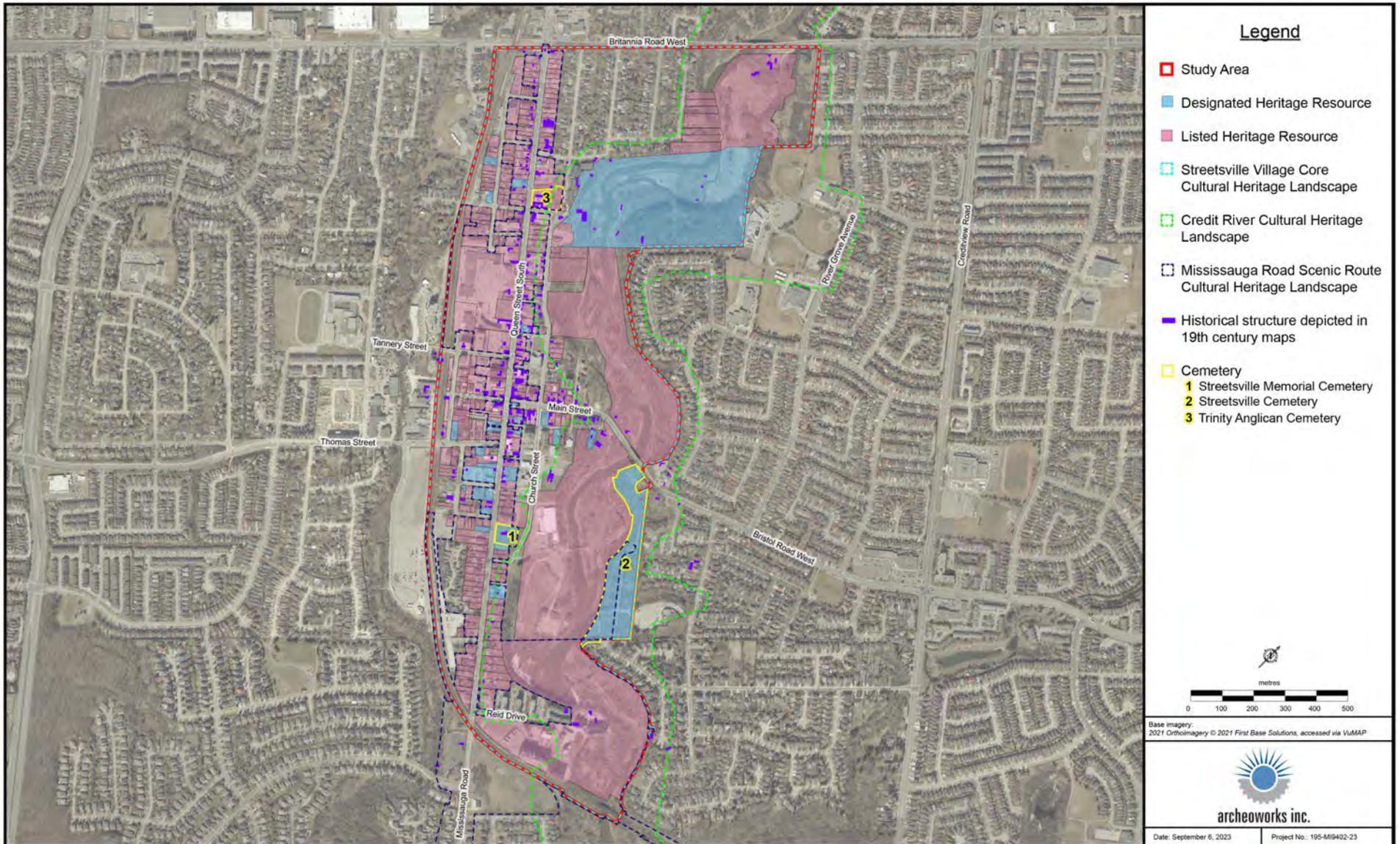
Map 9: Stage 1 AA study area within aerial imagery from 1973 and 1975.



Map 10: Stage 1 AA study area within aerial imagery from 2002 and 2012.



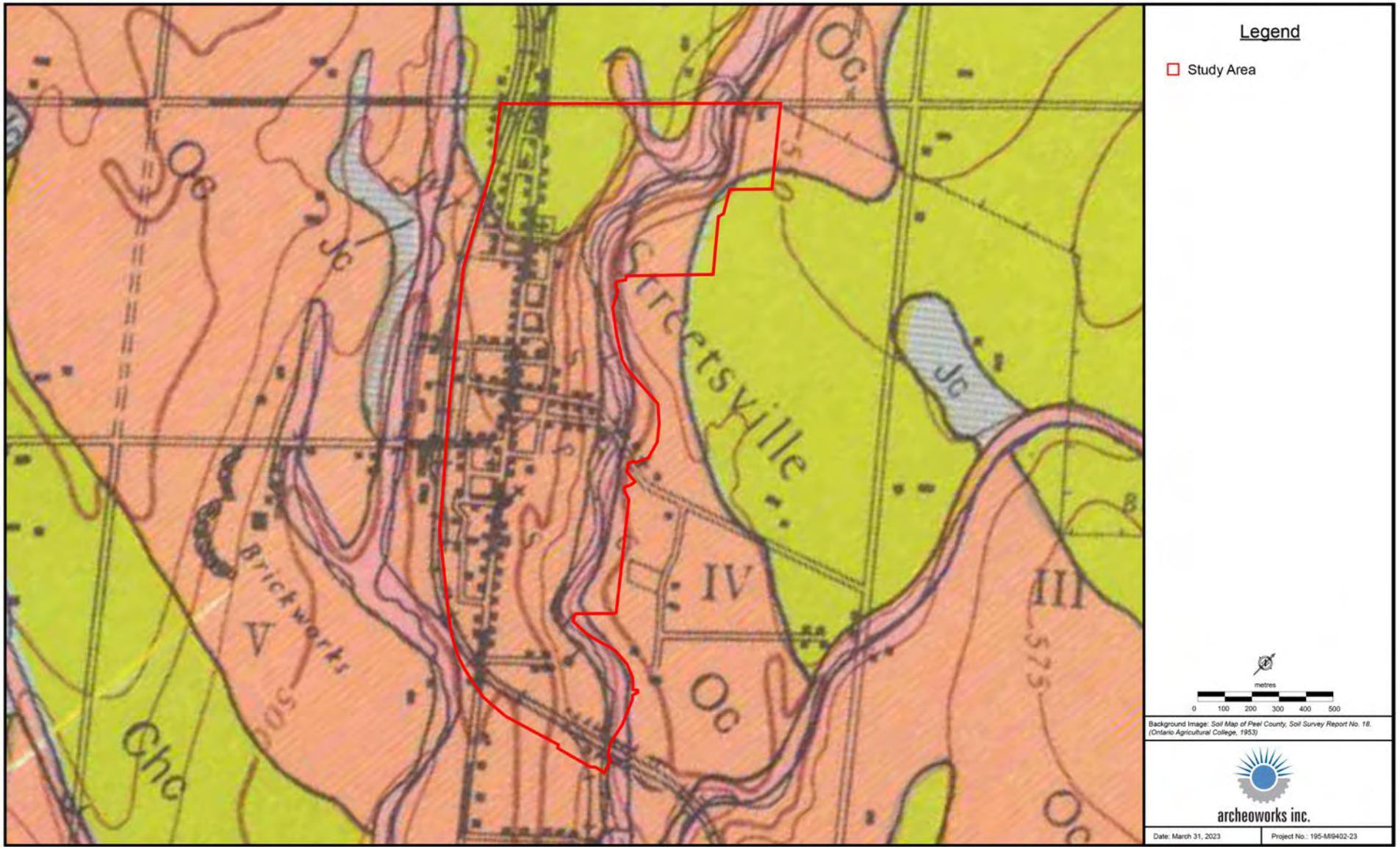
Map 11: Stage 1 AA study area within aerial imagery from 2015 and 2021.



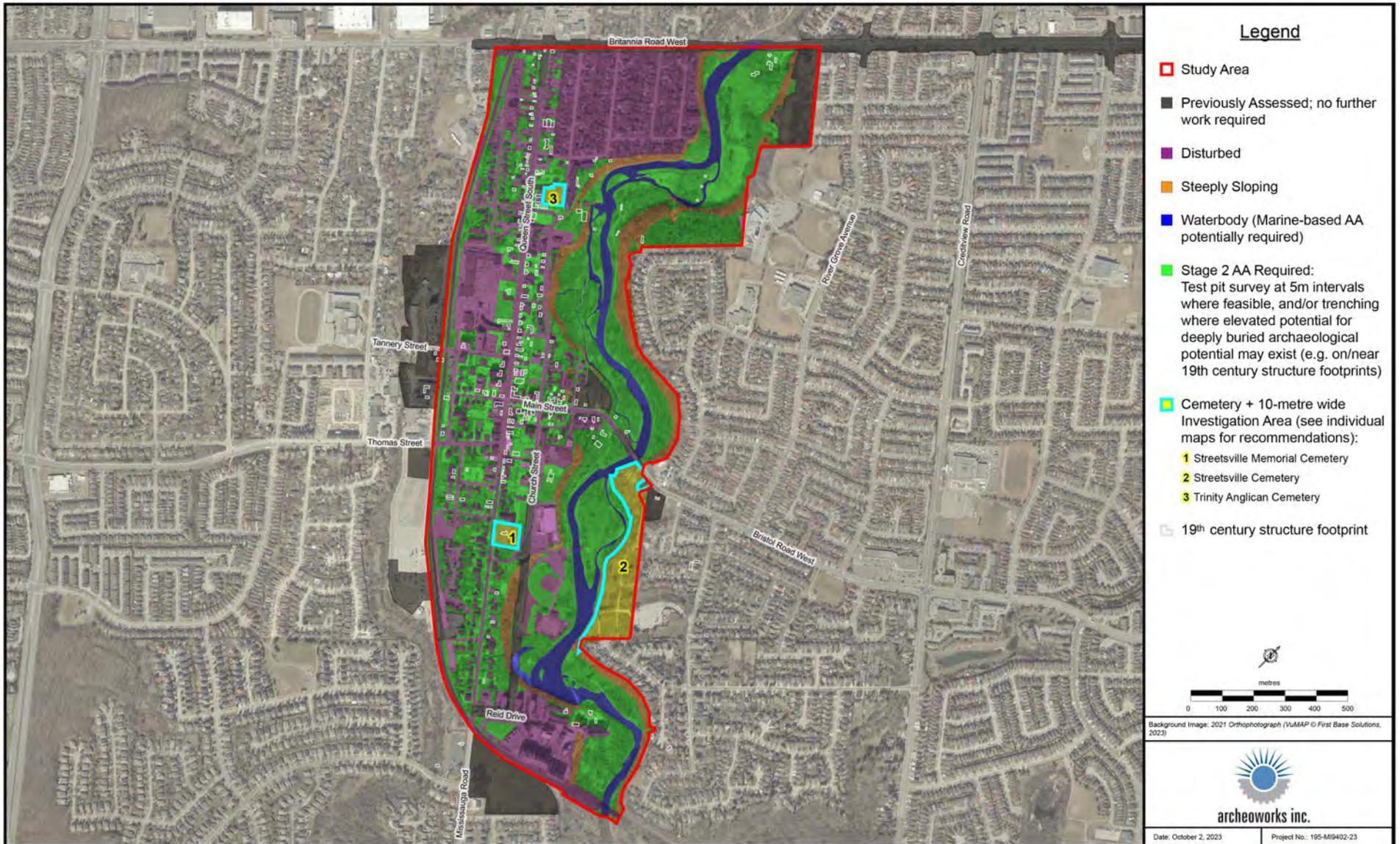
Map 12: Map showing the extents and locations of heritage-related features and properties, as well as documented 19<sup>th</sup> century historical structures.



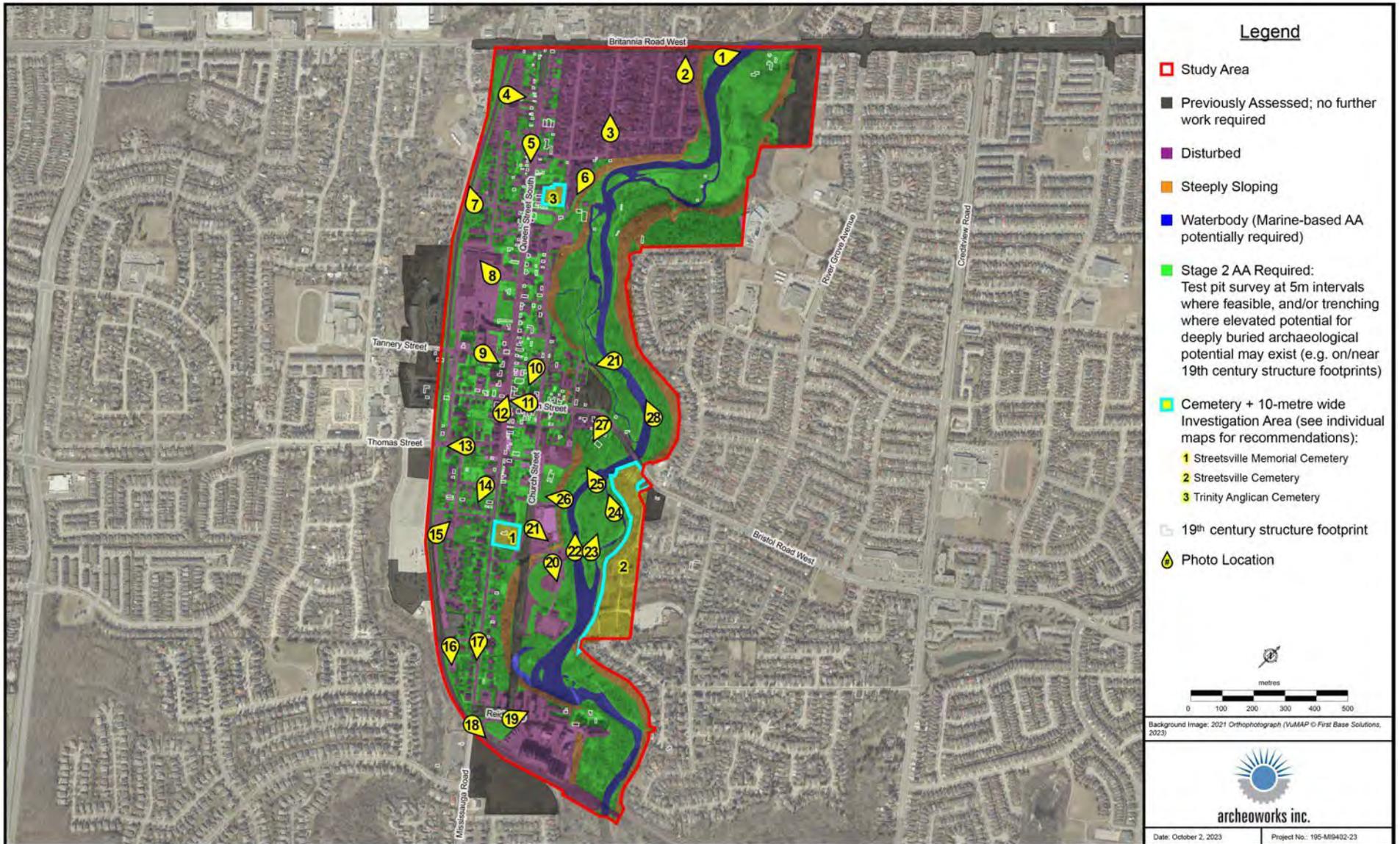
Map 13: Map showing the extents and locations of previous archaeological assessments.



Map 14: Soil map of the study area (adapted from Chapman and Putnam, 1984).



Map 15: Stage 1 AA results.



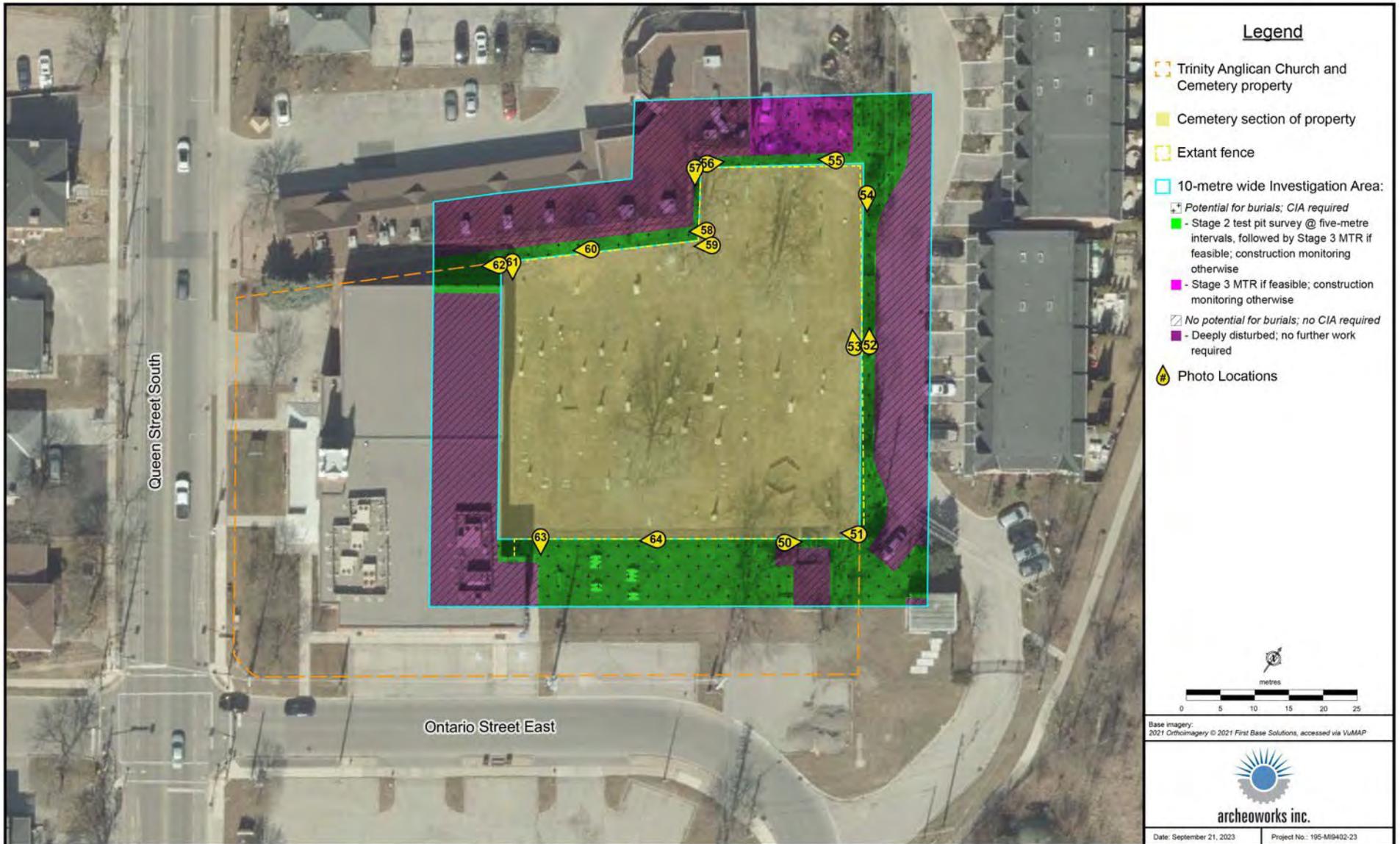
Map 16: Stage 1 AA results with photo locations indicated.



Map 17: Stage 1 AA recommendations for the Streetsville Cemetery, with photo locations indicated.



Map 18: Stage 1 AA recommendations for the Streetsville Memorial Cemetery, with photo locations indicated.



Map 19: recommendations for the Trinity Anglican Cemetery, with photo locations indicated.

## APPENDIX B: SUMMARY OF BACKGROUND RESEARCH

Feature of Archaeological Potential		Yes	No	Unknown	Comment
1	Known archaeological sites within 300 m?	X			If Yes, potential confirmed
Physical Features		Yes	No	Unknown	Comment
2	Is there water on or adjacent to the property?	X			If Yes, potential confirmed
2a	Presence of primary water source within 300 metres of the study area (lakes, rivers, streams, creeks)	X			If Yes, potential confirmed
2b	Presence of secondary water source within 300 metres of the study area (intermittent creeks and streams, springs, marshes, swamps)	X			If Yes, potential confirmed
2c	Features indicating past presence of water source within 300 metres (former shorelines, relic water channels, beach ridges)	X			If Yes, potential confirmed
2d	Accessible or inaccessible shoreline (high bluffs, swamp or marsh fields by the edge of a lake, sandbars stretching into marsh)		X		If Yes, potential confirmed
3	Elevated topography (knolls, drumlins, eskers, plateaus, etc.)		X		If Yes to two or more of 3-5 or 7-10, potential confirmed
4	Pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground		X		If Yes to two or more of 3-5 or 7-10, potential confirmed
5	Distinctive land formations (mounds, caverns, waterfalls, peninsulas, etc.)		X		If Yes to two or more of 3-5 or 7-10, potential confirmed
Cultural Features		Yes	No	Unknown	Comment
6	Is there a known burial site or cemetery on or directly adjacent to the property?	X			If Yes, potential confirmed
7	Associated with food or scarce resource harvest areas (traditional fishing locations, food extraction areas, raw material outcrops, etc.)		X		If Yes to two or more of 3-5 or 7-10, potential confirmed
8	Indications of early Euro-Canadian settlement (monuments, cemeteries, structures, etc.) within 300 metres	X			If Yes to two or more of 3-5 or 7-10, potential confirmed
9	Associated with historic transportation route (historic road, trail, portage, rail corridor, etc.) within 100 metres of the property	X			If Yes to two or more of 3-5 or 7-10, potential confirmed
Property-specific Information		Yes	No	Unknown	Comment
10	Contains property designated under the <i>Ontario Heritage Act</i>	X			If Yes, potential confirmed
11	Local knowledge (Indigenous communities, heritage organizations, municipal heritage committees, etc.)	X			If Yes, potential confirmed
12	Recent ground disturbance, not including agricultural cultivation (post-1960, extensive and deep land alterations)	X - parts			If Yes, low archaeological potential is determined

## APPENDIX C: HURON-WENDAT NATION HISTORY

### ANNEX

#### History of the Nation Huronne-Wendat

As an ancient people, traditionally, the Huron-Wendat, a great Iroquoian civilization of farmers and fishermen-hunter-gatherers and also the masters of trade and diplomacy, represented several thousand individuals. They lived in a territory stretching from the Gaspé Peninsula in the Gulf of Saint Lawrence and up along the Saint Lawrence Valley on both sides of the Saint Lawrence River all the way to the Great Lakes. Huronia, included in Wendake South, represents a part of the ancestral territory of the Huron-Wendat Nation in Ontario. It extends from Lake Nipissing in the North to Lake Ontario in the South and Île Perrot in the East to around Owend Sound in the West. This territory is today marked by several hundred archaeological sites, listed to date, testifying to this strong occupation of the territory by the Nation. It is an invaluable heritage for the Huron-Wendat Nation and the largest archaeological heritage related to a First Nation in Canada.

According to our own traditions and customs, the Huron-Wendat are intimately linked to the Saint Lawrence River and its estuary, which is the main route of its activities and way of life. The Huron-Wendat formed alliances and traded goods with other First Nations among the networks that stretched across the continent.

Today, the population of the Huron-Wendat Nation is composed of more than 4000 members distributed on-reserve and off-reserve.

The Huron-Wendat Nation band council (CNHW) is headquartered in Wendake, the oldest First Nations community in Canada, located on the outskirts of Quebec City (20 km north of the city) on the banks of the Saint Charles River. There is only one Huron-Wendat community, whose ancestral territory is called the Nionwentsïo, which translates to "our beautiful land" in the Wendat language.

The Huron-Wendat Nation is also the only authority that have the authority and rights to protect and take care of her ancestral sites in Wendake South.

## APPENDIX D: IMAGES



Image 1: View of Credit River and steep slopes, south of the bridge conveying Bristol Road West.



Image 2: View of 1950s residential development at the end of Amity Road, with extant houses, paved street and driveways, landscaping and buried utilities.



Image 3: View of 1950s residential development along Earl Street, with extant houses, paved street and driveways, landscaping and buried utilities.



Image 4: View of suburban landscape at the west end of James Street, with extant structures, paved road and driveways, and recently excavated lot on the left.



Image 5: View of streetscape along Queen Street South, with extant heritage structures separated from the paved roadway by narrow strips containing pedestrian paths and narrow grassed/landscaped margins.



Image 6: View of parkland on the west side of the Credit River, showing pedestrian path and manicured landscape.



Image 7: View of extant paved street (Ontario Street), parking lot and structure immediately east of the railroad tracks



Image 8: View of strip mall and paved parking lot immediately east of the railroad tracks.



Image 9: View of paved parking areas and extant commercial and residential structures south of Tannery Street.



Image 10: View of playground and open area at Jon Clipperton Park.



Image 11: View of extant brick- and stone-paved section of Main Street, just east of Queen Street South.



Image 12: View of streetscape in the vicinity of the Queen Street South—Pearl Street/Main Street intersection, showing extant structures fronted by paved sidewalks, and the paved roadways.



Image 13: View of Thomas Street east of the railroad tracks, showing paved roadways and sidewalks, extant residential houses and yards/frontages, and grassed margins.



Image 14: View of manicured lawn within 11 Barry Avenue (built ca. 1860), a designated heritage property.



Image 15: View of extant paved parking area at the Streetsville GO Station, east of the railroad tracks.



Image 16: View of the south end of the paved parking area at the Streetsville GO Station, east of the railroad tracks.



Image 17: View of streetscape along Queen Street South, with the paved roadway flanked by grassed margins and residential lawns, traversed by roadside buried utilities and sidewalk.



Image 18: View of railroad tracks and rail corridor, showing modified landscape and ballast, flanked by grassed margins.



Image 19: View of extant roadway (Reid Drive) and residential highrises.



Image 20: View of extant paved parking area and baseball diamond south of the Streetsville Arena.



Image 21: View of extant Streetsville Arena and paved parking area.



Image 22: View of the Credit River, flanked by flatter valley lands.



Image 23: View of open area ringed by trees on island in the middle of the Credit River.



Image 24: View of Credit River watercourse and wetlands on the east side of the island.



Image 25: View of Credit River and its west bank.



Image 26: View of the steep slope along the west edge of the Credit River valley.



Image 27: View of Timothy Street House (41 Mill Street; a designated heritage property) and surrounding vacant grounds.



Image 28: View of Credit River from the east side trail.



Image 29: View of the steep slopes (cliff) leading to the Credit River adjacent to cemetery property limits.



Image 30: View of the steep slopes (cliff) leading to the Credit River adjacent to cemetery property limits.



Image 31: View of the signage within the cemetery warning of steep slopes (cliff) leading to the Credit River adjacent to cemetery property limits.



Image 32: View of the signage within the cemetery warning of steep slopes (cliff) leading to the Credit River adjacent to cemetery property limits.



Image 33: View of steep slopes (cliff) leading to the Credit River within the cemetery property limits.



Image 35: View of the vegetated area within the park land in the middle section of the cemetery property.



Image 34: View of the extant 21<sup>st</sup> century burial within Section J, with steep slope dropoff visible in the background.



Image 36: View of Credit River encompassed within the ten-metre cemetery investigation area.



Image 37: View of drain feature within the sloped area adjacent to the cemetery limits, close to the scattering area.



Image 38: View of asphalt driveway and parking area of St. Andrew's Presbyterian Church as well as part of the extant church.



Image 39: View of asphalt parking area and area subjected to deep and extensive construction grading associated with the downward cut and installation of large drainage catch-basins.



Image 40: View of area subjected to deep and extensive construction grading associated with the downward cut and installation of large drainage catch-basins.



Image 41: View of the eastern property limits of cemetery. Note: no fence-line present.



Image 44: View of area subjected to deep and extensive construction grading associated with the downward cut and installation of large drainage catch-basins.



Image 43: View of the southern property limits of cemetery. Note: no fence-line present.



Image 44: View of the southern property limits of cemetery. Note: wood fence-line is present along extant house at 307 Queen Street South.



Image 45: View of extant house at 307 Queen Street South and buried utilities (telecommunications).



Image 46: View of the iron fence-line along western limits, concrete sidewalk and grassed margin.



Image 47: View of the extant structure at 307 Queen Street South, buried utilities (telecommunication and electrical box), concrete sidewalk and pathway, and manicured grassed area.



Image 48: View of buried utilities (telecommunication box), concrete sidewalk and pathway, asphalt roadway (Queen Street) and manicured grassed margins.



Image 49: View of asphalt driveway and parking area of St. Andrew's Presbyterian Church, as well as the St. Andrew's Presbyterian Church, and manicured grassed margin.



Image 50: View of rock garden, outbuilding (shed) and iron fence-line encircling the graveyard.



Image 51: View of rock garden, outbuilding (shed), iron fence-line encircling the graveyard and rock entry stairwell.



Image 52: View of buried utilities (hydro) within the landscaped margin next to land previously subjected to deep and extensive disturbances associated with the construction of neighbouring townhouses.



Image 53: View of the proximity of headstones and footstones to the iron fence line encircling the graveyard.



Image 54: View of landscaped margin next to land previously subjected to deep and extensive disturbances associated with the construction of neighbouring townhouses. Note the surficial walking path next to the iron fence-line through the graveyard.



Image 55: View of the overgrown vegetation between the iron fence-line and extant building in the ten-metre-wide cemetery investigation area.



Image 56: View of the overgrown vegetation between the iron fence-line and extant building in the ten-metre-wide cemetery investigation area.



Image 57: View of the overgrown vegetation between the iron fence-line and extant building in the ten-metre-wide cemetery investigation area.



Image 58: View of the overgrown vegetation between the iron fence-line and extant building in the ten-metre-wide cemetery investigation area.



Image 59: View of the proximity of headstones and footstones to the iron fence-line encircling the graveyard.



Image 60: View of the overgrown vegetation between the iron fence-line and extant building in the ten-metre-wide cemetery investigation area.



Image 61: View of the proximity of headstones and footstones to the extant Trinity Anglican Church. Note the basement windows in the church.



Image 62: View of the overgrown vegetation between the two extant buildings (adjacent commercial building and church) in the ten-metre-wide cemetery investigation area.



Image 63: View of manicured grassed area within the ten-metre-wide cemetery investigation area.



Image 64: View of manicured grassed area within the ten-metre-wide cemetery investigation area and iron fence-line encircling the graveyard.

## APPENDIX D: INVENTORY OF DOCUMENTARY AND MATERIAL RECORD

Project Information:				
<b>Project Number:</b>		195-MI9402-23		
<b>Licensee:</b>		Kim Slocki (P029)		
<b>MCM PIF:</b>		P029-1126-2023		
Document/ Material		Details		Location
1.	Research/ Analysis/ Reporting Material	Digital files stored in: /2023/195-MI9402-23- Streetsville HCD Study/Stage 1		Archeoworks Inc., 16715-12 Yonge Street, Suite 1029, Newmarket, ON, Canada, L3X 1X4 Stored on Archeoworks network servers
2.	Written Field Notes/ Annotated Field Maps/ Images	Field Maps/Notes: 6 pages Digital Images: 432 digital photos		Archeoworks Inc., 16715-12 Yonge Street, Suite 1029, Newmarket, ON, Canada, L3X 1X4 Stored on Archeoworks network servers

Under Section 14 of the Terms and Conditions for Archaeological Licences issued under the Ontario Heritage Act, "the licensee shall hold in safekeeping all artifacts and records of archaeological fieldwork carried out under this licence, except where those artifacts and records are transferred by the licensee to His Majesty the King in right of Ontario or the licensee is directed to deposit them in a public institution in accordance with subsection 66(1) of the Act." The collections are being stored at *Archeoworks Inc.* on the licensee's behalf.

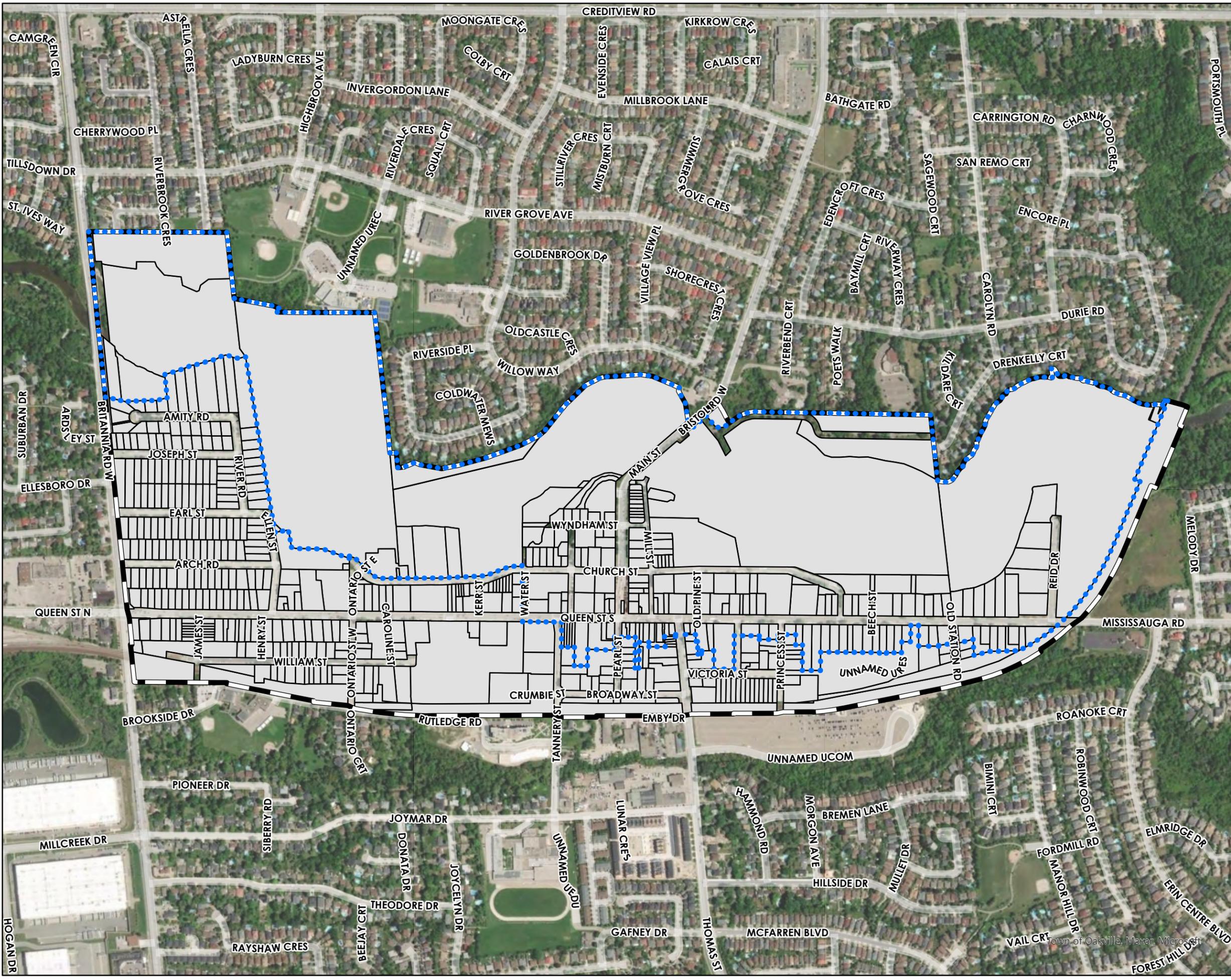
# Appendix C – (a) Recommended Boundary Map, (b) Contributing vs. non- contributing properties, (c) Properties which meet 2 or more Criteria under Ontario Regulation 9/06

# Recommended Heritage 9.1 Conservation District (HCD) Boundary

Streetsville Heritage Inventory  
City of Mississauga

## LEGEND

-  Study Area
-  Properties
-  HCD Boundary Option



Source: Esri Satellite Imagery

Date: January, 2024

File: 1065G

Scale: 1:8,000

Drawn: JB



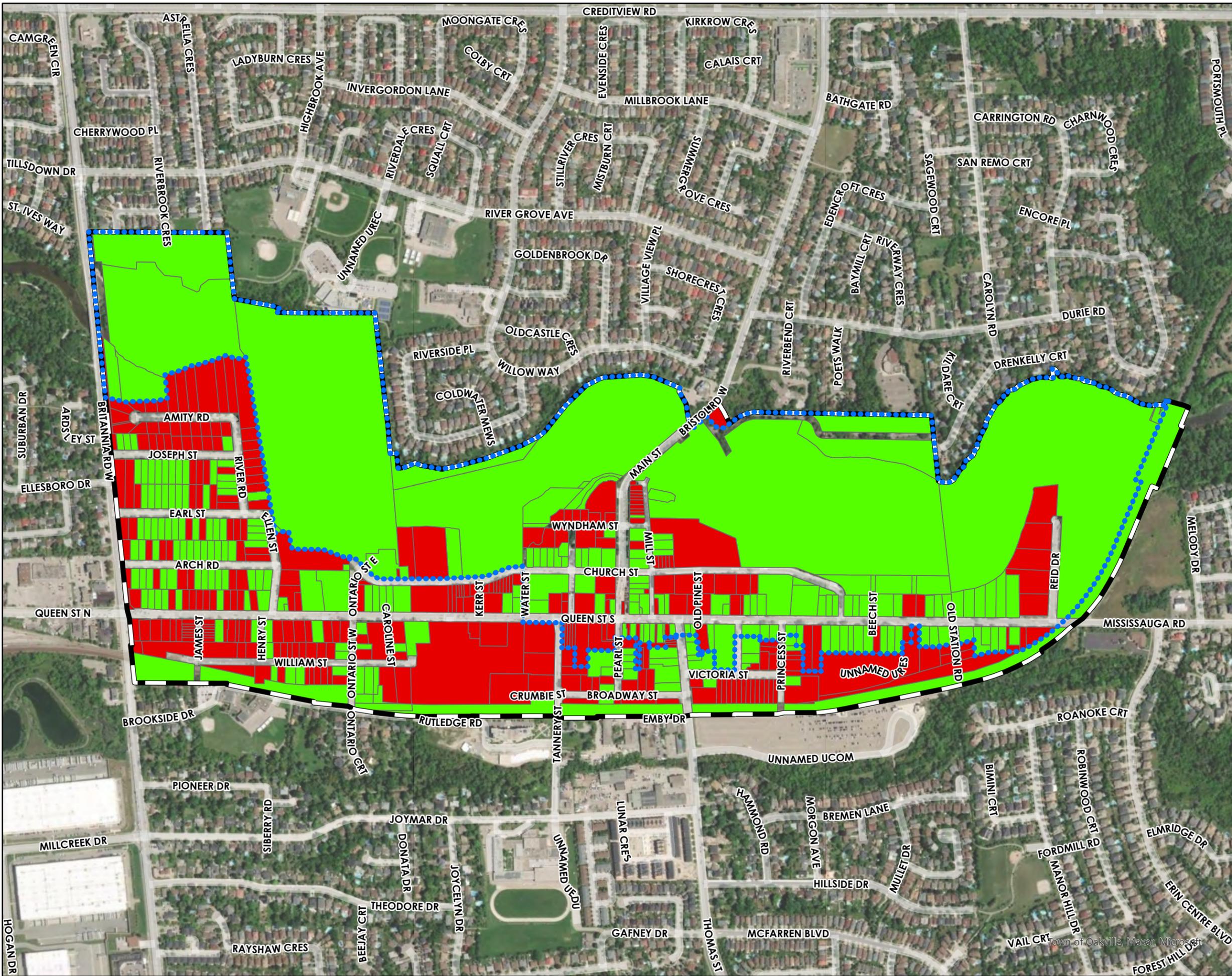
Document Path: C:\Users\jbrinocar\Desktop\1065G - Streetsville HCD Study\GIS\Streetsville HCD.aprx

# Recommended Heritage 9.1 Conservation District Boundary

Streetsville Heritage Inventory  
City of Mississauga

## LEGEND

-  Study Area
-  Recommended HCD Boundary
- Properties - Contributing
  -  Yes (260)
  -  No (316)



Source: Esri Satellite Imagery

Date: January, 2024

File: 1065G

Scale: 1:8,000

Drawn: JB



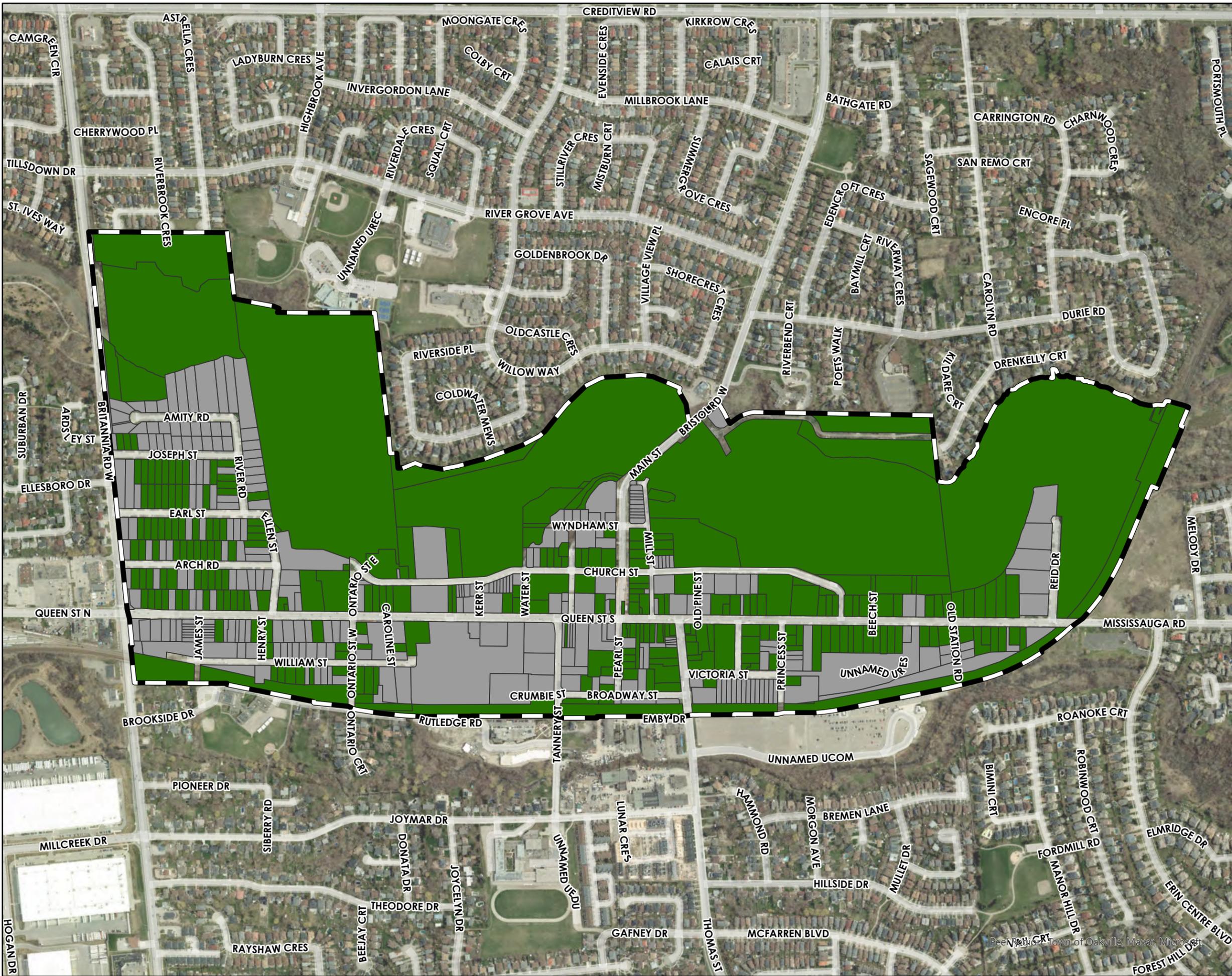
Document Path: C:\Users\jbrinocar\Desktop\1065G - Streetsville HCD Study\GIS\Streetsville HCD.aprx

# Map: Properties that meet 2 or more Criteria under the OHA

Streetsville Heritage Inventory  
City of Mississauga

## LEGEND

-  Study Area
- Properties that meet 2 or More Criteria under the OHA
  -  Yes
  -  No



Source: Esri Satellite Imagery

Date: February, 2024

File: 1065G

Scale: 1:8,000

Drawn: JB



Document Path: C:\Users\jbrinocar\Desktop\1065G - Streetsville HCD Study\GIS\Streetsville HCD.aprx

# Appendix D – Identified Character Areas

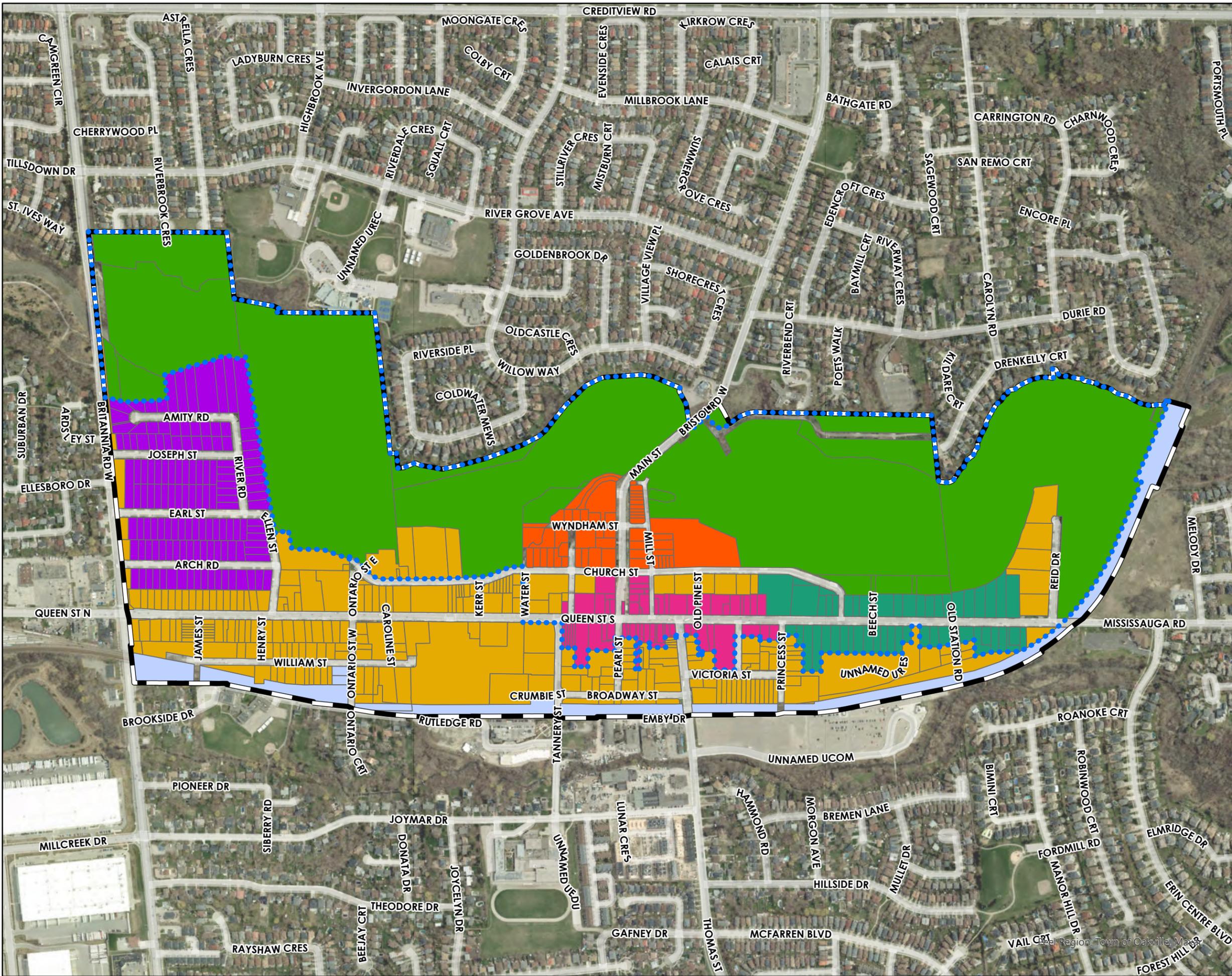
# Character Areas and Recommended Heritage Conservation District (HCD) Boundary

9.1

Streetsville Heritage Inventory  
City of Mississauga

## LEGEND

-  Study Area
-  Recommended HCD Boundary
- Properties - Character Area
  -  Mid. 20th Century Residential Neighbourhood
  -  Credit River Valley
  -  Former Mill Area North of Church Street
  -  19th Century Queen Street South Residential Neighbourhood
  -  Downtown Streetsville
  -  Transition Area
  -  Railway Corridor



Source: Esri Satellite Imagery

Date: February, 2024

File: 1065G

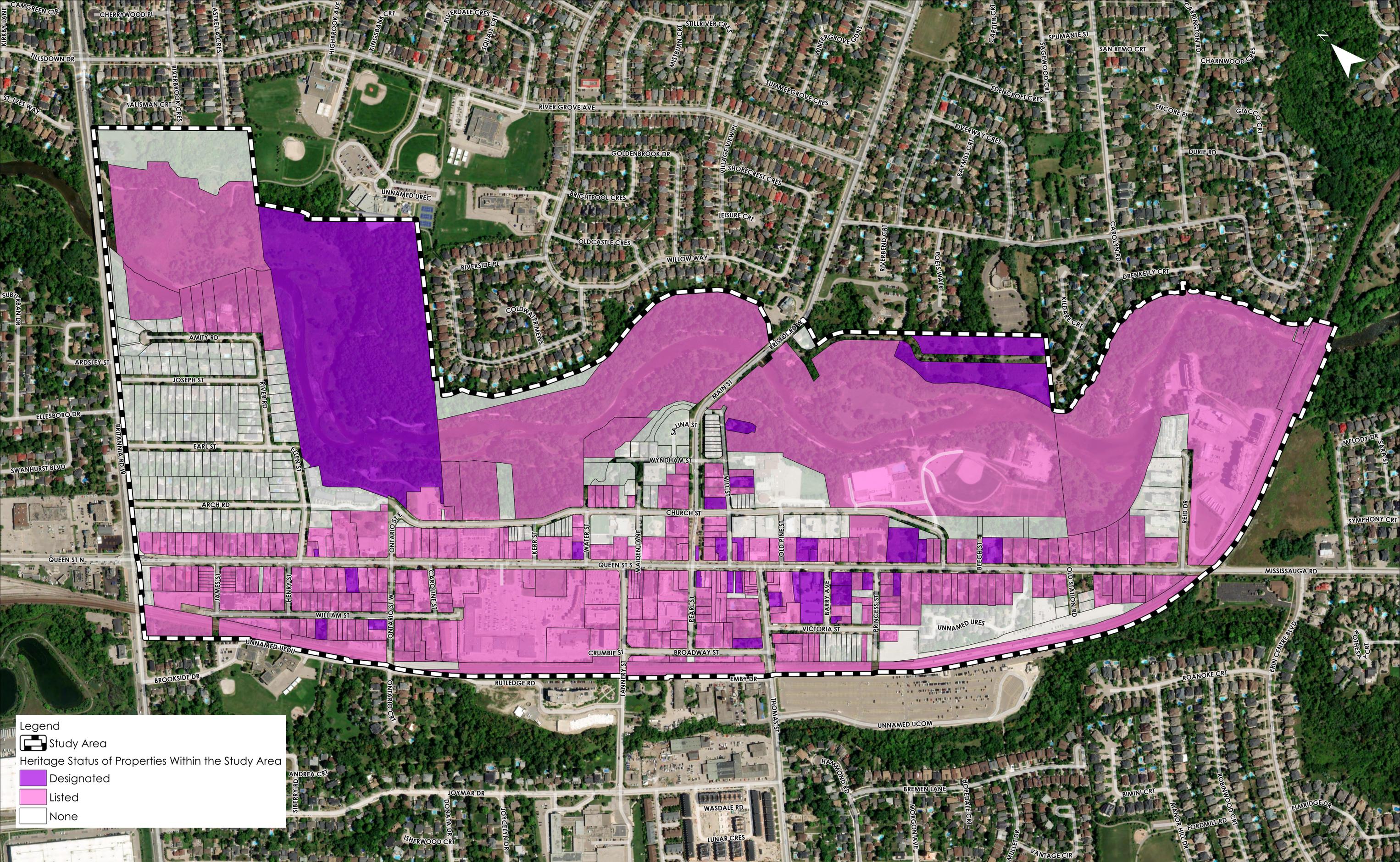
Scale: 1:8,000

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# Appendix E – Map of Current Heritage Status within HCD Boundary (i.e. listed and part IV designated properties)



**Legend**

-  Study Area
- Heritage Status of Properties Within the Study Area**
-  Designated
-  Listed
-  None

# Appendix F – (a) Construction Date Ranges, (b) Architectural style (c) Heritage Integrity (d) Attribute types



# Map 3: Architectural Style.1 (Primary Structure)

Streetsville Heritage Inventory  
City of Mississauga

## LEGEND

-  Study Area
-  Recommended HCD Boundary
- Properties - Architectural Style (Primary Structure)
- Category 1: Not Applicable
-  N/A
-  Altered (to the extent that original style cannot be confirmed)
- Category 2: Mid. 20th Century to Contemporary
-  Post-War Housing
-  Strawberry Box
-  Bungalow
-  Mid Century Modern/Mid 20th Century
-  Late 20th/21st Century Contemporary
- Category 3: Early 19th Century to Early 20th Century
-  Arts and Crafts
-  Colonial Revival
-  Combination
-  Contemporary
-  Craftsman
-  Dutch Colonial
-  Edwardian
-  Foursquare
-  Georgian
-  Gothic Cottage/Ontario Cottage
-  Gothic Revival
-  International
-  Italianate
-  Italianate Villa
-  Late Victorian
-  Neo-Classical
-  Other
-  Period Revival
-  Queen Anne
-  Raised Ranch
-  Ranch (mid. century)
-  Regency
-  Tudor
-  Vernacular
-  Worker's Housing

Source: Esri Satellite Imagery

Date: February, 2024

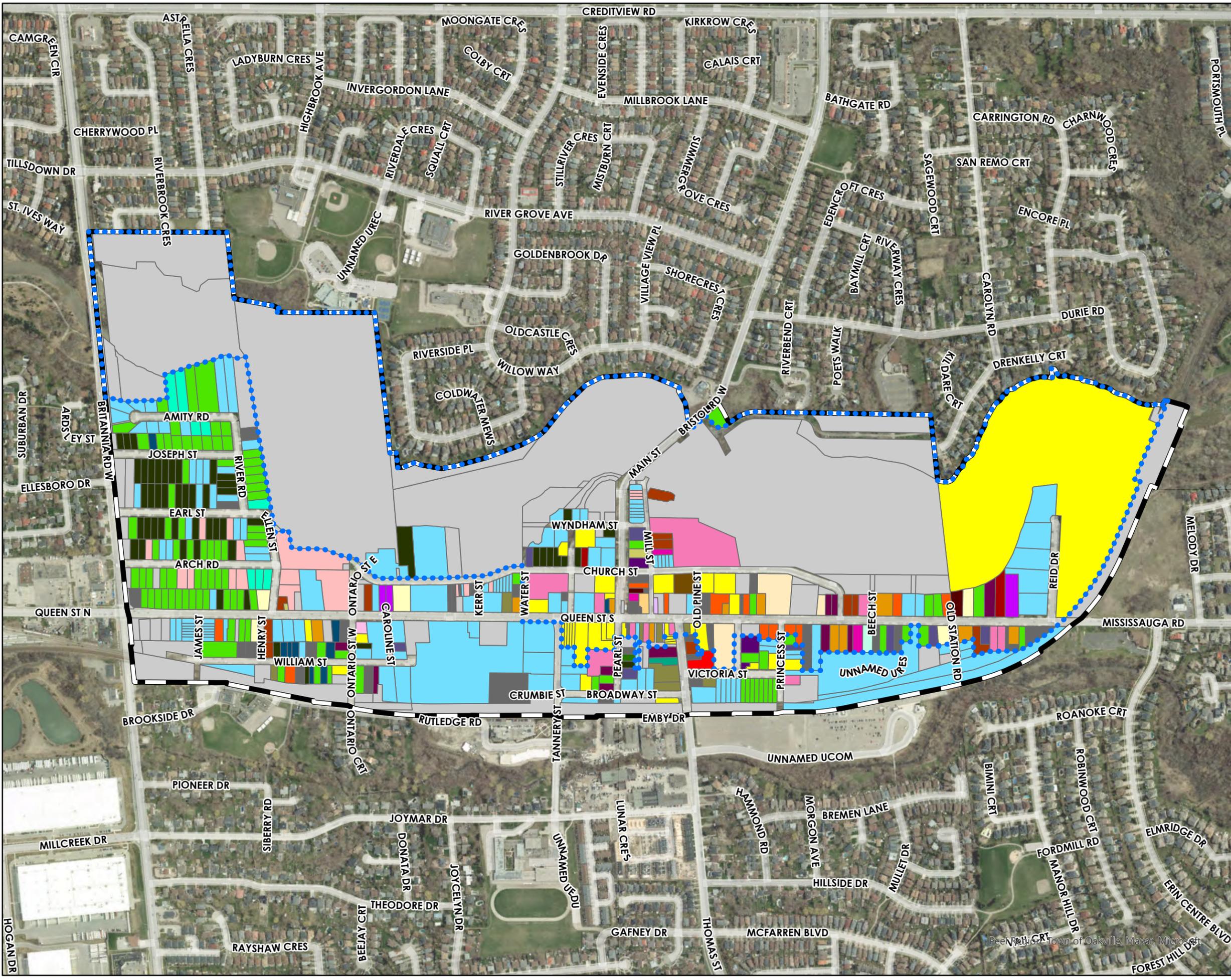
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Scale: 1:8,000

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Streetsville Heritage Inventory  
City of Mississauga

LEGEND

 Study Area

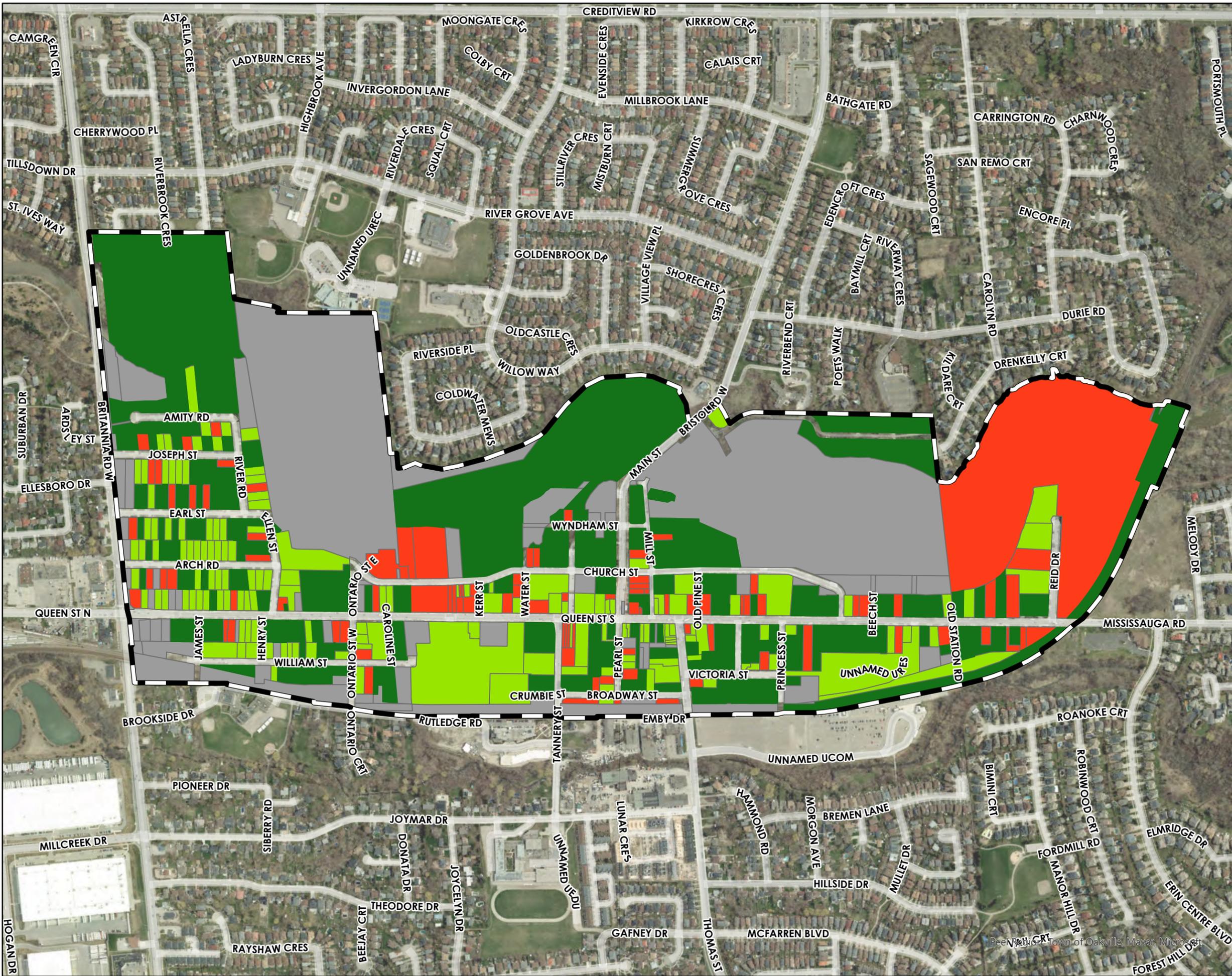
Properties - Integrity

 Good/Excellent

 Fair

 Poor

 N/A



Source: Esri Satellite Imagery

Date: February, 2024

File: 1065G

Scale: 1:8,000

Drawn: JB

Document Path: C:\Users\jbrinocar\Desktop\1065G - Streetsville HCD Study\GIS\Streetsville HCD.aprx



Streetsville Heritage Inventory  
City of Mississauga

LEGEND

-  Study Area
-  Recommended HCD Boundary
- Properties - Attributes
  -  Apartment (low rise)
  -  Apartment (mid rise)
  -  Barn/outbuilding
  -  Building
  -  Cemetery
  -  Church
  -  Commercial
  -  Commercial (adaptive re-use)
  -  Commercial/residential combination
  -  Dwelling (single detached)
  -  Institutional or Public
  -  Landscape
  -  Mill and/or mill infrastructure
  -  Natural Feature
  -  Other
  -  Public Space/park
  -  Railway and/or Corridor
  -  Townhouse
  -  N/A

Source: Esri Satellite Imagery

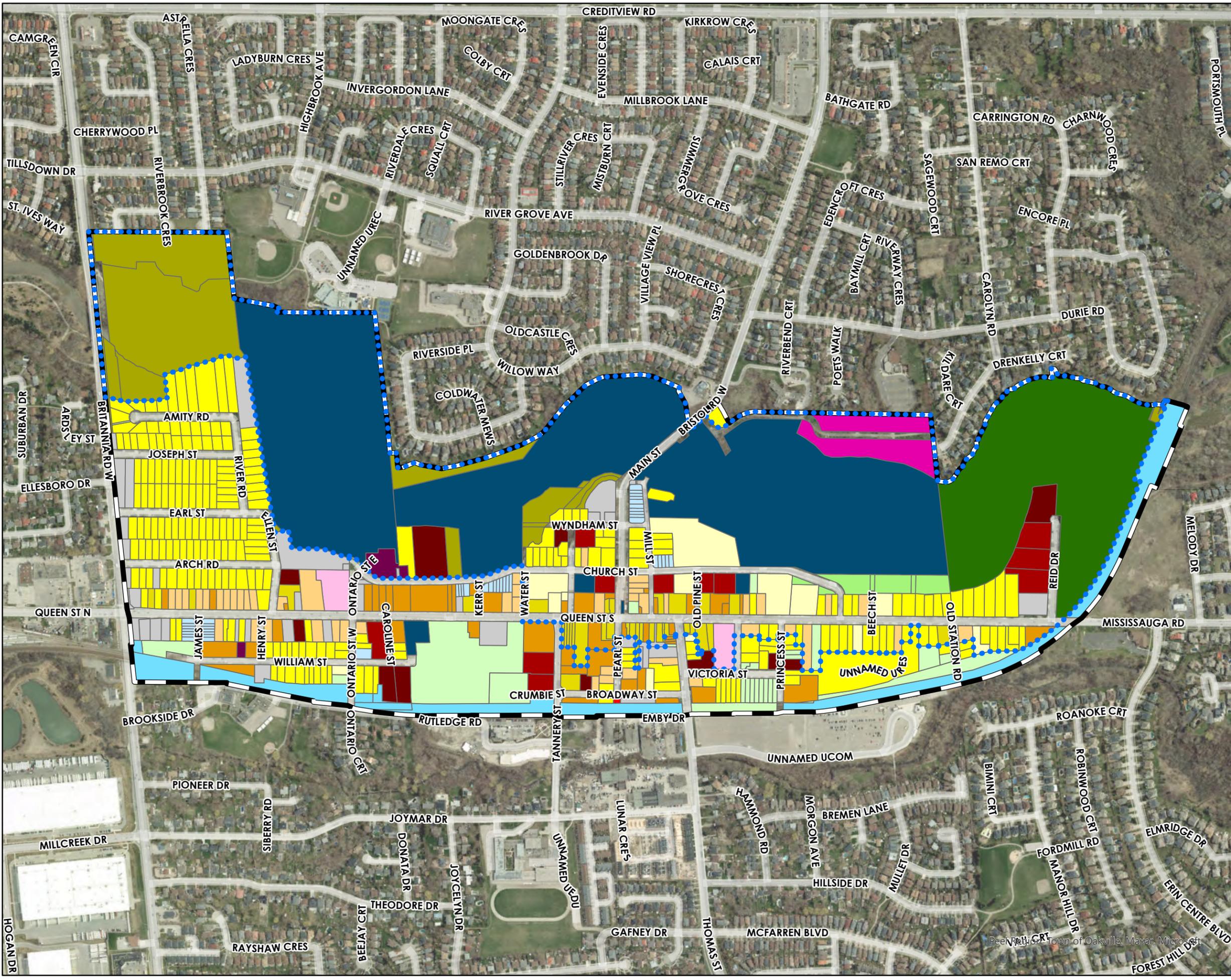
Date: February, 2024

File: 1065G

Scale: 1:8,000

Drawn: JB

Document Path: C:\Users\jbrinvar\Desktop\1065G - Streetsville HCD Study\GIS\Streetsville HCD.aprx



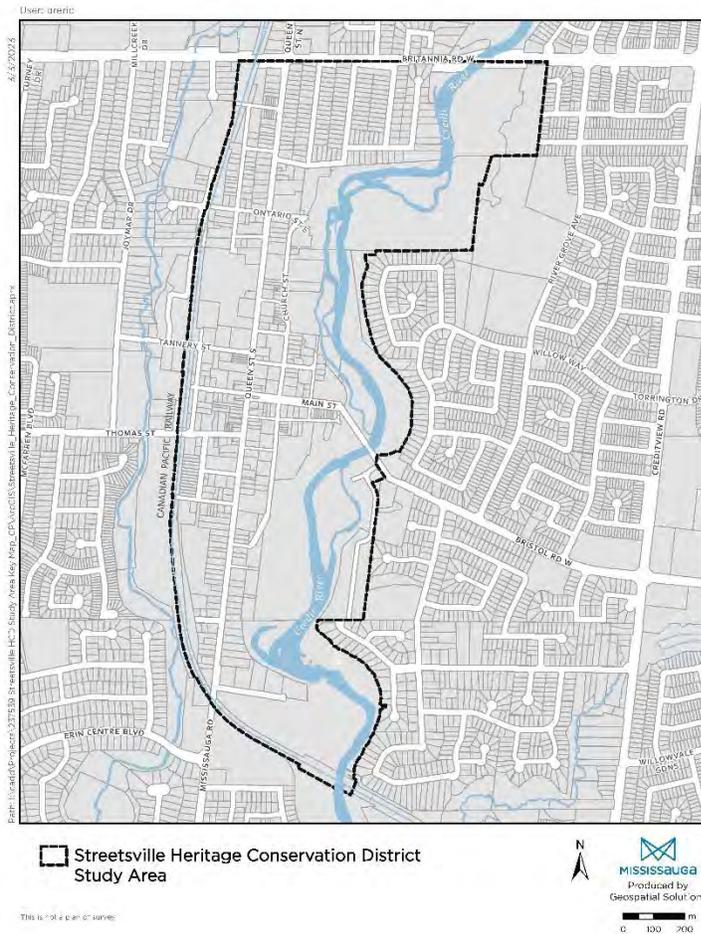
# Appendix G – (a) Newsletters, (b) Surveys, (c) Summary of Community Meeting Workshop (d) Comment Response Matrix (recommended HCD boundary) e) Summary of Online Survey Responses (January 2024 – March 2024)

City of Mississauga  
 Community Services  
 300 City Centre Drive  
 MISSISSAUGA ON L5B 3C1  
 mississauga.ca

**Streetsville Heritage Conservation District Feasibility Study**

**Project Background – Project Initiation**

The City of Mississauga initiated the Streetsville Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act* in March, 2023. The study area includes the historic downtown core, residential side streets, the Credit River valley, and adjacent areas.



The City has retained MHBC Planning, +VG, Archeoworks, and Wendy Shearer Landscape Architect to undertake this project in co-operation with the City of Mississauga.

The process to establish a HCD is carried out in two phases. We are currently in the first phase of the HCD Study. During the first phase, the consulting team will analyze the study area to determine whether or not it, or a portion of it, meets the legislated criteria as a Heritage Conservation District.

If the study area, or a portion of it, meets this criteria, the consulting team would draft a background study report which provides a summary of its findings, outlining why the area is of cultural heritage value, and identify its heritage attributes.

If Council endorses the HCD Study, the second phase would be initiated and an HCD Plan would be drafted. The purpose of an HCD Plan is to provide policies and guidelines for appropriate change management of the area while retaining and enhancing its cultural heritage value. Heritage Conservation District Plans are catered to the goals and special character of the area. HCD Plans are not intended to create a “museum of the streets” and prohibit change. Instead, they are intended to manage change while conserving the area’s unique sense of place.

### **Get Involved**

Community engagement is an important component of the project. The City has organized a Steering Committee which includes representatives of various community groups who will provide input into the study. Public Community Meetings will also be held throughout both phases of the study. The first Community Meeting is tentatively set for October 18, 2023. Details regarding this meeting will be posted on the [yoursay.mississauga.ca/streetsville](https://yoursay.mississauga.ca/streetsville) closer to the meeting date.

### **The Steering Committee and the Consultants want to hear from you!**

Ways to get involved and have your say include:

- Visiting [yoursay.mississauga.ca/streetsville](https://yoursay.mississauga.ca/streetsville) to join the mailing list and complete campaign surveys, which will be available at key intervals during the project;
- Attend the first Community Meeting on October 18, 2023;
- Do you have any historic photos of buildings and places in Streetsville from days-gone-by? Send them to the City!

### **What’s Happening Now?**

The consulting team is currently surveying the area to determine its character and analyze its strengths, weaknesses, opportunities and threats. They are also reviewing background information on the community, including the existing planning policy framework, historic maps, and local historical documents. During the spring/summer season, the team will be completing an inventory of all properties within the study area.

Regular updates and resources will be posted on [yoursay.mississauga.ca/streetsville](https://yoursay.mississauga.ca/streetsville) throughout the study. For further information please contact: Paula Wubbenhorst at [paula.wubbenhorst@mississauga.ca](mailto:paula.wubbenhorst@mississauga.ca).

City of Mississauga  
Community Services  
300 City Centre Drive  
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### **Streetsville Heritage Conservation District Feasibility Study**

#### **Get Involved**

Community engagement is an important component of the project. The City has organized a Steering Committee which includes representatives of various community groups who will provide input into the study. Public Community Meetings will also be held throughout both phases of the study.

**Join us on October 18, 2023** to participate in the first Community Meeting for this study. The meeting will include the following:

- A presentation by the Consulting team to introduce the HCD process, and the purpose of the study;
- Q&A Sessions;
- Resources on the HCD Study; and
- A workshop in order to gather community input.

#### ***Win a chance to have your house painted by artist Douglas Todd!***

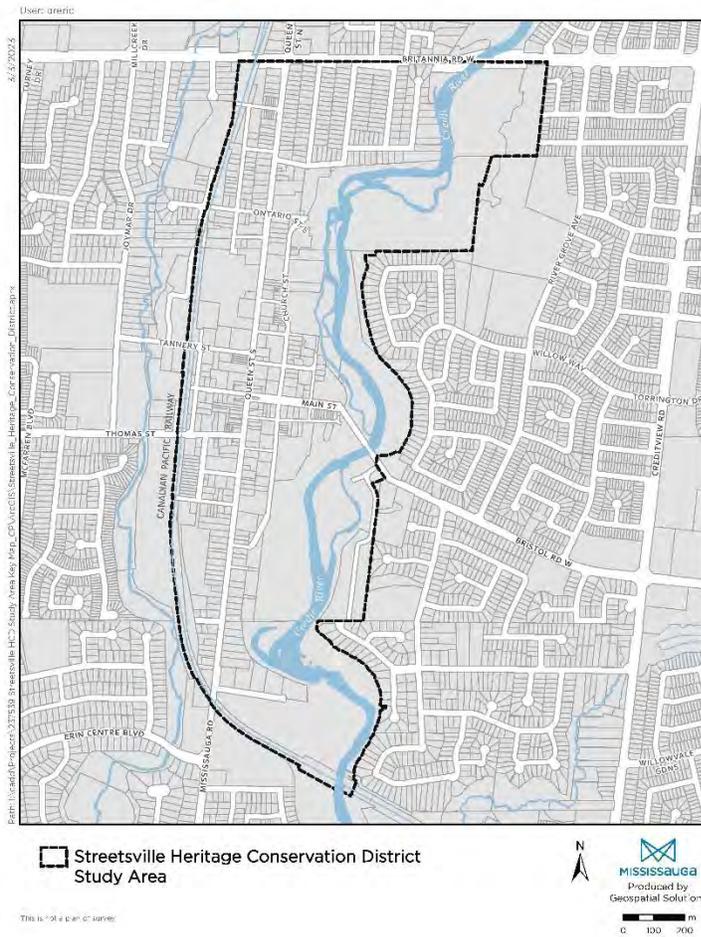
Every time you participate in one of the Community Meetings, you can add your name to the draw to have your house painted by Douglas Todd.



(above) Douglas Todd, 2023

## Project Background

The City of Mississauga initiated the Streetsville Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act* in March, 2023. The study area includes the historic downtown core, residential side streets, the Credit River valley, and adjacent areas.



The City has retained MHBC Planning, +VG, Archeoworks, and Wendy Shearer Landscape Architect to undertake this project in co-operation with the City of Mississauga.

The process to establish a HCD is carried out in two phases. We are currently in the first phase of the HCD Study. During the first phase, the consulting team will analyze the study area to determine whether or not it, or a portion of it, meets the legislated criteria as a Heritage Conservation District.

If the study area, or a portion of it, meets this criteria, the consulting team would draft a background study report which provides a summary of its findings, outlining why the area is of cultural heritage value, and identify its heritage attributes.

If Council endorses the HCD Study, the second phase would be initiated and an HCD Plan would be drafted. The purpose of an HCD Plan is to provide policies and guidelines for appropriate change management of the area while retaining and enhancing its cultural heritage value. Heritage Conservation District Plans are catered to the goals and special character of the area. HCD Plans are not intended to create a “museum of the streets” and prohibit change. Instead, they are intended to manage change while conserving the area’s unique sense of place.

- 

### **The Steering Committee and the Consultants want to hear from you!**

Ways to get involved and have your say include:

- Visiting [yoursay.mississauga.ca/streetsville](https://yoursay.mississauga.ca/streetsville) to join the mailing list and complete campaign surveys, which will be available at key intervals during the project;
- Attend the Community Meeting on October 18, 2023;
- Attend the second Community Meeting, tentatively scheduled on January 24, 2024.

Do you have any historic photos of buildings and places in Streetsville from days-gone-by? Send them to the City!

### **What’s Happening Now?**

The consulting team is completing a survey of the study area and the inventory of existing buildings and features. The survey and inventory field work has provided the consultants with raw data related to the following:

- Architectural styles;
- Building materials, scale and massing;
- Building construction dates;
- Building integrity.

Now that raw data has been collected, we are looking to the community to provide us with input. Information provided to the consultants at the upcoming community meetings will feed into a report prepared by the Consultants on the findings of the first phase of the study.

Regular updates and resources will be posted on [yoursay.mississauga.ca/streetsville](https://yoursay.mississauga.ca/streetsville) throughout the study. For further information please contact: Paula Wubbenhorst at [paula.wubbehorst@mississauga.ca](mailto:paula.wubbehorst@mississauga.ca).

City of Mississauga  
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## **Streetsville Heritage Conservation District Feasibility Study**

### **What's Happening Now?**

We are approaching the end of Phase I of II of the Streetsville HCD Study. The consulting team has completed an evaluation of the study area and has determined that the study area includes property which meets the legislated criteria for identifying a potential Heritage Conservation District under Part V of the *Ontario Heritage Act*. A recommended Heritage Conservation District boundary has been identified.

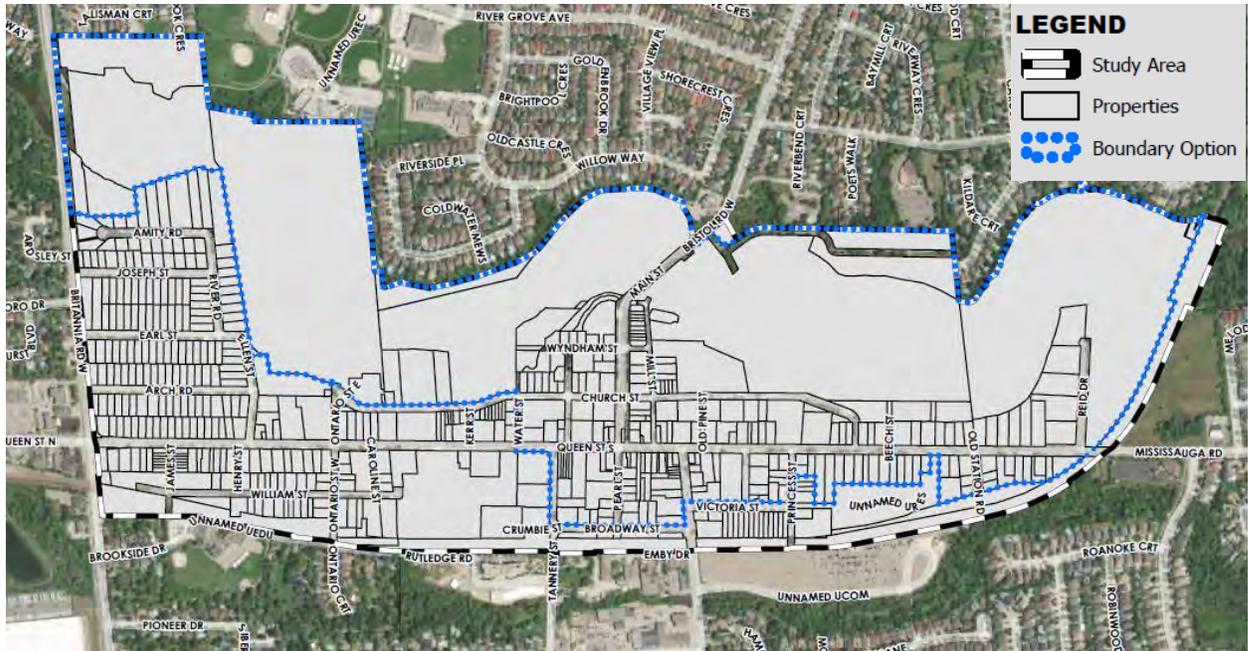
Now that data has been collected and recommendations are being drafted, we are looking to the community to provide us with input. Information provided to the consultants at the upcoming community meeting will feed into a report prepared by the Consultants. This report will be brought forward to Council in late winter 2024 in order to determine whether or not the study should proceed to Phase 2.

**Join us on January 24, 2024** to participate in the second Community Meeting for this study.

The meeting will include the following:

- A presentation by the Consulting team to provide a summary of findings as a result of field work and historic research;
- A recommended Heritage Conservation District Boundary (see map below);
- Surveys; and
- A Q&A Session.

Regular updates and resources will be posted on [yoursay.mississauga.ca/streetsville](https://yoursay.mississauga.ca/streetsville) throughout the study. For further information please contact: Paula Wubbenhorst at [paula.wubbehorst@mississauga.ca](mailto:paula.wubbehorst@mississauga.ca).



(above) Streetsville HCD Phase I draft HCD Boundary Recommendation

## Project Background

The City of Mississauga initiated the Streetsville Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act* in March, 2023. The City has retained MHBC Planning, +VG, Archeoworks, and Wendy Shearer Landscape Architect to undertake this project in co-operation with the City of Mississauga.

The process to establish a HCD is carried out in two phases. **We are currently in the first of two phases of the HCD Study.** During the first phase, the consulting team will analyze the study area to determine whether or not it, or a portion of it, meets the legislated criteria as a Heritage Conservation District. If the study area, or a portion of it, meets this criteria, the consulting team would draft a background study report which provides a summary of its findings, outlining why the area is of cultural heritage value, and identify its heritage attributes. If Council endorses the HCD Study, the second phase would be initiated and an HCD Plan would be drafted. The purpose of an HCD Plan is to provide policies and guidelines for appropriate change management of the area while retaining and enhancing its cultural heritage value. Heritage Conservation District Plans are catered to the goals and special character of the area. HCD Plans are not intended to create a “museum of the streets” and prohibit change. Instead, they are intended to manage change while conserving the area’s unique sense of place.

## Get Involved

The Steering Committee and the Consultants want to hear from you! Ways to get involved and have your say include:

- Visiting [yoursay.mississauga.ca/streetsville](https://yoursay.mississauga.ca/streetsville) to join the mailing list and complete available campaign surveys, which will be available at key intervals during the project; and
- Attend the Community Meeting on January 24, 2024.



### Streetsville HCD Feasibility Study Survey

The City is engaging the community to determine whether Streetsville meets the legislated criteria for consideration as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act. The study will be carried out in two phases. The first phase will determine whether or not the area meets the criteria as an HCD. If initiated, the second phase would include drafting an HCD Plan which provides policies and guidelines to manage change within the proposed HCD boundary. For more information, visit <https://yoursay.mississauga.ca/streetsville>.

Thank-you for taking the time to complete this survey. We value your feedback.

---

1) Are you a resident of Mississauga or do you hold Treaty and/or Traditional Territory rights in the City of Mississauga?

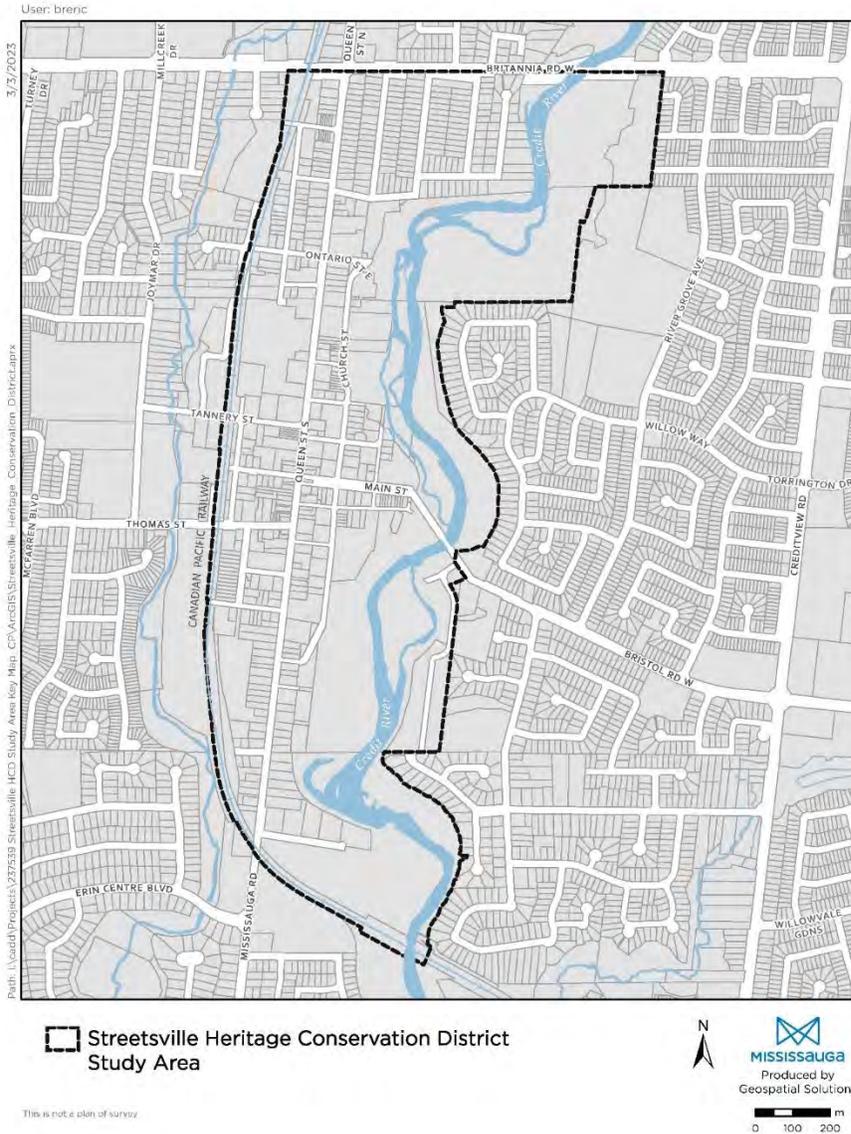
Yes                       No

2) Are you a resident of Streetsville?

Yes                       No

3) Do you live within the proposed Streetsville Heritage Conservation District Study Area? (Map follows on next page.)

Yes                       No                       Unsure



4) In your opinion, what are the **most appealing** aspects about the built landscape within Streetsville? Please rank from highest to lowest (1 being the highest):

- \_\_\_\_\_ Heritage Buildings, Landmark Buildings, Various Architecture
- \_\_\_\_\_ Established Residential Areas (large lot sizes, yards, mature trees)
- \_\_\_\_\_ Commercial Main Street (i.e. Queen Street, shopping areas, mixed uses)
- \_\_\_\_\_ Streetscape Features (banners, lighting, planters, etc.)
- \_\_\_\_\_ Natural Features & Landscapes (i.e. Parks, Mature Trees, Trails)

5) In your opinion, what are the **least appealing** aspects about Streetsville? Please rank from highest to lowest (1 being the highest):

- \_\_\_\_\_ Incompatible new buildings
- \_\_\_\_\_ Vacancies (both commercial and residential)
- \_\_\_\_\_ New buildings which are too large or tall
- \_\_\_\_\_ “Eyesore” buildings, facades and additions which could be improved
- \_\_\_\_\_ Lack of unified character
- \_\_\_\_\_ Lack of opportunity for new development, intensification
- \_\_\_\_\_ Issues related to parking, access, traffic

6) In your opinion, what concerns you most about potentially designating Streetsville as a Heritage Conservation District?

- \_\_\_\_\_ Property Values Decreasing
- \_\_\_\_\_ Difficulties Selling my Property
- \_\_\_\_\_ Any Restrictions on changes to my property
- \_\_\_\_\_ Heritage Permit Application process
- \_\_\_\_\_ Lack of understanding about the Ontario Heritage Act & the Designation Process
- \_\_\_\_\_ Inability to provide input into the Study
- \_\_\_\_\_ Other (please specify)

7) In your opinion, what are the challenges about the Streetsville built landscape and land use Planning environment?

- \_\_\_\_\_ Lack of grants and funding
- \_\_\_\_\_ Lack of cohesive community identity
- \_\_\_\_\_ Economic disparity, vacancies, etc.

Inappropriate new commercial development

Inappropriate new residential development

Loss of heritage buildings

Other (please specify):

8) In your opinion, what are some opportunities if Streetsville becomes an HCD?  
(Select all that apply.)

Conserve character/history

Stability and continuity

Tourism

Attract creatives and innovation

Other (please specify):

9) What is your understanding of how a Heritage Conservation District designation works?

Very good

Good

Fair

Poor/No knowledge

Unsure

10) Do you think there is merit in designating the area as a Heritage Conservation District?

Yes

No

Unsure/undecided

To stay informed about the Heritage Conservation District Study, please subscribe at <https://yoursay.mississauga.ca/streetsville>.



### Streetsville HCD Feasibility Study Survey

The City is engaging the community to determine whether Streetsville meets the legislated criteria for consideration as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act. The study will be carried out in two phases. The first phase will determine whether or not the area meets the criteria as an HCD. If initiated, the second phase would include drafting an HCD Plan which provides policies and guidelines to manage change within the proposed HCD boundary. For more information, visit <https://yoursay.mississauga.ca/streetsville>.

Thank-you for taking the time to complete this survey. We value your feedback.

---

1) Are you a resident of Mississauga or do you hold Treaty and/or Traditional Territory rights in the City of Mississauga?

Yes                       No

2) Are you a resident of Streetsville?

Yes                       No

3) Do you live within the proposed Streetsville Heritage Conservation District Boundary? (Map follows on next page.)

Yes                       No                       Unsure



4) In your opinion, what are the **most appealing** aspects about the built landscape within Streetsville? Please rank from highest to lowest (1 being the highest):

- \_\_\_\_\_ Heritage Buildings, Landmark Buildings, Various Architecture
- \_\_\_\_\_ Established Residential Areas (large lot sizes, yards, mature trees)
- \_\_\_\_\_ Commercial Main Street (i.e. Queen Street, shopping areas, mixed uses)
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- \_\_\_\_\_ Incompatible new buildings
- \_\_\_\_\_ Vacancies (both commercial and residential)
- \_\_\_\_\_ New buildings which are too large or tall
- \_\_\_\_\_ “Eyesore” buildings, facades and additions which could be improved
- \_\_\_\_\_ Lack of unified character
- \_\_\_\_\_ Lack of opportunity for new development, intensification

\_\_\_\_\_ Issues related to parking, access, traffic

6) In your opinion, what concerns you most about potentially designating Streetsville as a Heritage Conservation District?

\_\_\_\_\_ Property Values Decreasing

\_\_\_\_\_ Difficulties Selling my Property

\_\_\_\_\_ Any Restrictions on changes to my property

\_\_\_\_\_ Heritage Permit Application process

\_\_\_\_\_ Lack of understanding about the Ontario Heritage Act & the Designation Process

\_\_\_\_\_ Inability to provide input into the Study

\_\_\_\_\_ Other (please specify)

7) Do you agree with the recommended HCD Boundary?

\_\_\_\_\_ Yes

\_\_\_\_\_ No

\_\_\_\_\_ Unsure

Long answer comments:

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8) Do you think there is merit in designating the area as a Heritage Conservation District?

\_\_\_\_\_ Yes

\_\_\_\_\_ No

\_\_\_\_\_ Unsure/undecided

To stay informed about the Heritage Conservation District Study, please subscribe at <https://yoursay.mississauga.ca/streetsville>.

# COMMUNITY MEETING #1 SUMMARY

7PM @ 335 Church Street

October 18, 2023, 7PM

## MAPS

6 maps had comments/drawings relevant to the HCD boundary. All maps indicated overall agreement with the current study area boundary, but a few maps suggested changes or highlighted areas important to them in the study area.

- 1 map highlighted Church St. commercial area and the industrial area in SE corner of boundary (Image 1)
- 4 maps suggested expanding the boundary.
  - 1 map highlighted the old farms that existed (Image 2)
  - 2 maps suggested including Mullet Creek
    - Of those 2 maps, 1 map suggested the area around Britannia Rd. W is not important (Image 3)
    - The other map suggested expanding across Britannia Rd W. to include the Credit River, including Centre Mall in the boundary, and expanding the boundary to include the houses built for AVRO arrow workers (Image 4)
  - 1 map suggested expanding the boundary to include a “heritage” house near Britannia Rd. W and include a cemetery south of main street (Image 5)
    - Participants with this map wrote a note about façade improvement grant for businesses
    - Participants wrote notes about importance of farmers markets, festivals, and Village square
- 1 map suggested shrinking the boundary area – don’t include forest/focus on the commercial street (Image 6)

A couple of maps commented on stopping the proposed development at the plaza – no condos in plaza area/limit heights. 1 map was not marked at all.



**Image 1:** Sticky note reads: "We want it all, but green areas indicate land of extreme historical significance and MUST be protected". Yellow circle was added to make area more visible.

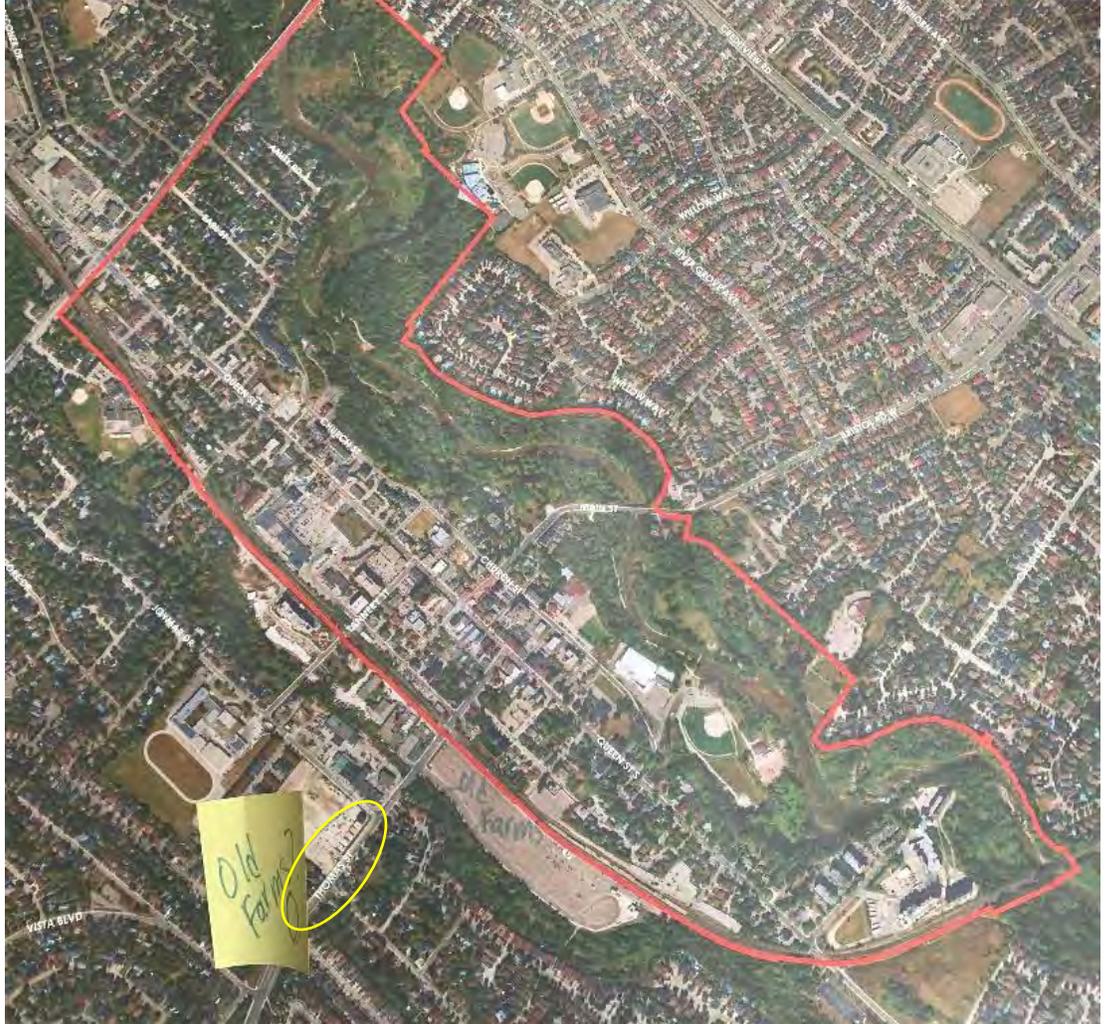


Image 2: Sticky note reads: "Old farms?"



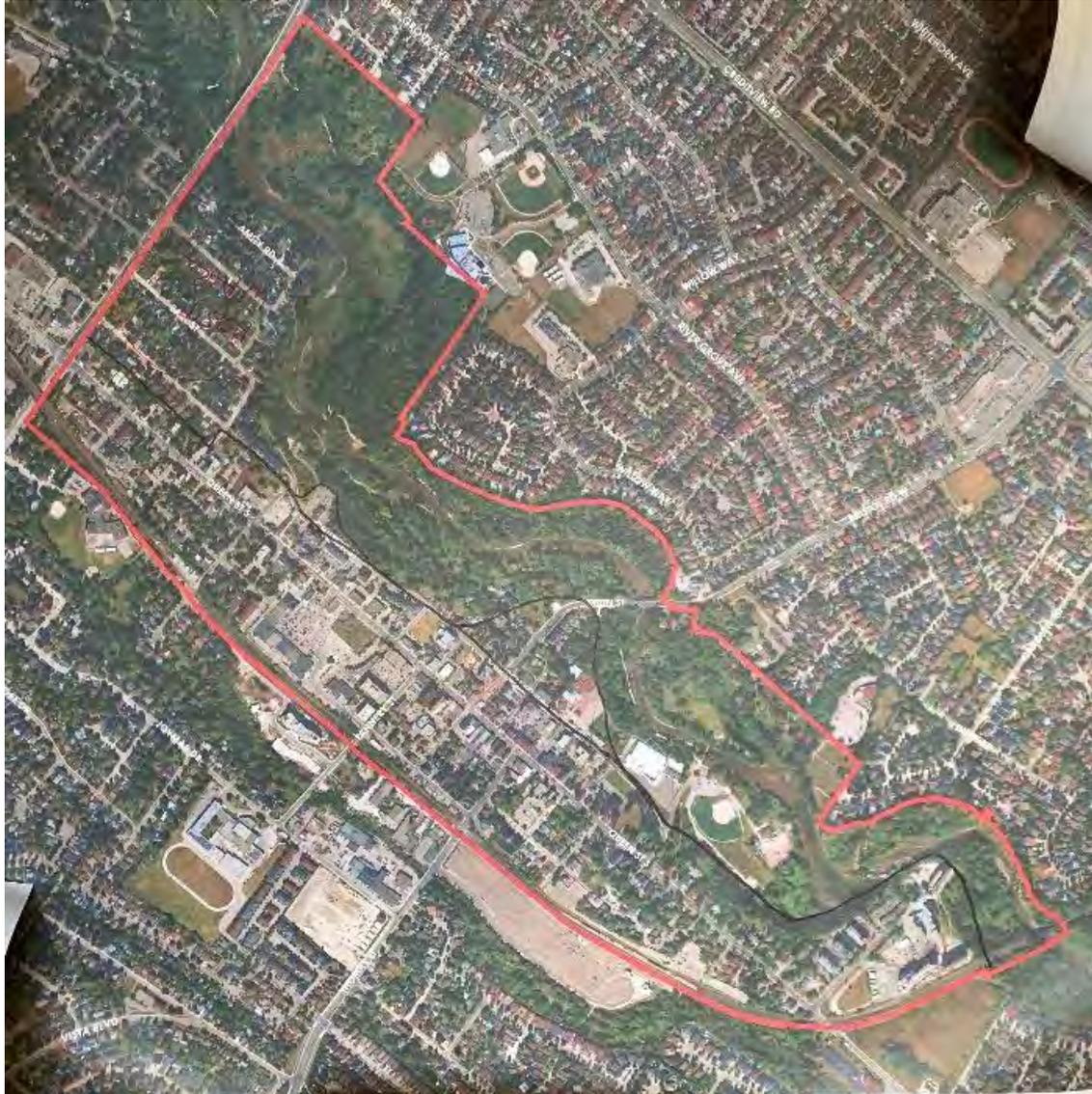
**Image 3:** Sticky note reads: "not important".



**Image 4:** Sticky notes read: “Include Mullet Creek”, “AVRO Workers, these houses were built for the AVRO Arrow Workers”, Please keep this boundary – include centre mall”, “go north of Britannia around the Credit”, “Lost addiction centre big ugly”.



**Image 5:** Sticky notes read: “Carolinian Forest”, “Façade improvement grant for businesses”, “Montreal House”, “Cemetery”, “Streetsville Hall”, “Include Arena/Community Centre”, “Festivals ex., Bread & Honey”. Yellow circles added to general area where “heritage” house, cemeteries, and Montreal house were circled for clarity.



**Image 6:** Black marker shows new boundary line – exclude forested area

## WORKSHOP SESSION

Participants commonly wrote about how low-density height restrictions, controls for new development/restricting new development, reducing traffic/encouraging walkability, maintaining the Village's charm, and supporting boutiques/storefronts on Queen St would be beneficial to the study area.

Participants commonly noted that the Study Area's defining elements relate to architecture features, communal spaces/buildings (i.e BIA streetscape, cemeteries, halls, churches, etc.). They also often commented on natural features/being able to appreciate environment (i.e., Carolinian forest, Mullet Creek).

Below is a record of all the responses from the workshop questions.

**1. If the study proceeds to phase 2, and a HCD Plan is prepared. What policies would benefit or strengthen the area's heritage character?**

- "Storefronts under 1500 square feet...line the street"
- "Cohesive building materials"
- Encourage walking and transit thru heeling
- Landscape maintenance
- Occupancy regulations
- Mix of retail
- Include Mullet Creek area
- Shrink paid parking
- Shrink parking enforcement
- Limit go transit policy
- Too many traffic lights
- Shrink traffic flow

**2. What planning policy interventions are needed within the area?**

- Controls for new development
- Height – no more than 7 storeys
- Uses – manufacturing/large commercial
- Restriction on number of builds
- It's okay to encourage food stores, doctors, etc.
- Support boutiques

**3. What makes the HCD Study Area different from surrounding areas? (i.e., streets, architecture, streetscape features, scale/massing, vegetation...)**

- Architecture from 1800s
- ... & buildings, Carolinian forests, Credit River, Salmon
- Churches
- Streetsville Hall
- Montreal house?
- BIA streetscape
- Cemetery
- Streetsville Arena
- Streetsville community pool & hall
- Frontage beds...
- Parkland – trails (now...trail)

**4. What are the study area's biggest threats to heritage resources? Where are these located? What do they look like?**

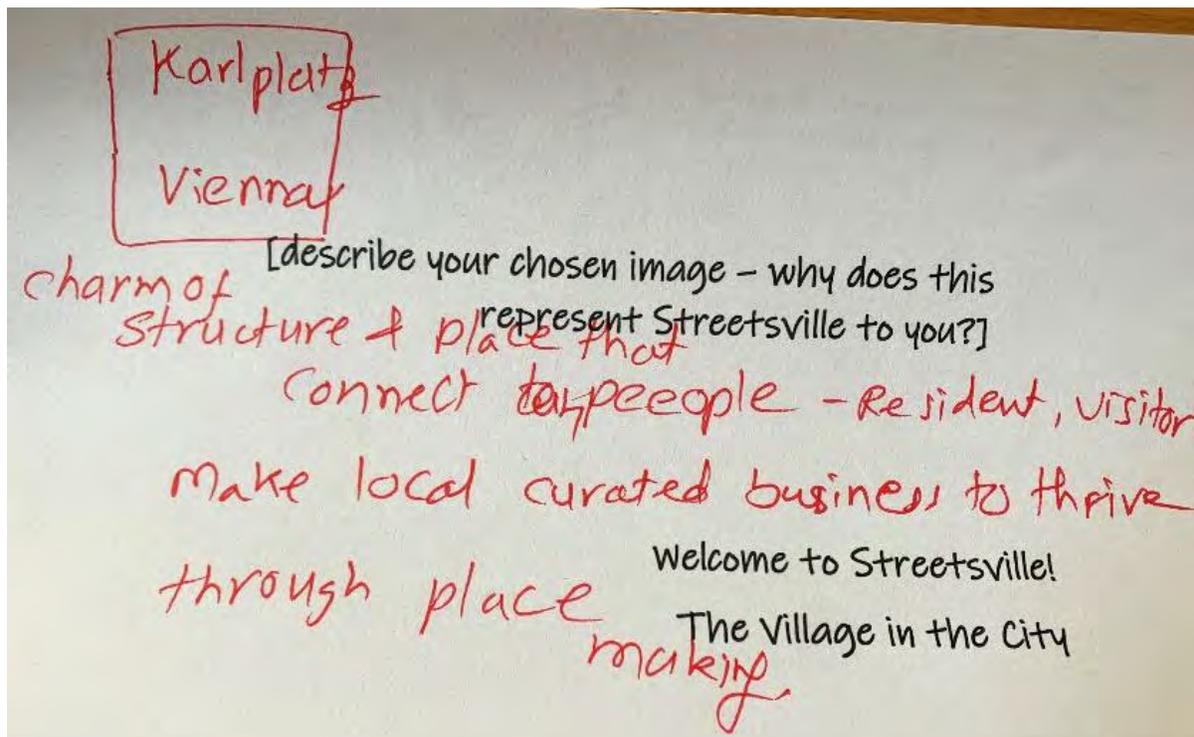
Participants at table didn't respond to question, but based on general verbal comments – new development that is too tall.

5. If you were to describe Streetsville to someone in a post card – what would you write? What places/aspects of the HCD? What image or photo would you choose to send with your description?

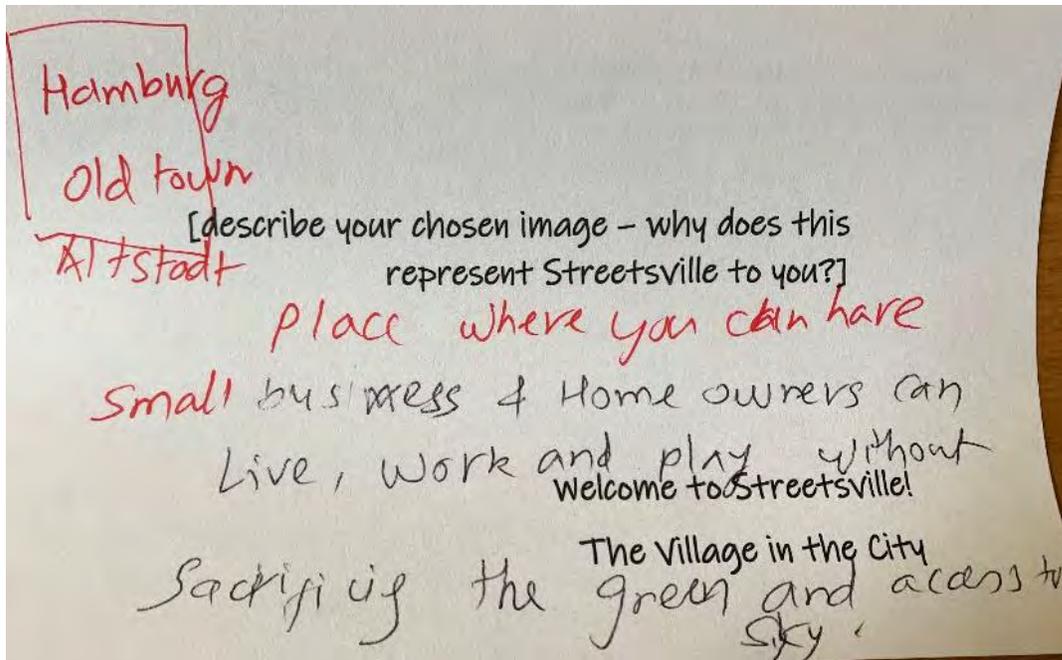
One participant wrote a small letter unrelated to the question:

*“Worried about the large buildings taking away from Village feel of Streetsville. Population, people and cars will affect how my children will play safely. Parking availability need this to maintain the historic village in the city to protect its historical significance. Need this to protect existing historic buildings. Need this to maintain the charm of village.”*

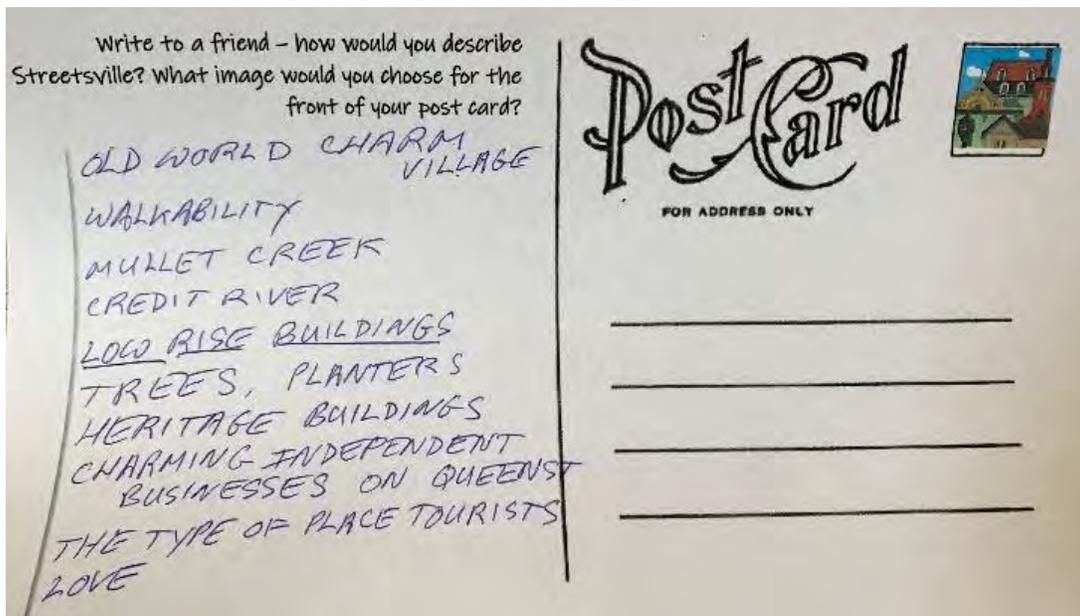
The post cards mostly describe Streetsville as a charming, walkable, low-rise village for small businesses, a mix of uses, for fun and family. One of the postcards included a postcard image related to Streetsville, and it was the original barber house.



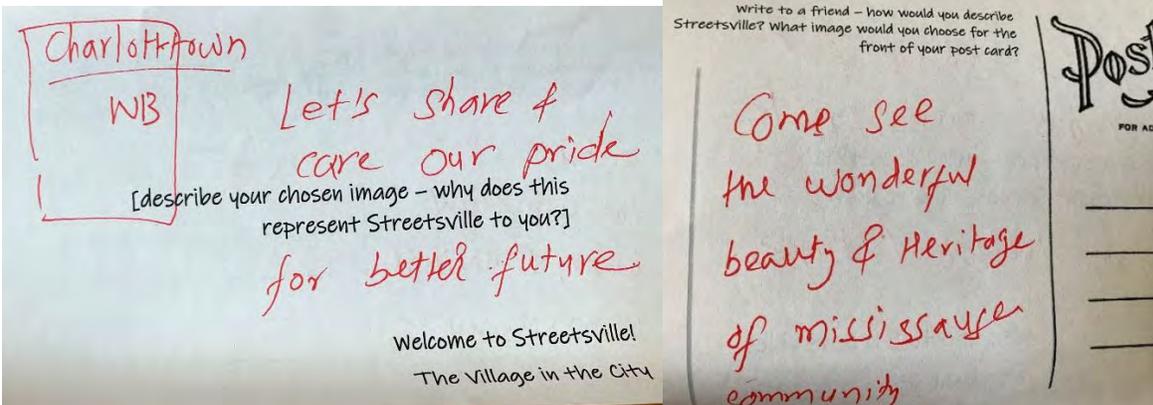
**Postcard 1:** “Charm of structure and place that connect people – resident, visitor make local curated business to thrive through place making”



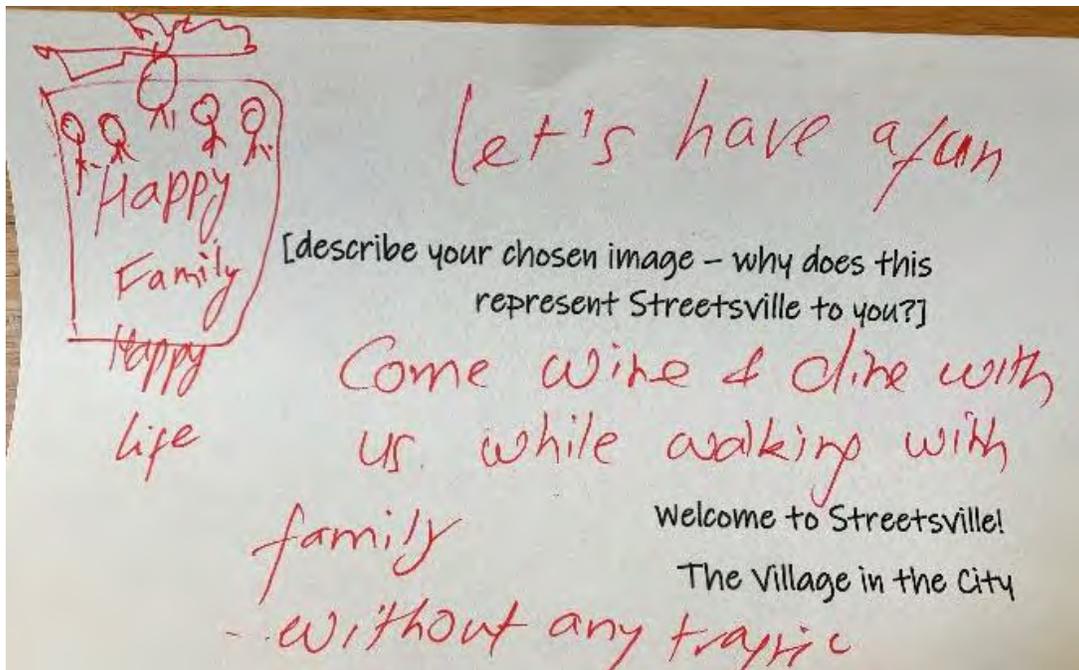
**Postcard 2:** "Streetsville is a place where you can have small business and home owners can live, work, and play without sacrificing the green and access to sky"



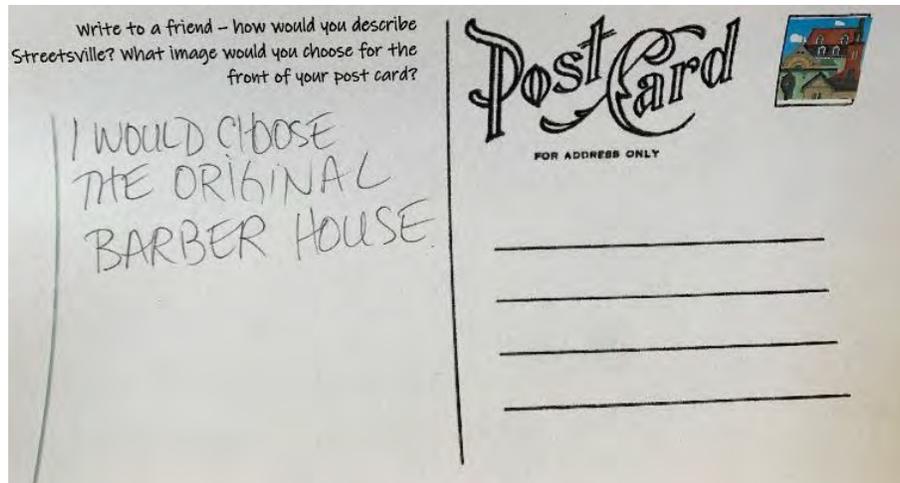
**Postcard 3:** "Old world charm village", "Walkability", "Mullet Creek", "Credit River", "Low rise buildings", "Trees, planters", "Heritage buildings", "Charming independent businesses on Queen Street, the type of place tourists love"



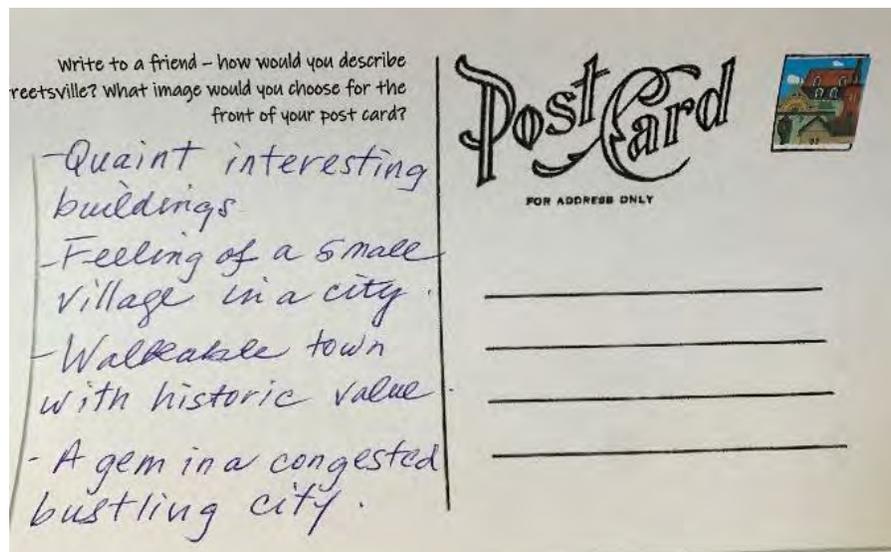
**Postcard 4 (front, left):** "Let's share and care our pride for better future", **(back, right)** "Come see the wonderful beauty and heritage of Mississauga community"



**Postcard 5:** "Happy family, happy life. Lets have a fun...Come wine and dine with us while walking with family without any traffic."



**Postcard 6:** "I would choose the original barber house"



**Postcard 7:** "Quaint interesting buildings", "Feeling of small village in a city", "Walkable town with historic value", "A gem in a congested bustling city"

**6. What planning policy interventions are needed in the area? (i.e., ways to control new development)**

- Maintain current height restrictions (4-7 storeys) and number of builds on lot
- Implement design requirements so new development "fits" the heritage vibe
- Implement "Village in the City" thinking – maintain that tag line by codifying in bylaw
- Ensure infrastructure is maintained to match development
- Boundary looks appropriate – concerned about conserving the river bed & forests which align with the "village in the city" build on milling
- Business type interventions to avoid repeat shops and elevate the experience to draw tourism

- 7. What are the study area's key strengths and weaknesses in terms of heritage resources? (e.g., building/architecture, streets, sense of community, branding, shopping and retail areas?) What do these strengths and weaknesses look like? Where are there located?**
- Strengths: Downtown Core controlled by BIA has preserved old village (heritage) aesthetics. This needs to be maintained
  - Weakness: Shopping (grocery stores)
  - Test boundaries for current study good representation of Streetsville
  - Save the Village in the City
- 8. If you had a magic wand, what would Streetsville look like in 50 years?**
- Stay the same!!
  - No buildings higher than 3 storeys
  - Boundary is good
  - Like to see historical houses identified by signage on buildings
  - Do not allow widening of Mississauga Road/Queen St South of Britannia Rd.
  - Keep the footprint of the OLD BUILDINGS if they are replaced
  - I want to SEE THE SKYLINE of the CHURCH STEEPLES and old BUILDINGS
  - Small town feel
  - Fear of towers affronts character
  - Congestion and high traffic a concern
  - Walkability
  - Trees remain
  - Max 3 storey Queen St.
  - Village – original small town
  - Keep low density
  - Maintain large lots
  - Single dwellings
  - Walkability
  - Quantity

## QUESTIONNAIRES

A total of 6 questionnaires were returned at the end of the meeting.

**1. Are you a resident of Mississauga, hold Treaty Rights in the City, live in Streetsville, or live in the HCD? (5/6 respondents answered)**

All respondents live in Streetsville, Mississauga. None hold treaty rights or live in the HCD.

**2. What are the most appealing aspects about the built landscape in Streetsville on a scale from 1(most)-5(least). (6 respondents answered, 1 check marked all responses and didn't rank)**

The list below is based on the majority of responses.

1. Commercial main street (3/5)
2. Heritage buildings (3/5)
3. Natural features and landscapes (2/5)
4. Established residential areas (2/5) or streetscape features (2/5) (tied)
5. Streetscape features (2/5) or natural features(2/5) (tied)

The table below includes the rankings of all the responses.

Question: Most appealing aspects about built landscape in Streetsville?						
Rank	Respondent					
	1	2	3	4	5	6
1	✓	Commercial main street	Commercial main street	Heritage buildings	Heritage buildings	Commercial main street
2	✓	Heritage buildings	Heritage buildings	Commercial main street	Established residential areas	Heritage buildings
3	✓	Natural features & landscapes	Established residential areas	Natural features & landscapes	Commercial main street	Streetscape features
4	✓	Established residential areas	Natural features & landscapes	Streetscape features	Streetscape Features	Established residential areas
5	✓	Streetscape features	Streetscape features	Established residential areas	Natural features & landscapes	Natural features & landscapes

**3. What are the least appealing aspects about the building landscape in Streetsville on a scale of 1(most)-5(least). (6 respondents completed the question in varying degrees)**

The top 3 least appealing aspects about the building landscape are based on majority rankings:

1. New buildings which are too large or tall (3/5)
2. Incompatible new buildings (3/5)
3. Issues related to parking, access, and traffic (3/5)

Other responses emphasized incompatible buildings, a lack of unified character, and a lack of development opportunities/vacancies. The table with all responses is below.

Question: Least appealing aspects about built landscape in Streetsville?						
Rank	Respondent					
	1	2	3	4	5	6
1	Incompatible new buildings	New buildings too large/tall	New buildings which are too large/small	Check marked all answers (didn't rank)  Incompatible new buildings  New buildings too large/tall  Eyesore buildings	Incompatible new buildings	New buildings too large/tall
2	New buildings too large/tall	Incompatible new buildings	Incompatible new buildings		Vacancies	Incompatible buildings
3	Issues related to parking, access, traffic		Issues related to parking, access, traffic		New buildings	Issues related to parking
4	Lack of unified character		Eyesore buildings, facades, and additions		Eye sore buildings	
5			Lack of opportunity for new development, intensification		Lack of unified character	
6			Lack of unified character			
7			Vacancies			

**4. What concerns you most about potentially designating Streetsville as a Heritage Conservation District? (5/6 respondents answered).**

The majority of respondents (3) have no concerns. 2 respondents are concerned about their lack of understanding about the Ontario Heritage Act & the Designation Process. 1 of those 2 respondents said they were also concerned the HCD wouldn't be completed in time to stop the new Dezen, 18-storey development.

**5. What are the challenges about the Streetsville build landscape and land use Planning environment? (5/6 respondents answered)**

- New commercial development (5)
- Loss of heritage buildings (4)
- Inappropriate new development (3)
- Lack of cohesive community identity (2)

No respondents said economic disparity and lack of grants and funding were concerns.

**6. What are some opportunities if Streetsville becomes an HCD? (5/6 respondents answered)**

- Conserve character/history (5)
- Stability and continuity (5)
- Attract creatives and innovation (5)
- Tourism (3)

**7. What is your understanding of how a HCD designation works? (5 respondents answered)**

- Poor (1)
- Fair (3)
- Very good (1)

**8. Do you think there is merit in designating the area as an HCD? (5/6 respondents answered, all yes)**

**ADDITIONAL COMMENTS**

One paper said:

- Need controls for new development
- Heights: No more than 2 storeys
- Uses: No malls
- More small commercial (doctors office)
- Grocery store?
- Study in phase 2
  - Intensification policy
    - The GO train only runs a few times a day
- Wildlife

One paper said to review old studies:

- Peter stores study – he was a restoration architect known for NOTL
- Cause study – community area for an urban study effort, created by the Ontario Association of the Architects
- Streetsville storefront study (precursor to urban design guidelines)

Public Comment Response Matrix Re: Recommended HCD Boundary			
Address	Property/Properties	Comment (paraphrased)	Response
1.	220 Queen Street South, and other lands with no municipal address having frontage along Queen Street South	<p>Request that the recommended HCD boundary be adjusted to remove a portion of the property at 220 Queen Street South, as well as a portion of the property without municipal address fronting Queen Street (situated between 228 Queen Street South and 232 Queen Street South) from the recommended boundary. These properties include parking lots and should not be included a Heritage Conservation District.</p> 	<p>220 Queen Street South: The property located at 220 Queen Street South can be described as a 0.22 acre lot having frontage on the west side of Queen Street South. The property includes a commercial building constructed in the 20<sup>th</sup> century and parking at the rear which is accessed from Pearl Street and Thomas Street. The property at 220 Queen Street South is identified in the HCD background report as <b>“non-contributing”</b>. <b>This property is included given that it includes frontage along Queen Street.</b> The properties within this area are located within the Commercial Downtown character area. Given that the property at 220 Queen Street South is part of the streetscape, regardless of its construction date, has an impact on the character of the area. Any new development would be required to conform to the policies of the HCD Plan to ensure that it is in-keeping with the character of the area. It is considered best practice that the entirety of parcels of land be included or excluded from the boundary.</p> <p>Other lands without municipal address: The comment regarding the boundary includes a property without municipal address (legally described as PT LT 20, 21, PL STR-1 , AS IN ST431 EXCEPT ST1388, ST3754, ST5697, RO879234, RO935028, RO856750, RO560258, RO1089723, RO1081030, AND RO1058839 ; MISSISSAUGA; PIN: 131230129) situated between the properties located at 228 Queen Street South to the north and 234 Queen Street South to the south. This property includes an alley/laneway with frontage at the west side of Queen Street South which provides access to surface parking at the interior of the block, with access to Thomas Street and Pearl Street. <b>This property is identified in the HCD background report as “non-contributing”</b>. This alleyway is visible on historic maps and plans, including the 1931 Fire Insurance Plan of Streetsville. The presence of alleyways providing access to rear lots is a typical feature of a 19<sup>th</sup> century commercial streetscape. These alleyways were created given that commercial streetscapes include commercial buildings having frontage at the street edge, rather than contemporary forms of commercial development which typically include areas of surface parking at the street edge. These alleyways are therefore integral to the character of the Commercial Downtown character area. <b>While the property is identified as “non-contributing” given that it does not include a building or feature which is of Cultural Heritage Value or Interest, the potential development of this property has the ability to impact the character of the district and changes should therefore be consistent with the policies of a potential HCD Plan.</b> As above, it considered best practice to include the entirety of parcels within an HCD boundary rather than portions of properties, where necessary.</p>
2.	15, 19, 23 Pearl Street	Request that the properties located at 15, 19, and 23 Pearl Street be identified as non-contributing, rather than contributing as part of the Streetsville HCD Feasibility Study. These properties have been subject to a Cultural Heritage Evaluation Report prepared by a consultant retained by the property owner. The independent CHER identified that these properties a) meet none of the criteria under Ontario Regulation 9/06, and b) do not contribute to the character of the village of Streetsville Cultural Heritage Landscape.	The properties located at 15, 19, and 23 Pearl Street are contiguous to each other and are situated at the south side of Pearl Street. These properties are located within the <b>“transition”</b> character area, which does not substantially contribute to the character of the Village of Streetsville. As a result, these properties are currently excluded from the recommended HCD boundary. Given that these properties are excluded from the recommended HCD boundary, they would not be required to conform to the policies of a potential HCD Plan.
3.	1666 Britannia Road West	Why is the property located at 1666 Britannia Road West included in the recommended HCD boundary? Why is this property identified as “contributing”?	The property at 1666 Britannia Road West includes naturalized vegetation which is associated with the Credit River Valley. This property has been identified as part of the Credit River Valley character area. The property contributes to the character area given a) its proximity to the credit river, and b) the presence of naturalized vegetation. The property is also associated

# Streetsville Heritage Conservation District (HCD) Feasibility Study Survey

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## SURVEY RESPONSE REPORT

03 January 2017 - 04 March 2024

### PROJECT NAME:

Streetsville Heritage Conservation District (HCD) Feasibility Study and Plan



SURVEY QUESTIONS

**Q1** | In your opinion, what are the most appealing aspects about Streetsville? Please rank from highest to lowest (1 as the highe...

OPTIONS	AVG. RANK
Heritage buildings, landmark buildings, various architecture	2.13
Natural features and landscapes (parks, mature trees, trails)	2.81
Commercial Main Street (Queen Street, shopping areas, mixed uses)	2.92
Established residential areas (large lot sizes, yards, mature trees)	3.52
Streetscape features (banners, lighting, planters, etc.)	3.53

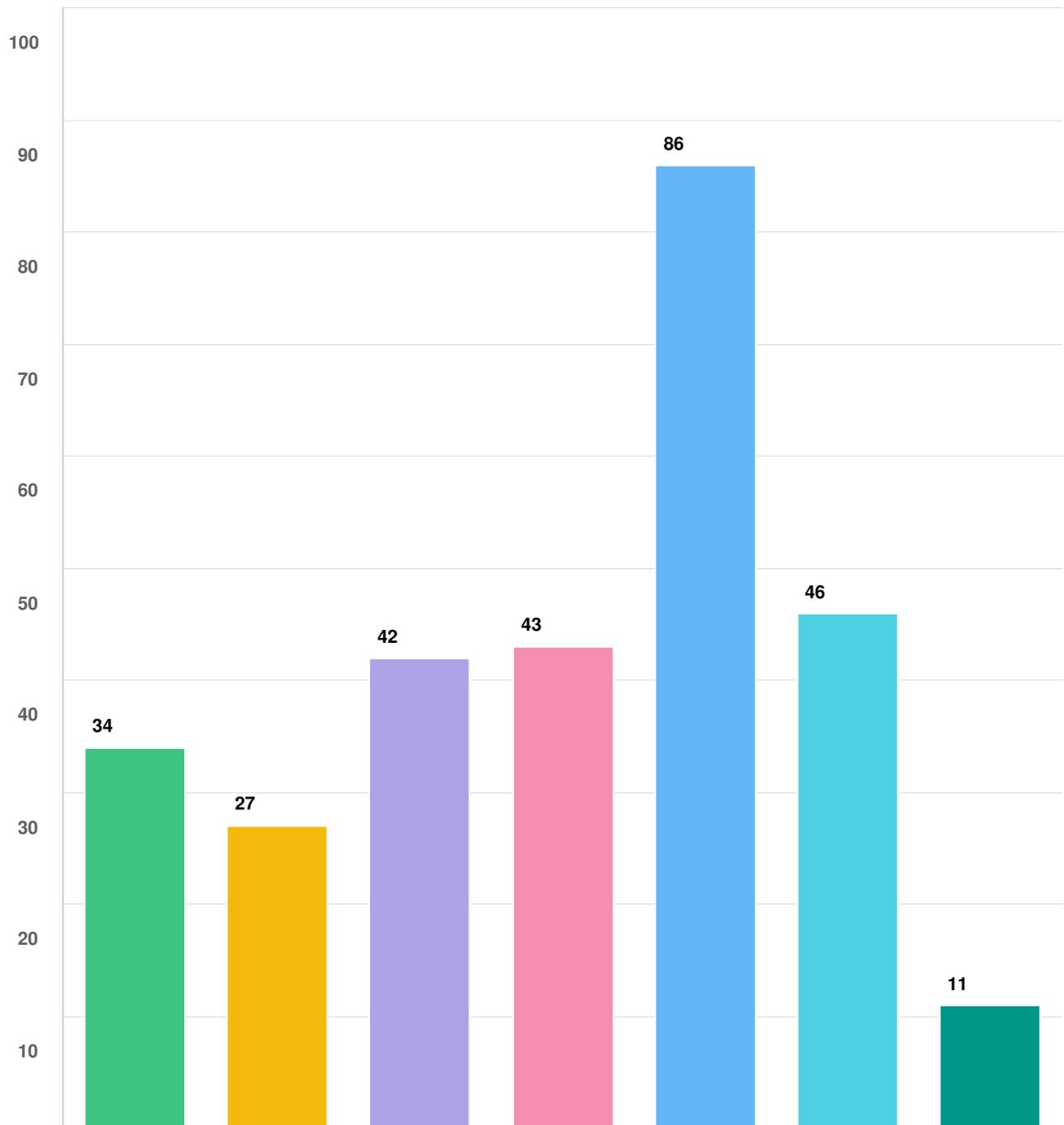
*Optional question (192 response(s), 2 skipped)*  
*Question type: Ranking Question*

**Q2** | In your opinion, what are the least appealing aspects about Streetsville? Please rank from highest to lowest (1 as the highest and 7 as the lowest):

OPTIONS	AVG. RANK
New buildings which are too large or tall	3.07
“Eyesore” buildings, facades and additions which could be improved	3.29
Incompatible new buildings	3.54
Vacancies (both commercial and residential)	3.96
Issues related to parking, access, traffic	4.18
Lack of unified character	4.21
Lack of opportunity for new development, intensification	5.12

*Optional question (190 response(s), 4 skipped)*  
*Question type: Ranking Question*

**Q3** Are you concerned with any of the following topics if Streetsville is designated as a Heritage Conservation District?

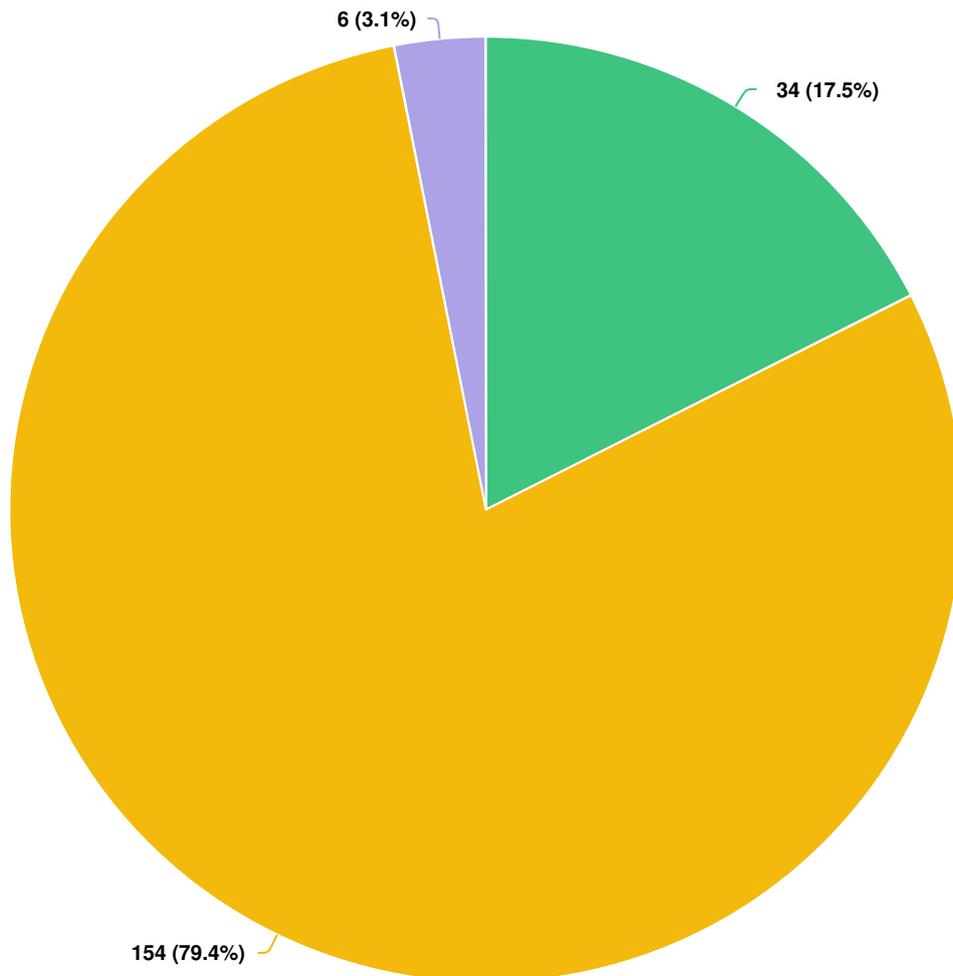


**Question options**

- Property values decreasing
 ● Difficulties selling my property
● Any restrictions on changes to my property
- Heritage Permit Application process
 ● Lack of understanding about the Ontario Heritage Act and the designation process
- Inability to provide input into the Study
 ● Other (please specify)

*Optional question (138 response(s), 56 skipped)*  
 Question type: *Checkbox Question*

**Q4** Do you live within the proposed Streetsville Heritage Conservation District Boundary?  
[Click here to view a larger version of the map.](#)

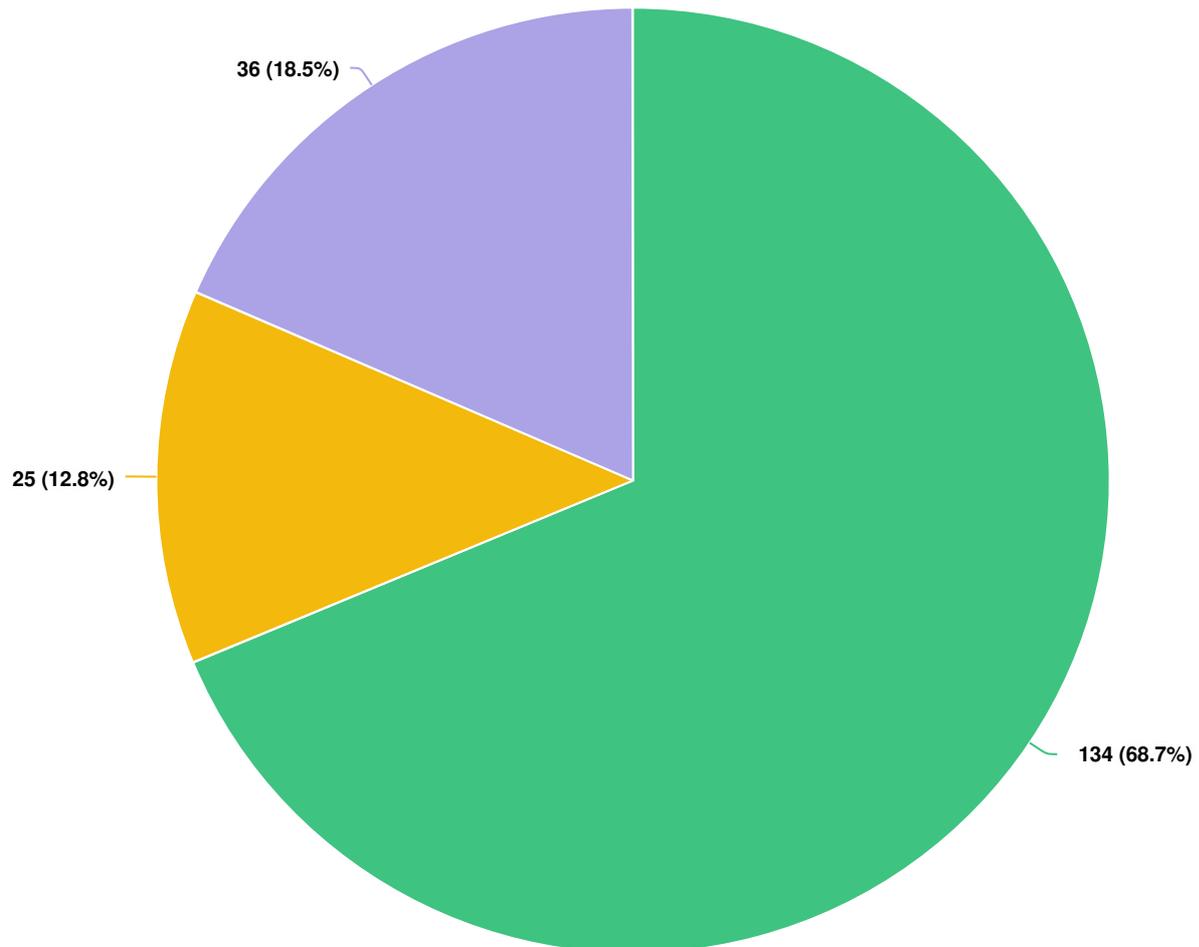


**Question options**

Yes No Unsure

Optional question (193 response(s), 1 skipped)  
Question type: Dropdown Question

**Q5** | Do you agree with the recommended Streetsville Heritage Conservation District boundary?

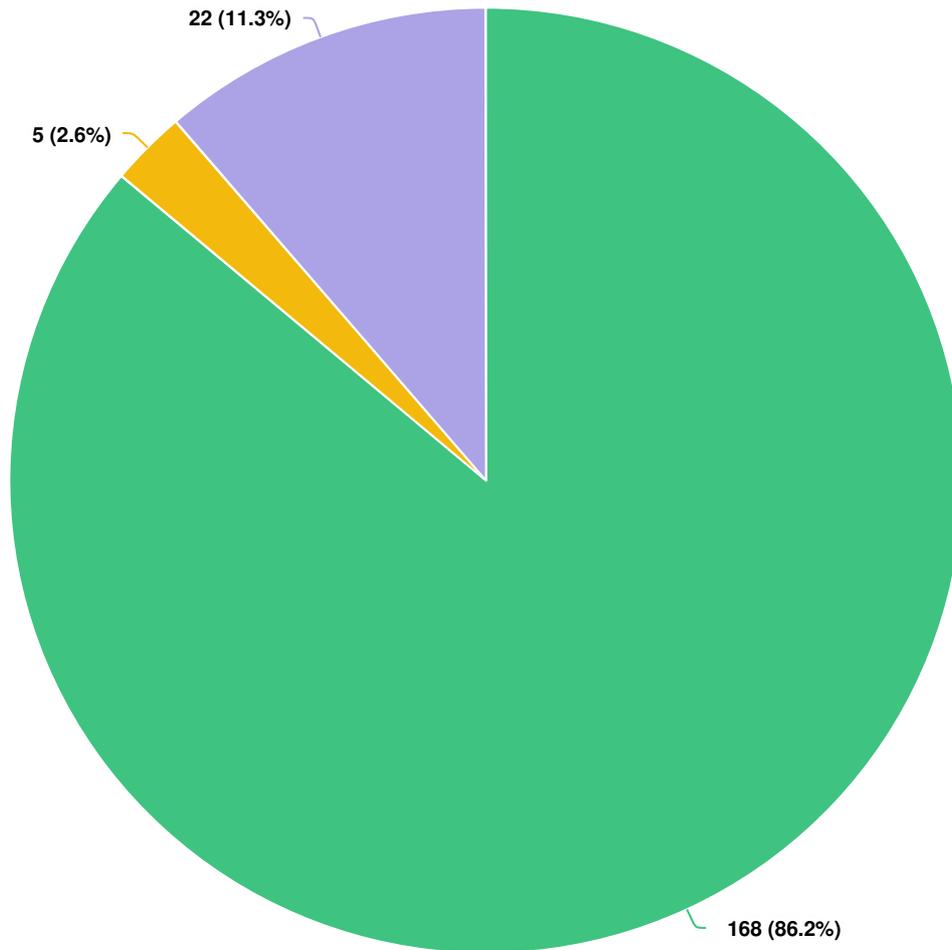


**Question options**

- Yes
- No
- Unsure

Optional question (194 response(s), 0 skipped)  
Question type: Dropdown Question

**Q6 | Do you think there is merit in designating Streetsville as a Heritage Conservation District?**



**Question options**

- Yes
- No
- Unsure or undecided

*Optional question (194 response(s), 0 skipped)*  
*Question type: Dropdown Question*

**Q7** Please use the space below to provide us with any additional feedback you may have.

Anonymous

2/07/2024 01:44 PM

Moved to Streetsville for the small town/village appeal

Anonymous

2/07/2024 08:16 PM

Streetsville Heritage Conservation District is wonderful idea for the future of local as well as GTA residents, businesses, and property builders. Historical districts are a great way to increase property values as well and to maintain a lively business presence in the area. Historical and/or Heritage districts have a long standing track record of improving overall neighbourhoods and the property within them and near by.

Anonymous

2/07/2024 08:23 PM

I don't see how making Streetsville smaller will protect it. Why not invest money into fixing storefronts and abandoned buildings?

Anonymous

2/07/2024 08:29 PM

Streetsville should be the jewel of Mississauga. But it's not. Too many horrible buildings, ruined heritage homes. And far too many hair salons/barber shops, nail shops. We need more interesting businesses and quality restaurants. Streetsville could be this special, wonderful destination for the day for all Mississaugites (dunno what we're called!)

Anonymous

2/07/2024 08:29 PM

I believe the highlighted area designated as potentially heritage is too small. More of the study area should be included as heritage.

Anonymous

2/07/2024 08:57 PM

The integrity of the Streetsville community needs to be a forefront focus within the new development plans. The idea of inserting new high rise condos and towers that take away from the charm of the village within the city takes away from the historic appeal and generational means of the community. It is a must that structural integrity is kept within development plans while considering the lack of infrastructure to support the new build ideas. There is not enough of a local support regarding day to day necessities such as a local grocery store within walking distance, parking, or road structure (a one lane road will not support this development). Furthermore the charm the village offers within Mississauga will easily be lost if we choose to expand rapidly without further consideration. The characteristics of the village must be kept to not lose sight of the towns history and importance within Mississauga.

Anonymous

2/07/2024 09:11 PM

Streetsville has been destroyed. Too many hair salons, no retail, no grocery. A safe house is being built in the middle of the village. This will and has decreased property value. Streetsville is no longer a destination, it is an embarrassment

Anonymous

2/07/2024 09:18 PM

The area surrounding the Streetsville cemetery should be included in the proposed boundary.

Anonymous

2/07/2024 09:19 PM

Please ensure whatever is done, the historical charm of the village of Streetsville is protected and maintained. There are not enough pockets of history left in the GTA and we're lucky to live so close to Streetsville.

Anonymous

2/07/2024 09:38 PM

Streetsville is a "village in the city" and will not be if we continue to build large buildings and change skyline of streetsville.

Anonymous

2/07/2024 10:04 PM

Any construction of tall buildings will directly affect the "small town" heritage feel that Streetsville has always been known for.

Anonymous

2/07/2024 10:50 PM

Tourism would be generated to the village as a benefit to a heritage site

Anonymous

2/07/2024 11:29 PM

Thankful for the opportunity to provide feedback via this survey.

Anonymous

2/08/2024 09:55 AM

I would love it if the heritage boundary was larger. Streetsville is such a gem of a place and community and it has been sad to see that change over the years I hope we can keep the charm and community of Streetsville alive and strong.

Anonymous

2/08/2024 11:17 AM

You need to stop trying to renovate every free space in Mississauga. Leave streetsville alone. It's cute and small and that's why people love it here. Don't ruin it with your construction and new buildings. Just stop.

Anonymous

2/08/2024 01:46 PM

Streetsville lacks a unified character. Some buildings are worth keeping, many others are not worth saving and the neighbourhood as a whole would be greatly improved if significant density was added throughout the boundary area proposed. Much of "character" is limited to select buildings, and many buildings even deemed historical

are unworthy of the designation and should be redeveloped.

Anonymous

2/08/2024 02:49 PM

We live on Ontario Court and feel the court should be included.

Anonymous

2/08/2024 03:00 PM

The proposed designated area is not large enough. I leaves out the areas that developers are already trying to redevelop.

Anonymous

2/08/2024 05:34 PM

Streetsville should be designated a heritage district and the city should invest time, money and resources to elevate its character and bring out its beauty. It has been neglected and this needs to change. If the city doesn't it will deteriorate and businesses will shutter

Anonymous

2/11/2024 07:01 AM

We are just outside of this barrier. We moved here for the Streetsville "village in the city" appeal and large property sizes. These large developments/apartments/condos are my concern and changing the entire dynamic. My community/street (Suburban Drive) doesn't have sidewalks and condos would add so much risk / traffic for my children. I don't overly care about houses being updated, it's converting these nice properties and business opportunities to condos.

Anonymous

2/12/2024 09:12 AM

I had been a resident of Streetsville for over 30 years and now live in "greater Streetsville". Always a quiet, hometown atmosphere - now trending towards commercial and over the top housing construction.

Anonymous

2/12/2024 10:38 AM

Proposals to build large condominiums in current retail areas will minimize the appeal of Streetsville and overload the single lane traffic on Queen St

Anonymous

2/12/2024 11:02 AM

A part of heritage missing in this study is the inclusion and expansion of green spaces within the core area. What are the plans to expand on green areas and parks that would have been a vibrant part of streetsville's character prior to development of concrete structures and parking lots.

Anonymous

2/12/2024 11:16 AM

Could the boundary include the Mullet Creek?

Anonymous

2/12/2024 12:04 PM

Its too bad that this designation is only occurring today, with years of heritage sites already lost with terrible new development

Anonymous

2/12/2024 12:34 PM

Many contributing properties left out of the proposed boundary.

Anonymous

2/12/2024 12:46 PM

Pretty awesome borders, the only thing I would suggest is perhaps add a buffer for the district on the opposite of the track just to include the streetsville go station ( building, not the parking )

Anonymous

2/13/2024 07:33 PM

Historic buildings need to be protected and preserved, this is the best part of Mississauga

Anonymous

2/14/2024 03:01 PM

Interested to learn how areas outside of the boundary will link/relate to heritage district for visual consistency.

Anonymous

2/16/2024 10:13 AM

Conservation of historical area crucial

Anonymous

2/16/2024 03:17 PM

Not enough done to preserve the historical look of streetsville anymore.

Anonymous

2/16/2024 05:40 PM

Add free parking spaces. Require owners to upgrade their properties. Attract more restaurants. Integrate with the Credit River.

Anonymous

2/16/2024 06:36 PM

Please refer to previous comment regarding available grocery stores (selling fresh produce) within a walkable distance in Streetsville.

Anonymous

2/17/2024 03:48 AM

Keep Streetville as is . Like downtown Oakville.

Anonymous

2/17/2024 08:53 AM

I enjoy the cultural heritage of Streetsville's historic downtown and am generally unsupportive of the removal of heritage features for replacement with modern mansions and ugly commercial spaces. I would like to see Streetsville's image as a historic district unified (think Niagara-on-the-Lake), with plaques and other items highlighting our town's history. The decorations of lights and planters along Queen St. go a long way, but there still feels to be a lack of cohesiveness about Streetsville due to mixed historic, modern, and 1980-2000 aesthetic. Also, I do not enjoy what has become of the old Barberton house and its property. The quality of heritage, in my opinion, has been lost for the sake of residential development. It does

not stand to effectively preserve the area's cultural heritage. I am not in support of similar undertakings along Queen St.

Anonymous

2/17/2024 10:29 AM

I would like to see Streetsville maintain its character as the population changes and grows. It is rare these days to find places that have a story that can be told and retold and where one can see the evidence of what came before and how the area developed. We are fortunate in Streetsville to have that connection to the past while we dream and plan for the future.

Anonymous

2/17/2024 01:50 PM

Hopefully Streetsville will become a day trip tourist destination like Unionville or other small town main streets.

Anonymous

2/17/2024 06:19 PM

Live just outside of boundary like the walkability of streetsville and village feel. You know who the locals are vs the visitors.

Anonymous

2/17/2024 07:07 PM

All of the properties on Queen St including the centre plaza should be included in the Heritage area No large buildings

Anonymous

2/17/2024 07:33 PM

Spent the last 35 years in Streetsville. It is not able To handle more traffic and congestion from further development

Anonymous

2/18/2024 01:03 AM

The historical buildings, the plaza, and the vibe retains what Canada looked like exactly when it's personality is being erased elsewhere.

Anonymous

2/18/2024 03:51 AM

Mississauga USED to have so many beautiful old homes that "mysteriously" burnt down one after another. It's about time we actively protect the heritage buildings that we still have

Anonymous

2/18/2024 04:20 PM

I love the buildings that have maintain the unique historical look. I am concerned that buildings such as the Barber House will continue to be destroyed, and replaced with an over-abundance of homes. Particularly when Storage Units are being build in key locations (Britannia & Erin Mills, Queen St) - a HUGE EYE SORE!!! How are buildings of historical significance being placed at such a low priority while storage units are acceptable!!!

Anonymous

2/18/2024 05:30 PM

Whatever stops condo development in the main areas of town!

Anonymous

2/18/2024 10:17 PM

As a member of Streetsville Seniors Club we are able to meet in the Kinsmen building. It's got an amazing history and I would like to see more effort made to keep heritage buildings authentic.

Anonymous

2/19/2024 11:35 AM

The heritage house at the corner of Main and Church should be repaired.

Anonymous

2/19/2024 01:48 PM

Intensification is good for the community as long as the infrastructure is in place and it adds richness to it

Anonymous

2/19/2024 06:39 PM

Streetsville is nice. Don't ruin it.

Anonymous

2/19/2024 08:09 PM

WHY is the plaza area with Shoppers Drug Mart / LCBO excluded from the Heritage Conservation District Boundary??? It wouldn't be all the money from the developer\$ of those hideous proposed towers would it?

Anonymous

2/19/2024 09:43 PM

Please consider improving public safety as recent news on increasing violent activities do worry us as frequent visitors of Streetsville who are neighboring residents too (along Thomas st). Love the initiative of HCD for Streetsville !

Anonymous

2/20/2024 12:10 AM

Vista heights area needs to be preserved as well. Too many permits and big monster houses being build with no concern for the aesthetic of the neighborhood

Anonymous

2/20/2024 06:29 AM

I would like to know more about how this affects property owners both existing and new. We have seen permits provided for absolutely massive houses in my area and in my opinion it is changing the feel of the neighbourhood. I don't want excessive restrictions on people but it's been getting out of hand.

Anonymous

2/20/2024 06:10 PM

You should have included addresses west of Queen street and north of tannery. Example the Irish pub, the old arcade , streetsville bowl, the buildings just west of the Irish pub etc.. it feels like a village now.. low buildings , no shadows and original..

Anonymous

We will need to conserve our local historical heritage

2/20/2024 07:20 PM

Anonymous

2/20/2024 07:23 PM

I think this is a great start, but it needs to be expanded to include further areas in the heritage conservation district.

Anonymous

2/21/2024 11:43 PM

The village history and quaint feel makes it a wonderful place to live and visit. More emphasis should be in using the heritage designation and existing infrastructure to drive economic opportunities and not housing

Anonymous

2/22/2024 09:36 PM

Keeping Streetsville image as "the village in the city" is most relevant

Anonymous

2/23/2024 07:27 AM

Intensification that does not consider walk ability and affordable grocery options is of greatest concern. Many seniors live in the area who can no longer drive. For them to get basic needs means they need to rely on others or pay Uber taxi fares.

Anonymous

2/24/2024 08:24 AM

Streetsville is a lovely village with history and character but is tired and a bit neglected by development. It needs investment and protection but not allowed to become the disaster that is Poet Credit, where I had lived but left.

Anonymous

2/24/2024 02:54 PM

With the loss of heritage buildings from deterioration and not being protected, we also lose the landmarks for what a town is remembered for. The barber house and similar properties should be protected from building right up to them. It makes them not match the area, and what should be a focal point, begins to look out of place.

Anonymous

2/24/2024 11:50 PM

Streetsville literally is a village with the City of Mississauga. Its buildings and homes, up until recently, maintained a distinct aesthetic that was in sync with Streetsville's historical roots. If steps aren't taken to preserve the character of Streetsville it will be lost to interests who care far more about personal profit than the things that make Streetsville what it is. And we will lose Streetsville. I'm not a NIMBY. Build new structures. Encourage business and social services. But do so within the constraints of a policy that will preserve the community and architectural flavourful that makes Streetsville what it is.

Anonymous

2/25/2024 12:11 PM

Need to preserve Streetsville

Anonymous

2/25/2024 11:34 PM

Streetsville has always been a cute town within mississauga and I've lived here my whole life. It has been sad to watch it fall behind places like port credit or Oakville square in that there's nothing to really do or see here and that strip hasn't been expanded like it has in other areas of the city. Streetsville could be a hub in Mississauga like port credit, square one areas are but there's been no growth in streetsville at all and it's become a small street no one goes to visit because other areas like port credit and square one and Oakville square are more fun and have more to do. There's barely any shopping, or restaurants to enjoy. I feel as though making this a heritage site will decrease the potential for more tourism even more since expansion won't be promoted as much as keeping everything the exact same for the next 50 years will be.

Anonymous

2/26/2024 04:48 PM

The study the City so callously quotes to support their FAQ section about real estate property values, analyzed properties in HCDs from over 30 years ago (this was in 2009). So we are actually talking almost half a century old data (45+ years) that we are basing current day legislation off of. Everyone at the consulting firm, City and even the general public have to acknowledge that 'times' and property values have changed exponentially over that period of history, EVEN IN EXISTING HCDs. Property values will most certainly be negatively effected should this plan move forward, regardless of the conclusion of the study and it's indication that 'property values in HCDs increase more consistently than non-designated areas' but did not quantify or qualify whether the "consistency" rose above or fell below the average speed at which neighbouring properties were appreciating. While there may be more market fluctuations in terms of value over time from a non-designated property, there is much data that will support the thesis that non-designated properties are more desirable to a larger number of buyers based on the limited restrictions in comparison to a designated property in a HCD. Which, given our economic model of supply and demand and current 'housing crisis' would indicate and support further the idea that non-designated properties that could be 'freely' (of course through proper permitting) renovated/ altered would be more desirable for more prospective Buyers in our market than one that would be limited in its ability to change, perhaps the roof line, or street-facing fascade to better accomodate for an additional entrance for an in-law suite or ADU. The bottom line is HCDs further limit property owners and would-be-purchasers in what they can and cannot do with their own property ABOVE AND BEYOND what the City and Official Plan already place on them. I see no benefit, especially given the proposed boundaries and the evidently bias granted to Developers, that exclude properties that already have active or have proposed development applications in with the City that would directly contradict the HCD and it's

proposed restrictions. If you're going to designate Streetsville and HCD, do the whole village. If the OMB can grant in favour of developments that contradict HCDs, the City and/or whom ever proposed this HCD should appeal to them to overrule the existing Heritage Act requirement for properties being included that dont meet one of the HCD required 'criteria'.

Anonymous

2/26/2024 10:38 PM

In not sure why the area east of Britannia and Queen St is being considered for heritage conservation.

Anonymous

2/27/2024 12:19 PM

Too many historical buildings are being eradicated in many larger municipalities. There will be no history left for future generations.

Anonymous

2/27/2024 07:55 PM

Streetsville is already come extremely cramped because of the new developments on Main Street towards Bristol. The STREETSVILLE centenary is also a part of Streetsville and should be treated as such. The other new development surrounding the Barber House on Queen street towards Eglington are so cramped together that it looks like someone bribed safety inspectors. If there's an emergency in that cluster of homes, no one is safe.

Anonymous

2/27/2024 09:22 PM

The heritage of streetsville Has been destroyed. Too many hair salons. No retail, homeless, safe house. There is nothing nice about streetsville

Anonymous

2/28/2024 12:23 PM

I believe there is great value to designating Streetsville as a Heritage District. It provides a unique feel, away from tall skyscrappers and buildings. It can for sure be developed into a place that local tourists would love to come and visit and connect with the village feel in a big city. Even if building new condos for residential purposes if the architecture is done in such a way to provide village vibes and they kept as low rises example 5 or 6 floors, its for sure something that can work. I think of architecture like Blue Mountain Village for condos in Streetsville. Declaring it a heritage district would also help businesses there as foot traffic could increase as well.

Anonymous

2/29/2024 12:57 AM

It's important to preserve our history.

Anonymous

2/29/2024 03:18 PM

Streetsville is a historical and beautiful place to be. I believe there should be more efforts from government like having boards in front of buildings and parks with history. There should b more nature and fun

events need to b organized to attract tourist

Anonymous

3/01/2024 10:32 AM

Please preserve the historical appeal of Streetsville

Anonymous

3/01/2024 10:42 AM

We need to stop big development from ruining access and the look of the village. This is a great idea!

Anonymous

3/01/2024 11:12 AM

In order of protect the village character of Streetsville any development must be done in a way that is in keeping with its current form.

Anonymous

3/01/2024 12:27 PM

New tall buildings are unsightly. Look at all the buildings being built in Mississauga. The skyline looks ugly and ridiculous. It's important to preserve heritage buildings/area. Take Europe as an example.

Anonymous

3/01/2024 03:13 PM

The village atmosphere adds a lot to the feeling of community We need more of the old fashioned style buildings and businesses

Anonymous

3/01/2024 04:32 PM

There is history in these small communities that need to be preserved and remembered... as a heritage site, people will naturally ask why and stories will be told. Just because something is old doesn't mean it doesn't have value, sometimes there is more value than we give it credit.

Anonymous

3/02/2024 05:37 PM

Would like to learn more on what this is for and how might this help?

Anonymous

3/02/2024 07:23 PM

I think it is a very good plan to designate Streetsville as a HCD . But traffic is a problem now and may well get worse and more homes are built and the HCD becomes a reality .

Anonymous

3/02/2024 08:32 PM

I think certain areas are worth designating as heritage such as the cemetery and church and a few buildings but I'm not sure what else is that significant to make the entire area heritage

Anonymous

3/04/2024 01:47 PM

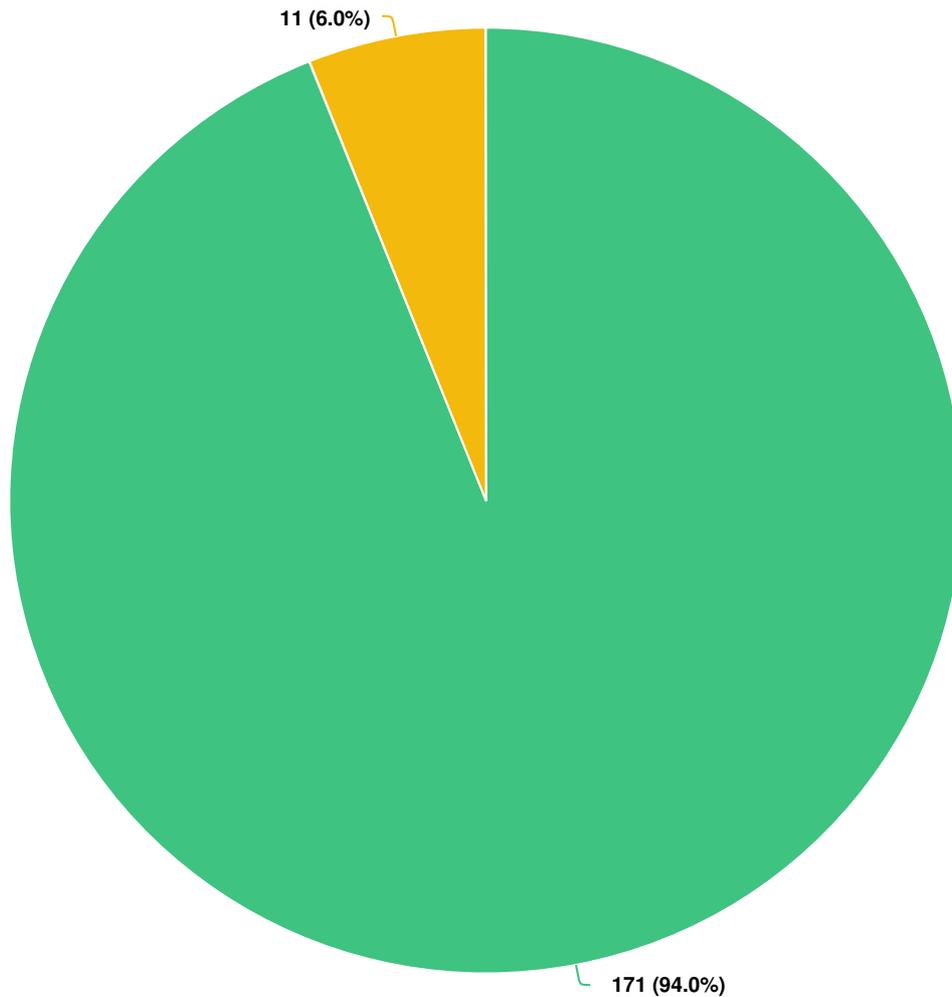
streetsville is proud of its heritage and legacy to Mississauga. It's a beautiful small town feel in the city with the Culham trail more than 8 kilometres , and credit river to unwind, bike, walk run. the village

square has brought great focus and activities for all residents. many restaurants, spas, hair salons. Vic Johnson Arena , and centre plaza and library bring it all to life

**Optional question** (81 response(s), 113 skipped)

**Question type:** Essay Question

**Q8 | Are you a resident of Mississauga or do you hold Treaty and/or Traditional Territory rights in the City of Mississauga?**

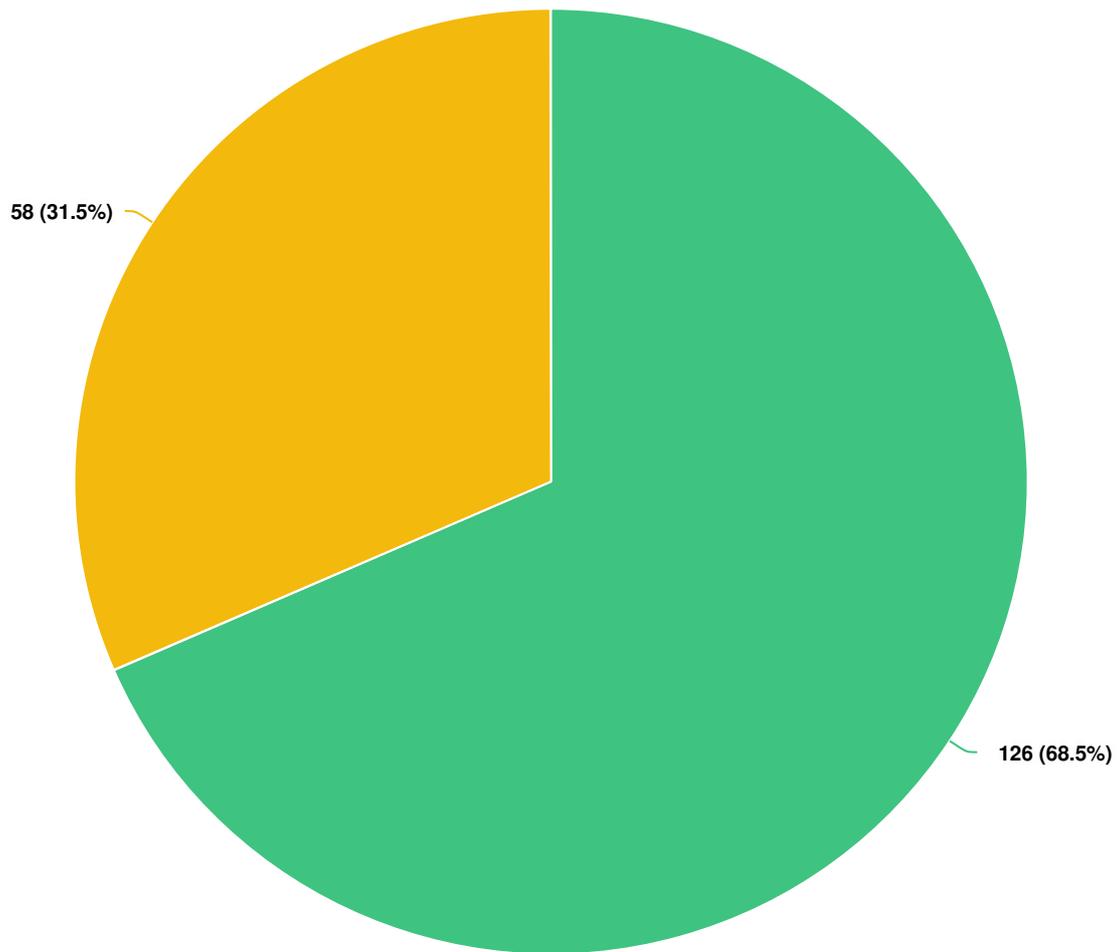


**Question options**

- Yes
- No

*Optional question (181 response(s), 13 skipped)  
Question type: Dropdown Question*

**Q9** Are you a resident of Streetsville?



**Question options**

- Yes
- No

*Optional question (183 response(s), 11 skipped)  
Question type: Dropdown Question*

			with the theme of historic indigenous use of the landscape along the Credit River prior to Euro-Canadian settlers. The landscape contributes to the character area and has therefore been included within the HCD boundary similar with other properties which include naturalized vegetation along the Credit River.
4.	69 Queen Street South	Why is the property located at 69 Queen Street South excluded from the recommended HCD boundary given that it includes the Streetsville Trinity Church? This is a heritage property and includes features which are important to the community, including an existing graveyard which includes the burials of important figures of the local community.	<b>The property at 69 Queen Street is located within the "transition" character area. The transition character area is not recommended for inclusion in the HCD.</b> However, there are other tools under the <i>Ontario Heritage Act</i> which may be considered by the City to ensure conservation of heritage resources. This includes the designation of properties under Part IV of the <i>Ontario Heritage Act</i> where they meet the legislated criteria, rather than a part of the Streetsville HCD.
5.	n/a	The recommended HCD boundary is too small. More of the study area should be included.	The recommended HCD boundary was identified as a result a combination of factors. Not all of the study area meets the criteria under the Ontario Heritage Toolkit and/or <i>Ontario Heritage Act</i> . Therefore, not all of the study area is recommended for inclusion.
6.	n/a	We are residents of Ontario Court and feel the court should be included in the recommended HCD boundary.	Ontario Court is outside the boundary of the Heritage Conservation District Study Area that was set by the City of Mississauga. Therefore, these lands were not included in the area and were not evaluated.
7.	n/a	Could the recommended HCD boundary be revised to include Mullet Creek?	Mullet Creek is outside the boundary of the Heritage Conservation District Study Area that was set by the City of Mississauga. Therefore, these lands were not included in the area and were not evaluated.
8.		Can the HCD boundary include a buffer so that the GO transit station is included?	The study area includes land which is used by the GO transit system. However, these properties are <b>located within the "transition" character area. The transition character area is not recommended for inclusion in the HCD.</b>
9.		Can the boundary be revised to include the commercial development at 120 Queen Street South so that development in this area is controlled?	The property located at 120 Queen Street South is located within the HCD study area and was considered for inclusion in a potential HCD boundary. This property is located within <b>within the "transition" character area. The transition character area is not recommended for inclusion in the HCD.</b>
10.		Can properties located west of Queen Street and north of Tannery street be included? This area includes the Irish Pub, old arcade, Streetsville Bowl, etc.	The section of Tannery Street which is situated west of Queen Street South and east of the railway corridor is located within the HCD study area. This area was therefore considered for inclusion in the potential HCD. The majority of this area, with the exception of properties <b>having frontage on Queen Street South, are located within the "transition" character area</b> which does not contribute to the Village character of the area. As a result, this area of the study area is not recommended for inclusion in the HCD boundary.

# Appendix H – Definitions

## Appendix F – Definitions & Abbreviations

Act, the	<i>The Ontario Heritage Act</i>
City, the	<i>The Corporation of the City of Mississauga</i>
Evaluation	<i>Evaluation of properties as per Ontario Regulation 9/06 related to design/physical, historical/associative, and contextual values</i>
FIP	<i>Fire Insurance Plan</i>
GIS	<i>Geographical Information Systems</i>
HCD	<i>Heritage Conservation District</i>
Inventory	<i>Field work associated with collecting information for each property within the study area.</i>
Integrity	<i>The degree to which a property has retained their original/authentic heritage attributes.</i>
Heritage Status	<i>Refers to the property's status under the Ontario Heritage Act, being under listed or designated under Part IV</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MHSTCI	<i>Ministry of Heritage, Sport, Tourism and Culture Industries</i>

MTSA	<i>Major Transit Station Areas</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
OP	<i>City of Mississauga Official Plan</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining Cultural Heritage Value or Interest under the Ontario Heritage Act</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>
S&G	<i>Parks Canada Standards &amp; Guidelines for the Conservation of Historic Places in Canada</i>

# Appendix I – Property Evaluation Summary Pages

**(provided as a separate document)**



**MHBC**  
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE