

City of Mississauga
Corporate Report



<p>Date: January 11, 2018</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services</p>	<p>Meeting date: February 6, 2018</p>

Subject

Request to Alter a Heritage Designated Property: 5155 Mississauga Road (Ward 11)

Recommendation

That the proposed alteration to 5155 Mississauga Road, as per the Corporate Report from the Commissioner of Community Services, dated January 11, 2018 be approved subject to the following conditions:

1. That the outstanding archaeological work related to the corresponding development application be completed, including the submission of corresponding letters from the Ministry of Tourism and Culture, confirming that all archaeological resource concerns have met licensing and resource conservation requirements; and
2. That a mason and carpenter with proven experience in heritage conservation and restoration, as well as a building mover with proven experience relocating heritage buildings, approved by the Director, Culture Division, oversee the project; and
3. That final full size building permit and engineering drawings, drawn to scale and dimensioned, with all interventions and impacts clearly marked, materials indicated, be submitted to Heritage Planning for review and comment; and
4. That an interpretation plan be submitted, to the satisfaction of the Director, Culture Division, and
5. That the project is subject to a letter of credit in the amount of \$235,000 to ensure that the conservation plan, including the outbuilding relocation, is satisfactorily completed, not to be released until the building is ready for occupancy and the interpretation plan carried out; and

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6. That the owner erect a sign, satisfactory to the Director, Culture Division, clearly visible along Mississauga Road, indicating that the house is in the process of being restored for future use; and
7. That if any changes result from other City review and approval requirements, such as but not limited to building permit, committee of adjustment or site plan approval, a new heritage permit application will be required. The applicant is required to contact Heritage Planning at that time to review the changes prior to obtaining other approvals and commencing construction.

Report Highlights

- Barber House is designated under Part IV of the Ontario Heritage Act; by-law amended in 2017
- Owner has submitted application to convert Barber House into 4 back to back condominium units and add townhouses and detached homes to the property
- Proposal includes removal of 20th and 21st century rear and north additions, restoration of many exterior elements of the house, and relocation of outbuilding from north to east side of property for use as bike storage
- Visibility of house would be compromised by the proposed additional built form; however, most of the south view, as per the recently amended designation by-law, is visible from the public realm

Background

Section 33 of the Ontario Heritage Act requires permission from Council to alter property designated under Part IV of the Act. The City designated the subject property – the Barber House – under the Ontario Heritage Act in 1982 and amended the by-law in 2017. The by-law is attached as Appendix 1. The property recently served as a restaurant from 1976 to 2016 and is now vacant. The current owner has noted that the property has 24 hour video security monitoring.

The owner of the property has submitted an application, filed under OZ/OPA 16/011 and T-M 16003, to convert the Barber House into four back to back (two storey) condominium units and add sixteen townhouses on a common element condominium road along the north end of the property and four detached lots with double car driveways along Barbertain Road. A Heritage Impact Assessment (HIA), details from the HIA, Conservation Plan, Arborist Report, Landscape Plan and details, budget, perspective drawings, elevation drawings of the townhouses and detached units are attached as appendices 2 thru 10. The owner appealed the planning applications to the Ontario Municipal Board, for lack of a decision, on December 22, 2017.

Comments

The proposal calls for the removal of all the 20th and 21st century additions made to the Barber House and the restoration of the exterior of the original house, with some modifications. The enclosed south porch would be reopened and functional shutters would replace faux ones. Few original windows remain; all would be replaced like for like. The blind windows on the south façade would not be reinstated. Two windows would be converted to doors to meet Ontario Building Code requirements. Windows would be reinstated on the rear elevation, though the additional small hip roof feature shown in the 1977 photograph would not be reinstated. The small outbuilding at the north end of the property would be relocated to the rear of the Barber House and turned 180 degrees (to face north) for use as bike storage. Drawings and budget, specific to the outbuilding, are attached as appendices 11 and 12 respectively. Exterior architectural detail/ornamentation and the masonry of all built form would be repaired/restored/replicated like for like, with the buildings remaining painted white.

The heritage designation by-law includes the following attribute: “views of the building from Mississauga Road and Barbertown Road, from the public realm (the sidewalk and road). This view is illustrated on page 46 (page 55 of the pdf) of the heritage designation amendment report (see item 7.1 here: https://www7.mississauga.ca/documents/committees/heritage/2016/10_-_11_15_16_HAC_Agenda.pdf.) As such, visibility of the entire south side of the main house is suggested as being the protected view from the public realm. This view would be compromised slightly with the subject proposal; i.e. the entire south side of the main house would not be visible from the public realm at Mississauga Road. 1100 mm high ornamental fencing, with 98 mm spacing of pickets is proposed at the rear of the lots facing Barbertown Road to provide more visibility; however, coniferous trees are proposed, likely to provide privacy to the rear yards.

Staff have suggested through comments made through the plan of subdivision application that interpretive signage and complementary landscape design would enhance the development. It has also been noted that plantings close to the foundation should be avoided to ensure that roots and watering will not damage the foundation over time.

With the conditions outlined at the outset of this report, staff recommend that the proposal be approved as it has a minimal impact on the property’s heritage attributes as set out in the recent heritage designation by-law amendment.

Financial Impact

There is no financial impact.

Conclusion

The owner of the subject property proposes to convert the Barber House into four condominium units. The proposal includes the removal of all 20th and 21st century additions, the restoration/replication of many exterior elements of the house and the relocation of the outbuilding to the rear of the Barber House. As the proposal has a minimal impact on the property's heritage attributes, it should be approved.

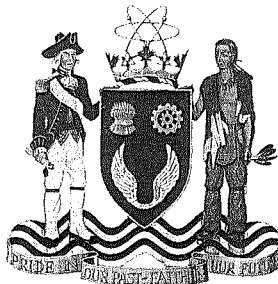
Attachments

- Appendix 1: Heritage Designation By-law
- Appendix 2: Heritage Impact Assessment
- Appendix 3: Heritage Impact Assessment details
- Appendix 4: Conservation Plan
- Appendix 5: Arborist Report
- Appendix 6: Landscape Plan and details
- Appendix 7: Barber House Restoration Budget
- Appendix 8: Perspective Drawings
- Appendix 9: Elevation drawings of townhouses
- Appendix 10: Elevation drawings of detached homes
- Appendix 11: Outbuilding drawings
- Appendix 12: Outbuilding relocation and restoration budget



Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner



CERTIFIED A TRUE COPY

W. J. Rusnov
DIANA RUSNOV DEPUTY CLERK
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER . 0056-2017

A by-law to amend By-law No. 368-82 being a By-law "to designate the 'William Barber House' located on the north-east corner of Mississauga Road and Barbertown Road of architectural and historical interest"

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended (the "*Heritage Act*") authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS By-law No. 368-82 designated the property known as the "William Barber House" located at 5155 Mississauga Road in the city of Mississauga (the "Property") as being of architectural and historical value or interest;

AND WHEREAS Council of The Corporation of the City of Mississauga, through Resolution No. 0238-2016, approved the enactment of a by-law to amend By-law No. 368-82 for the purpose of reflecting the Property's physical/design, historical/associative and contextual value;

AND WHEREAS in accordance with the *Heritage Act*, a Notice of Intention to Amend By-law No. 368-02 was published and served and no notice of objection to such amendment was received by the Clerk of The Corporation of the City of Mississauga;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. That By-law No. 368-82, being a By-Law "to designate the 'William Barber House' located on the north-east corner of Mississauga Road and Barbertown Road of architectural and historical interest" is hereby amended by replacing Schedule "A" attached thereto with Schedule "A" attached to this By-law.
2. That the City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the property located at 5155 Mississauga Road in the city of Mississauga (the "Property") and upon the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the city of Mississauga.
3. That Schedule 'A' forms an integral part of this By-law.
4. That the City Solicitor is hereby directed to register a copy of this By-law against the Property, in the proper land registry office.

ENACTED AND PASSED this 26 day of April, 2017.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
<i>M. Beck</i>			
Date	2017	04	20

Bonnie Crombie
MAYOR

Crystal Green
CLERK

SCHEDULE 'A' TO BY-LAW NO. 0056-2017**William Barber House property, 5155 Mississauga Road****Description of Property**

The Barber Villa is a 19th century large brick building, originally constructed as the residence for William Barber, mill owner, and his family, on a large estate property in close proximity to the south end of Streetsville, in the Regular Villa style including a two-storey service wing. The property also contains a secondary brick outbuilding, partial original driveway and stone markers and has a prominent setback from Mississauga Road and Barbertown Road, being visible from the property lines along both roads.

The property is located at 5155 Mississauga Road, in Part of Lot 1, Concession 4, West of Hurontario Street (WHS), City of Mississauga, designated as Part 2, Plan 43R-9468.

Statement of Cultural Heritage Value or Interest

5155 Mississauga Road's cultural heritage value is derived from its design, associative, and contextual values.

The villa is a representative example of the Regular Villa style of architecture, popular style employed in the regions surrounding Ontario's urban centres (Toronto and Kingston) in the mid to late 19th century in the design of estate houses for the upper middle class. The villa's relatively simple form and massing is made elaborate with applied architectural features of various stylistic influences, such as the paired brackets, dentils, veranda treillage, and the balustrade enclosing the second-storey balcony at the west elevation's centre bay.

The property's cultural heritage value resides in its association with William Barber, the original owner of the house and co-owner of the successful Toronto Woollen Mills complexes, remnants of which exist and are located on the nearby banks of the Credit River, and was one of the area's largest employers. The property is also associated with Charles H. R. Riches, an entrepreneurial attorney who founded one of the first patent law practices in Upper Canada. It is attributed to have been constructed by Robert Leslie, a prolific Streetsville-based contractor who was a part of one of Streetsville's early settler families, and who is credited with the construction of other significant surviving 19th century estates within the contemporary boundaries of the City of Mississauga.

The property's cultural heritage value is also reflected in its contextual importance as one of the few remaining estates of one of Streetsville's prominent families, and as a landmark for the historic southern approach to the town. Its significant setback from the front and side lots lines, its central placement on the lot, and its raised ground floor reinforce its prominence. It also provides a link between the extant Toronto Woollen Mills complex on the Credit River and the purpose-built worker's houses located on Barbertown Road.

The property's cultural heritage value is closely related to its placement on Mississauga Road, a designated Scenic Route that has been an important artery through the region historically and to the present day. As one of the earliest and more prominent estates along the road, and, having persisted through the 20th century relatively unchanged, 5155 Mississauga Road is significant in having influenced the pattern of residential development along Mississauga Road, defined by large lots, single-family homes, and generous front lot setbacks with extensive landscaping.

Description of Heritage Attributes

The attributes below contribute to an understanding of the identified cultural heritage value and interest of 5155 Mississauga Road, and should be preserved. An illustrated statement of significance (appendix B) indicates the location of each of the heritage attributes below on the property. The 2003 and remnants of the 1984 additions have not been identified as heritage attributes.

Design/Physical Value:

- the scale and massing of the two-storey main building, including east wing;
- the running bond load bearing brick walls;
- the stone foundations;
- the raised ground floor;
- the hipped roof of the villa, and gabled roof of the east wing, both clad in shingles;

- the paired internally bracketed chimneys;
- the symmetrical division of the south and west elevations into 3 and 5 bays, respectively;
- the central projecting portico on the west elevation;
- the elliptical arch openings at the central portico;
- the original masonry window and door openings and their flat brick arches;
- the interior and exterior front doors, transom and sidelights;
- the upstairs door to umbrage and balcony;
- the six-over-six configuration of the windows: the remaining original wood frames, brick moulds and wood lugsills;
- the eaves, cornice and fascia, with paired brackets and dentils;
- the gable end on the west elevation, with cornice, profiled finial and dropped post, and triangular scalloped-edge brick inset;
- the verandas with tented roofs resting on thin paired posts, between which span elliptical arches with drop pendants and fretwork;
- the secondary outbuilding to the north of the villa, including:
 - the pointed arch windows in the gable ends, and
 - the running bond brick walls;

Contextual Value:

- the villa's prominent set-back from Mississauga and Barbertown Roads;
views of the building from Mississauga Road and from the corner of the lot at Mississauga Road and Barbertown Road, from the public realm (the sidewalk and road)

**Heritage Impact Assessment
William Barber House
5155 Mississauga Road
(Part of Lot 1, Concession 4, West of Hurontario Street)
Mississauga**



prepared by

CHC Limited

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May 16, 2016
updated March 22, 2017
updated October 20, 2017

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all photographs by Owen R. Scott of CHC Limited, September 28, 2015 & March 23, 2016 unless otherwise noted.

1.0 BACKGROUND - HERITAGE IMPACT ASSESSMENT (HIA)

The property at 5155 Mississauga Road in Mississauga is designated ¹ under Part IV of the *Ontario Heritage Act* and is located in the Mississauga Scenic Road Cultural Landscape.²

This second update of the Heritage Impact Assessment (HIA) follows the *City of Mississauga Heritage Impact Assessment Terms of Reference* February 2016³ and the *Cultural Landscape Heritage Impact Assessment Terms of Reference* 2016⁴ and was prepared in response to May 2017 comments received from City of Mississauga heritage staff⁵. Revisions to the Site Plan and architectural plans for the Barber House restoration have been made in answer to those comments.

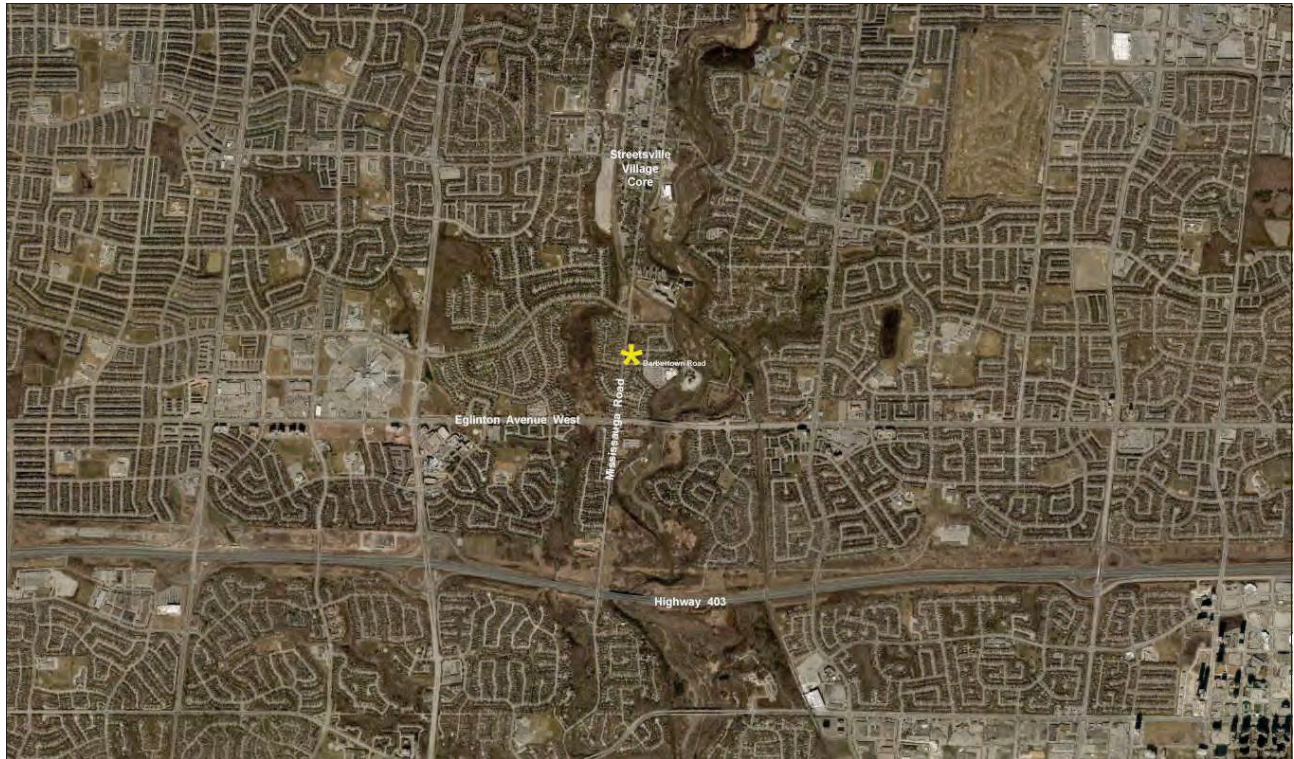


Figure 1

Site Context - <http://www.mississauga.ca/portal/services/maps>

Figure 1 illustrates the location of the property at the northeast corner of Mississauga Road and Barbertown Road south of the former Village of Streetsville in the small 19th century community of Barberton.

¹ City of Mississauga bylaw # 368-82

² Mississauga Road Scenic Route F-TC-4, *Cultural Landscape Inventory*, City of Mississauga, The Landplan Collaborative Ltd., January, 2005

³ Culture Division, Community Services Department, City of Mississauga

⁴ *Ibid*

⁵ Online Services - Planning Application Status Report - Heritage Planner Contact: Cecilia Nin Hernandez Tel.: (905) 615-3200 X5366 Recommendation Report, May 5, 2017, pp. 13-16

2.0 THE HERITAGE IMPACT ASSESSMENT

2.1 Site history

The villages of Toronto Township amalgamated to become the Town of Mississauga in 1968, excluding the Towns of Port Credit and Streetsville. In 1974, Mississauga incorporated as a City, this time including Port Credit and Streetsville.

Barborton (also known as Creditvale), just south of Streetsville on the Credit River, was the home of the former mill complex of the Barber brothers and their mill workers.

“... .. The establishment of mills, particularly saw and grist mills, often marked the beginning of a community and provided the impetus for growth. Mills fulfilled a practical need in the life of early settlers as places to grind grain, cut wood, or weave cloth. By 1851, approximately 60 mills were operating along the Credit River and by 1859, 10 of these were woollen or textile mills.

One of the most significant of these textile manufacturers was the Barber brothers' mill near Streetsville. The Barber brothers, who also owned a large mill in Georgetown, expanded their operation in 1843 when they purchased William Comfort's mill-site and farm. William Comfort had purchased this site on the north edge of Lot 1 Concession 4, just south of Streetsville, in 1826. He had a grist mill in operation by 1827. William Comfort, a loyal supporter of William Lyon Mackenzie during the Rebellion of 1837, is believed to have sheltered the rebel leader at his home on the second night following the failed uprising. Comfort was jailed, and later sold his interest in the property to the Barber brothers.

In 1852, the Barbers built a large four-storey stone woollen mill, which burned in 1861. Three months later the mill was rebuilt and back into production. Due to the early success of the mill, the site continued to expand and by 1865 included several additional buildings. The mill complex, known as the Toronto Woollen Mills, produced 1000 yards of cloth daily and employed 100 people. By 1870, the mill was the fourth largest textile mill in Ontario. It is the stone mill built in 1861 which survives underneath the modern layer of stucco and siding.

The small community that began to develop around the mill site became dubbed “Barborton”. Barborton never gained village status on its own, but it grew steadily. The Barbers built 43 buildings for mill workers and their families. Some of the workers came from Scotland as skilled weavers (John Rutledge was one). Most of the workers lived in close proximity to the mill. Entire families often relied on the mill for their income and livelihood. In many cases, members of an entire family were employed in the mill. Such was the case with the Henry Rundle family. Henry was employed for a time as a servant in the Barber household, while son James was employed as a millwright, Thomas as a weaver, and daughters Delia and Anna as spinners.”⁶

⁶ Heritage Mississauga web page <http://heritagemississauga.com/page/Barborton>, accessed September 28, 2015

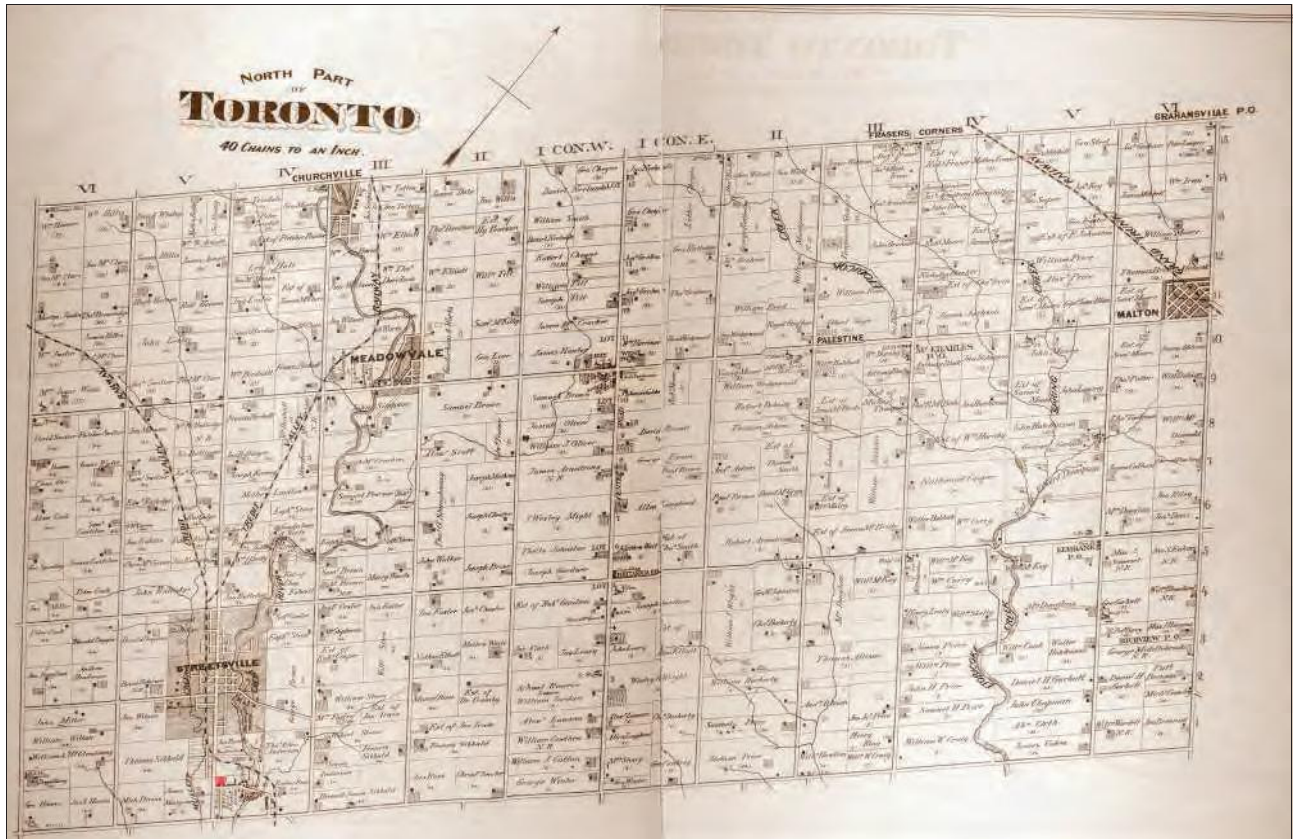


Figure 2

Northern Half Toronto Township, from:

Illustrated Historical Atlas of the County of Peel, Ont., Walker & Miles, Toronto 1877

The subject property is located south of the former Village of Streetsville (Figures 1 & 2), in the community once known as Barberton (Figure 3).

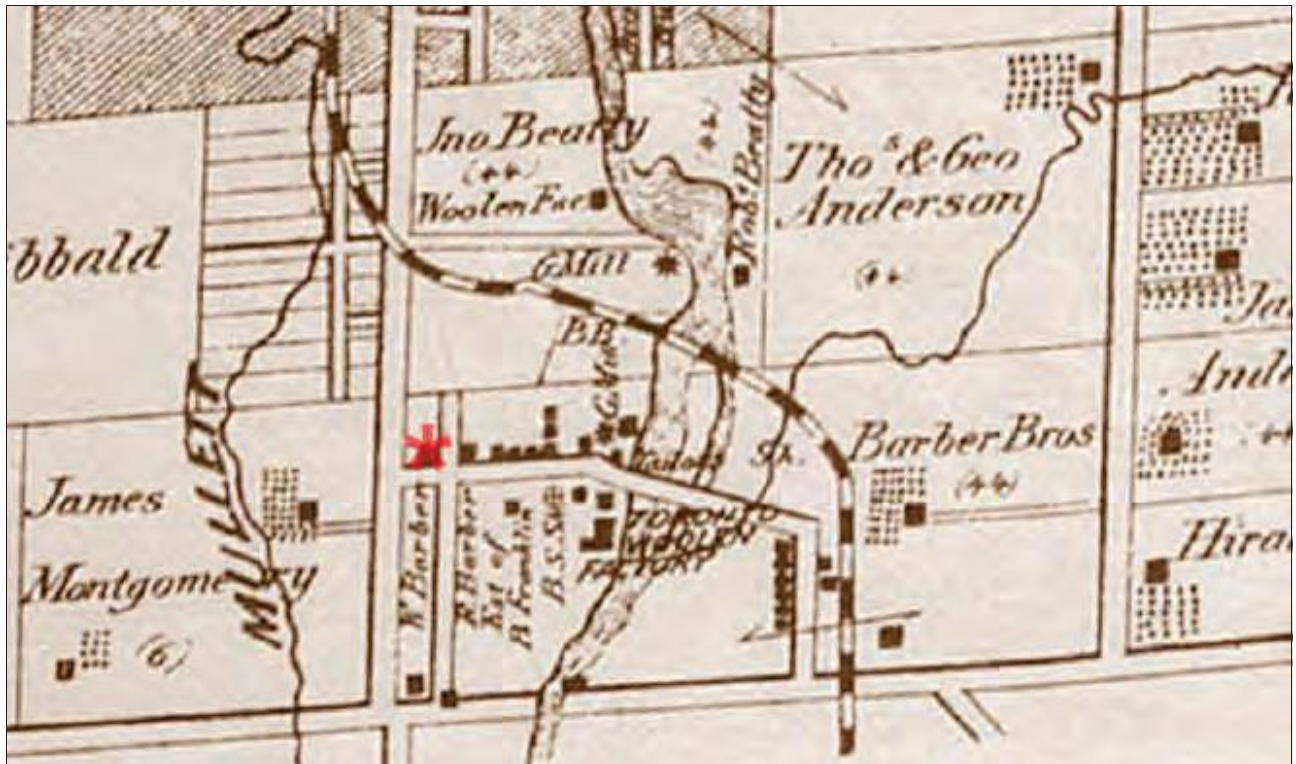


Figure 3

Barberton, environs, and subject property - excerpt from 1877 *County of Peel Atlas*

The community of Barberton was surrounded by agricultural land in the 1877 *Atlas*, and this remained unchanged until the latter part of the 1980s (Figures 4 - 10).



Figure 4 - subject property & environs 1954

<http://www.mississauga.ca/portal/services/maps>

In 1954, one non-farm property, north of the subject property existed (Figure 4). More would come later (Figures 5, 6 & 7), eventually to be supplanted by residential subdivisions (Figures 8 - 10).



Figure 5 - subject property & environs 1966

<http://www.mississauga.ca/portal/services/maps>



Figure 6 - subject property & environs 1977

<http://www.mississauga.ca/portal/services/maps>



Figure 7 - subject property & environs 1985

<http://www.mississauga.ca/portal/services/maps>

By 1985, the first subdivision had appeared just north and east of the subject property. Farmland still existed between Streetsville and Barberton (Figure 7).

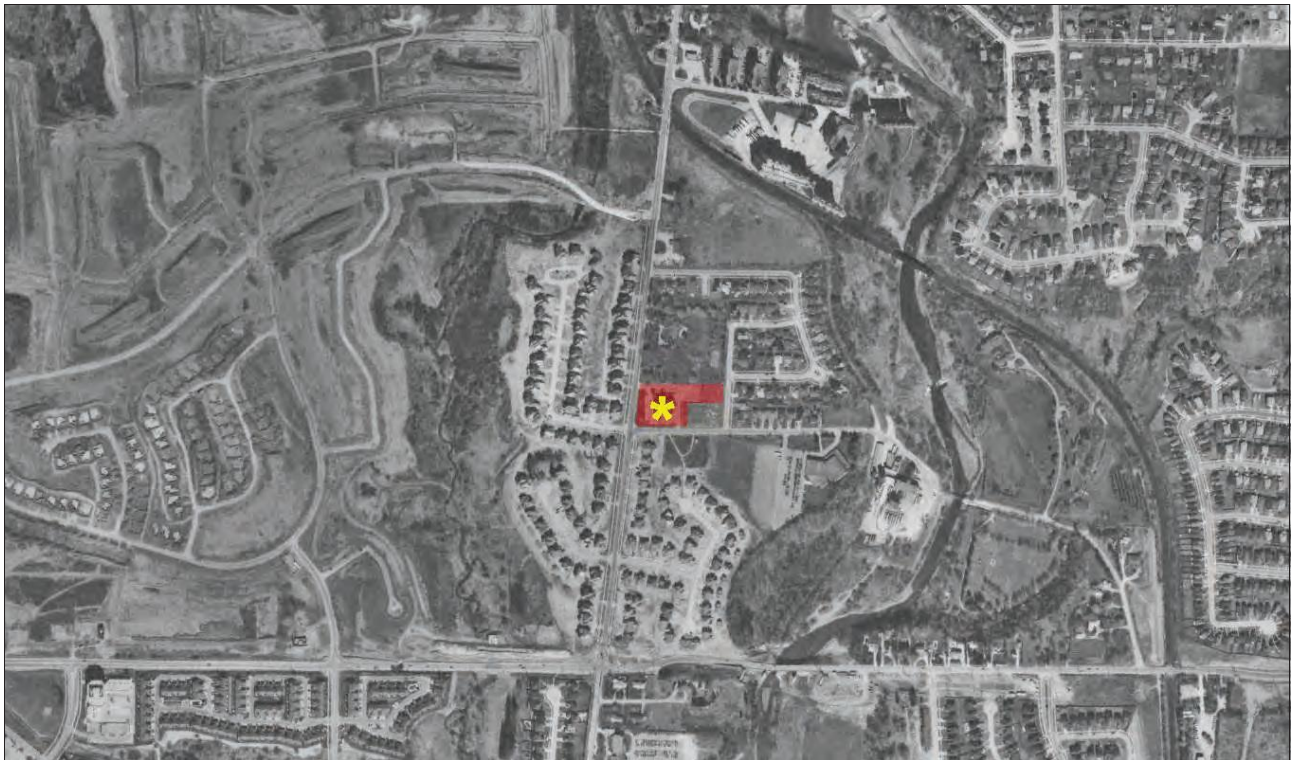


Figure 8 - subject property & environs 1989

<http://www.mississauga.ca/portal/services/maps>

1989 saw the massive development of residential subdivisions throughout the environs of the subject property (Figure 8).

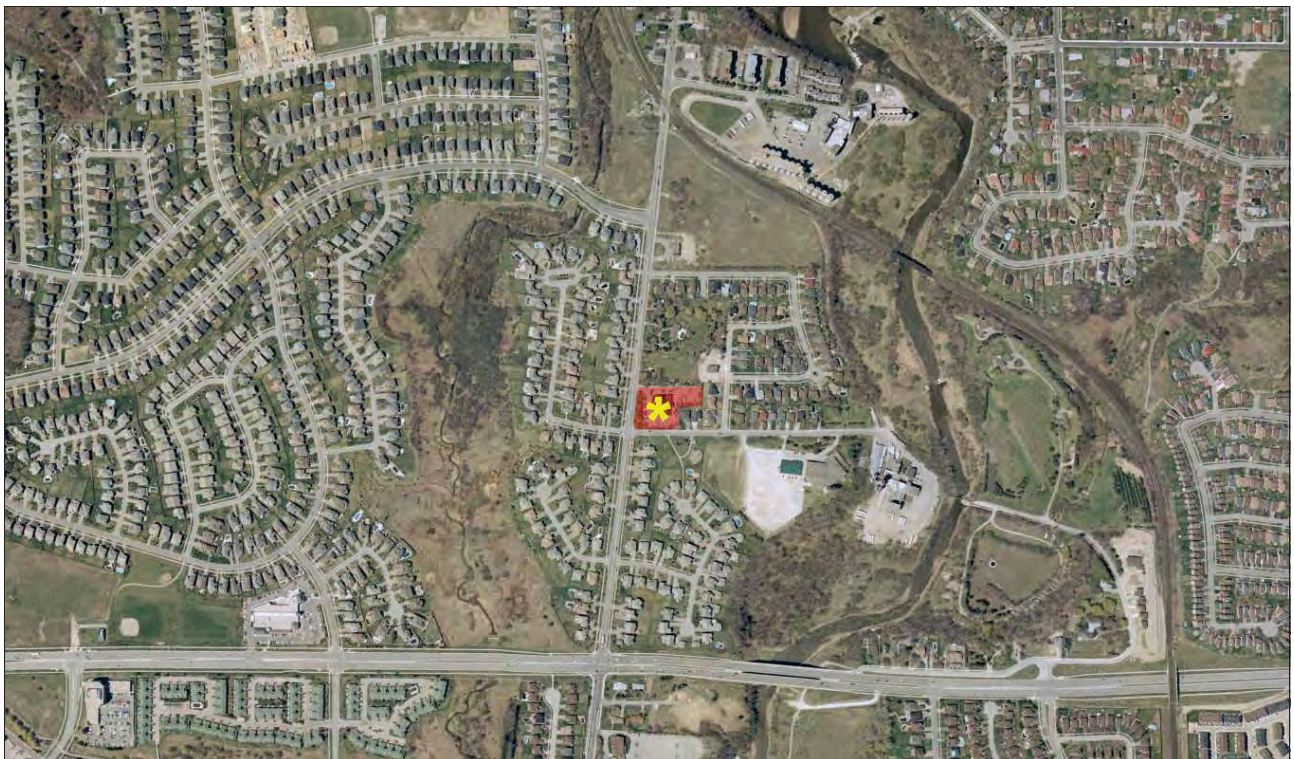


Figure 9 - subject property & environs 1999

<http://www.mississauga.ca/portal/services/maps>

By 1999, the area was completely built out with the exception of the subject property and a few hectares to the

north on Mississauga Road (Figure 9).



Figure 10 - subject property & environs 2015

<http://www.mississauga.ca/portal/services/maps>

Figure 11 is an excerpt from Tremaine's map of 1859 showing Barber's Woolen Mill and Robert Barber's residence. The William Barber house, subject of this HIA, had yet to be constructed.



Figure 12 Toronto Woolen Mill, 1859

Barber's Woolen Mills (Toronto Woolen Mill) is shown in Figure 12 (from Tremaine's Map of 1859).

The subject property, then of 100 acres extent, was granted to Henry Stiver by the Crown in 1828. Stiver



Figure 11 excerpt from Tremaine's Map of 1859 Barber's Woolen Mills

was a Loyalist from Pennsylvania, a member of the “Cameron Roll” (Captain Cameron’s Company of the Regiment of York Militia in 1812).⁷ Loyalists were granted land in Upper Canada as a reward for their allegiance to the Crown. Stiver, like many others, sold his land grant soon after receiving it, in this case to William J. Comfort, in the same year.

Comfort had a grist mill in operation by 1827. He was a loyal supporter of William Lyon Mackenzie during the Rebellion of 1837 and was jailed for sheltering the rebel leader at his home on the second night following the failed uprising.⁸ Comfort sold his interest in the property to the Barber brothers in 1844 for £1,375.

“Born in Ireland in 1809, William Barber came to Canada with his family in 1822. With his brothers James, Joseph and Robert, he opened a carding mill in Georgetown in 1837. In 1843, Barber Brothers Limited opened the Toronto Woollen Mills outside Streetsville. In the late 1860s, the firm dissolved, with William and Robert retaining the Toronto Woollen Mills.”⁹ “The original mill was burned in 1861 and reconstructed of Credit Valley stone and reopened.”¹⁰ The mill business declined in the early 1880s and the empire passed out of the Barbers hands in 1882. It reopened later and “during World War I it was converted to a flour mill. It later became the Oriental Textile Mills. In 1931 the mills were bought by McCarthy Milling Company. Presently owned and operated by ADM Agri-business Ltd.”¹¹ William Barber served on Toronto Township Council in 1873.¹² He also served as a member of the Legislative Assembly of Ontario for Halton from 1867 to 1875.¹³ He was involved with founding the Masonic Lodge (River Park Lodge) in Streetsville in 1876 and became its first Master.¹⁴

William Barber purchased the subject property, which was then 7 acres, from his brother Robert in 1870 for \$4,000 and moved to the Barbertown Road site. The house may have been built by Robert Leslie, a local builder.¹⁵ City records suggest the house was built *circa* 1860. Although William Barber did not purchase the property until 1870, \$4,000 seems a high price to pay for 7 acres in 1870. It is probable that the house was on

⁷ *Ontario Historical Society Papers and Records, Vol. 1*, 1899 (reprinted 1930), Google books, pp 133, 184, 185

⁸ Heritage Mississauga web page <http://heritagemississauga.com/page/Barberton>, accessed September 28, 2015

⁹ Memorandum, *Heritage Structure Report, William Barber House*. to Local Architectural Conservation Advisory Committee; from L. F. Love, Commissioner, Recreation and Parks Dept. City of Mississauga, August 31st, 1981 (attached as Appendix 4 herein)

¹⁰ City of Mississauga web page, Property Heritage Detail <http://www.mississauga.ca/portal/services/property?>

¹¹ *Ibid*

¹² Directory of the County of Peel, 1873, <http://freepages.genealogy.rootsweb.ancestry.com/>

¹³ Legislative Assembly of Ontario webpage http://www.ontla.on.ca/web/members/members_all_detail.do?locale=en&ID=683

¹⁴ Heritage Mississauga web page <http://heritagemississauga.com/page/William--Robert-Barber> and River Park Lodge website: <http://www.riverparkmasons.com/>

¹⁵ *Robert Leslie (1812-1886) was a master builder, credited with building the William Barber House, Streetsville, Oliver Hammond House, Erindale and Benares, Clarkson*, Historical Plaques of Peel Region, Plaque #7, <http://www.waynecook.com/apeel.html>

the site when William bought the property. An 1875 photograph (Figure 13) shows landscape plantings that may be a decade old as does an illustration from the 1877 Peel Country Atlas (Figure 14). The house may have been built in the 1860s and as late as 1870. A number of sources suggest 1862 as the build date.



Figure 13

Barber House 1875 - *Streetsville Historical Society*

Figure 14

William Barber Residence from:
Illustrated Historical Atlas of the County of Peel, Ont., Walker & Miles, Toronto 1877

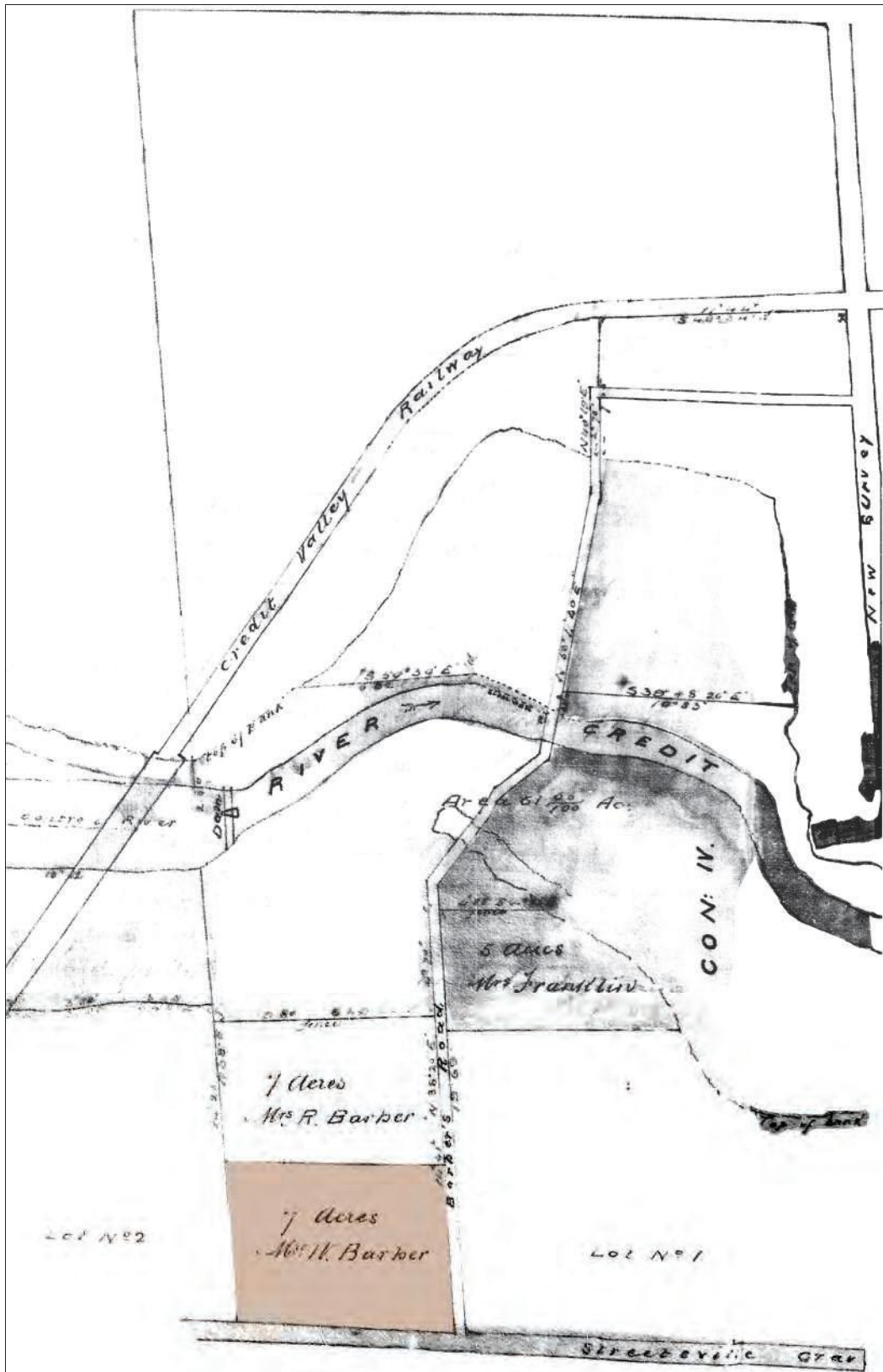


Figure 15 1877 map of Barber properties - instrument no. 6045 Township of Toronto, Con 4, Lot 1

An 1877 map (Figure 15) from the Registry Office records shows the 7 acre parcel of William Barber (shaded) at “Barber’s Road” and Streetsville Road” and his brother Robert’s and wife’s 7 acre parcel to the east.

7.1 - 20

Between 1870 and 1884, the original Barber brothers purchase was divided into a number of smaller parcels, 7 acres being the most common size parcel. It is recorded in Registry Office records that William Barber sold 7 acres to Robert B. Barber in 1876 (Figure 17). It appears that this 7 acre parcel is the subject property; however, due to the unavailability of microfiche documents and numerous 7 acre parcels in the Barber family, title becomes uncertain after 1870. As well, there were a large number of land transfers, mortgages and transactions recorded in the late 1870s and early 1880s that are of a financial/legal matter. A trust deed was issued by Robert Barber to William Barber in 1876 suggesting that title to the property was being held in trust until the loan for the property was paid. Mortgages in favour of William Barber were provided by John Barber in 1880 and discharged within two years. On one occasion, in 1880, a Chancery Court decision relating to the property was rendered. William Barber became indebted to the Canadian Bank of Commerce in 1883 and it appears the bank owned the property at one time. In 1884 Barber's property was assigned to a trustee. Four lawsuits related to property title are recorded in 1885 and 1886, two of those naming William Barber and two naming Robert Barber. In 1887 Robert Barber took out a mortgage on his property from the Freehold Loan & Savings Company.

The property was transferred from Robert B. Barber to Elizabeth Barber, William Barber's wife in 1884. William Barber died in 1887 and his widow sold the 7 acre property to John C. Hurst in September 1888 for \$3,000. She was not living in the house, but in Georgetown at the time. Hurst sold the house to Patrick Mahoney, Gentleman, 9 months later for \$3,500. In 1906 Mahoney's son Stephen, sold the house with 250 feet of frontage on Mississauga Road, then 2.7 acres, reduced from the original 7 acre parcel (Figure 17), to Henry Everton Hern, Artist, for \$1,300. Hern sold to Elizabeth Charlotte Poliwka 3 years later for \$3,000. In 1918, Alfred Stong, Gentleman, purchased the property for \$6,000. Eleven months later, Stong sold to Barbara Marion Riches, Spinster; Stong holding a mortgage for \$5,000. Riches lived in the house for 16 years, selling the property to Joseph Maski in 1935, who transferred it to Hattie Maski in 1938. A Quit Claim Deed from Hattie Maski to the Trust and Guarantee Co. Ltd. was recorded in January 1944 and in April of that year, the property was sold to Dudley Robinson Dewart. More than a dozen mortgages were taken out and discharged by Dewart in his 24 year tenure. On his death in 1968, the property was sold to Carol A. Townsend. Townsend sold the 0.7 acre Part 2 of the property (Figure 17) in 1981 and Part 1, the subject property (Figure 17) to Buccanear Seafood & Steak House Ltd. in 1981. Buccanear changed its name in 1996 to The Old Barber House Restaurant Limited.

Figure 16 is a time line summarizing the property ownership from 1828 to date.

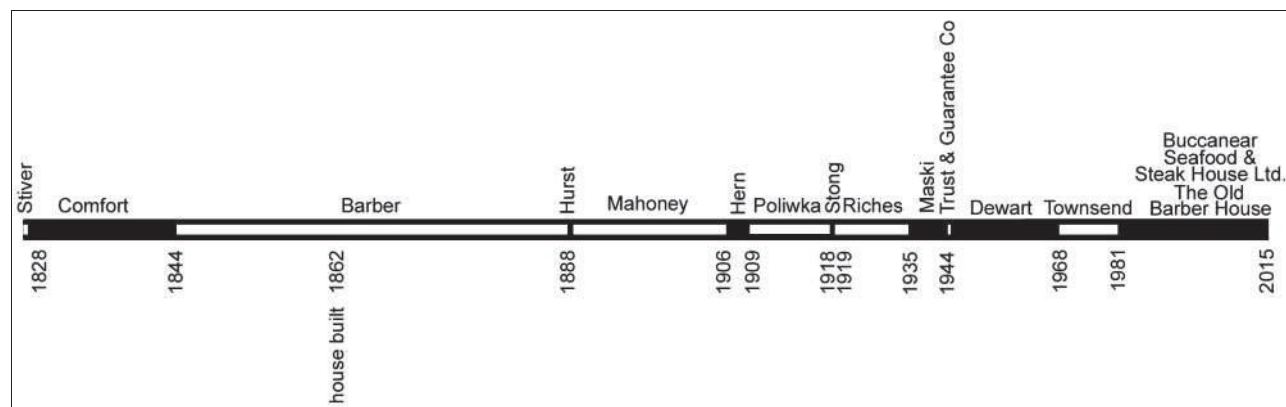


Figure 16

time line, property ownership 1828 - 2016

2.2 Listing and written description of existing structures, significance and heritage attributes

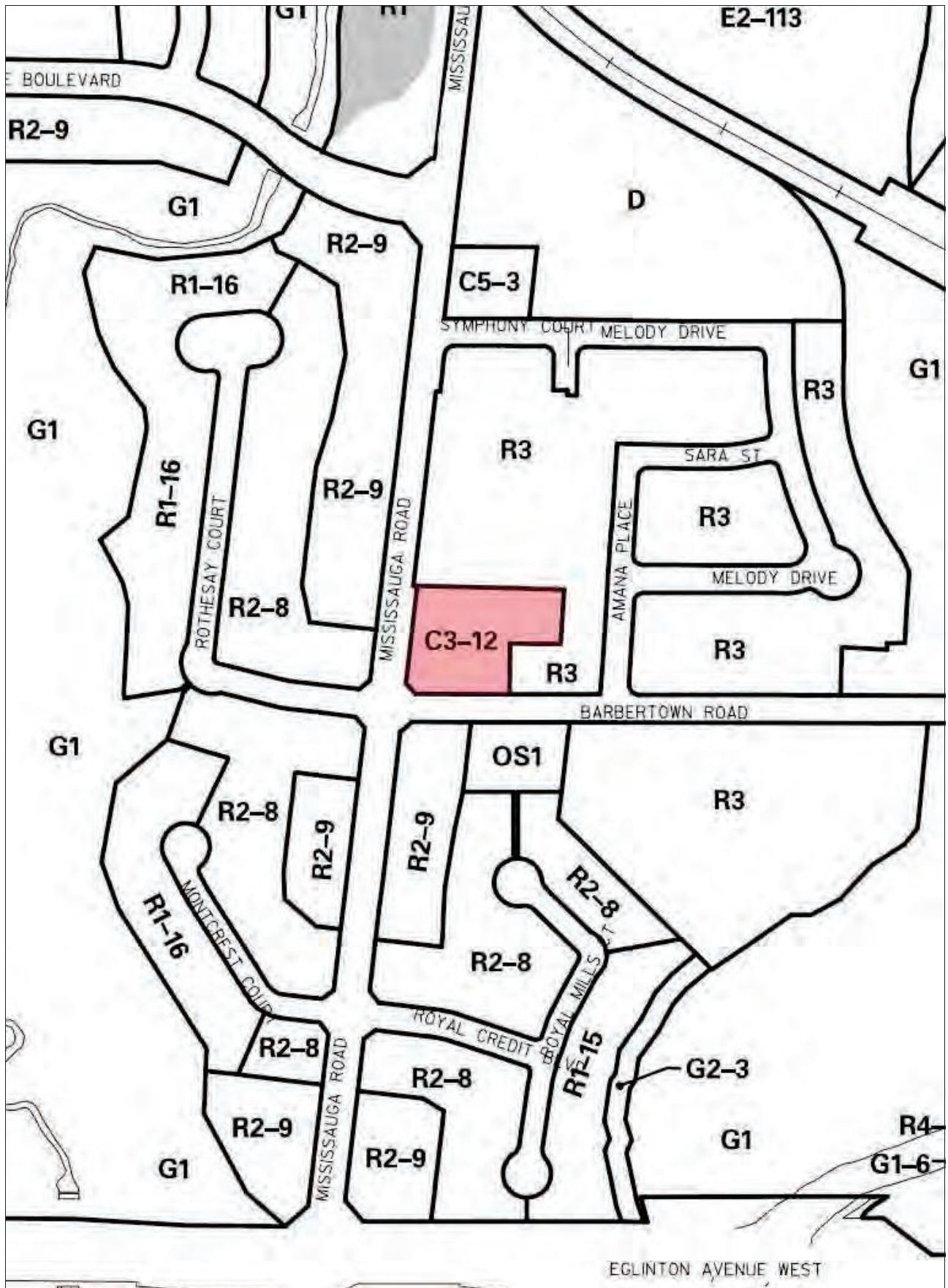


Fig. 18 Zoning / Location map - from: *City of Mississauga zoning maps 100m38w & 100m39e* (subject property in red)

7.1 - 23

The City of Mississauga's 'property Heritage Detail' provides a brief description of the properties - see Appendix 2. The following historic photographs (Figures 19 - 28) are from the City of Mississauga's web pages¹⁶, accessed August, 2015 (note: some photograph dates have been corrected).

It is not known when the red brick was painted; in photographs from 1976, the house is painted white as it is today.



Figure 19

front porch detail - 1976



Figure 20

1977 photo of the east face, showing extensions to the building

¹⁶ City of Mississauga website <http://www.mississauga.ca/portal/residents/streetsvillegallery?>



Figure 21

from Mississauga Road and Barbertown Road - 1977



Figure 22

from Mississauga Road and Barbertown Road - 1978



Figure 23

front of house - 1978



Figure 24

front of house - 1989



Figure 25

front of house - 1989



Figure 26

front of house - winter 1990



Figure 27

front of house - winter 1997

As well as the main house with its additions, a small, square outbuilding (perhaps a former privy) is located just north of the house (Figure 28). It dates from the 19th century and is probably coincident with the building of the house, being of the same red brick (now painted white).

None of the 19th century landscape remains. The oldest trees on the property date from the 1980s renovations and additions to convert the building to a restaurant when the residential estate landscape was obliterated by the construction of the additions and a massive parking lot. An arborist's report (see Appendix 6) shows the existing tree species, sizes and condition and recommends retention and removals. There are no heritage attributes associated with the landscape.



Figure 28

outbuilding - 1989

The original main house, now a component of a restaurant and banquet facility, is two-storey, hipped-roof building with a gabled-roof extension to the rear. A cut-stone foundation supports brick walls. There are four pairs of internally-bracketed chimneys. The cornice has a moulded wooden fascia with a frieze of double pendant brackets and a dentil course. The centre gable on the west facade has a moulded cornice and a finial at its apex, with a triangular scalloped moulding inset into the centre of the gable. There are five bays in the front facade, with the main entrance in the central bay having a slight projection with an enclosed porch on the second storey level. The two bays on either side have a window in each storey, each being six-over-six paned, double-hung sash windows, with radiating voussoirs in brick and stone lugsills. There are similar windows on the north and south sides. Faux louvered shutters are found on all the windows save those on the ground floor under the front porch (two shutters are missing from upper storey windows). Two blind windows (with glazing) are found on the north and south sides. A front porch gracing either side of the front bay projection sports a bell-cast roof and fanciful woodwork. As noted earlier, the original red-orange brick (Figure 29) has been painted white for at least 5 decades.

A full description of the house as found in 1981 is in Appendix 3. A further description is found in Appendix 4.

Figures 30 - 40 are current photographs of the house and outbuilding.



Figure 29 original red-orange brick under white paint



Figure 30

front (west) facade - 2003 banquet hall addition to the north



Figure 31

south facade - main body of the original house



Figure 32

south rear wing - original house



Figure 33

rear (east) facade - 1984 additions



Figure 34

rear wall - original main body of house, original 1½ storey “tail” in foreground



Figure 35 north facade - 2003 banquet hall/dining room addition (main body of house in background)



Figure 36 front door



Figure 376 typical 6/6 sash window



Figure 38

brackets, dentils, faux shutters



Figure 39

rendered, paired chimneys



Figure 40

front porch, north side with bell-cast roof

In 1984, while the building was vacant, it was vandalized, and a fire was set in the interior. The 8 original fireplaces mantles were stolen. The main staircase was vandalized and much of the original woodwork was burned¹⁷. In the 1981 Heritage Structure Report (Appendix 4), the original marble fireplaces were extant. The current owner replaced the fire damaged woodwork, fireplaces and staircase with new in 1984. Wainscoting in the parlours is a recent addition. Some of the windows have been replaced, while others are original. Some plaster mouldings remain, as do the very large pocket doors between the north parlours. The following photographs illustrate the remaining interior elements.



Figure 41 inside front door, transom & sidelights (replacement glass), ceiling moulding

¹⁷ pers. com. Victor Petrovski, March 23, 2016



Figure 42

plaster ceiling moulding, front entrance hall



Figure 43

plaster ceiling moulding detail

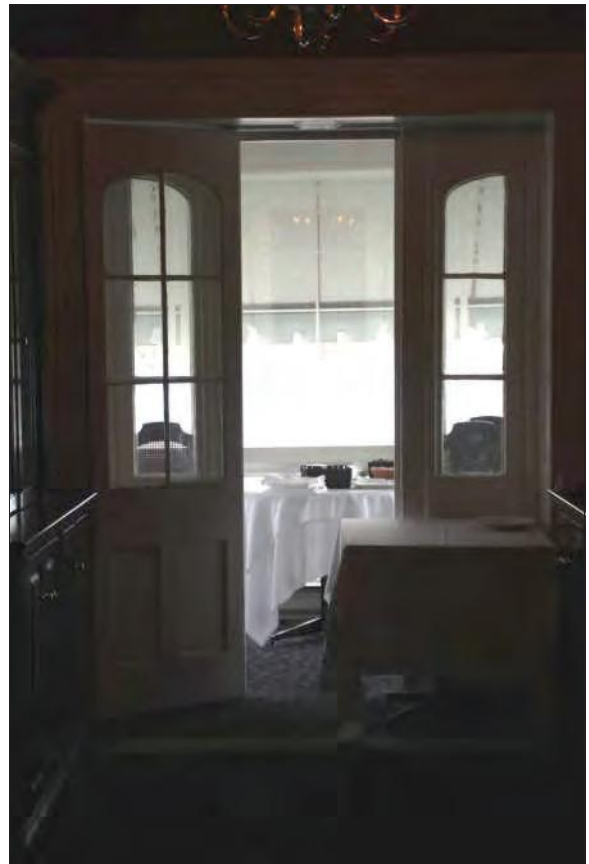


Figure 44

upstairs door to balcony



Figure 45 doorway to front parlour



Figure 46 folding pocket doors between north parlours



Figure 47 north parlours - pocket doors opening



Figure 48 pocket door hinge & handle

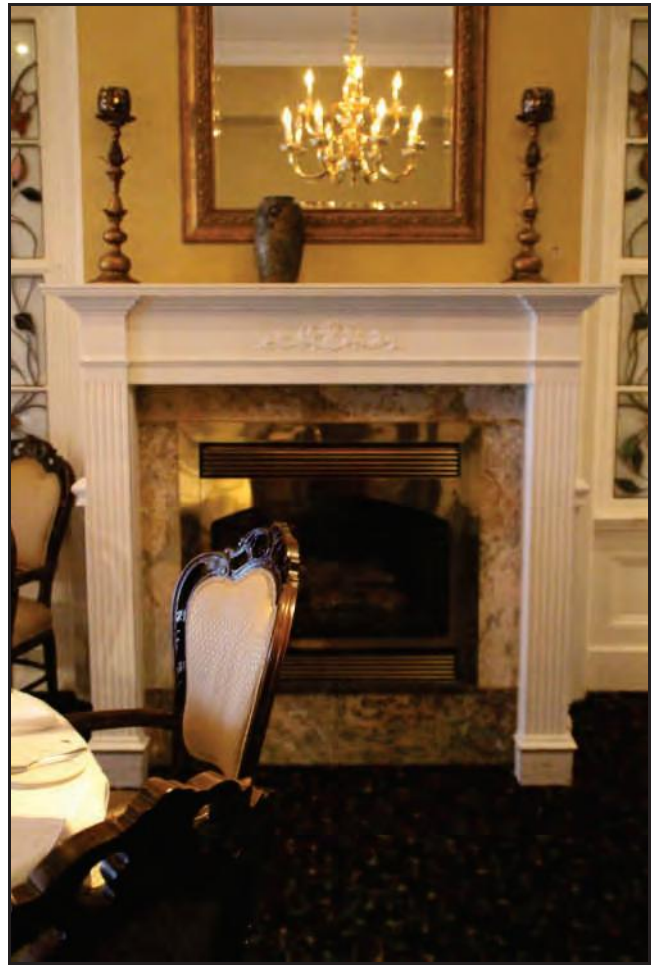


Figure 49 one of the replacement fireplaces & contemporary wainscoting



Figure 50 plaster ceiling moulding in current bar



Figure 51 doors, top lights and sidelights (replacement glass & hardware) to umbrage from exterior

Numerous additions and alterations have been constructed over the years, the most recent and largest in scale being for the restaurant conversion in 1984 and an enlarged facility in 2003¹⁸. A greenhouse, built c. 1960 once occupied the rear of the building. Additions have been demolished and/or re-built in 1984 and 2003. Renovations and restorative works to the original house interior have been generally well done, and to the untrained eye, appear to be mainly original with few exceptions, such as glazing, use of Robertson screws, *etc.* Figure 52 illustrates the additions and demolitions that have occurred since c. 1862.

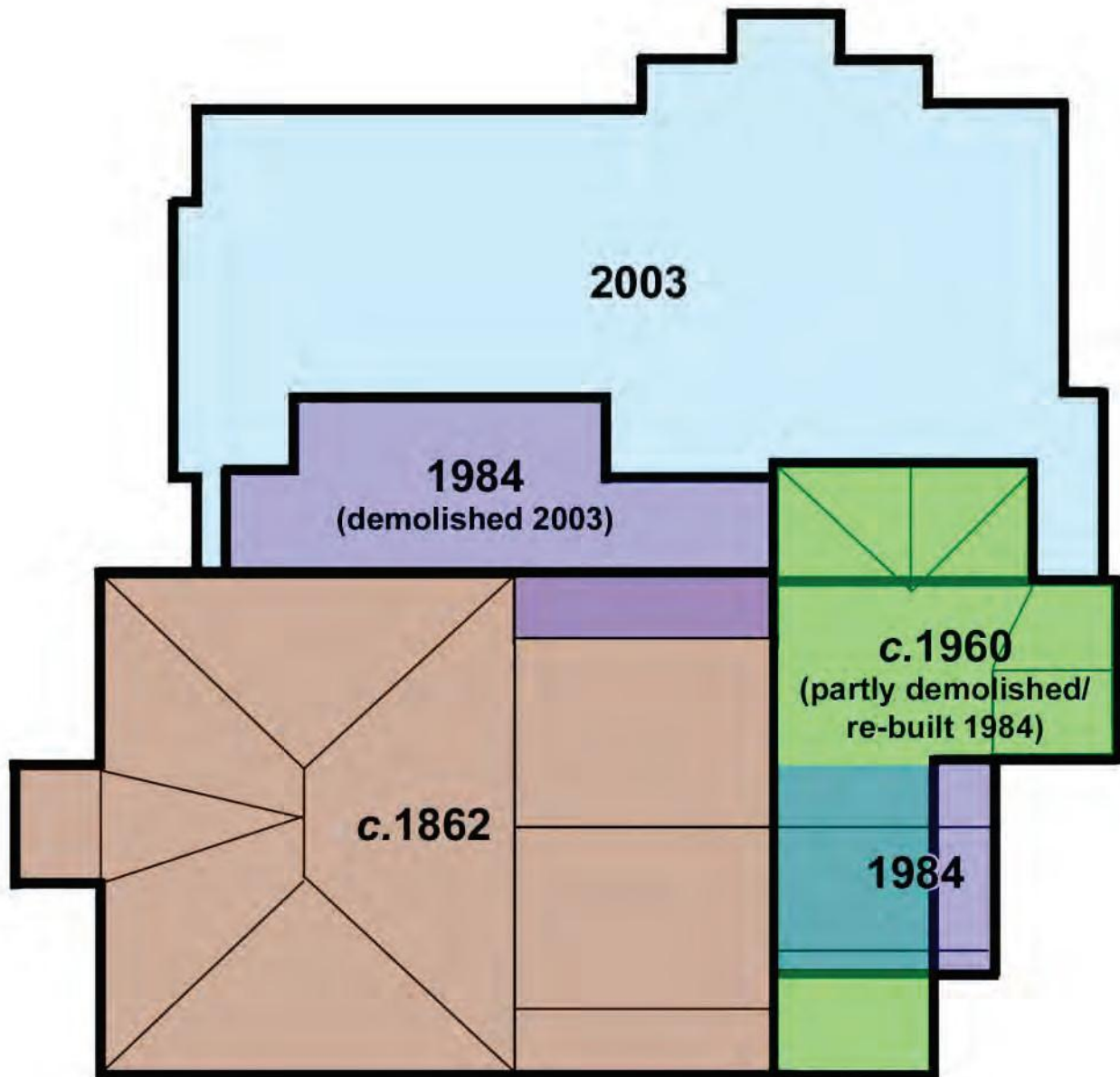


Figure 52

William Barber House construction dates - building outline from:
Proposed Site Plan, Old Barber House Ltd., Michael Spaziani Architect Inc., August 28, 2003

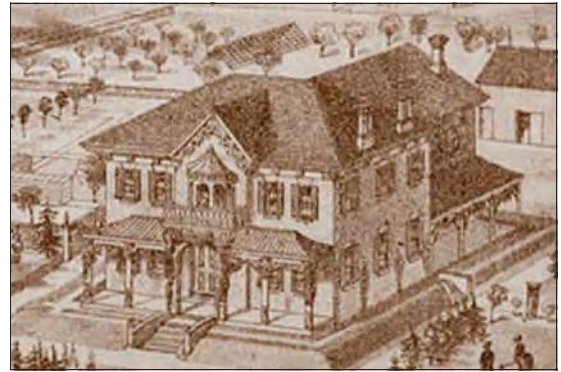
The following figures (Figures 53- 58) illustrate some of the alterations/changes to the exterior of the original c. 1862 residence.

¹⁸ City of Mississauga webpage <http://www.mississauga.ca/portal/services/property> 'Property Building Permits'



Figure 53 - front facade

2015



1877

Faux shutters have replaced the original functional shutters of the original. The upper porch has been closed-in. Other than the large addition to the north, little else has been changed from 1877.



Figure 54

2015



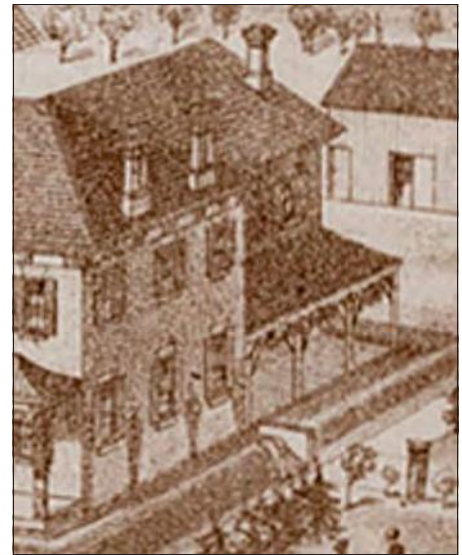
1895

The shuttered, blind, upper and lower front windows on the south side have been replaced with blind, glazed windows. Brick has been painted white. Brick chimneys have been rendered and painted.



Figure 55

2015



1877

The east "tail" of the building originally sported an open porch similar to the front porch. It has been enclosed for many years. The north side had a similar porch which has been subsumed by additions.



Figure 56



2015

1977

The rear wall of the “tail” of the house is now a blank wall. Stucco and paint covers the area below the gable where windows once occupied the space. A hip roof across the gable over the upper windows has been removed.



Figure 57

2015



1977

The rear (east) facade of the building has had numerous additions, the latest in 1984, built on a *c.* 1960 addition. A *c.* 1960 greenhouse was removed in 1984.



Figure 58

2015



1999

A 1984 addition on the north side was demolished in 2003 and replaced with a much larger addition.

The property also includes a small, square, brick, 19th century outbuilding, its former function possibly a privy (Figures 59 and 60). A detached garage of uncertain vintage was demolished in 1984 (Figure 61).



Figure 59 outbuilding - south facade



Figure 60 outbuilding - west facade



Figure 61

former detached garage, 1977 - demolished 1984

<http://www.mississauga.ca/portal/residents/streetsvillegallery?>

Section 2 of the *Planning Act* indicates that City of Mississauga Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the *Planning Act* requires that decisions of Council shall be consistent with the *Provincial Policy Statement* (PPS). Policy 2.6.1 of the PPS requires that significant built heritage resources and significant cultural heritage landscapes shall be conserved.¹⁹

The PPS defines “built heritage resource” as a building, structure, monument, installation or any manufactured remnant that **contributes to a property’s cultural heritage value or interest as identified by a community**, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers. The term “significant” means resources **valued for the important contribution they make to our understanding of the history of a place, an event, or a people**. “Conserved” means the **identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained under the *Ontario Heritage Act***. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment.

The property contains a built heritage resource that has significance, cultural value and interest. It has *design / physical value* and *historical / associative value*, and *contextual value* per the criteria for heritage designation under Ontario Regulation 9/06 of the *Ontario Heritage Act*. It is designated under Part IV of the *Ontario Heritage Act* (see Appendix 3).

The cultural heritage attributes of the Barber House, as outlined in the 2017 amended Heritage Designation By-law 368-82 are:

Design/Physical Value:

- the scale and massing of the two-storey main building, including east wing;
- the running bond load bearing brick walls;
- the stone foundations;
- the raised ground floor;
- the hipped roof of the villa, and gabled roof of the east wing, both clad in shingles;
- the paired internally bracketed chimneys;
- the symmetrical division of the south and west elevations into 3 and 5 bays, respectively;
- the central projecting-portico on the west elevation;
- the elliptical arch openings at the central portico;
- the original masonry window and door openings and their flat brick arches;
- the interior and exterior front doors, transom and sidelights;
- the upstairs door to umbrage and balcony;
- the six-over-six configuration of the windows: the remaining original wood frames, brick moulds and wood lugsills;
- the eaves, cornice and fascia, with paired brackets and dentils;
- the gable end on the west elevation, with cornice, profiled finial and dropped post, and triangular scalloped-edge brick inset;
- the verandas with tented roofs resting on thin paired posts, between which span elliptical arches with drop

¹⁹ *Provincial Policy Statement (PPS, 2014) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006*

pendants and fretwork;

- the secondary outbuilding to the north of the villa, including:
 - the pointed arch windows in the gable ends, and
 - the running bond brick walls;

Contextual Value:

- the villa's prominent set-back from Mississauga and Barbertown Roads;
- views of the building from Mississauga Road and from the corner of the lot at Mississauga Road and Barbertown Road, from the public realm (the sidewalk and road)

Municipal or agency requirements that supplement, supersede or affect the conservation of the heritage resource are restricted to the Ontario Building Code (OBC). In order to satisfy OBC exit requirements, a door replaces an existing window on the south and north sides. An OBC analysis is found in Appendix 5.

2.3 Addressing the Cultural Landscape criteria

As well as being designated under Part IV, the property is situated in a Cultural Landscape²⁰, the Mississauga Road Scenic Route.²¹

Cultural Heritage Landscape Inventory Heritage Impact Assessments must demonstrate how the proposed development will conserve the criteria that render it a cultural heritage landscape and / or feature. Each cultural heritage landscape and feature includes a checklist of criteria. The checked criteria for the Mississauga Road Scenic Landscape are:

LANDSCAPE ENVIRONMENT

- Scenic and Visual Quality
- Horticultural Interest
- Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- Illustrates Style, Trend or Pattern
- Illustrates Important Phase in Mississauga's Social or Physical Development

BUILT ENVIRONMENT

- Aesthetic/Visual Quality

OTHER

- Historic or Archaeological Interest

To conserve the “landscape environment”, “historical association”, “built environment qualities” and “historic or archaeological interest” criteria, the proposed alteration must be consistent with the retention of the appearance of the streetscape to ensure that the character of the street remains intact. *“Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south, following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial*

²⁰ All of the properties listed on the Cultural Landscape Inventory are listed on the City's Heritage Register and in compliance with the City's Official Plan policy 7.4.1.12

²¹ *Cultural Landscape Inventory, City of Mississauga, The Landplan Collaborative Ltd., January 2005*

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and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city's most interesting architecture and landscape features, including low stone walls. The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage."²²

The Mississauga Road streetscape of the block within which the William Barber House is located is fully developed with large, 1980s and newer, 2½ to 3 storey residences (Figures 63 - 67) and in transition on the east side (Figures 68 - 70).



Figure 63 west side Mississauga Road at Barbertown Road



Fig 64 west side Mississauga Rd-opposite subject property



Fig 65 west side Mississauga Rd-opposite subject property



Fig 66 west side Mississauga Rd-opposite subject property



Figure 67 west side Mississauga Road



Figure 68 vacant property - north side of subject property

²² City of Mississauga web page, Property Heritage Detail <http://www.mississauga.ca/portal/services/property?>

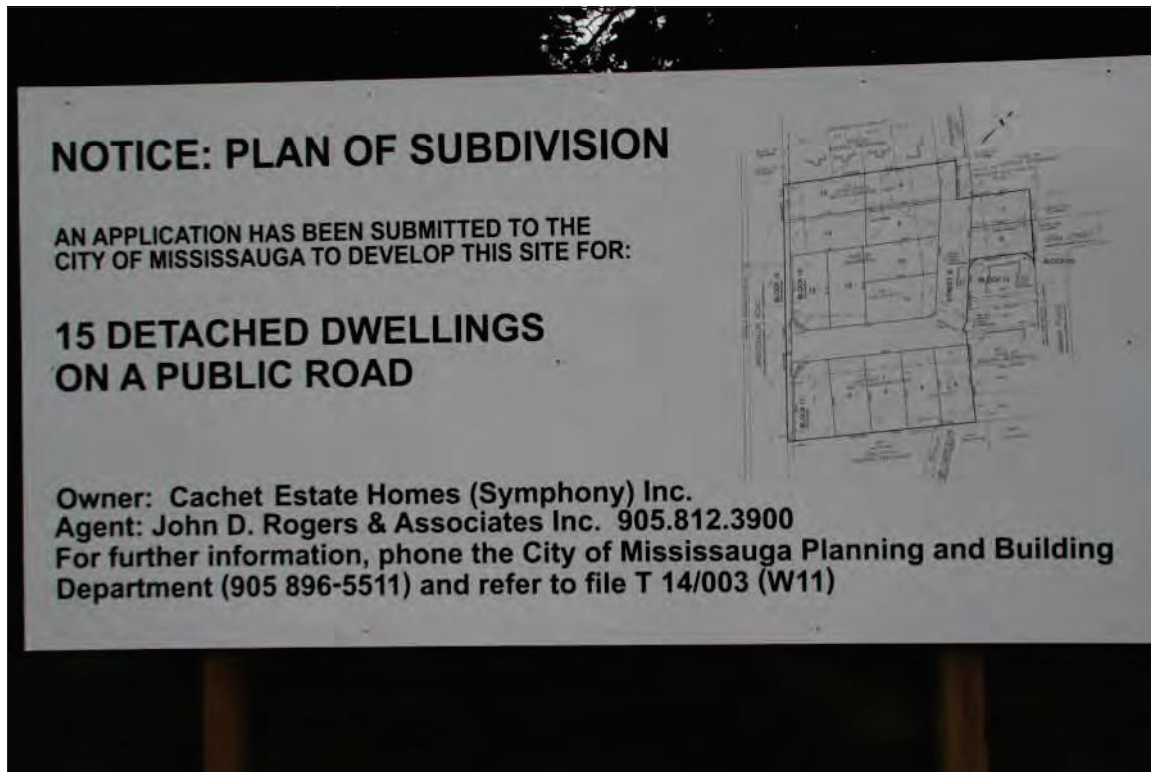


Figure 69

plan of subdivision north of subject property

Figure 71 is an aerial view of the Mississauga Road block context within which the William Barber House and the subject property is located. *“The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city’s most interesting architecture and landscape features, including low stone walls.”*²³ As can be seen in Figure 71, this area of Mississauga Road is comprised of a new, rather than old, established neighbourhood and former single family residential and commercial lands, now vacant and awaiting new development. The architecture and landscape features date from the 1980s.

Setbacks of the proposed development are greater than that required by by-law and are greater than those opposite on Mississauga Road.



Fig 70 development ad north of property

²³ *Ibid*



Figure 71

Wm. Barber House block - Mississauga Road streetscape
<http://www.mississauga.ca/portal/services/maps>

2.4 The proposed development

The development proposal for this property is illustrated in Figures 72, 73 and 74 a site plan and elevations respectively for a residential development on the subject property that showcases the original c. 1862 William Barber House.



Figure 72

Site Plan - after Janagan beresford patteson architects, 10/18/17

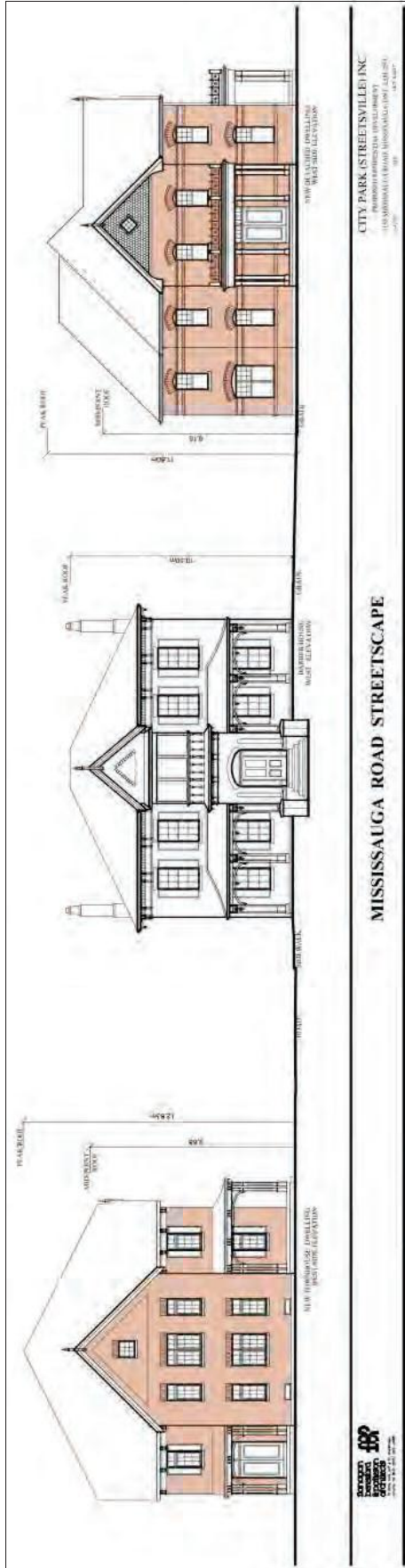


Figure 73

Mississauga Road streetscape looking east - townhome end unit at left, Barber House, single family at right - *Flanagan beresford pattison*



Figure 74

westerly townhome block elevation - *Flanagan beresford pattison*

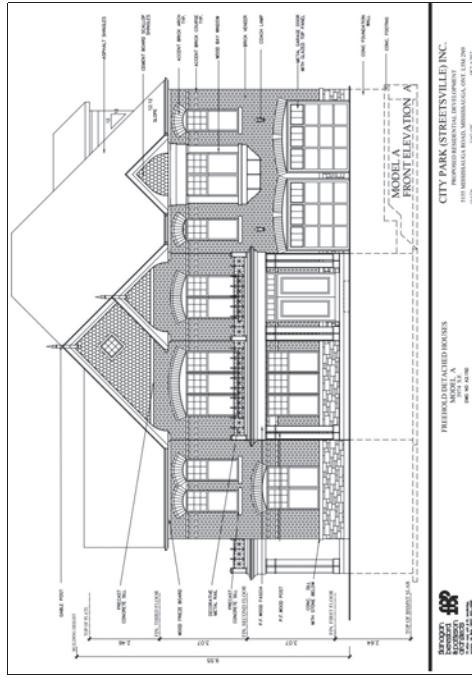


Figure 75

Barbertown Road & Mississauga Road single family front elevation - *Flanagan beresford pattison*

Single detached homes face Barbertain Road with townhomes flanking an internal street beside and behind the Barber House in the proposal. The William Barber House retains its prominence on Mississauga Road. Views from Barbertain Road and Mississauga Road to the Barber House are maintained (Figure 72). The single detached 3-storey houses facing Barbertain Road have a roof peak of 12m (Figure 73), approximately one metre higher than the Barber House roof peak; however, the finished floor elevations of the single family homes on Barbertain Road are 0.6m below that of the Barber House. The height difference above sea level is therefore 0.4m. With regard to the townhomes adjacent the Barber House (Figure 74), the height at roof peak is 12.64m and the relative difference in height above sea level between the Barber House and townhomes is 0.64 to 0.94m. The difference in height of the townhomes and singles *versus* the Barber House will not be discernible to the human eye.

Red brick is the cladding (the colour of the Barber House brick under its white paint), complementing and contrasting at the same time the white-painted brick of the Barber House and outbuilding. Architectural detailing is classic, yet subtle to complement and avoid competing with the Barber House architecture. Massing and proportions are similar to the Barber House, as are the roof shapes and window proportions. Parking is not visible from the street. The William Barber House is set in a garden and remains a dominant feature on the street. A sidewalk traces the original curved carriageway from the street to the front of the house.

While the William Barber House has always been located at the intersection of Mississauga and Barbertain Roads, the roads and surrounding landscape have altered dramatically, changing its context.



Figure 75

1877



Figure 76

1978

In 1877 (Figure 75), the house was set well back from what was Streetsville Road (now Mississauga Road) and Barber's Road, the lane to the mill (now Barbertain Road). In 1978, 101 years later, the house still retained a fairly long, curving lane from the street (Figure 76). After the 1980s when Mississauga Road became a major arterial and Barbertain Road was widened (Figure 77), the House is closer to the streets and set into the landscape rather than above it, as in the earlier illustrations.



Figure 77

2015

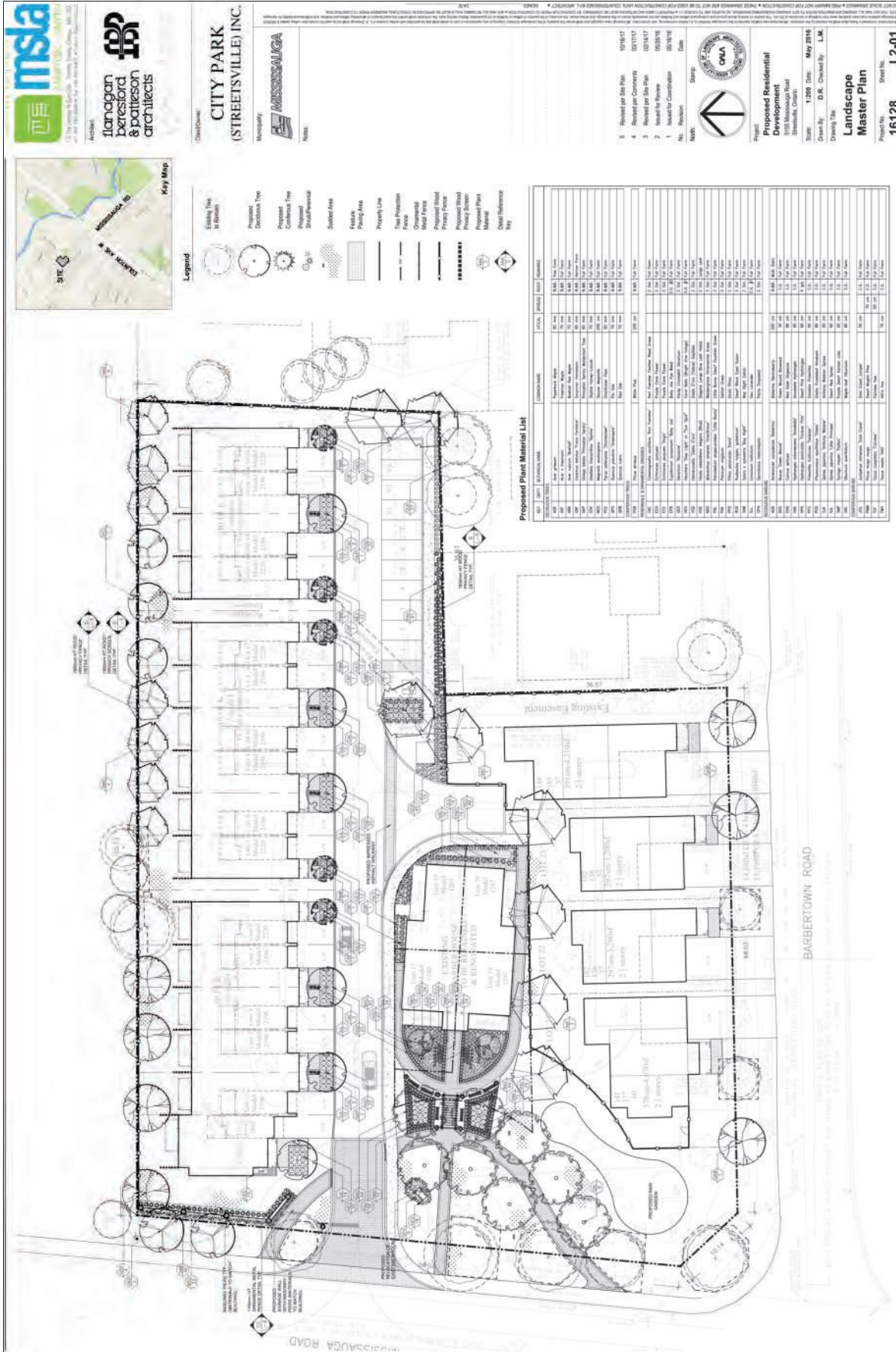


Figure 78 Landscape Plan - MSLA Landscape Architects 10/16/17

A Landscape Plan (Figure 78) proposes a garden surrounding the Barber House. Street trees on Mississauga Road are retained, partially obscuring the view of the Barber House in summer.

7.1 - 52

The proposal is to remove the c. 1960, 1984 and 2003 additions to restore the House to its former size and grandeur. The once open south side porch, for example is to be restored as are the windows on the 2nd floor rear “tail”. Functional shutters will replace the existing faux shutters. It is likely that the white paint cannot be safely removed from the brick to reveal the original red brick without destroying the brick faces.

The small outbuilding (possibly former privy) is to be retained. It will be moved to a central location on the site to facilitate development of the townhomes and serve as a secured bicycle storage shed. This will require a heritage permit.

With respect to Mississauga Road Scenic Landscape, the potential impacts and an assessment of the proposed site alteration development follows.

<i>Potential Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"> • Destruction of any, or part of any, significant heritage attributes or features 	significant heritage attributes and features are to be conserved - no negative impact
<ul style="list-style-type: none"> • Removal of natural heritage features, including trees 	some landscape plantings will be removed - many more will replace them - no negative impact
<ul style="list-style-type: none"> • Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance 	current appearance of the property will be altered by removing large asphalt parking lots and adding new development to the property - no negative impact
<ul style="list-style-type: none"> • Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden 	no plantings or gardens extant - no impact expected
<ul style="list-style-type: none"> • Isolation of a heritage attribute from its surrounding environment, context or a significant relationship 	not applicable
<ul style="list-style-type: none"> • Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features 	significant views are from Mississauga Road - setbacks are greater than required by by-law - no direct or indirect obstruction of significant views or vistas - no negative impact
<ul style="list-style-type: none"> • A change in land use where the change in use negates the property’s cultural heritage value 	residential historic land use will be restored - positive impact
<ul style="list-style-type: none"> • Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources 	not applicable

The impact of the proposed development/site alteration is a change in the view from Mississauga Road, from a restaurant in an historic house that has been the subject of large additions, to a restored historic house *sans* its additions and an adjacent residential development. The criteria that render the Mississauga Road Scenic

Route a cultural heritage landscape and/or feature are not negatively affected. The scenic and visual quality is altered, but not in a negative way. A landscape plan for the properties will enhance the horticultural interest and landscape design. Its historical associations and aesthetic/visual qualities remain intact, and in fact, are enhanced with the proposed restoration of the House and removal of the massive parking lots surrounding the building.

2.5 Assessment of alternative development options and mitigation measures

To afford a development opportunity, the removal of 2003 and earlier additions to the William Barber House, in concert with the restoration of the facades is being proposed.

Alternative development options were considered, including a 3-storey townhouse development along Mississauga Road and a mixed-use proposal, both requiring the slight relocation of the Barber House towards the intersection of Mississauga Road and Barbertown Road. In the May 16, 2016 version of this HIA, an alternative that retained the Barber House *in situ*, flanked with single family homes on the Mississauga Road frontage and townhomes beyond was proposed. The alternative illustrated in this HIA further mitigates the concerns expressed *vis-a-vis* views from the corner of Barbertown Road and Mississauga Road.

2.6 Conservation - principles and mitigation

The City's terms of reference for an HIA require the following with respect to this summary: "*A summary of conservation principles and how they will be used must be included. The conservation principles may be found in publications such as: Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada; Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture. (Both publications are available online.)*"²⁴

Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada:²⁵

General Standards (all projects)

"1 *Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.*"

None of the structures character-defining elements (heritage attributes) is to be removed, replaced or altered with the exception of the conversion of 2 window openings to doors to meet OBC requirements. The original house is to be restored, retaining its character-defining elements, replacing later non-heritage elements such as the faux shutters with replications of the originals which are no longer extant, restoring the open porches on the rear wing, replacing the circa 1984 replacement windows with replica windows, and restoring windows to the now blank 2nd storey rear wall. The later additions, built to convert the house to a restaurant and banquet facility, are to be removed, restoring the house to its original configuration. This is to be explored in more detail in a Conservation Plan.

"2 *Conserve changes to a historic place which, over time, have become character-defining elements in their own right.*"

Later additions have not become character-defining elements and detract from the heritage attributes of the original house. They are to be removed.

²⁴ City of Mississauga Heritage Impact Assessment Terms of Reference, February 2016

²⁵ Parks Canada website www.parkscanada.gc.ca

“3 *Conserve heritage value by adopting an approach calling for minimal intervention.*”

Intervention to be employed on the original part of the house is limited to restoring original character-defining elements - to be explored in more detail in a Conservation Plan.

“4 *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.*”

Not applicable

“5 *Find a use for a historic place that requires minimal or no change to its character-defining elements.*”

The designated character-defining elements, with the exception of the two aforementioned window openings, are not affected by proposed uses.

“6 *Protect and, if necessary, stabilize a historic place until any subsequent intervention is under-taken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.*”

The property has been secured and is well-maintained.

“7 *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*”

No extant character-defining elements, with the exception of the two aforementioned window openings, are to be affected. Original materials on the house will be retained and restored where necessary - to be explored in more detail in a Conservation Plan..

“8 *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*”

Missing shutters and windows will be replaced to match the originals based on patterns taken from other elements on the house.

9 *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference. See point 7 above.*

Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture:
(now called ***Eight Guiding Principles in the Conservation of Built Heritage Properties***)²⁶

1. ***RESPECT FOR DOCUMENTARY EVIDENCE:***

Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

Conjecture is not needed. Evidence is clear.

²⁶ Ontario Ministry of Tourism, Culture and Sport website
http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm

2. *RESPECT FOR THE ORIGINAL LOCATION:*

Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

Building remains on its original site in its original orientation. The outbuilding is conserved on the property in a relocated position and is re-purposed.

3. *RESPECT FOR HISTORIC MATERIAL:*

Repair/conservate - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

Replacements are not necessary except for missing elements.

4. *RESPECT FOR ORIGINAL FABRIC:*

Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

A detailed examination, including scraping of paint to reveal deterioration removal will be performed and like materials will be used to repair any exterior woodwork and masonry, if necessary

5. *RESPECT FOR THE BUILDING'S HISTORY:*

Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

Later c. 1960s, 1984 and 2003 additions to a c. 1862 building do not complement the original building. Restoration to a single time period is not the intention.

6. *REVERSIBILITY:*

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

Brick from the enlarged window openings (which are to be converted to doors to satisfy OBC requirements) will be retained and stored in the crawl space to provide opportunity for reversibility in future. No other alterations to original exterior features are proposed.

7. *LEGIBILITY:*

New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new

There is no new work proposed other than replacing non-heritage windows and shutters and new side doors.

8. *MAINTENANCE:*

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

The condominium corporation will be responsible for developing a maintenance plan that includes schedules for monitoring and inspection to proactively determine the type and frequency of maintenance required. Maintenance procedures shall include: cleaning materials only when necessary, to remove heavy soiling or graffiti - cleaning method shall be as gentle as possible to obtain satisfactory results; protecting adjacent materials from accidental damage during maintenance or repair work; and repairing or replacing materials to match the original as closely as possible, both visually and physically.

Pertinent cultural heritage policies of the City of Mississauga's *Official Plan* (October 14, 2015), 7 - Complete

Communities section include:

7.4.1.2 *Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.*

“Demolition” in this case, is the removal of later additions that are not part of the designation, not character-defining elements, and detract from the heritage attributes of the original house; this is considered appropriate.

7.4.1. *Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.*

The residential proposal setting for the Barber House is compatible with its character.

7.4.1.10 *Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.*

The purpose of this HIA is to satisfy this policy.

7.4.1.1 *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.*

The purpose of this HIA is to satisfy this policy.

7.4.1.13 *Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.*

The building is being maintained on its original lot in its original orientation.

7.4.1.14 *Cultural heritage resources will be integrated with development proposals.*

The resource is well-integrated with the development proposal.

7.4.2.2 *Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a Heritage Impact Assessment.*

The purpose of this HIA is to satisfy this policy.

7.4.2.3 *Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.*

The adjacent proposed residential development is compatible in land use, landscape, scale, materials, massing and character.

2.7 Proposed demolition / alterations explained

No loss of cultural heritage value interests in the site and no impact on the streetscape and sense of place is expected from the demolition of later additions.

2.8 Alternatives for salvage mitigation

Not applicable.

2.9 Qualifications of the author completing the Heritage Impact Assessment

See appendix 8.

3.0 SUMMARY STATEMENT and CONSERVATION RECOMMENDATIONS

- The cultural heritage resource is significant; it was designated under Part IV of the *Ontario Heritage Act* in 1982, City of Mississauga By-law # 368-82, and the designation amended in 2017.
- No negative impact from the proposed development is expected, rather a positive impact should be realized with its restoration and the removal of the later additions to the building.
- To ensure no negative impact, mitigating measures include the selection of a compatible residential development option and the removal of later additions to the William Barber House and the restoration of its facades.

4.0 MANDATORY RECOMMENDATION

The HIA terms of reference require the consultant to write a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, *Ontario Heritage Act*. The following questions must be answered in the final recommendation of the report: “1. Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, *Ontario Heritage Act*?”

Ontario Regulation 9/06 states: A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. *The property has design value or physical value because it,*
 - i. *is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - ii. *displays a high degree of craftsmanship or artistic merit, or*
 - iii. *demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*
 - i. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - ii. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
3. *The property has contextual value because it,*
 - i. *is important in defining, maintaining or supporting the character of an area,*
 - ii. *is physically, functionally, visually or historically linked to its surroundings, or*
 - iii. *is a landmark.”*

The property meets the criteria for Part IV heritage designation. It was designated in 1982, and the designation by-law was amended in 2017 to clarify the property’s cultural heritage value or interest.

A Conservation Plan is to be prepared to guide the demolition of the additions and the exterior restoration of the original house.

“2. If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not.”

Not applicable

“3. Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement.”

Not applicable.

This updated Heritage Impact Assessment is respectfully submitted by:

CHC Limited



per: Owen R. Scott, OALA, FCSLA, CAHP

REFERENCES

1877 map of Barber properties - *instrument no. 6045 Township of Toronto, Con 4, Lot 1*, Registry Office records

City of Mississauga bylaw # 368-82, William Barber House

City of Mississauga *amendment to Designation Bylaw 368-82, GC-0745-2016* approved by General Committee 2016/12/07

City of Mississauga Heritage Impact Assessment Terms of Reference, February 2016

City of Mississauga Cultural Landscape Heritage Impact Assessment Terms of Reference 2016

City of Mississauga heritage files - <http://www.mississauga.ca/portal/services/property>

City of Mississauga maps - <http://www.mississauga.ca/portal/services/maps>

City of Mississauga Heritage Mississauga website - <http://www.heritagemississauga.com/history.htm>

City of Mississauga *Planning Application Status Report OZ/OPA 16 11* Date Printed: February 6, 2017

City of Mississauga *Planning Application Status Report 21T-M 16003* Date Printed: February 6, 2017

City of Mississauga *Planning Application Status Report OZ/OPA 16 11*, 08/06/2017

City of Mississauga *Planning Application Status Report 21T-M 16003*, 08/06/2017

FGMDA Architects, *Cultural Heritage Resource Assessment and Identification 5155 Mississauga Road, Mississauga, Ontario*, September 2016

Flanagan, Beresford & Patteson Architects, Site Plans and renderings, March 2017

Directory of the County of Peel, 1873, <http://freepages.genealogy.rootsweb.ancestry.com/>

Historical Plaques of Peel Region, Plaque #7, <http://www.waynecook.com/apeel.html>

Heritage Mississauga web page <http://heritagemississauga.com/page/Barberton>,

Illustrated Historical Atlas of the County of Peel, Ont., Walker & Miles, Toronto 1877

Landplan Collaborative Ltd. (The) *Cultural Landscape Inventory, City of Mississauga*, January, 2005

Legislative Assembly of Ontario webpage

http://www.ontla.on.ca/web/members/members_all_detail.do?locale=en&ID=683

Memorandum, *Heritage Structure Report, William Barber House*. to Local Architectural Conservation Advisory Committee; from L. F. Love, Commissioner, Recreation and Parks Dept. City of Mississauga, August 31st, 1981

Michael Spaziani Architect Inc., *Proposed Site Plan, Old Barber House Ltd.*, August 28, 2003

MSLA, Landscape Plan, William Barber House, October 2017

MSLA, Arborist's Report - Tree Preservation Plan, William Barber House, March 2017

Ontario Ministry of Tourism, Culture and Sport website

http://www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf

Mississauga Library System Historic Images Gallery

<http://www.mississauga.ca/portal/residents/cooksvillegallery>

Ontario Historical Society Papers and Records, Vol. 1, 1899 (reprinted 1930), Google books, pp 133, 184, 185

Parks Canada website www.parkscanada.gc.ca

Province of Ontario *Ontario Heritage Act, R.S.O. 1990, c. O.18*

Province of Ontario *Provincial Policy Statement (PPS, 2014) Cultural Heritage and Archaeology Policies 2.6*

Province of Ontario *InfoSheet #5, Heritage Impact Assessments and Conservation Plans*, Winter 2006

Skira Associates, Grading Plan, William Barber House, March 2017

Starr & Tarasick, O.L.S. Plan of Survey of Part of Lot 1, Concession 4, West of Hurontario Street, City of Mississauga, 1981

Tremaine, George R. *Tremaine's Map of the County of Peel, Canada West*. Toronto, lithographed by John Ellis for G. R. and G. M. Tremaine. 1859.

Chain of Title - PIN 13196-0746 - 5155 Mississauga Road, Mississauga, ON

no.	instrument	instrument date	registered date	acres	from	to	sale price
	Patent	8 March 1828	8 March 1828	100	The Crown	Henry Stiver	
6262	B & S	21 March 1828	24 March 1828	100	Henry Stiver	William J. Comfort	£ 62,10
23220	B & S	4 Sept 1844	11 Sept 1844	100	William J. Comfort	William Barber <i>et al</i>	£1375
529	B & S	1 March 1870	5 May 1870	100	James Barber <i>et al</i>	Robert Barber	\$20,000
531	B & S	1 March 1870	5 May 1870	7	Robert Barber	William Barber	\$4,000
*2640	B & S	30 Aug 1876	22 Jan 1879	7	William Barber <i>et. ux.</i>	Robert B. Barber	
*5152	Deed	4 Sept 1884	9 Sept 1884	7	Robert B. Barber	Elizabeth Barber	
* Between 1870 and 1884, the original Barber brothers purchase was divided into a number of smaller parcels, 7 acres being the most common size parcel. It is recorded in Registry Office records that William Barber sold 7 acres to Robert B. Barber in 1876. It appears that this 7 acre parcel is the subject property; however, due to the unavailability of microfiche documents and numerous 7 acre parcels in the Barber family, title becomes uncertain after 1870.							
6840	B & S	1 Sept 1888	11 May 1889	7	Elizabeth S. Barber	John C. Hurst	\$3,000
6852	B & S	*21 May 1889	*18 May 1889	7	John C. Hurst <i>et ux</i>	Patrick Mahoney	\$3,500
* dates may have been reversed in Registry Office record							
8712	B & S	16 Apr 1894	12 Feb 1895	2.7	Patrick Mahoney <i>et ux</i>	Stephen Mahoney	
12335	Grant	28 May 1906	23 June 1906	2.7	Stephen Mahoney	Henry Everton Hern	\$1,300
13398	Grant	30 Mar 1909	8 April 1909	2.7	Henry Everton Hern <i>et ux</i>	Elizabeth Charlotte Poliwka	\$3,000
15015	Mortgage	10 Jan 1912	10 Jan 1902*	2.7	Elizabeth Charlotte Poliwka	Alfred Stong	\$6,000
* probably typographic error in Registry Office record							
19373	Release	14 Nov 1918	30 Nov 1919	2.7	Elizabeth Charlotte Poliwka	Alfred Stong	
19374	Grant	15 Oct 1919	30 Oct 1919	2.7	Alfred Stong	Barbara M. Riches	
36673	Grant	15 June 1935	22 June 1935	2.7	Barbara M. Riches	Joseph Maski	
38871	Grant	16 Dec 1938	22 Dec 1938	2.7	Joseph Maski <i>et ux</i>	Hattie Maski	
43858	Quit Claim	20 Jan 1944	6 Mar 1944	2.7	Hattie Maski	The Trust & Guarantee Co Ltd or Charles G. R. Richie <i>et al</i>	

Appendix 1
Chain of Title - PIN 13196-0746 - 5155 Mississauga Road, Mississauga, ON

no.	instrument	instrument date	registered date	acres	from	to	sale price
44054	Grant	14 April 1944	4 May 1944	2.7	The Trust & Guarantee Co Ltd or Charles G. R. Richie <i>et al</i>	Dudley R. Dewart	
91618VS	Grant	25 Sept 1968	28 Nov 1968	2.7	Estate of Dudley R. Dewart	Carol A. Townsend	
587002	Grant		31 July 1981	2	Carol A. Townsend & F. Gerald Townsend	Buccaneer Seafood & Steak House Ltd.	
LT1671308	Name Change		23 Oct 1996	2	Buccaneer Seafood & Steak House Ltd.	The Old Barber House Restaurant Limited	



Property Index Map
Service Ontario

Appendix 2

Property Heritage Detail ²²

Address:	5155 MISSISSAUGA ROAD	Area:	STREETSVILLE
Type:	RESIDENTIAL	Reason:	ARCHITECTURAL/HISTORICAL
Style:	VERNACULAR		

**History**

Home of the Barber family who owned Toronto Woolen Mills, Streetsville, from 1843 to 1882. The main structure has a square plan and a hipped roof. There are multiple rear additions with either gable or flat roofs whereas the main block has two storeys and four internally bracketed chimneys (two on either side). The foundation is of cut stone and the brick walls are laid in common bond. The cornice has a molded wooden fascia with a frieze of double pendant brackets and a dentil course. The centre gable on the west facade has a molded cornice and a finial at its apex, with a triangular scalloped molding inset into the centre of the gable. The front facade has five bays, the centre one of which is occupied by the main door (there is a balcony with a door on the second storey). The other bays have windows which are all six over six paned with double hung sash and radiating voussoirs in brick and stone lugsills. The windows on the north and south facades repeat this pattern, but they all have louvered shutters. There are two blind windows, one on each floor on the north and south facades which create the illusion of a real window but in actuality a fireplace is on the other side in the interior. The front door is set within an umbrage that has an elliptical arch, protected by paneled, partly glazed doors. The ceiling of the umbrage is decorated with plaster moldings in egg and dart and acanthus leaf patterns. The door has inset sidelights, each with rounded glass in the top half. There is a three paned transom over the door within a heavy, molded frame. The door has six panels, two of which have rounded tops. The umbrage is set behind an arched entrance way which extends upwards to the second floor to become an enclosed balcony (the balusters are still there from when it was an open balcony). The verandah extends across the front of the house with a tent roof and is decorated with tree-like fretwork. The house has its original marble fireplaces and decorative plaster-work. The interior features a centre-hall plan. Some adaptations were necessary when converted to restaurant use.

²⁷ City of Mississauga website: <http://www.mississauga.ca/portal/services/property?>

Appendix 2

Property Heritage Detail ²³

Address: 5155 MISSISSAUGA RD
Type: Reason: CULTURAL LANDSCAPE

History

Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south, following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas.

From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city's most interesting architecture and landscape features, including low stone walls. The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage.

²⁸ *Ibid*

File 009



BY-LAW NUMBER *368-82*

To designate the "William Barber House" located on the north-east corner of Mississauga Road and Barbertown Road of architectural and historical interest.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS notice of intention to so designate the "William Barber House" located on the north-east corner of Mississauga Road and Barbertown Road, having been duly published and served and no notice of objection to such designation having been received by the Council of The Corporation of the City of Mississauga.

WHEREAS the reasons for the said designation are set out as Schedule "A" hereto;

THEREFORE the Council of The Corporation of the City of Mississauga enacts as follows:

1. That the real property, more particularly described in Schedule "B" hereto, known as the "William Barber House" located on the north-east corner of Mississauga Road and Barbertown Road be designated as being of architectural and historic value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.

ENACTED AND PASSED this *25th* day of *May*, 1982.

[Signature]
MAYOR

[Signature]
CLERK (*Adrian*)

City of Mississauga
 2015
 2015

SCHEDULE *to By-Law # 368.82*


SHORT STATEMENT OF THE REASONS
FOR THE PROPOSED DESIGNATION

The William Barber House located on the north-east corner of Mississauga Road and Barbertown Road is recommended for designation on both historical and architectural grounds. Historically it was the home of one of the founders of the Toronto Woolen Mills (located down the road from the house) which was a thriving industry throughout much of the nineteenth century and one of the largest employers in the area. The decorative cornice, the treillage on the verandah, the plasterwork in the umbrage give the house distinction. At the present time, it is the intention of Buccaneer Restaurants Ltd. to convert the William Barber House into restaurant use. Therefore, it is further recommended that when the building is adapted to restaurant use, the following exterior architectural elements be preserved: the five bay two-storey brick facade and projecting frontispiece, the tall paired chimneys, the six-over-six paned windows, the classical moulded frieze with dentil course and paired italianate brackets.

SCHEDULE "B" to By-Law # 368-82

DESCRIPTION: Part of Lot 1,
Concession 4 West of Hurontario Street

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Mississauga, Regional Municipality of Peel, (formerly in the Township of Toronto, County of Peel), Province of Ontario, and being composed of that part of Lot 1 in the Fourth Concession West of Hurontario Street in the said City, designated as Part 2 on a reference plan deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as 43R-9458.


John Wintle,
Ontario Land Surveyor.

2017 Amendment to 1982 Designation By-law 368-82

Description of Property

The Barber Villa is a 19th century large brick building, originally constructed as the residence for William Barber, mill owner, and his family, on a large estate property in close proximity to the south end of Streetsville, in the Regular Villa style including a two-storey service wing. The property also contains a secondary brick outbuilding, partial original driveway and stone markers and has a prominent setback from Mississauga Road and Barbertown Road, being visible from the property lines along both roads.

The property is located at 5155 Mississauga Road, in Part of Lot 1, Concession 4, West of Hurontario Street (WHS), City of Mississauga, designated as Part 2, Plan 43R-9468.

Statement of Cultural Heritage Value or Interest

5155 Mississauga Road's cultural heritage value is derived from its design, associative, and contextual values. The villa is a representative example of the Regular Villa style of architecture, popular style employed in the regions surrounding Ontario's urban centres (Toronto and Kingston) in the mid to late 19th century in the design of estate houses for the upper middle class. The villa's relatively simple form and massing is made elaborate with applied architectural features of various stylistic influences, such as the paired brackets, dentils, veranda treillage, and the balustrade enclosing the second-storey balcony at the west elevation's centre bay.

The property's cultural heritage value resides in its association with William Barber, the original owner of the house and co-owner of the successful Toronto Woollen Mills complexes, remnants of which exist and are located on the nearby banks of the Credit River, and was one of the area's largest employers.

The property is also associated with Charles H. R. Riches, an entrepreneurial attorney who founded one of the first patent law practices in Upper Canada. It is attributed to have been constructed by Robert Leslie, a prolific Streetsville-based contractor who was a part of one of Streetsville's early settler families, and who is credited with the construction of other significant surviving 19th century estates within the contemporary boundaries of the City of Mississauga.

The property's cultural heritage value is also reflected in its contextual importance as one of the few remaining estates of one of Streetsville's prominent families, and as a landmark for the historic southern approach to the town. Its significant setback from the front and side lots lines, its central placement on the lot, and its raised ground floor reinforce its prominence. It also provides a link between the extant Toronto Woollen Mills complex on the Credit River and the purpose-built worker's houses located on Barbertown Road.

The property's cultural heritage value is closely related to its placement on Mississauga Road, a designated Scenic Route that has been an important artery through the region historically and to the present day. As one of the earliest and more prominent estates along the road, and, having persisted through the 20th century relatively unchanged, 5155 Mississauga Road is significant in having influenced the pattern of residential development along Mississauga Road, defined by large lots, single-family homes, and generous front lot setbacks with extensive landscaping.

Description of Heritage Attributes

The attributes below contribute to an understanding of the identified cultural heritage value and interest of 5155 Mississauga Road, and should be preserved. The 2003 and remnants of the 1984 additions have not been identified as heritage attributes.

Design/Physical Value:

- the scale and massing of the two-storey main building, including east wing;
- the running bond load bearing brick walls;
- the stone foundations;
- the raised ground floor;
- the hipped roof of the villa, and gabled roof of the east wing, both clad in shingles;
- the paired internally bracketed chimneys;
- the symmetrical division of the south and west elevations into 3 and 5 bays, respectively;
- the central projecting portico on the west elevation;
- the elliptical arch openings at the central portico;
- the original masonry window and door openings and their flat brick arches;
- the interior and exterior front doors, transom and sidelights;
- the upstairs door to umbrage and balcony;
- the six-over-six configuration of the windows: the remaining original wood frames, brick moulds and wood lugsills;
- the eaves, cornice and fascia, with paired brackets and dentils;
- the gable end on the west elevation, with cornice, profiled finial and dropped post, and triangular scalloped-edge brick inset;
- the verandas with tented roofs resting on thin paired posts, between which span elliptical arches with drop pendants and fretwork;
- the secondary outbuilding to the north of the villa, including:
 - the pointed arch windows in the gable ends, and
 - the running bond brick walls;

Contextual Value:

- the villa's prominent set-back from Mississauga and Barbertown Roads;
- views of the building from Mississauga Road and from the corner of the lot at Mississauga Road and Barbertown Road, from the public realm (the sidewalk and road).

7.1 - 70

Appendix 4
Heritage Structure Report



City of Mississauga

MEMORANDUM

To Local Architectural Conservation From L.F. Love, Commissioner
 Dept. Advisory Committee Dept. Recreation and Parks

August 31st, 1981

HERITAGE STRUCTURE REPORT

NAME OF STRUCTURE: William Barber House

ADDRESS: Mississauga Road at Barbertain Road,
 northeast corner
 Conc. IV, WHS, Pt. Lt. 1, W 1/2

ORIGINAL OWNER: William Barber

ORIGINAL USE: Residence

PRESENT OWNER: Carol Ann Townsend

PRESENT USE: Proposed Restaurant

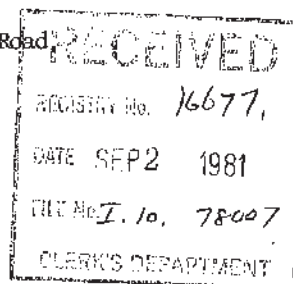
ARCHITECTURAL
 QUALITY:

This is a two-storey, hipped-roof building, with a gabled-roof extension to the rear. A cut-stone foundation supports brick walls. There are four pairs of internally-bracketted chimneys. The cornice has a moulded wooden fascia with a frieze of double pendant brackets and a dentil course. The central gable has a moulded cornice.

There are five bays in the front facade, with the main entrance in the central bay which has a slight projection. The two bays on either side have a window in each storey, each being six-over-six paned, double-hung sash windows, with radiating voussoirs in brick and stone lugsills. There are similar windows on the north and south sides, but these windows have louvered shutters. Two blind windows on each side cover the chimney access.

The main entrance is set within an umbrage having an elliptical arch. The outer doors leading to the umbrage are partly panelled, partly glazed.

There are plaster mouldings on the ceiling of the umbrage. The six-panelled inner door has inset sidelights and a three-paned transom. Over the umbrage on the second-storey is an enclosed verandah. Across the front facade, on either side of the umbrage, there is a tent-roofed verandah, decorated with treillage. The interior, laid out on a central hall plan, still has its original marble fireplaces



FORM 145

Appendix 4
Heritage Structure Report

ARCHITECTURAL QUALITY
CONTINUED:

Page two.

and some decorative plasterwork.

In comparing the present-day structure to a photograph in the 1877 Peel County Atlas, it is obvious that there have been changes. The upper balcony has been enclosed and the tent-roofed bay window in the balcony has been removed. Shutters no longer surround the front windows and there is no verge-board in the centre gable. The original red brick has been painted white. Moreover, there have been numerous additions to the rear. Nevertheless, despite these changes, the basic character of the house remains intact.

STYLISTIC
CHARACTERISTICS:

This house is reminiscent of the "straight-forward square house" advocated by the Canada Farmer in 1865. As quoted in Ontario Towns, this publication went on to say: "The monotony of the front is relieved by projecting the hall two feet forward of the main building. This is carried up and finished with a gable." Although the Barber House has a slighter projection, the umbrage and balcony together project the front much further forward. The architectural elements are drawn from many styles making this a truly vernacular house. The brackets under the eaves are Italianate. The dentils are from the Classical Revival style and the pendants on the verandah are from the Gothic. Although it is imposing because of its sheer mass and white colouring, yet it is also gracious with the umbrage and ornate verandah. The umbrage is particularly impressive with the plasterwork in the ceiling.

SITE CONSIDERATIONS:

Situated on Mississauga Road at Barbertown Road on the northeast corner, the Barber House is so positioned that it dominates the surrounding area. The fact that it is now painted white increases its visibility. Set back from the road on a large lot, the house has a suitable setting.

HISTORICAL QUALITY:

Born in Ireland in 1809, William Barber came to Canada with his family in 1822. With his brothers James, Joseph and Robert, he opened a carding mill in Georgetown in 1837. In 1843, Barber Brothers Limited opened the Toronto Woollen Mills outside Streetsville. In the late 1860's, the firm dissolved, with William and Robert retaining the Toronto Woollen Mills. It is believed that William Barber moved to Barbertown Road at this time and had the house at Barbertown Road built, possibly by Robert Leslie, a local builder. An imposing brick residence, it would have been a suitable residence for the owner of the business that dominated the community of Barbertown,

Appendix 4
Heritage Structure Report

HISTORICAL QUALITY
(Continued)

Page three

named after his family. William Barber lived in this house for about two decades, until his death in 1887.

RECOMMENDATIONS:

This William Barber House is recommended for designation on both historical and architectural grounds. Historically, it was the home of one of the founders of the Toronto Woollen Mills (located down the road from the house) which was a thriving industry throughout much of the nineteenth century and one of the largest employers in the area. The decorative cornice, the treillage on the verandah, and the plasterwork in the umbrage give the house distinction.

At the present time, it is the intention of Buccaneer Restaurants Ltd. to convert the William Barber House into restaurant use. Therefore, it is further recommended that when the building is adapted to restaurant use the following exterior architectural elements be preserved: the fine bay two-storey brick facade and projecting frontispiece, the tall paired chimnies, the six-over-six paned windows, the classical moulded frieze with dentil course and paired Italianate brackets. It is also recommended that the elements of the landscape of this highly visible house be preserved as well, i.e. the circular drive, hedges, trees and cast iron fence.

SOURCE:

Ontario Archives. Abstract Index to Deeds.
Toronto Township.

Perkins Bull Collection.
Families File.

Greenhill, R., K. Macpherson and D. Richardson.
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Manning, Mary. A History of Streetsville. Streetsville
Historical Society, rev. ed., 1976.

Pope, J.H. The Illustrated Historical Atlas of the
County of Peel. Toronto 1877.



L.F. Love, Commissioner
Recreation and Parks Department
nc

Appendix 4
Heritage Structure Report



WEST/FRONT FACADE

WM. BARBER HOUSE
MISSISSAUGA RD. AT BARBERTON



DETAIL FRONT ENTRANCE

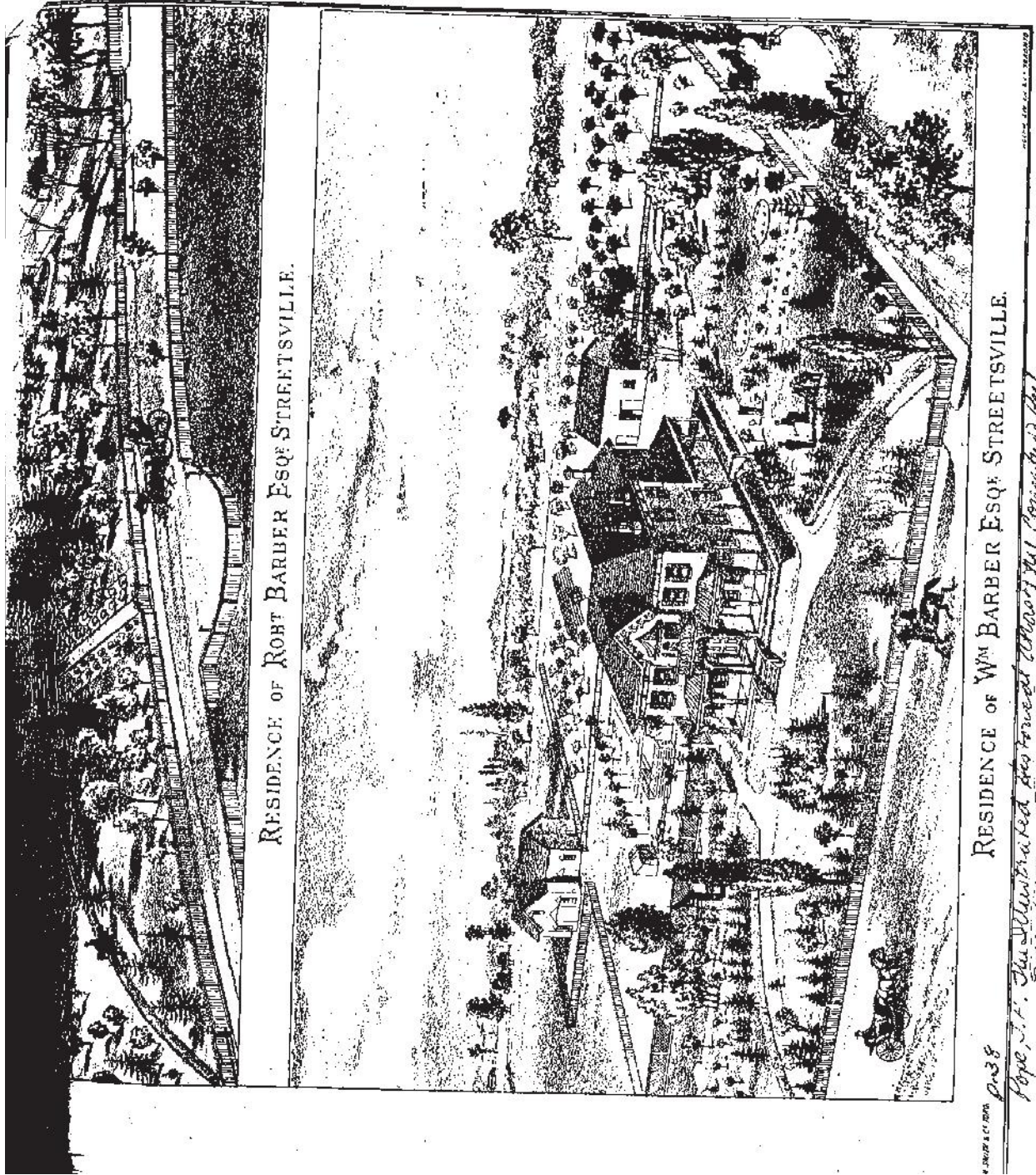


REAR FACADE



STONE PERGOLA

Appendix 4
Heritage Structure Report



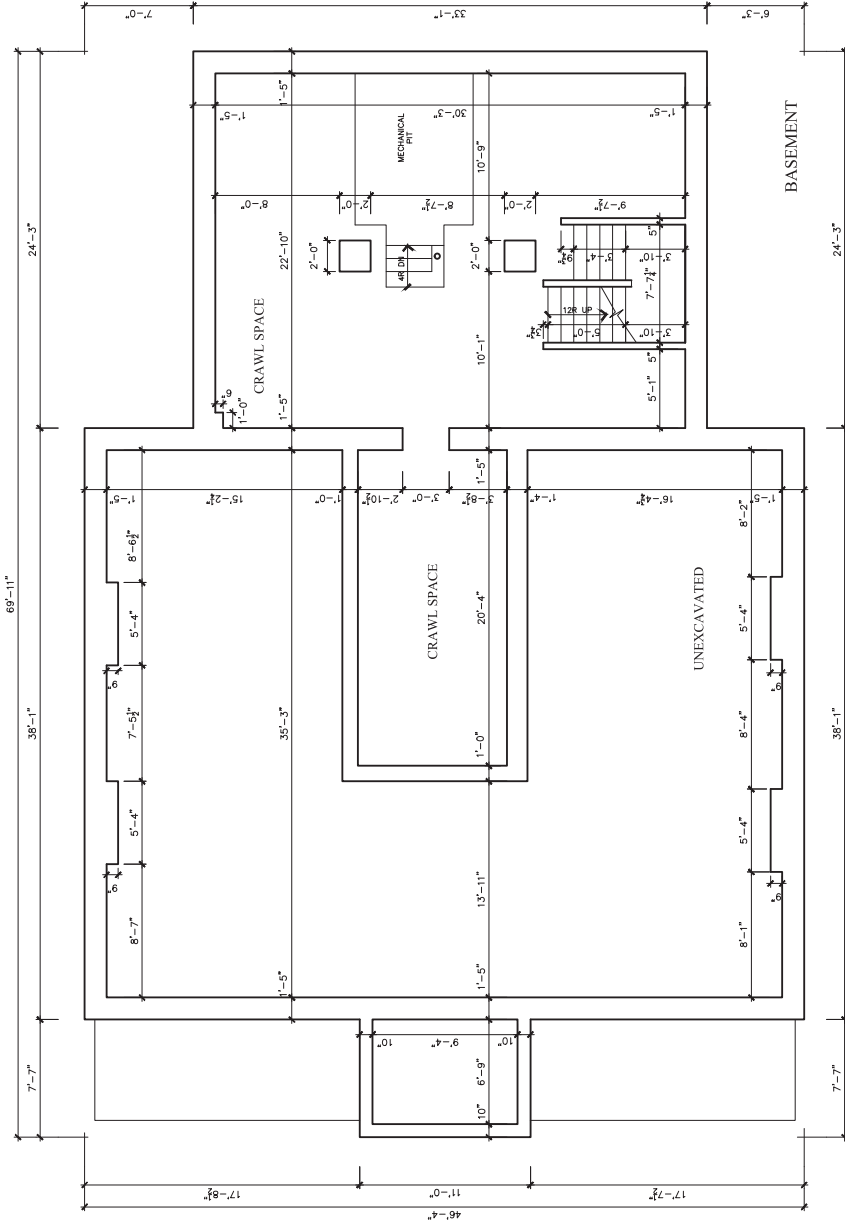
7.1 - 75

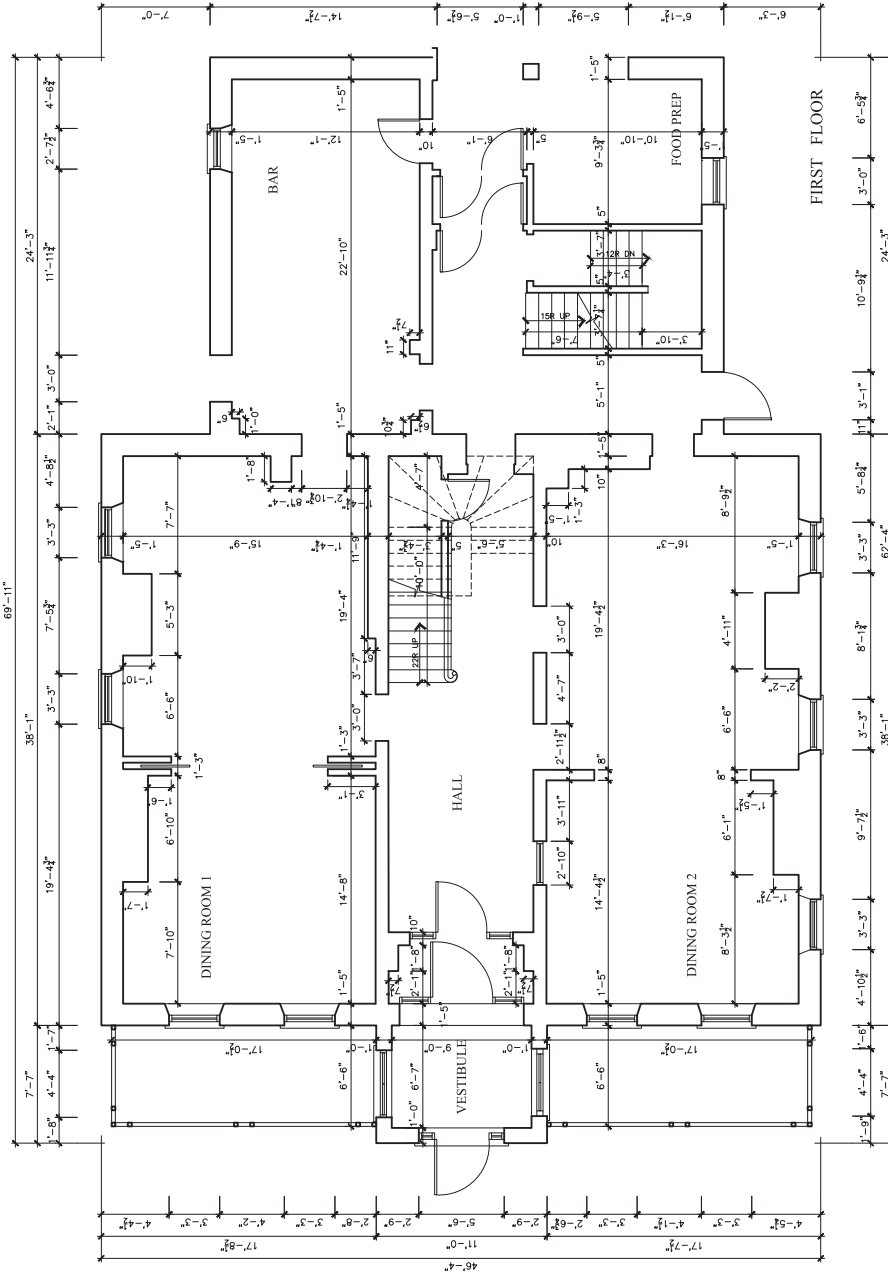
Appendix 5

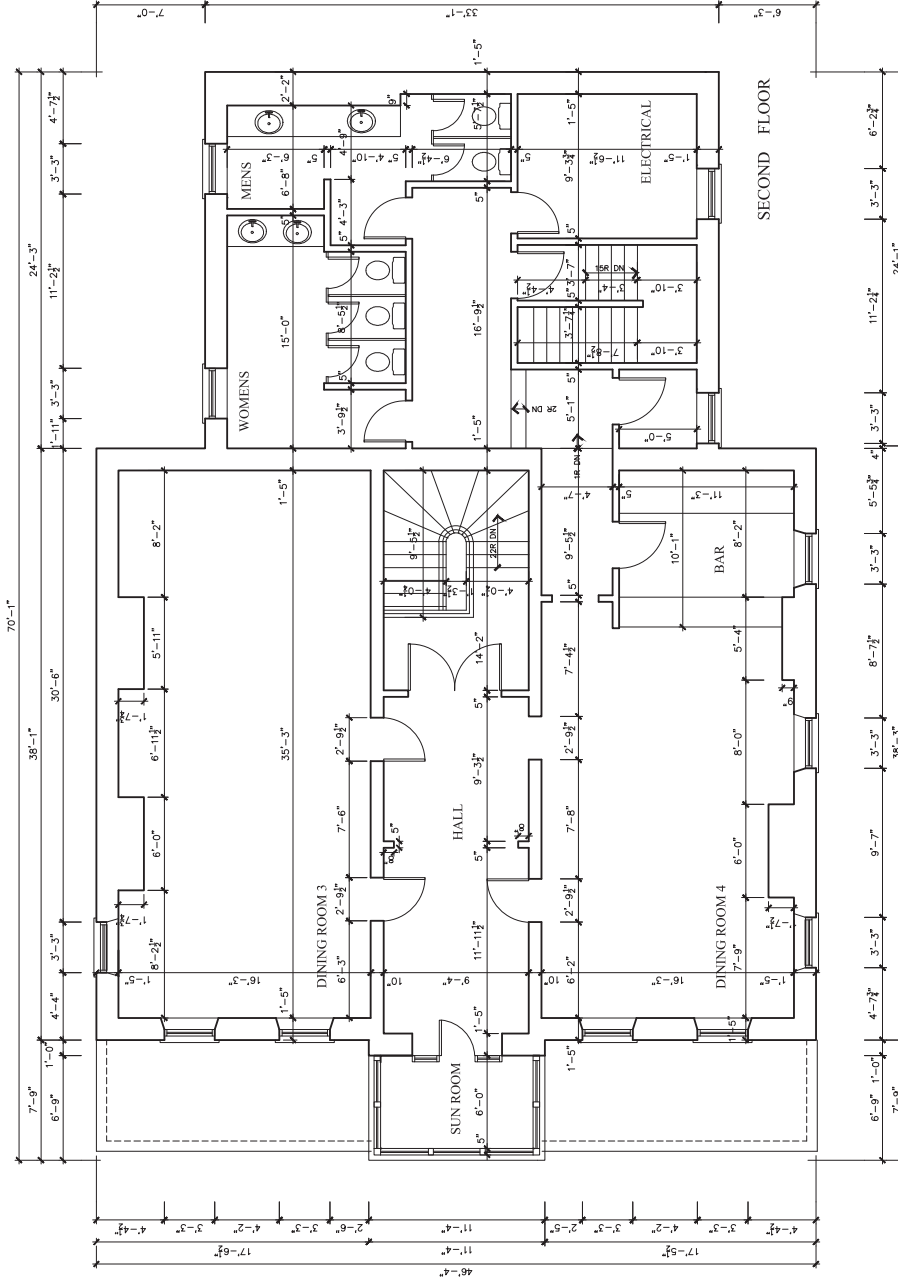
Ontario Building Code Analysis

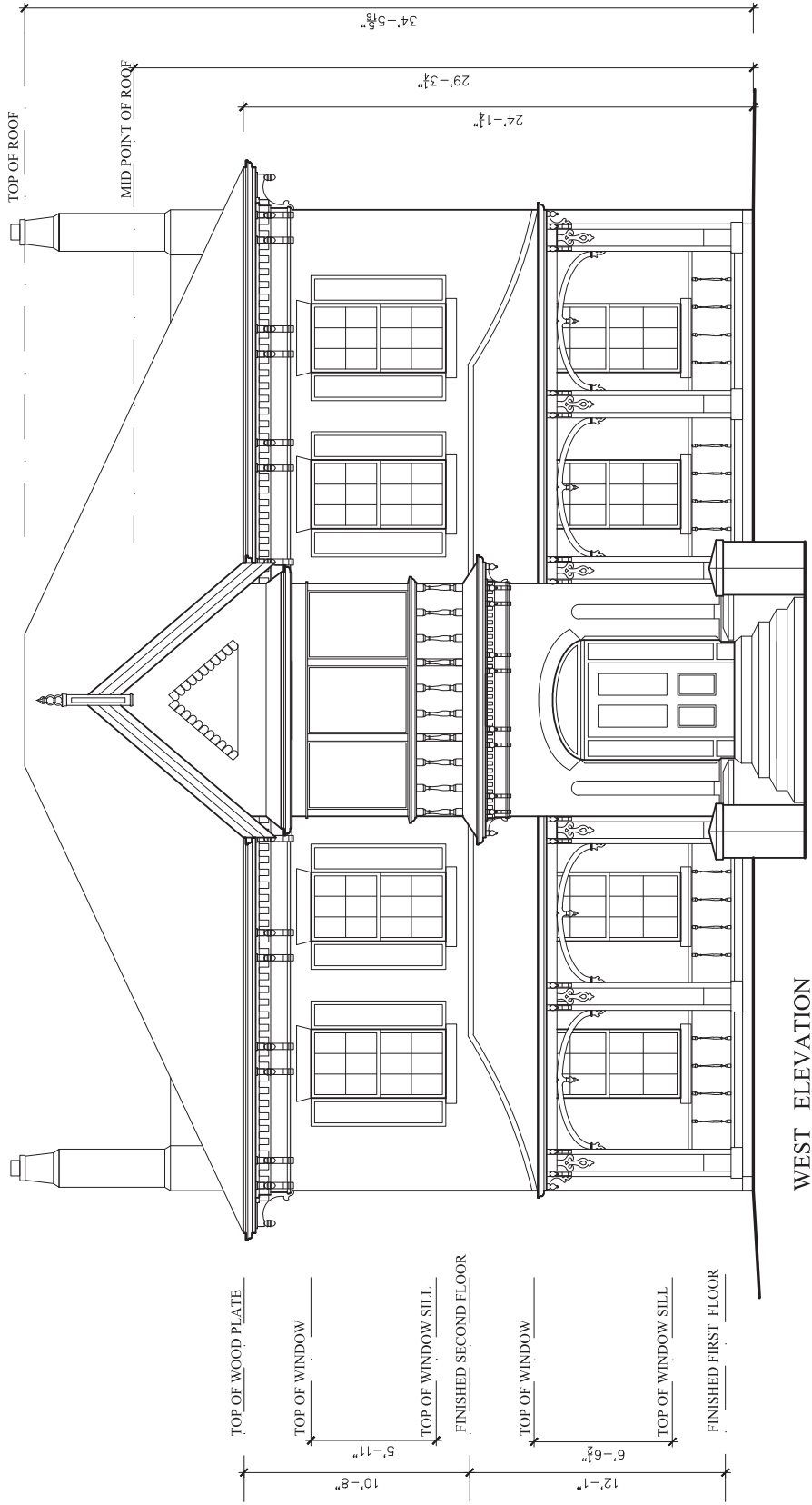
Project: Barber House renovation Completed By: fbp architects
 Phone:905 265 2688 Fax:905 265 2685 E-mail: billt@fbparch.com

Item	Ontario Building Code Analysis						OBC Reference			
1	Project Description <input type="checkbox"/> New Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use						<input type="checkbox"/> Part 9 dwellings			
2	Major Occupancy(s) Residential Group C						9.10.2.1.(1)			
3	Building Area (m ²) Existing 246.21						1.4.1.2[A]			
4	Mezzanine Area (m ²) Existing N/A New N/A Total N/A									
5	Gross Area (m ²) Existing 492.28						1.4.1.2[A]			
6	Number of Storeys Above Grade 1 Below Grade 1 crawl space						1.4.1.2[A]			
7	Height of Building (m) 9.5 (to midpoint of roof)									
8	Number of Streets/Access Routes 1						3.2.2.10-9.10.20			
9	Building Classification 1.1.2.4 part 9									
10	Sprinkler System Existing: <input type="checkbox"/> Proposed: <input type="checkbox"/> No						3.2.2.15			
11	Standpipe Existing: <input type="checkbox"/> Proposed: <input type="checkbox"/> No						3.2.9.1(3)			
12	Fire Alarm Existing: <input type="checkbox"/> Proposed: <input type="checkbox"/> No						9.10.18.2(1) 3.2.4.1(2)			
13	Water Service/Supply is Adequate <input type="checkbox"/> Yes									
14	High Building (3.2.6) <input type="checkbox"/> No						3.2.6			
15	Type of Construction Combustible						3.2.2.47 9.10.4.3(1)			
16	Occupant Load Total 8 <input type="checkbox"/> m ² /person						3.1.17.1 3.1.17.16			
17	Washroom Facilities (Number of Water Closets) N/A									
18	Barrier Free Design <input type="checkbox"/> No(Explain)						3.8.2.2(1)(b)			
19	Hazardous Substances <input type="checkbox"/> No									
20	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)	Listed Design No. or Description (SB-2)	FRR of Supporting Members (Hours)	Listed Design No. or Description (SB-2)	9.10.4.3				
		Floors 1hr-3/4hr(in unit)		Floors 1hr	SB-3 W9b/EW1a/	9.10.8.1. 9.10.8.3 9.10.9.14				
		Roof 1hr	2-5/8 type X drywall	Roof 1hr	EW1a					
		Mezz. N/A		Mezz. N/A						
21	Spatial Separation – Construction of Exterior Walls									
	Wall	Area of EBF (m ²)	L.D. (m)	L/H or H/L	Permitted Max. % of UPO	Proposed % of UPO	FRR (Hours)	Listed Design or Description	Noncombustible Required Construction	Cladding
	North	63.52	6.1		34%	17.63%				
	South	37.84	4.47		35%	17.63%				
	East	53.31	4.97		100%	13.29%				
	West	53.31	10.3		39%	24.35%				
22	Other (Describe)									







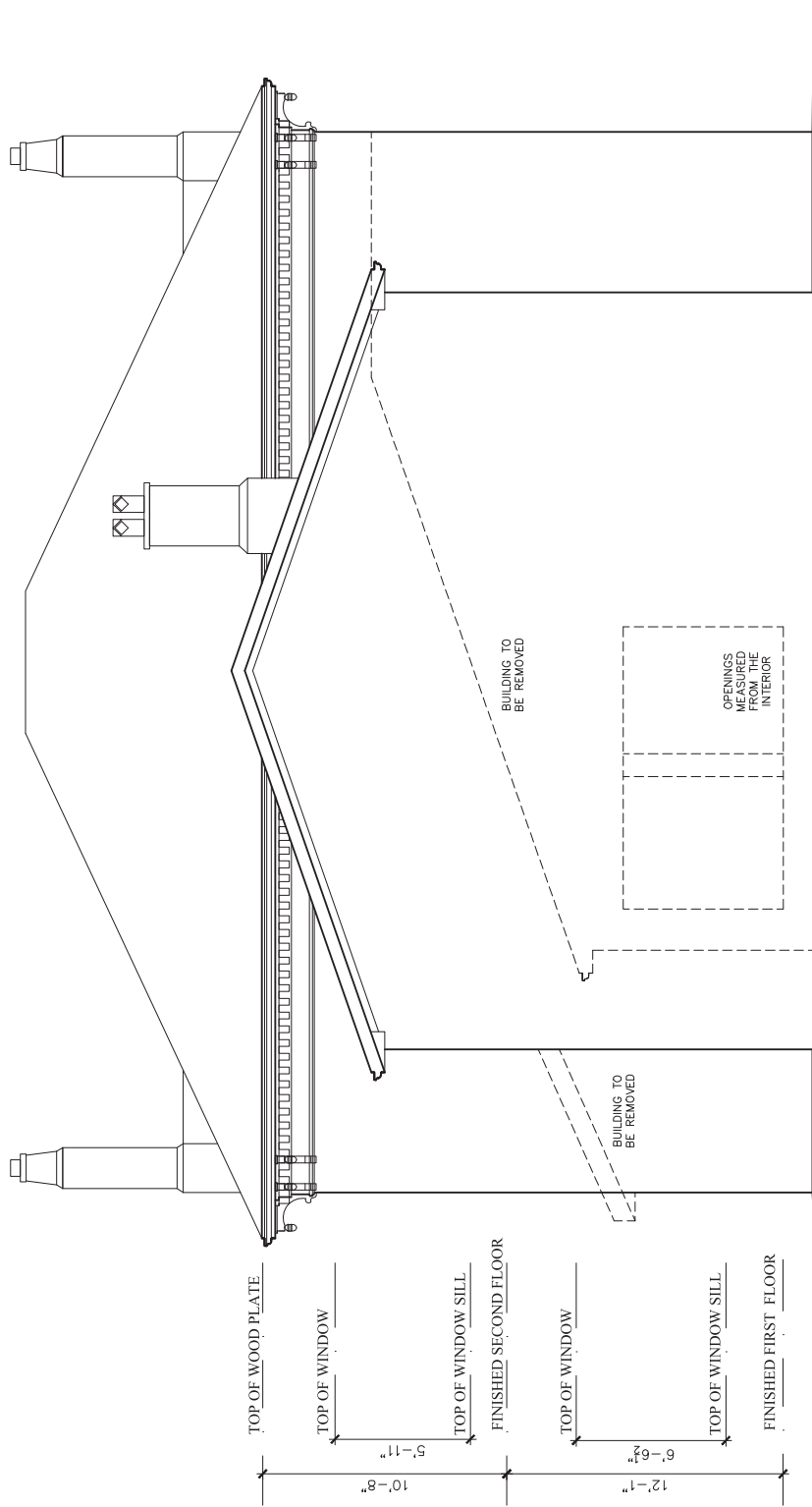


WEST ELEVATION



flanagan
beresford
& pattison
architects
70 siltou road, unit # 01, woodbridge,
ontario, l4l 8b3t, (905) 265-2688

OLD BARBER HOUSE
AS BUILT DRAWINGS
15-1276 1/8"=10" MARCH 8 2017



EAST ELEVATION



flanagan
beresford
& patteson
architects
70 siltou road, unit # 01, woodbridge,
ontario, l4l 8b3x, (905) 265-2688

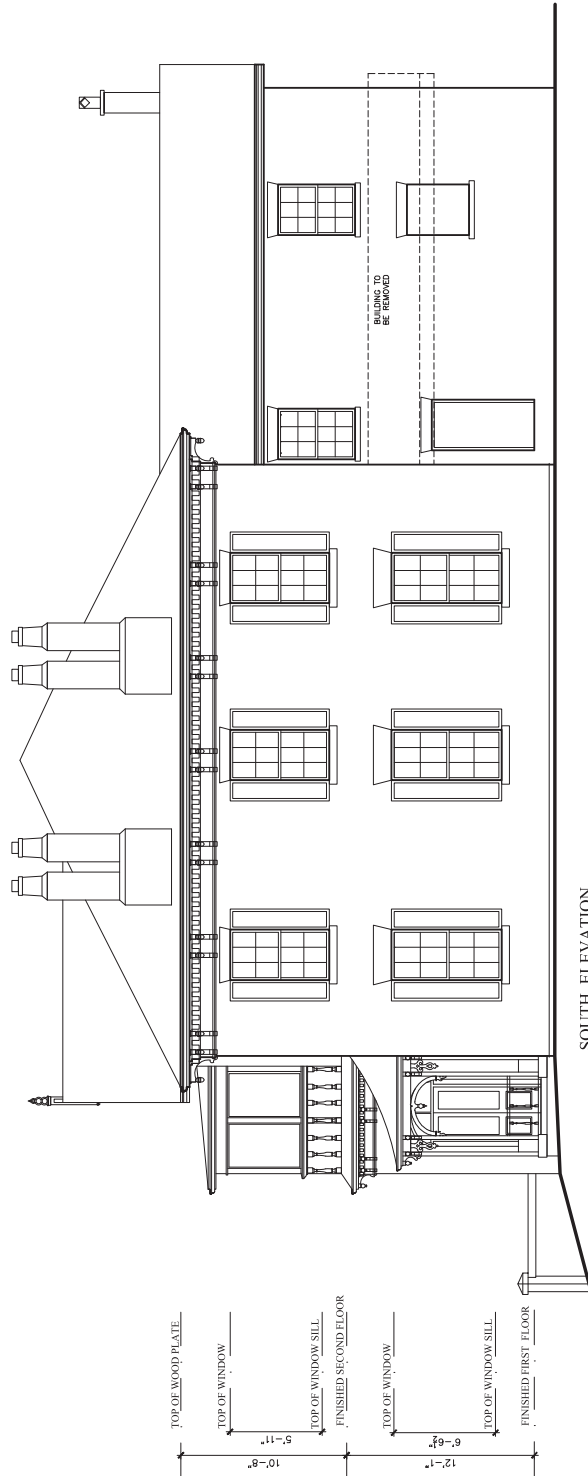
OLD BARBER HOUSE

AS BUILT DRAWINGS

15-1276

1/8"=10"

MARCH 8 2017

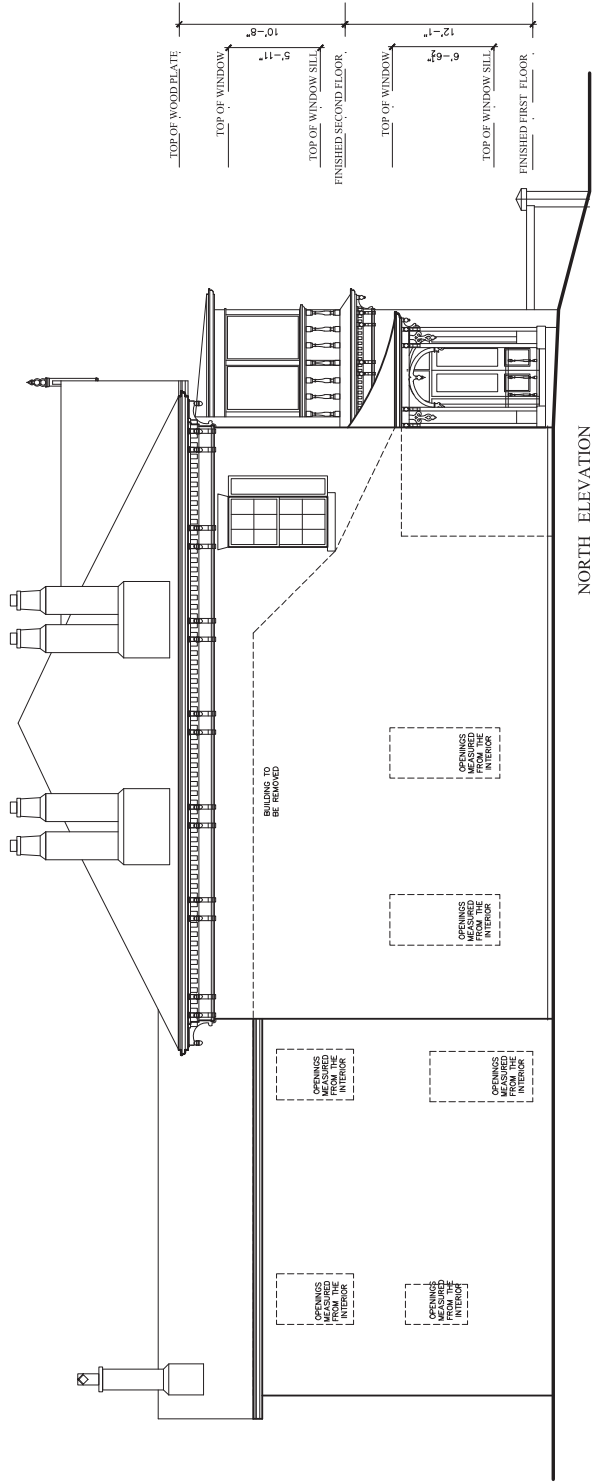


flanagan
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70 siltou road, unit # 01, woodbridge,
ontario, l4l 8b3t, (905) 265-2688

OLD BARBER HOUSE

AS BUILT DRAWINGS

15-1276 1/8"=10" MARCH 8 2017



R E S U M E**OWEN R. SCOTT, OALA, FCSLA, CAHP****Education:**

Master of Landscape Architecture (MLA) University of Michigan, 1967

Bachelor of Science in Agriculture (Landscape Horticulture), (BSA) University of Guelph, 1965

Professional Experience:

1965 - present President, CHC Limited, Guelph, ON

1977 - present President, The Landplan Collaborative Ltd., Guelph, ON

1977 - 1985 Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC

1975 - 1981 Editor and Publisher, *Landscape Architecture Canada*, Ariss, ON

1969 - 1981 Associate Professor, School of Landscape Architecture, University of Guelph

1975 - 1979 Director and Founding Principal, Ecological Services for Planning Limited, Guelph, ON

1964 - 1969 Landscape Architect, Project Planning Associates Limited, Toronto, ON

Historical Research, Heritage Planning and Conservation Experience and Expertise**Current Professional and Professional Heritage Associations Affiliations:**

Member: Alliance for Historic Landscape Preservation (AHLP) - 1978 -

Member: Canadian Association of Heritage Professionals (CAHP) - 1987 -

Member: Ontario Association of Landscape Architects (OALA) - 1968 - (Emeritus 2016)

Member: Canadian Society of Landscape Architects (FCSLA) - 1969 - (Fellow 1977, Life Member 2016)

Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003

Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002

Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)

Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Professional Honours and Awards (Heritage):

Merit Award 2016 Canadian Association of Heritage Professionals Awards, City of Kitchener Cultural Heritage Landscapes

National Award 2016 Canadian Society of Landscape Architects (CSLA), City of Kitchener Cultural Heritage Landscapes

Mike Wagner Award 2013 Heritage Award - Breithaupt Block, Kitchener, ON

People's Choice Award 2012 Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON

Award of Excellence 2012 Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON

National Award 2009 Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON

Award of Merit 2009 Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON

Award 2007 Excellence in Urban Design Awards, Heritage, Old Quebec Street, City of Guelph, ON

Award 2001 Ontario Heritage Foundation Certificate of Achievement

Award 1998 Province of Ontario, Volunteer Award (10 year award)

Award 1994 Province of Ontario, Volunteer Award (5 year award)

Regional Merit 1990 CSLA Awards, Britannia School Farm Master Plan

National Honour 1990 CSLA Awards, Confederation Boulevard, Ottawa

Citation 1989 City of Mississauga Urban Design Awards, Britannia School Farm Master Plan

Honour Award 1987 *Canadian Architect*, Langdon Hall Landscape Restoration, Cambridge, ON

Citation 1986 *Progressive Architecture*, The Ceremonial Routes (Confederation Boulevard), Ottawa,

Appendix 8

Qualifications of the Author

National Citation	1985	CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK
National Merit Award	1984	CSLA Awards, St. James Park Victorian Garden, Toronto, ON
	1982	Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Selected Heritage Publications:

- Scott, Owen R., The Southern Ontario "Grid", *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.
- Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of "Conserving Ontario's Landscapes" conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.
- Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.
- Scott, Owen R. Cemeteries: A Historical Perspective, *Newsletter, The Memorial Society of Guelph*, September 1993.
- Scott, Owen R. The Sound of the Double-bladed Axe, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.
- Scott, Owen R. Woolwich Street Corridor, Guelph, *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc. (ACO)
- Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the ACO.
- Scott, Owen R. Heritage Conservation Education, Heritage Landscape Conservation, *Momentum 1989*, Icomos Canada, Ottawa, p.31.
- Scott, Owen R. Cultivars, pavers and the historic landscape, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.
- Scott, Owen R. Landscape preservation - What is it? *Newsletter*, American Society of Landscape Architects - Ontario Chapter, vol. 4 no.3, 1987.
- Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.
- Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.
- Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.
- Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.
- Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.
- Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-1871. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).
- Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a **representative listing of some of the heritage consultations undertaken by Owen R. Scott** in his capacity as a principal of The Landplan Collaborative Ltd., and principal of CHC Limited.

Heritage Master Plans and Landscape Plans

- Alton Mill Landscape, Caledon, ON
- Black Creek Pioneer Village Master Plan, Toronto, ON
- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- Downtown Guelph Private Realm Improvements Manual, City of Guelph, ON
- Downtown Guelph Public Realm Plan, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON

Appendix 8

Qualifications of the Author

- George Brown House Landscape Restoration, Toronto, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Greenwood Cemetery Master Plan, Owen Sound, ON
- Hamilton Unified Family Courthouse Landscape Restoration Plan, Hamilton, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- London Psychiatric Hospital Cultural Heritage Stewardship Plan, London, ON
- McKay / Varley House Landscape Restoration Plan, Markham (Unionville), ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, Kitchener Horticultural Society/City of Kitchener, ON
- St. George's Square, City of Guelph, ON
- St. James Cemetery Master Plan, Toronto, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, Meewasin Valley Authority, Saskatoon, SK
- Whitehern Landscape Restoration Plan, Hamilton, ON
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

Cultural Heritage Evaluation Reports (CHER), Cultural Heritage Inventories and Cultural Heritage Landscape Evaluations

- Adams Bridge (Structure S20) Cultural Heritage Evaluation Report, Southgate Township, ON
- Belanger Bridge Cultural Heritage Evaluation Report, Casey Township., ON
- Belfountain Area Heritage Inventory for Environmental Assessment, Peel Region, ON
- Bridge #20 Cultural Heritage Evaluation Report, Blandford-Blenheim Township, ON
- Bridge #25 Cultural Heritage Evaluation Report, Blandford-Blenheim Township, ON
- Chappell Estate / Riverside / Mississauga Public Garden Heritage Inventory, Mississauga, ON
- Cruickston Park Farm & Cruickston Hall - Cultural Heritage Resources Study, Cambridge, ON
- Doon Valley Golf Course - Cultural Heritage and Archaeological Resources Inventory, Kitchener/Cambridge, ON
- Government of Ontario Light Rail Transit (GO-ALRT) Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- Hancock Woodlands Cultural Heritage Assessment, City of Mississauga, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- Highway 400 to 404 Link Cultural Heritage Inventory for Environmental Assessment, Bradford, ON
- Highway 401 to 407 Links Cultural Heritage Inventory for Environmental Assessment, Pickering/Ajax/Whitby/Bowmanville, ON
- Holland Mills Road Bridge Cultural Heritage Evaluation Report, Wilmot Township, ON
- Homer Watson House Cultural Heritage Evaluation Report, Kitchener, ON
- Irvine Street (Watt) Bridge Cultural Heritage Evaluation Report, Township of Centre Wellington, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Niska Road Cultural Heritage Landscape Addendum, City of Guelph, ON
- 154 Ontario Street, Historical - Associative Evaluation, Guelph, ON
- 35 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- Silvercreek (LaFarge Lands) Cultural Landscape Assessment, Guelph, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- 53 Surrey Street East and 41, 43, 45 Wyndham Street South Cultural Heritage Evaluation Guelph, ON
- Swift Current CPR Station Gardens condition report and feasibility study for rehabilitation/reuse, Swift Current, SK

Appendix 8

Qualifications of the Author

- University of Guelph, McNaughton Farm House, Cultural Heritage Resource Assessment, Puslinch Township, ON
- University of Guelph, Trent Institute Cultural Heritage Resource Assessment, Guelph, ON
- University of Guelph, 1 and 10 Trent Lane Cultural Heritage Resource Assessments, Guelph, ON
- Uno Park Road Bridge, Cultural Heritage Evaluation Report, Harley Township, ON
- 2007 Victoria Road South Heritage Evaluation, Guelph, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo

Heritage Impact Assessments (HIA), Heritage Impact Statements (HIS), Cultural Heritage Resource Impact Assessments (CHRIA) and Cultural Landscape Heritage Impact Statements

- Adams Bridge (Structure S20) Heritage Impact Assessment, Southgate Township, ON
- 33 Arkell Road Heritage Impact Assessment, Guelph, ON
- 86 Arthur Street, Heritage Impact Assessment, Guelph, ON
- Barra Castle Heritage Impact Assessment, Kitchener, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 25 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- Bridge #20 Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge #25 Heritage Impact Assessment, Blandford-Blenheim Township, ON
- 215 Broadway Street Heritage Impact Statement, Mississauga, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment Addendum, Cambridge, ON
- 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- 58 Church Street Heritage Impact Assessment, Churchville Heritage Conservation District, Brampton, ON
- City Centre Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- 12724 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- 12880 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment (farmstead, house & barn), Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON
- 75 Dublin Street Heritage Impact Assessment, Guelph, ON
- 24, 26, 28 and 32 Dundas Street East Heritage Impact Statement, Mississauga, (Cooksville), ON
- 1261 Dundas Street South Heritage Impact Assessment, Cambridge, ON
- 172 - 178 Elizabeth Street Heritage Impact Assessment, Guelph, ON
- 19 Esandar Drive, Heritage Impact Assessment, Toronto, ON
- 14 Forbes Avenue Heritage Impact Assessment, Guelph, ON
- 369 Frederick Street Heritage Impact Assessment, Kitchener, ON
- 42 Front Street South Heritage Impact Assessment, Mississauga, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Heritage Impact Statement, City of Mississauga, ON
- 132 Hart's Lane, Hart Farm Heritage Impact Assessment, Guelph, ON
- Holland Mills Road Bridge Heritage Impact Assessment, Wilmot Township, ON
- 9675, 9687, 9697 Keele Street Heritage Impact Assessment, City of Vaughan (Maple) ON
- 13165 Keele Street Cultural Heritage Resource Impact Assessment, King Township (King City), ON
- 151 King Street North Heritage Impact Assessment, Waterloo, ON
- Kip Co. Lands Developments Ltd. Cultural Heritage Resource Impact Assessment - Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge) ON

Appendix 8

Qualifications of the Author

- 20415 Leslie Street Heritage Impact Assessment, East Gwillimbury, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 36 - 46 Main Street Cultural Landscape Heritage Impact Assessment & Heritage Impact Assessment, Mississauga, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 19 - 37 Mill Street Scoped Heritage Impact Assessment, Kitchener, ON
- 2610, 2620 and 2630 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 4067 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 1142 Mona Road, Heritage Impact Assessment, Mississauga, ON
- 1245 Mona Road, Heritage Impact Statement, Mississauga, ON
- 15 Mont Street, Heritage Impact Assessment, Guelph, ON
- Proposed Region of Waterloo Multimodal Hub at 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510 King Street West, Heritage Study and Heritage Impact Assessment, Kitchener, ON
- 6671 Ninth Line Heritage Impact Statement, Cordingley House Restoration & Renovation, Mississauga, ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- 35 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 259 St. Andrew Street East Cultural Heritage Assessment, Fergus, ON
- 10431 The Gore Road Heritage Impact Assessment, Brampton, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- 7 Town Crier Lane, Heritage Impact Assessment, Markham, ON
- University of Guelph, 3 - 7 Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- University of Guelph, Harrison House, Heritage Impact Assessment, Guelph, ON
- Uno Park Road Bridge, Heritage Impact Assessment, Harley Township, ON
- Victoria Park Proposed Washroom Cultural Heritage Impact Assessment, Kitchener, ON
- 927 Victoria Road South (barn) Heritage Impact Assessment, Guelph, ON
- 272-274 Victoria Street Heritage Impact Assessment, Mississauga, ON
- 26 - 32 Water Street North Heritage Impact Assessment, Cambridge (Galt), ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON
- 35 Wright Street Cultural Heritage Resource Impact Assessment, Richmond Hill, ON
- 1123 York Road Heritage Impact Assessment, Guelph, ON

Heritage Conservation Plans

- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Hamilton Psychiatric Hospital Conservation Plan, for Infrastructure Ontario, Hamilton, ON
- Harrop Barn Heritage Conservation Plan, Milton, ON
- 324 Old Huron Road Conservation Plan, Kitchener, ON
- 264 Woolwich Street Heritage Conservation Plan, Guelph, ON

Heritage Conservation District Studies and Plans

- Downtown Whitby Heritage Conservation District Study and Plan, Town of Whitby, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Queen Street East Heritage Conservation District Study, Toronto, ON
- University of Toronto & Queen's Park Heritage Conservation District Study, City of Toronto, ON

Cultural Heritage Landscape Inventories/Studies

- Cultural Heritage Landscape Study, City of Kitchener, ON
- Cultural Heritage Landscape Inventory, City of Mississauga, ON

Peer Reviews

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- Belvedere Terrace - Peer Review, Assessment of Proposals for Heritage Property, Parry Sound, ON

Appendix 8

Qualifications of the Author

- Heritage Square Heritage Impact Assessment Peer Review for Township of Centre Wellington (Fergus), ON
- Little Folks Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON

Expert Witness Experience

- Oelbaum Ontario Municipal Board Hearing, Eramosa Township, ON, 1988
- Roselawn Centre Conservation Review Board Hearing, Port Colborne, ON, 1993
- Halton Landfill, Joint Environmental Assessment Act and Environmental Protection Act Board Hearing, 1994
- OPA 129 Ontario Municipal Board Hearing, Richmond Hill, ON, 1996
- Diamond Property Ontario Municipal Board Hearing, Aurora, ON, 1998
- Harbour View Investments Ontario Municipal Board Hearing, Town of Caledon, ON, 1998
- Aurora South Landowners Ontario Municipal Board Hearing, Aurora, ON, 2000
- Ballycroy Golf Course Ontario Municipal Board Hearing, Palgrave, ON, 2002
- Doon Valley Golf Course Ontario Municipal Board Hearing, Cambridge, ON, 2002
- Maple Grove Community Ontario Municipal Board Hearing, North York, ON, 2002
- Maryvale Crescent Ontario Municipal Board Hearing, Richmond Hill, ON, 2003
- LaFarge Lands Ontario Municipal Board Mediation, Guelph, ON, 2007
- 255 Geddes Street, Elora, ON, heritage opinion evidence - Ontario Superior Court of Justice, 2010
- Downey Trail Ontario Municipal Board Hearing, Guelph, ON, 2010
- Wilson Farmhouse Conservation Review Board Hearing, Guelph, ON, 2014
- 85 Victoria Street, Churchville Heritage Conservation District, Ontario Municipal Board Hearing, Brampton, ON, 2016

KEY PLAN

PROPOSED RESIDENTIAL DEVELOPMENT

STREETVIEW, MISSISSAUGA
UNIT 1800
SHERAN
15-178-971

CITY PARK (OLD BARBER) HOMES INC.
1000 SHEPPARD AV. EAST
SCARBOROUGH, ONTARIO M1B 3Y3
TEL: 416-291-5230

FORWARD ARCHITECTS
70 SHEPPARD AVE. EAST
SUITE 1000
SCARBOROUGH, ONTARIO M1S 1W6
TEL: 416-291-2488
FAX: 416-291-2489

DATE: 03/23/2018
PROJECT: 2018-03-23-0018

REVISIONS:

NO.	DATE	DESCRIPTION
1	03/23/2018	ISSUED FOR PERMIT

GENERAL NOTES:

1. THIS DEVELOPMENT IS SUBJECT TO THE CITY OF MISSISSAUGA'S ZONING BY-LAW AND THE CITY OF MISSISSAUGA'S DEVELOPMENT SERVICES ACT.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF MISSISSAUGA AND THE PROVINCE OF ONTARIO.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MISSISSAUGA AND THE PROVINCE OF ONTARIO.
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10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MISSISSAUGA AND THE PROVINCE OF ONTARIO.

LEGEND:

- WATER MAIN
- SEWER MAIN
- STREET LIGHT
- LANDSCAPE
- PLANTING
- CONCRETE
- ASPHALT
- PAVING
- GRASS
- WOOD
- STEEL
- GLASS
- BRICK
- STONE
- ROOFING
- MECHANICAL
- ELECTRICAL
- PLUMBING
- HEATING
- Cooling
- Fire Alarm
- Security
- Accessibility
- Signage
- Artwork
- Landmark
- Historic
- Archaeological
- Environmental
- Geological
- Hydrological
- Soil
- Vegetation
- Wildlife
- Cultural
- Heritage
- Archaeological
- Environmental
- Geological
- Hydrological
- Soil
- Vegetation
- Wildlife
- Cultural
- Heritage



ACCESSIBILITY:

BY PERMIT ONLY

VAN ACCESSIBLE

15 MINUTE WALK

TO TRANSIT

TO SHOPPING

TO RESTAURANTS

TO ENTERTAINMENT

TO OFFICES

TO SCHOOLS

TO HEALTH CARE

TO PUBLIC SERVICES

TO CULTURAL INSTITUTIONS

TO RECREATION

TO COMMUNITY CENTERS

TO SENIORS CENTERS

TO CHILDREN'S SERVICES

TO YOUTH SERVICES

TO ADULT SERVICES

TO ELDER SERVICES

TO DISABLED SERVICES

TO VETERANS SERVICES

TO IMMIGRANT SERVICES

TO REFUGEE SERVICES

TO INDIGENOUS SERVICES

TO RACIAL ETHNIC SERVICES

TO RELIGIOUS SERVICES

TO SEXUAL ORIENTATION SERVICES

TO GENDER IDENTITY SERVICES

TO LANGUAGE SERVICES

TO CULTURAL SERVICES

TO HERITAGE SERVICES

TO HISTORIC SERVICES

TO ARCHAEOLOGICAL SERVICES

TO ENVIRONMENTAL SERVICES

TO GEOLOGICAL SERVICES

TO HYDROLOGICAL SERVICES

TO SOIL SERVICES

TO VEGETATION SERVICES

TO WILDLIFE SERVICES

TO CULTURAL SERVICES

TO HERITAGE SERVICES

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TO ARCHAEOLOGICAL SERVICES

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TO GEOLOGICAL SERVICES

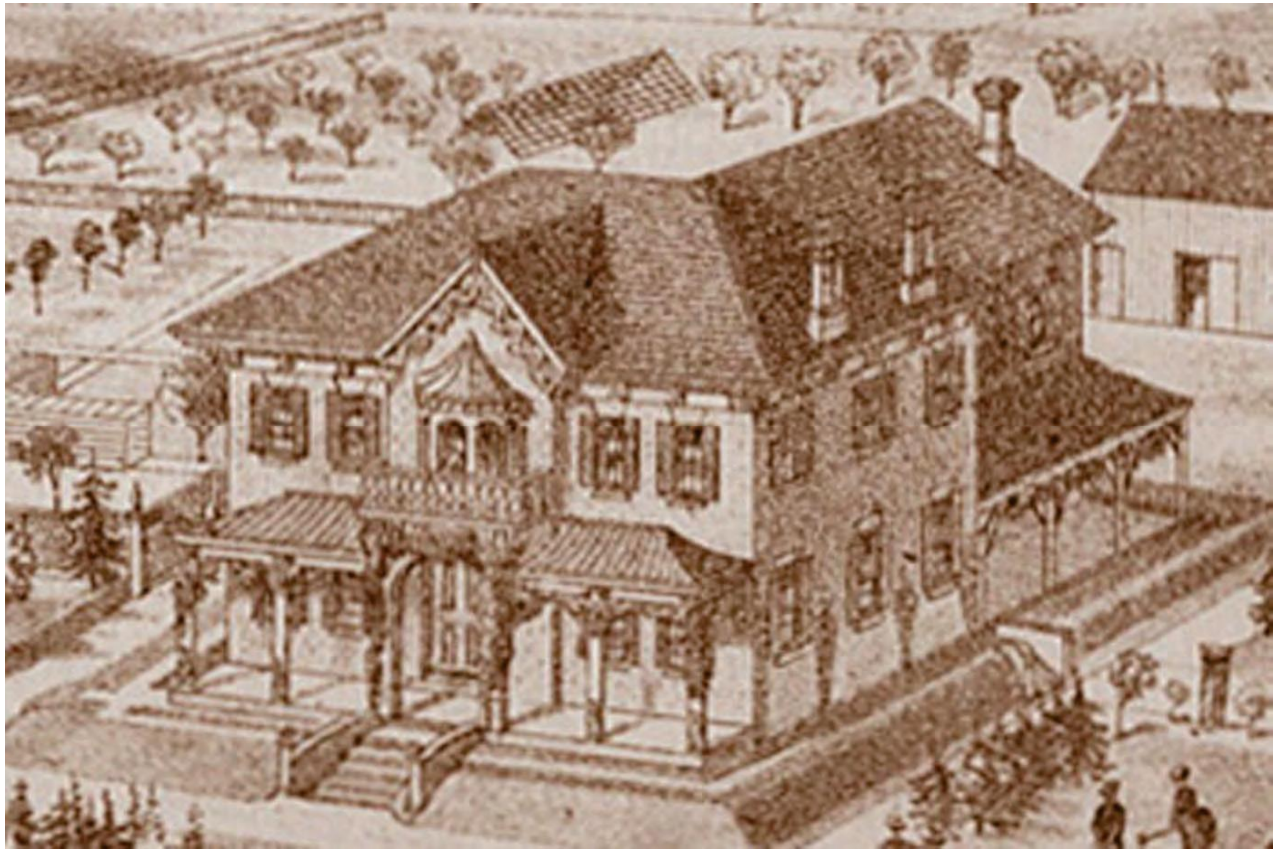
TO HYDROLOGICAL SERVICES

TO SOIL SERVICES

TO VEGETATION SERVICES

TO WILDLIFE SERVICES

Heritage Conservation Management Plan
William Barber House
5155 Mississauga Road, Mississauga



**Heritage Conservation Management Plan
William Barber House
5155 Mississauga Road, Mississauga**

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A residential development is proposed for the William Barber House property at 5155 Mississauga Road in Mississauga that includes the removal of later additions to the building and restoration of the exterior. Prepared by Owen R. Scott, CAHP of CHC Limited and John Beresford, OAA of Flanagan, Beresford, Patteson Architects Inc., with technical input from Tacoma Engineers Inc., this Heritage Conservation Management Plan is for the property which is designated¹ under Part IV of the *Ontario Heritage Act* and is located in the Mississauga Scenic Road Cultural Landscape².

A Heritage Impact Assessment (HIA)³ was prepared for the property, following the *City of Mississauga Heritage Impact Assessment Terms of Reference* February 2016⁴ and the *Cultural Landscape Heritage Impact Assessment Terms of Reference* 2016⁵. The HIA recommended “A Conservation Plan should be prepared to guide the demolition of the additions and the exterior restoration of the original house”⁶. Requirements of the Heritage Conservation Management Plan terms of reference⁷ related to the description and significance of the property are found in the aforementioned HIA.

This Conservation Plan sets out a plan to manage, restore, protect, and preserve the heritage attributes and integrity of the cultural heritage resource.

1. Introduction

Executive summary of the scope of the project

The development proposal for this property is a residential development on the subject property that incorporates and showcases the original c. 1862 William Barber House. Single detached homes book-end the William Barber House, retaining its prominence on Mississauga Road; townhomes flank an internal street and Barbertain Road, beside and behind the Barber House in the proposal. New development is clad in a red brick, the colour of the Barber House brick under its white paint, complementing and contrasting at the same time the white-painted brick of the Barber House.

The proposal is to remove the c. 1960, 1984 and 2003 additions of the Barber House to restore its exterior to its former size and grandeur. The William Barber House is set in a garden and remains a dominant feature on the street.

Background information to document the historical and development history of the site

The May 2016 HIA (updated October 20, 2017) provides full documentation of the historical and development history of the site.

¹ City of Mississauga bylaw # 368-82

² Mississauga Road Scenic Route F-TC-4, *Cultural Landscape Inventory*, City of Mississauga, The Landplan Collaborative Ltd., January, 2005

³ *Heritage Impact Assessment, William Barber House, 5155 Mississauga Road, (Part of Lot 1, Concession 4, West of Hurontario Street)*, Mississauga, CHC Limited May 16, 2016, updated 23 March 2017 & 20 October 2017

⁴ Culture Division, Community Services Department, City of Mississauga

⁵ *Ibid*

⁶ *Heritage Impact Assessment, William Barber House*, CHC Limited May 16, 2016

⁷ *City of Mississauga, Heritage Management Conservation Plan Terms of Reference*, March 2013

Identification of the property owner and stakeholders, current and proposed use

The former property owner was The Old Barber House Restaurant Limited. The proposed development is by City Park (Streetsville) Inc. Current use is vacant. The property was a restaurant and banquet facility with most of the site not occupied by the building, a parking lot. The proposed use of the Barber House is a 4-unit residence. Single-family homes and townhomes are to occupy the former parking lot.

2. Project Description

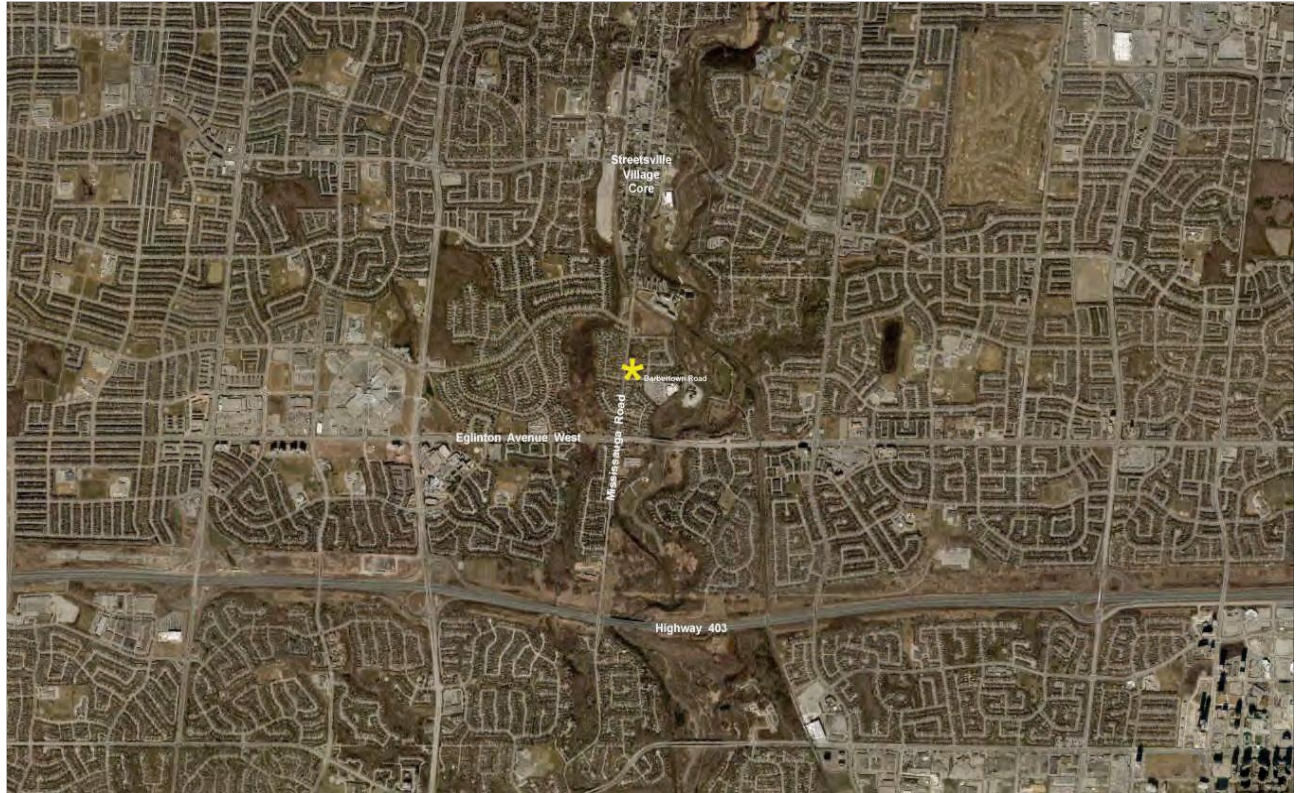


Figure 1 - Location Map

A) Property Description

Municipal address - 5155 Mississauga Road

Documentation of the existing conditions

An extensive photographic record of the subject property is included in the HIA. The development application submission includes an arborist’s report, landscape plan, servicing plan, planning report, etc. The HIA includes a summary of the history of the property outlining its development over time within a time frame context and documentation of land ownership from the original Crown Grant and subsequent records from the Land Registry Office. A time line, from 1828 to the present is shown in Figure 2.

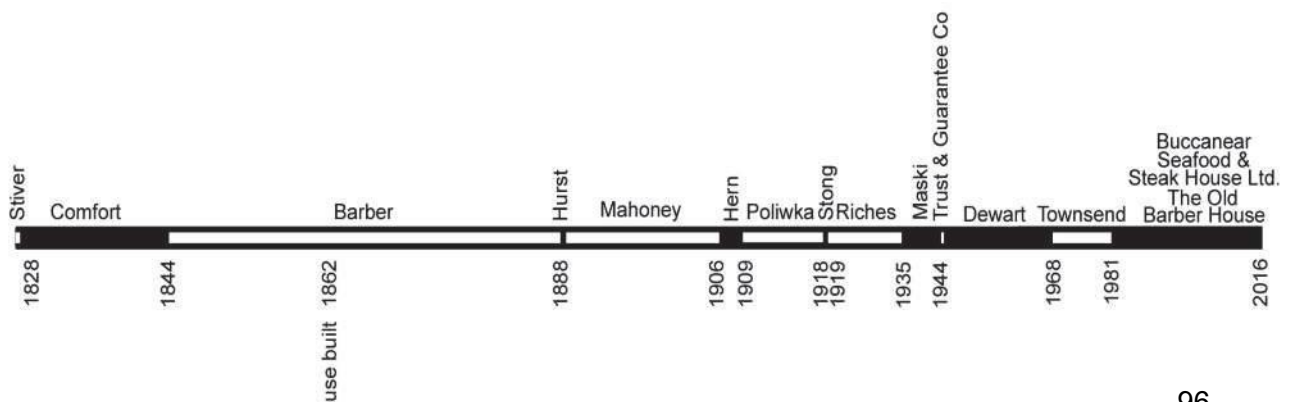
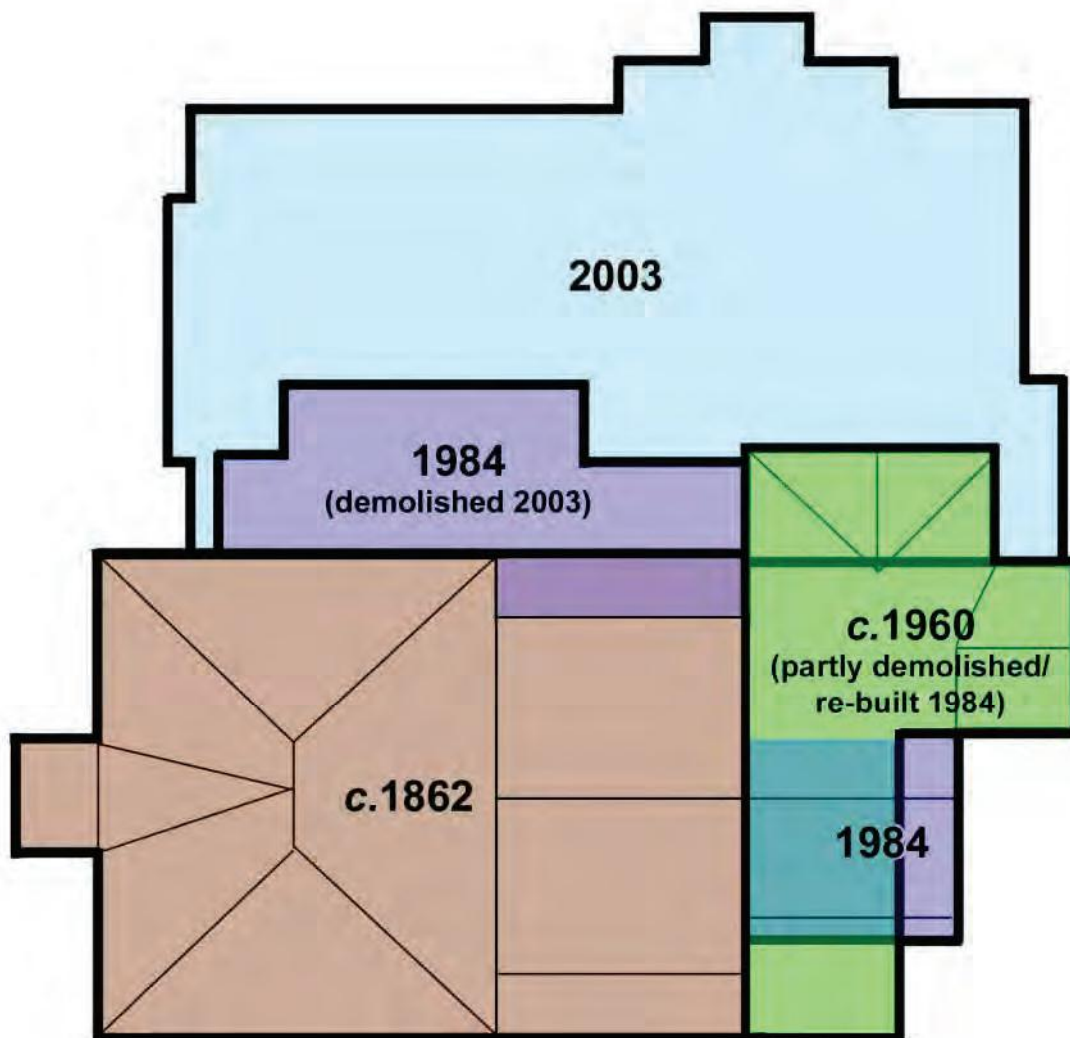


Figure 2 Time Line 1828 - 2016

The original main house, now a component of the former restaurant and banquet facility, is a clay brick, two-storey, hipped-roof building with a gabled-roof extension to the rear. The original red-orange brick has been painted white for at least 5 decades.

Numerous additions and alterations have been constructed over the years, the most recent and largest in scale being for the restaurant conversion in 1984 and an enlarged facility in 2003⁸. A greenhouse, built *c.* 1960 once occupied the rear of the building. Additions have been demolished and/or re-built in 1984 and 2003. Renovations and restorative works to the original house interior have been generally well done, and to the untrained eye, appear to be mainly original with few exceptions, such as glazing, *etc.* Figure 3 illustrates the additions and demolitions that have occurred since *c.* 1862.

Figure 3 William Barber House construction dates - building outline from:
Proposed Site Plan, Old Barber House Ltd., Michael Spaziani Architect Inc., August 28, 2003



⁸City of Mississauga webpage <http://www.mississauga.ca/portal/services/property> 'Property Building Permits'

As-built drawings are included in appendix A to this Plan

B) Significance

The Part IV amended designation by-law provides a statement of cultural heritage value or interest and identifies the cultural heritage attributes and values of the property structures and landscape features. The description is included in the HIA.

C) Planning and Policy Status

The subject property has a total site area of 0.698 hectares (1.725 acres). It currently contains the William Barber House, a two-storey historic dwelling designated under Part IV of the *Ontario Heritage Act*, with an attached banquet facility that currently operated as a restaurant. The House is surrounded by a surface parking area.

The City of Mississauga *Official Plan* designates the subject property as “Mixed Use” and within the Central Erin Mills Neighbourhood Character Area. The subject lands are currently zoned “C3-12” in Zoning By-law 0225-2007 which permits only a restaurant and an outdoor garden accessory to a retail store.

3. Project Objectives

To be achieved by this project

To afford a development opportunity and restoration of the *circa* 1862 William Barber House, the removal of 2003 and earlier additions to the William Barber House, in concert with the restoration of the facades is proposed, achieving a sensitive infill project that is complementary to the historic property.

Goals and objectives

The objective is to restore and re-purpose the former restaurant and banquet facility as a residence, its original use, and to redevelop the restaurant’s surrounding asphalt parking lot for single family and town homes.

Proposed solutions for conservation of the property’s heritage attributes

The property’s heritage attributes are listed in the 2017 amended designation by-law and in the HIA. They are:

Design/Physical Value:

- the scale and massing of the two-storey main building, including east wing;
- the running bond load bearing brick walls;
- the stone foundations;
- the raised ground floor;
- the hipped roof of the villa, and gabled roof of the east wing, both clad in shingles;
- the paired internally bracketed chimneys;
- the symmetrical division of the south and west elevations into 3 and 5 bays, respectively;
- the central projecting-portico on the west elevation;
- the elliptical arch openings at the central portico;
- the original masonry window and door openings and their flat brick arches;
- the interior and exterior front doors, transom and sidelights;
- the upstairs door to umbrage and balcony;
- the six-over-six configuration of the windows: the remaining original wood frames, brick moulds and wood lugsills;
- the eaves, cornice and fascia, with paired brackets and dentils;

- the gable end on the west elevation, with cornice, profiled finial and dropped post, and triangular scalloped-edge brick inset;
- the verandas with tented roofs resting on thin paired posts, between which span elliptical arches with drop pendants and fretwork;
- the secondary outbuilding to the north of the villa, including:
 - the pointed arch windows in the gable ends, and
 - the running bond brick walls;

Contextual Value:

- the villa's prominent set-back from Mississauga and Barbertown Roads;
- views of the building from Mississauga Road and from the corner of the lot at Mississauga Road and Barbertown Road, from the public realm (the sidewalk and road)

These heritage attributes, for the most part, are intact and in relatively good condition. The exception is the brick which has been painted for many years and is showing signs of spalling in some places. Where this has occurred, the brick will be carefully cleaned of flaking paint and re-painted, or replaced and painted. It is unlikely that the paint could be removed from the entire house without damaging the soft orange-red brick underneath (see Appendix 3). The original house exterior is to be restored, retaining all its character-defining elements, replacing later non-heritage elements such as the faux shutters with replications of the originals which are no longer extant, restoring the open porches, replacing the *circa* 1984 replacement windows with replica windows, and restoring windows to the now blank 2nd storey rear wall.

Conservation policies to be used in this project

The conservation principles to be employed in this project are found in: Parks Canada – *Standards and Guidelines for the Conservation of Historic Places in Canada*; and Ontario Ministry of Tourism, Culture and Sport's *Eight Guiding Principles in the Conservation of Built Heritage Properties* and in the City of Mississauga's *Official Plan*.

*Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada:*⁹

General Standards (all projects)

- 1 *Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.*

None of the structure's character-defining elements (heritage attributes) is to be removed, replaced or altered with the exception of the conversion of 2 window openings to doors to meet OBC requirements. The original house is to be restored, retaining all its character-defining elements, replacing later non-heritage elements. The later additions, built to convert the house to a restaurant, are to be removed, restoring the house to its original configuration.

- 2 *Conserve changes to a historic place which, over time, have become character-defining elements in their own right.*

Later additions have not become character-defining elements and detract from the heritage attributes of the original house. They are to be removed.

- 3 *Conserve heritage value by adopting an approach calling for minimal intervention.*

Intervention to be employed on the original part of the house is limited to restoring original character-defining elements.

⁹Parks Canada website www.parkscanada.gc.ca

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- 4 *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.*

Not applicable

- 5 *Find a use for a historic place that requires minimal or no change to its character-defining elements.*

Minimal change to the character-defining elements is proposed. The house is to be restored to its original use as a residence.

- 6 *Protect and, if necessary, stabilize a historic place until any subsequent intervention is under-taken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.*

Not applicable, the building is being well-maintained.

- 7 *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*

No extant character-defining elements are to be affected. Two window openings which contain 1984 replacement windows will be changed to doors to meet OBC requirements. Original materials on the house will be retained and restored where necessary.

- 8 *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*

Missing shutters and windows will be replaced to match the originals based on patterns taken from other elements on the house.

- 9 *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference.*

See point 7 above.

*Eight Guiding Principles in the Conservation of Built Heritage Properties*¹⁰

1. *RESPECT FOR DOCUMENTARY EVIDENCE:*

Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

Conjecture is not needed. Evidence is clear.

2. *RESPECT FOR THE ORIGINAL LOCATION:*

Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

¹⁰Ontario Ministry of Culture website

http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm

Building remains on its original site in its original orientation.

3. *RESPECT FOR HISTORIC MATERIAL:*

Repair/conservate - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

Replacements are not necessary except for missing elements.

4. *RESPECT FOR ORIGINAL FABRIC:*

Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

Not applicable

5. *RESPECT FOR THE BUILDING'S HISTORY:*

Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

Later c. 1960s, 1984 and 2003 additions to a c. 1862 building do not complement the original building. Restoration to a single time period is not the intention.

6. *REVERSIBILITY:*

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

Not applicable

7. *LEGIBILITY:*

New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new

Not applicable

8. *MAINTENANCE:*

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

Pertinent cultural heritage policies of the City of Mississauga's *Official Plan* (October 14, 2015), 7- Complete Communities section include:

7.4.1.2 *Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.*

“Demolition” in this case, is the removal of later additions that are not part of the designation, not character-defining elements, and detract from the heritage attributes of the original house; this is considered appropriate.

7.4.1. *Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.*

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The residential proposal setting for the Barber House is compatible with its character.

7.4.1.10 Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

An HIA has been prepared.

7.4.1.1 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.

The heritage attributes of the William Barber House are to be conserved and protected in keeping with the standards and guidelines.

7.4.1.13 Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.

The building is being maintained on its original lot in its original orientation.

7.4.1.14 Cultural heritage resources will be integrated with development proposals.

The resource is well-integrated with the development proposal.

7.4.2.2 Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a Heritage Impact Assessment.

An HIA has been prepared.

7.4.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.

The adjacent, proposed, residential development is compatible in land use, scale, massing and character.

4. Statement of Heritage Intent

The intent of this project from a heritage perspective, is to restore the exterior of the William Barber House to its *circa* 1862 exterior appearance as much as is possible and to restore its use to a residence. Conservation treatments that retain original fabric will be employed except where original features are no longer extant. Where original features such as windows and shutters are missing, these will be replicated from on-site and photographic evidence.

Why one period of restoration over another was selected

The later additions, built to convert the house to a restaurant in 1984 and 2003, and to replace additions built *circa* 1960 (see Figure 3), are to be removed, restoring the house to its original *circa* 1862 configuration. These later additions, which are the only major alterations made to the exterior in its 150 year history, have not become character-defining elements and detract from the heritage attributes of the original house.

Rationale for new interventions

The only new interventions planned are for the non-designated interior which is to be converted to 4 luxury residential condominium units. In 1984, while the building was vacant, it was vandalized, and a fire was set in the interior. The 8 original fireplaces mantles were stolen. The main staircase was vandalized and much of the original woodwork was burned¹¹. In the City's 1981 Heritage Structure Report, the original marble fireplaces were extant. The current owner replaced the fire damaged woodwork, fireplaces and staircase with new in 1984. Wainscoting in the parlours is a recent addition. Most of the windows have been replaced. Some plaster mouldings remain, as do the large pocket doors between the north parlours.

5. Condition Assessment of the Cultural Heritage Resource(s)

The Tacoma Engineers Structural Report, September 21, 2106 (Appendix 3) identifies the Barber House to be generally sound with the need for minor remedial work to the floor system. The Structural Report makes recommendations regarding the restoration of the existing coated brick which includes potential removal of the coatings and rehabilitation of the underlying brick including re-pointing, masonry repair, masonry replacement and probably re-coating with a modern paint. The Report also acknowledges that it is possible that removal of the existing coatings may be so detrimental to the underlying masonry that it may not be feasible. In this case, the alternative for restoration would be scraping of loose material, repair to damaged brick, re-pointing and replacements where necessary, and application of a new exterior coating.

The structural report recommends that the course of action that results in the lowest likelihood of imparting further damage to the brick is to re-coat the brick. While this may not restore the brick to its original condition, it will serve to extend the life of the masonry, albeit with a higher degree of active maintenance in the coming years.

The building has been assessed as basically structurally sound. The restoration of the exterior (more fully described under Section 7 Work Plan) with the removal of 2003 and earlier additions in concert with the restoration of the elevations will conserve the heritage attributes of the building.

The proposed change of use back to residential as a POTL (parcel of tied land) of a common element condominium will ensure long term sustainability of the designated building.

6. Building System and Legal Considerations

The proposed building and site use from a practical perspective has been addressed in previous sections of this Report. The logistical and legal aspect of re-purposing the Barber House and converting it from a restaurant to four dwellings within the footprint of the original house is explained as follows:

The four new dwellings (Appendix B) will be part of a Common Element Condominium. With these four dwellings the Condominium will include townhouses, single family homes and the common elements being the road, parking spaces and open space as shown on Figure 4. The tenure for each of the units in the Condominium is freehold. From a legal description they will be 4 Parcels of Tied Land (POTLs) into the Common element Condominium. Individually each POTL will be described as Part of Block 4 of Plan 43M XXXX. (XXXX to be determined). From a Zoning perspective they will be described under a site specific zoning bylaw which allows them to fall under the RM6 (CEC) zone as Back to Back Townhouses. They will be subject to their own definition and these four POTLs will have separate zoning standards in the bylaw. The "Development" consists of two distinct construction projects. The first is the restoration of the facade of the house which includes the removal of all pre 2003 additions. The second construction

¹¹pers. com. Victor Petrovski, March 23, 2016

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project is the renovation and conversion of the interior of the building to four back to back townhouses.

The restoration of the facade is the subject of Section 7 Work Plan. The renovation of the interior of the building will be accomplished through normal renovation practices. All interior wall and ceiling finishes including all trim will be removed. All existing plumbing, electrical HVAC equipment, restaurant related equipment and air handling equipment in the roof space will be removed in its entirety. Remedial work will be done to existing floor joists showing signs of dry rot. The interior ground and second floor will be divided with new fire rated walls into four dwelling units and vertical connections within each unit will be installed. New interior partitions within each unit will delineate rooms (Appendix B). Exterior walls and second floor ceilings will be insulated to current OBC requirements after testing the brick for porosity and employing the wall assembly most commonly used as recommended in the Tacoma Engineering Report. New individual electrical, water, waste and gas connections will be installed for each of the units. Each unit will be fitted with individual HVAC equipment and fitted with a sprinkler system for fire safety. Each unit will be registered with TARION. Finally the exterior space associated with each unit will be landscaped per the approved landscape plan for the Condominium.

The secondary building will be moved on-site and intact by a qualified building moving contractor and set on a new concrete pad in the location shown on the Site Plan (Figure 4). The masonry, woodwork, door and windows will be treated with the same techniques, materials and methods as the main house.

The building will be re-purposed as a bicycle storage structure.



Figure 4 – Site Plan, Flanagan Beresford Patteson

7. Work Plan

The first task of the Work Plan for the restoration of the exterior facade of the Barber House will be to determine the best alternative for masonry restoration. Under the guidance of Tacoma Engineering and FBP Architects testing of the brick for porosity will be performed in order to recommend the final material (paint) to be used for re coating.

Once the method of masonry restoration has been agreed upon, all of the pre-2003 additions to the Barber House are to be demolished and removed from the site under the periodic review of Tacoma Engineering and FBP Architects. All exposed openings resulting from demolition are to be temporarily weather protected and temporary support is to be provided as needed, particularly on the east facade of the tail of the building. 24 hour security monitoring will be provided during demolition and until all openings in the building can be secured.

All existing landscaping, ponds, flower beds and other landscaping surrounding the building are to be removed to allow for the installation of scaffolding as necessary during brick restoration (Appendix B).

Prior to the restoration of the brick all existing openings in the east wall of the tail of the original 1862 house are to be filled in with brick and mortar to match the existing brick. Existing covered-up window openings are to be re-established on the north elevation and on the east elevation of the tail of the 1862 building. The existing recent closed-in porch addition on the south elevation of the tail is to be removed.

Prior to restoration of the brick all existing windows and shutters on all elevations are to be removed. Exposed openings are to be made temporarily weather tight. All existing wood surfaces (wood sills, trim, soffit, dentils etc.) are to be protected.

The agreed-upon method of brick restoration is to be implemented under the periodic review of Tacoma Engineering and FBP Architects.

Once the Brick restoration has been completed the windows in the main building and tail of the 1862 house are to be replaced. Replacement windows for the main building are to have a painted wood frame, be double glazed with simulated divided lights with interior and exterior surface mounted muntins. They are to be double-hung, divided 6 over 6 and sized to fit the existing openings. Replacement and new windows for the tail of the 1862 house are also to have a painted wood frame, be double-glazed with simulated divided lights with exterior and interior surface mounted muntins. They are to be double hung, divided 4 over 4 and sized to fit the former openings. (See north, south, east and west elevation drawings Appendix B for location of replacement and new windows.)

Existing wood sills are to be repaired or replaced where necessary. New wood sills will be provided for new windows in the tail of the building. New wood shutters for the 24 windows on the main building of the original 1862 house are to be provided and installed. New shutters are to be proportioned to appear that they could cover the windows if they were operable. A new ground floor porch floor and roof on the north and south facade of the tail of the 1862 building will be constructed. Porch columns, pickets decorative arches and detail are to match the existing front porch. All of these ornamental details will be duplicated by a skilled finish carpenter. Replication input and review is to be performed by FBP Architects.

All existing exterior porch, soffit and wood detail is to be repaired or replaced as necessary. All replacement pieces are to match existing.

Existing aluminum gutters and downspouts are to be removed and replaced with 5” copper gutters and downspouts.

Long term repair and maintenance of the exterior of the restored building will be the responsibility of the future owners of the building.

8. Qualifications

This Heritage Conservation Management Plan has been prepared by an accredited, qualified multidiscipline team of professionals with demonstrated experience in the field of heritage conservation.

Owen R. Scott BSA, MLA, OALA, FCSLA, CAHP commenced his professional career as a landscape architect with Project Planning Associates Ltd. where he enjoyed the privilege of being involved with master plans for Wasaga Beach Provincial Park, the Canadian National Exhibition, the University of Guelph, a national parkway for the Kingdom of Kuwait, Expo ‘67 in Montreal, and many other projects. In 1969 he was appointed Assistant Professor in the School of Landscape Architecture at the University of Guelph where he taught for thirteen years, being promoted to Associate Professor. President of The Landplan Collaborative Ltd. from 1977 to 2015, he is an experienced landscape architect specializing in heritage conservation. He oversaw his firm’s preparation of the *Downtown Guelph Improvement Manual* and produced both a plan for the public and private realms and a streetscape manual for downtown Guelph. He directed the preparation of the heritage and urban design policies and regulations for Guelph’s *Official Plan* and *Comprehensive Zoning By-law* in 1995. He authored the *Grand River Corridor Conservation Plan*, developed the *Wanuskewin Heritage Park Master Plan* in Saskatoon, designed the Sussex Drive portion of Ottawa’s Confederation Boulevard, designed landscapes for Langdon Hall in Cambridge and Woodside National Historic Site in Kitchener, and completed master plans for Rockway Gardens in Kitchener and the Elam Martin Farmstead in Waterloo. He was responsible for the master planning of Doon Heritage Crossroads and much of the landscape and site planning. He prepared a master plan for Black Creek Pioneer Village in Toronto. With CHC Limited, a firm he and his late father founded in 1965, Owen Scott has prepared more than seventy Cultural Heritage Impact Assessments, Reports and Conservation Plans for historic bridges, golf courses, parks, cemeteries, hospitals, homes, railway stations, commercial properties, university buildings, heritage districts and cultural landscapes in Ontario and Saskatchewan.

John Beresford, B. Arch., OAA, MRAIC is a Principal and founder of Flanagan Beresford Patteson Architects of Woodbridge, ON. He is a 1972 graduate of the University of Waterloo’s Environmental Studies program with a 1974 Bachelor of Architecture degree from the same institution. He was awarded the Architectural Guild Medal for Architectural Design by the Ontario Association of Architects, has served as a member of the OAA Council, as a member of the Discipline Committee and as Chair of the Complaints Committee. Flanagan Beresford Patteson was established in 1979 and currently consists of 14 professional and technical staff. They specialize in providing architectural design services for custom residential projects including new residences, additions, renovations, and adaptive re-uses. John Beresford has 40 years of experience in Canada, Britain and the Caribbean. His innovative solutions resolving complex urban infill issues include numerous projects within Heritage Conservation Districts and Cultural Heritage Landscapes.

Jerry Zegerius, BA.Sc., P.Eng., CAHP is a Structural Engineer and Associate with Tacoma Engineers of Guelph, ON. He is a long-term member of the Tacoma Engineers heritage and investigation team, and he has been involved in the assessment, analysis, and restoration of dozens of prominent heritage structures, including a number of National Historic Sites and other designated structures.

9. Additional Information

- Documentation resources:

City of Mississauga, Heritage Management Conservation Plan Terms of Reference, March 2013

City of Mississauga bylaw # 368-82, William Barber House

City of Mississauga heritage files - <http://www.mississauga.ca/portal/services/property>

City of Mississauga maps - <http://www.mississauga.ca/portal/services/maps>

City of Mississauga Heritage Mississauga website - <http://www.heritagemississauga.com/history.htm>

Flanagan, Beresford & Patteson Architects, building plans

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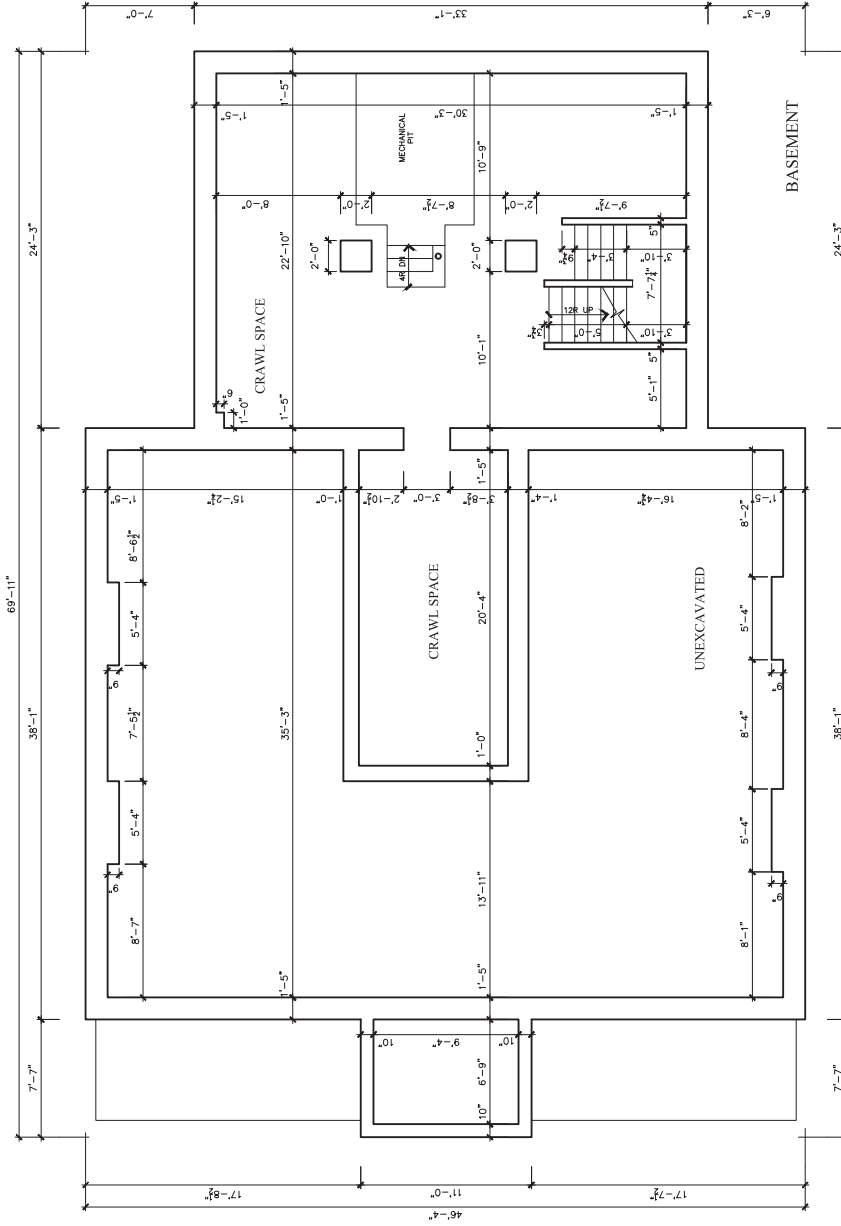
Province of Ontario *Provincial Policy Statement (PPS, 2014)* Cultural Heritage and Archaeology Policies 2.6

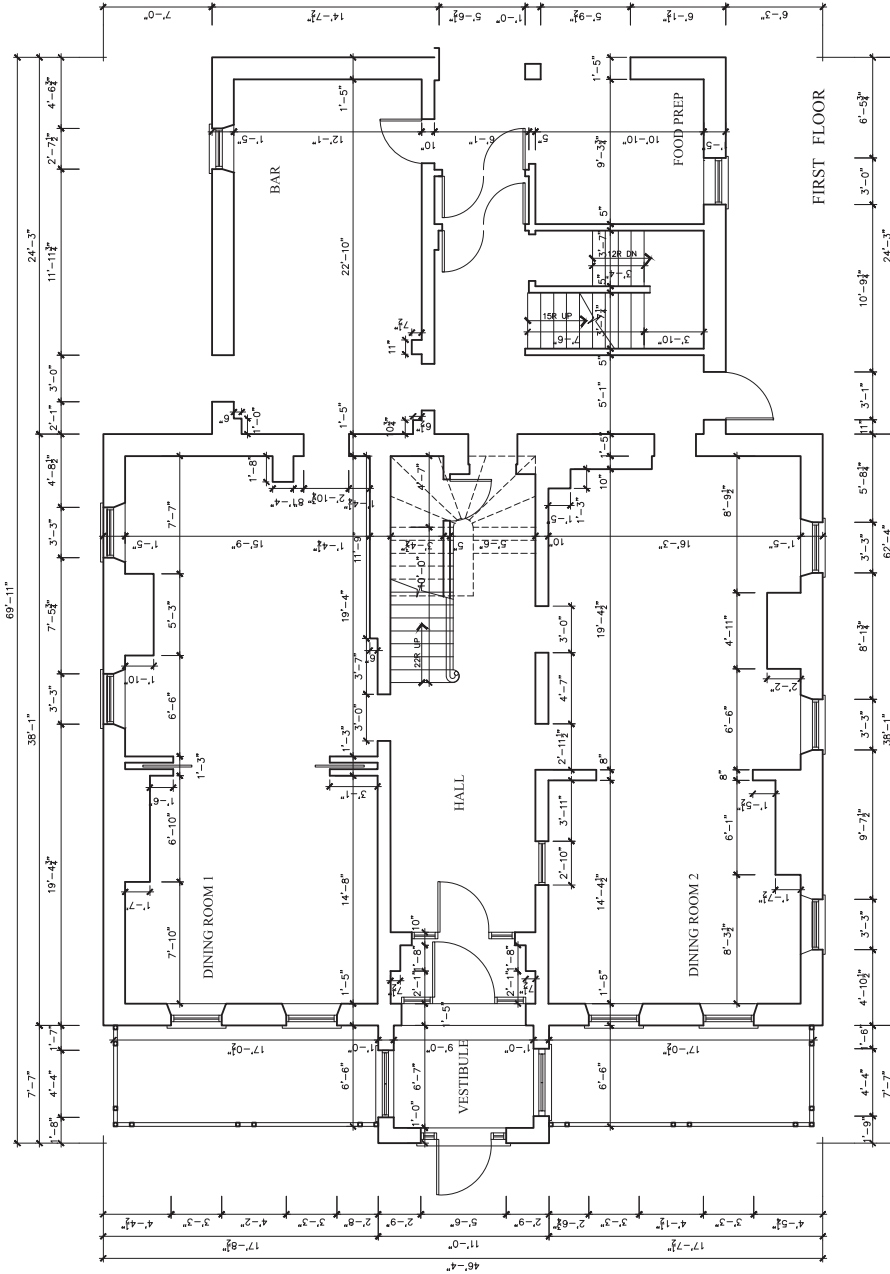
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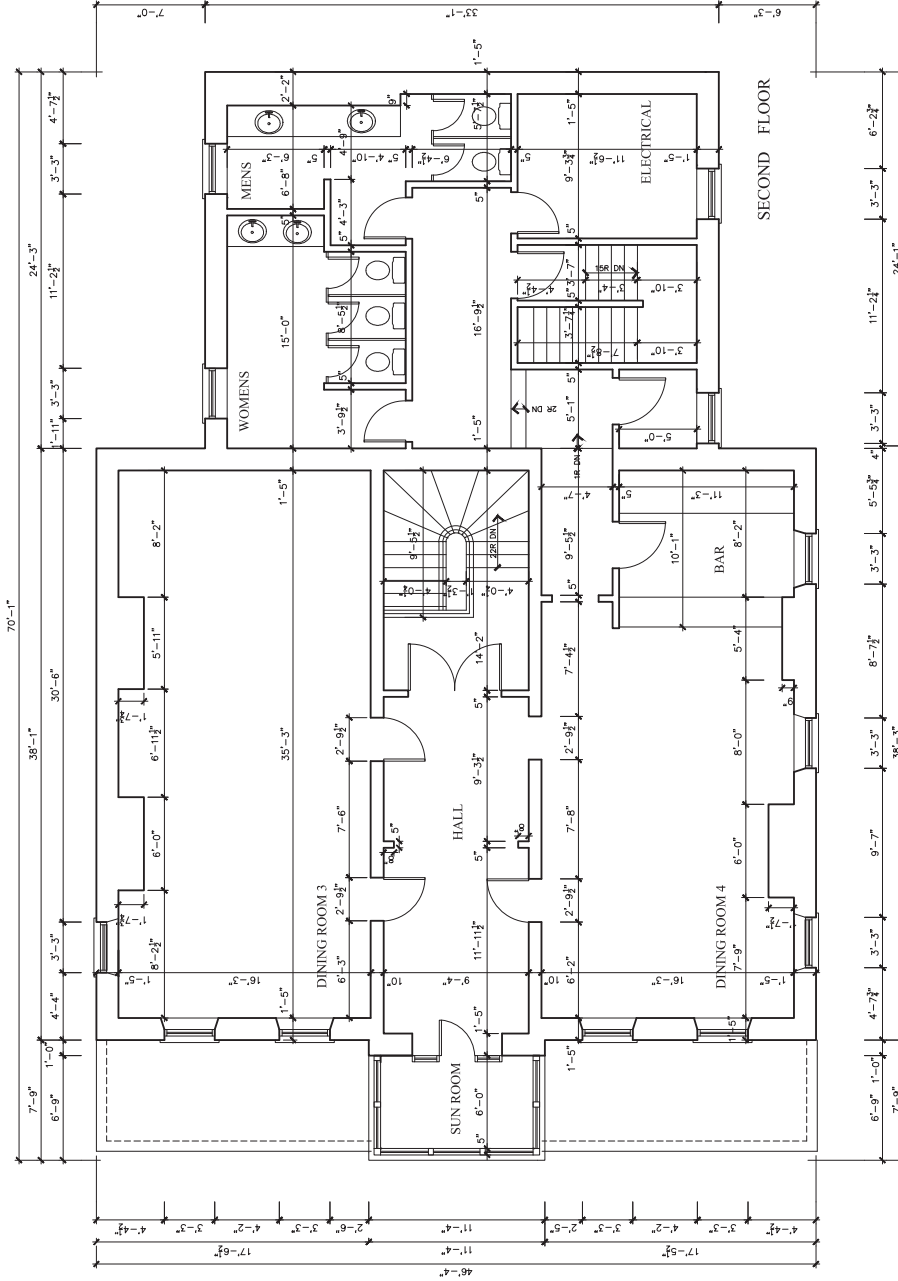
- List of consultants and other professionals related to the project
 - Diane Harman (title consultant)
 - Aird & Berlis (legal)
 - Parente, Borean (legal)
 - John Zipay (planning)
 - Glen Schnarr & Associates Inc. (planning)
 - Archeoworks Inc. (archaeology)
 - MSLA Landscape Architects
 - Bruce A. Brown Associates Limited (environmental and applied earth sciences)
 - Skira & Associates Ltd., (site engineering)
 - HGC Engineering Limited (acoustical engineering)
 - Cole Engineering (transportation planning)
 - Rady-Pentek & Edward Surveying Ltd.

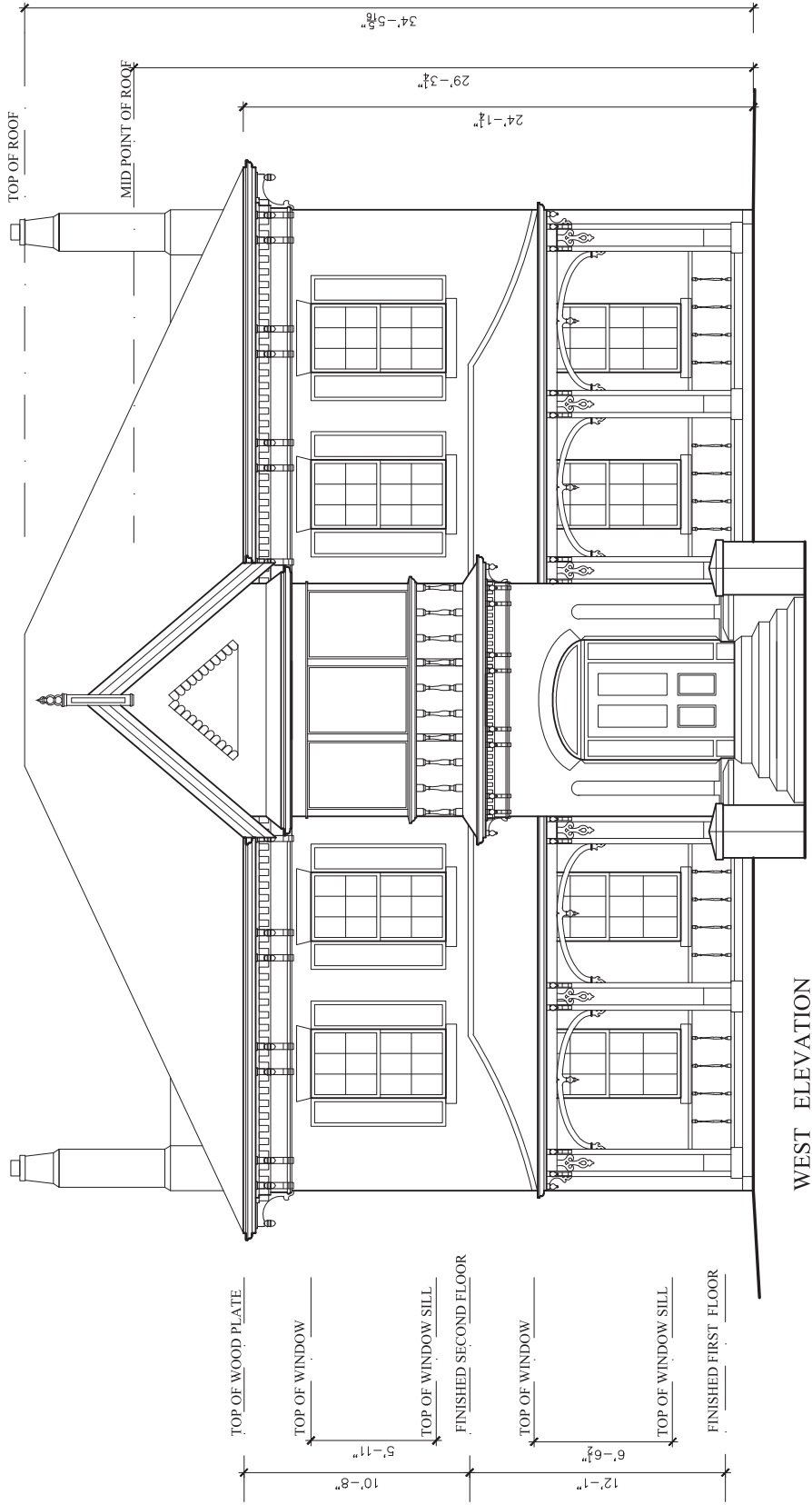
APPENDIX A – As-built drawings

Existing conditions July 8, 2016







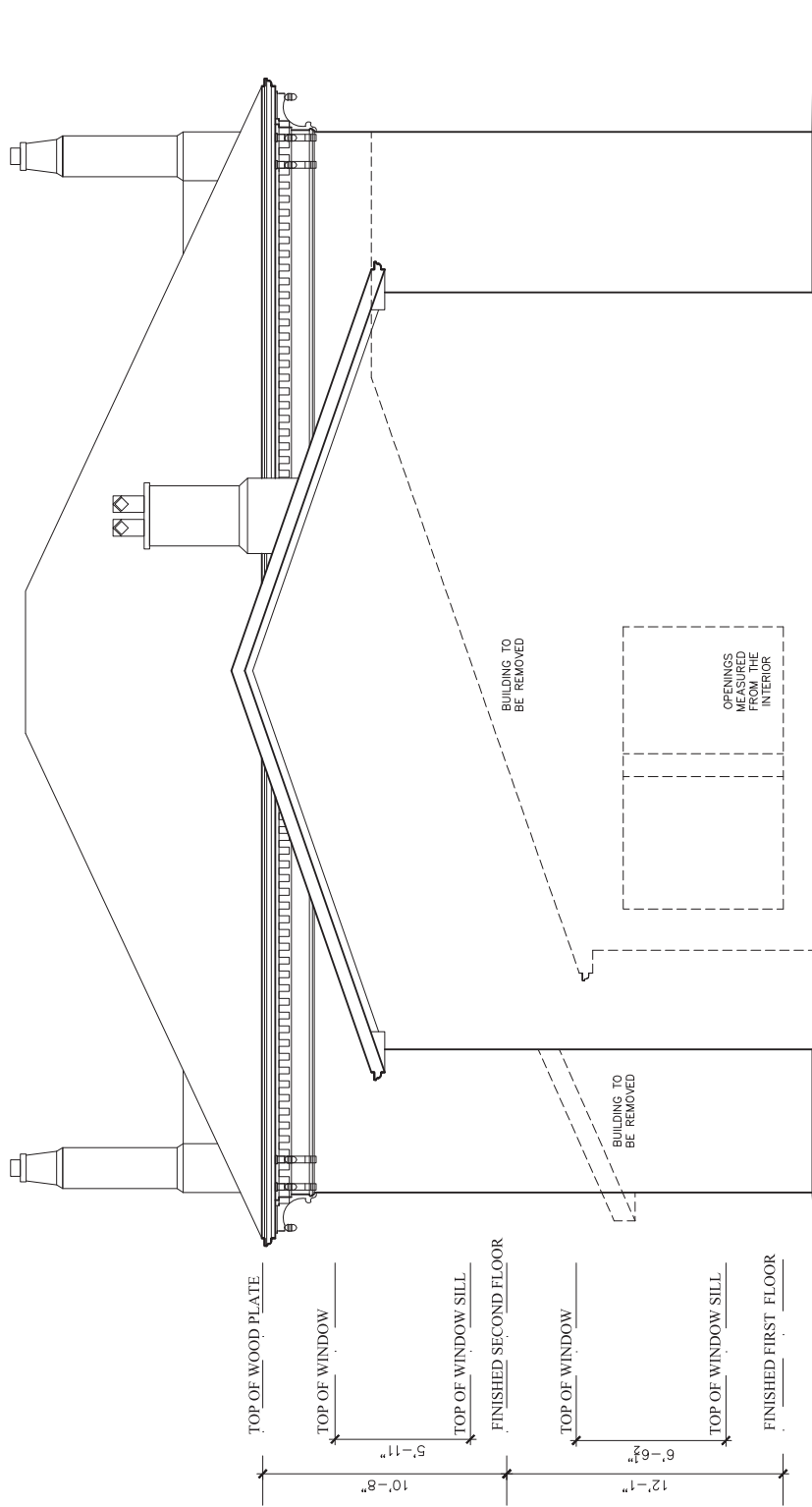


WEST ELEVATION



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ontario, l4l 8b3k, (905) 265-2688

OLD BARBER HOUSE
AS BUILT DRAWINGS
15-1276 1/8"=10" MARCH 8 2017



EAST ELEVATION



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beresford
& patterson
architects
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ontario, l4l 8b3x, (905) 265-2688

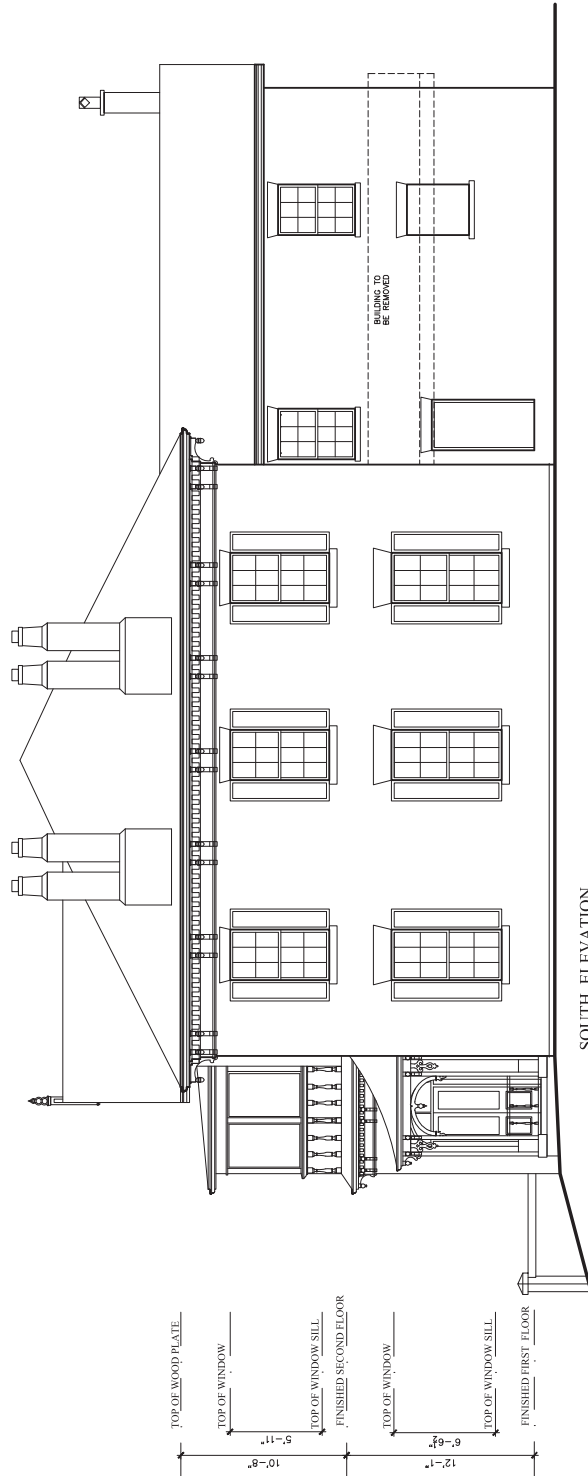
OLD BARBER HOUSE

AS BUILT DRAWINGS

15-1276

1/8"=10"

MARCH 8 2017



SOUTH ELEVATION

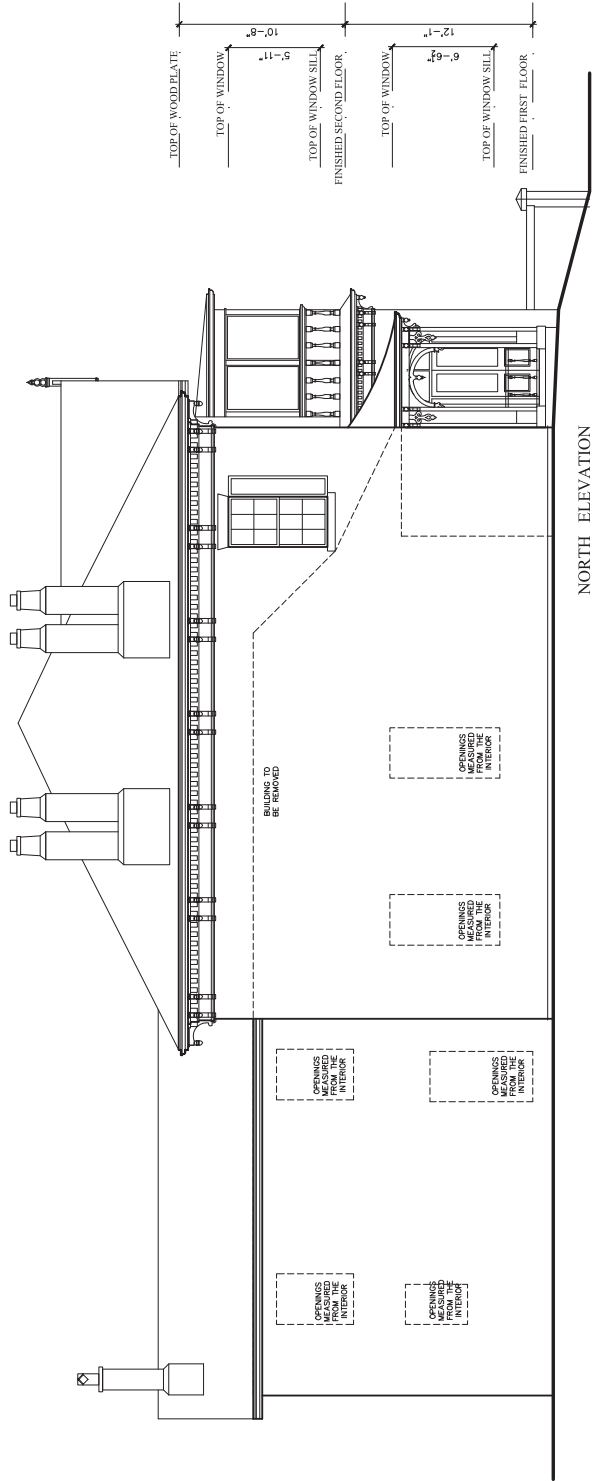


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OLD BARBER HOUSE

AS BUILT DRAWINGS

15-1276 1/8"=10" MARCH 8 2017



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ontario, l4l 8b3t, (905) 265-2688

OLD BARBER HOUSE

AS BUILT DRAWINGS

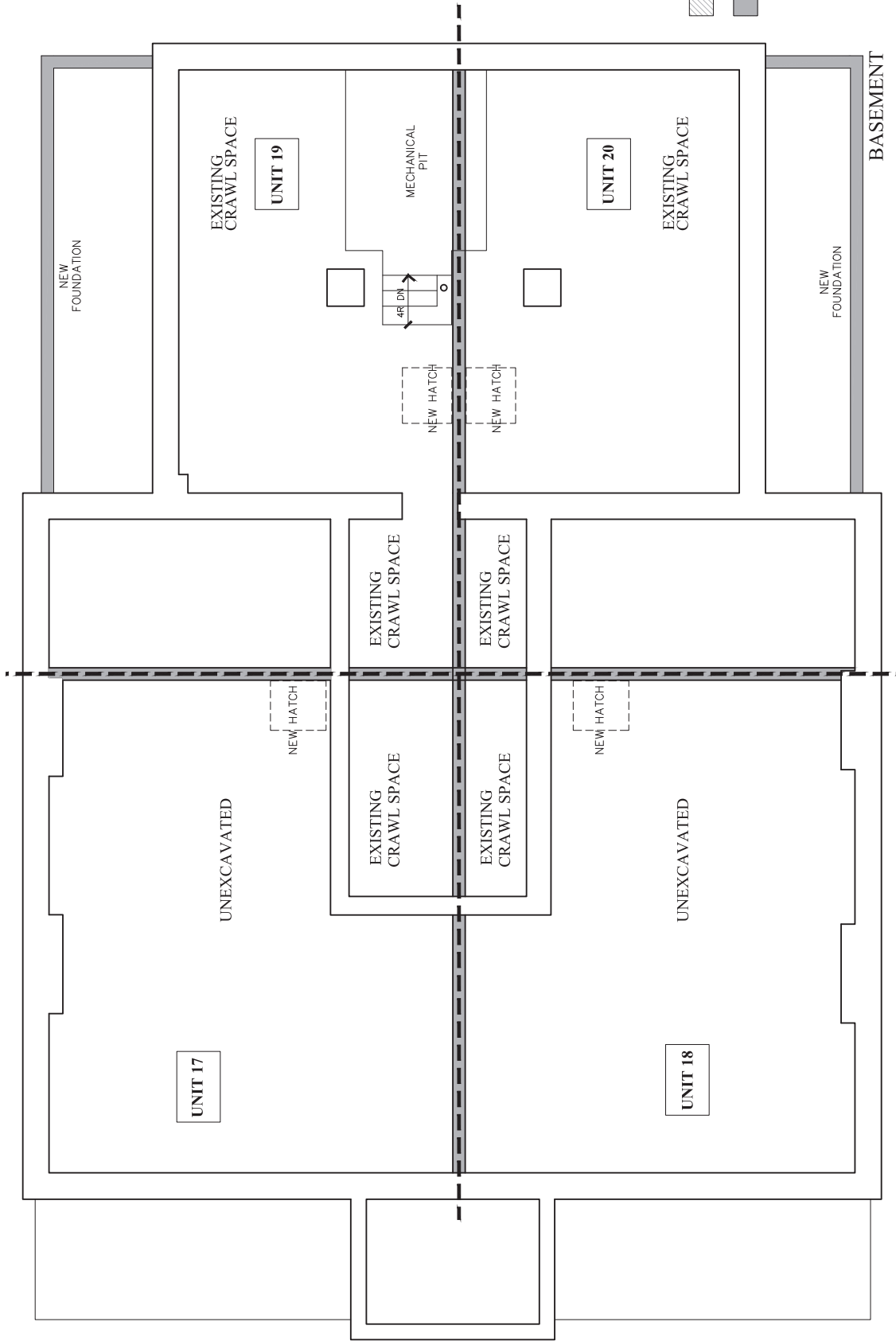
MARCH 8 2017

15-1276

1/8"=10"

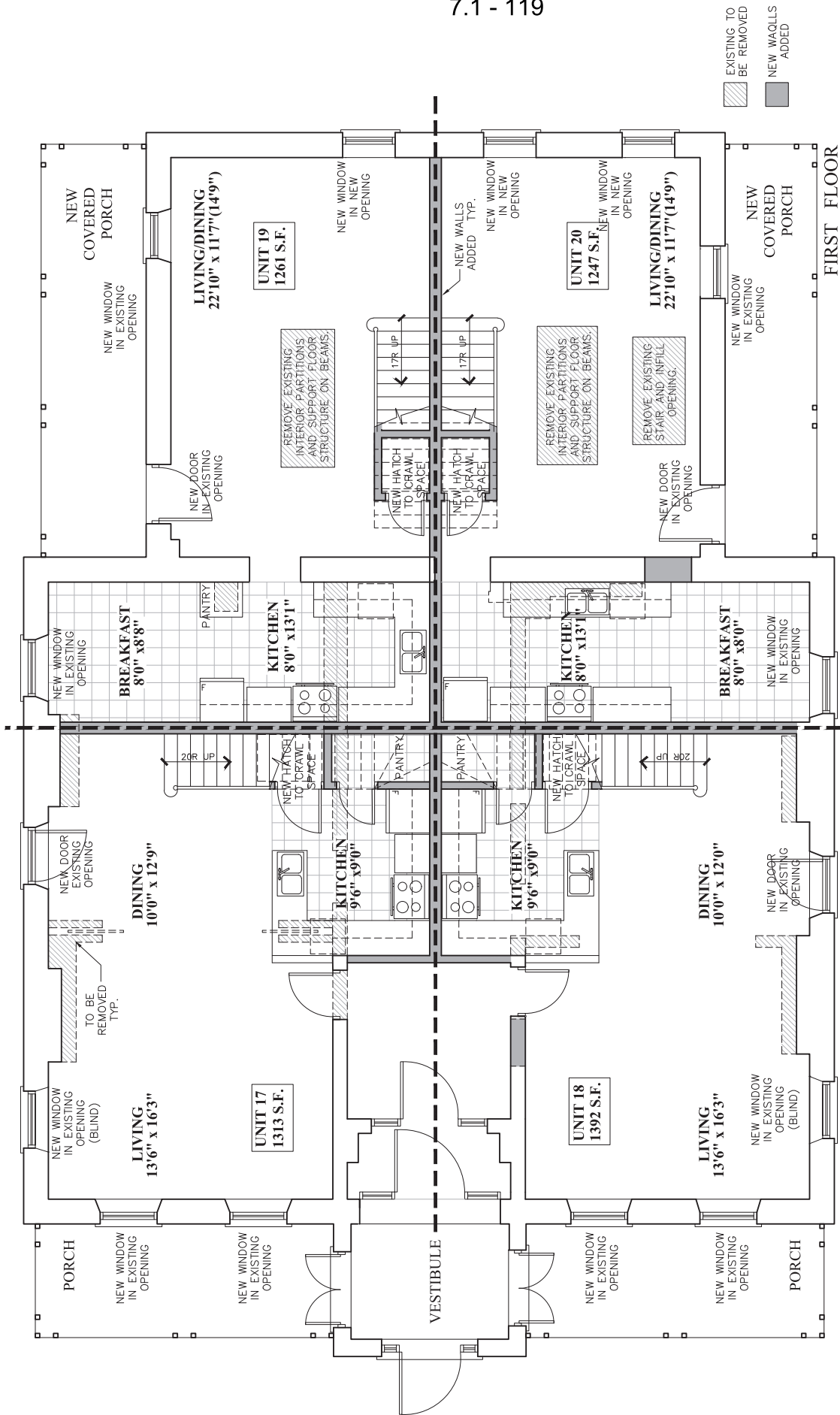
Appendix B – Proposed residential units

EXISTING TO BE REMOVE
NEW WAQLL ADDED



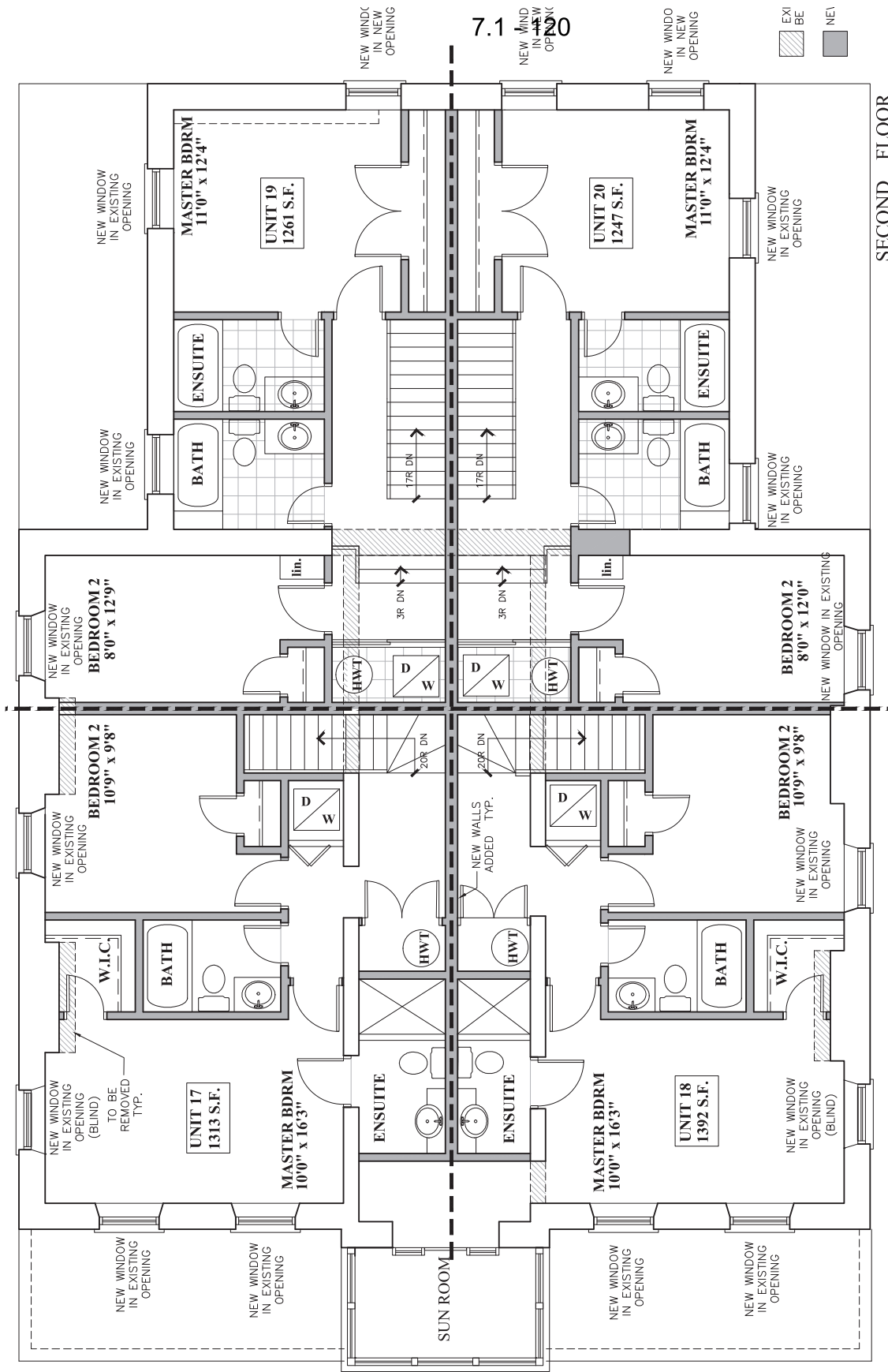
OLD BARBER HOUSE
 HERITAGE CONSERVATION MANAGEMENT PLAN
 15-1276 3/16"=1'0" JULY 20 2016
 REV. SEPT. 10 2016

DIAGRAM 1
 Page 2 of 8



OLD BARBER HOUSE
 HERITAGE CONSERVATION MANAGEMENT PLAN
 15-1276 3/16"=1'0" JULY 20 2016
 REV. SEPT. 10 2016

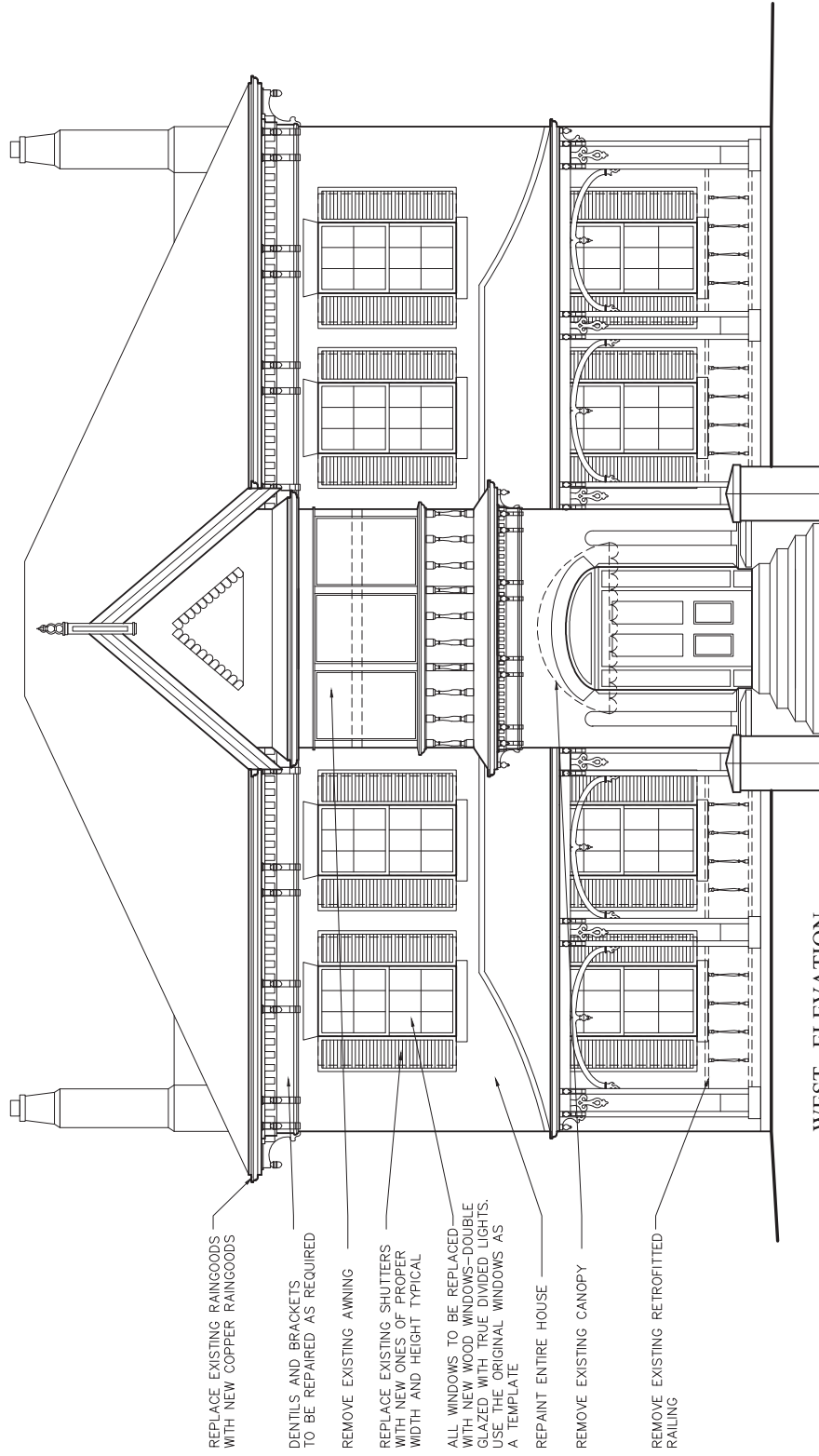
DIAGRAM 2
 Page 3 of 8



SECOND FLOOR

OLD BARBER HOUSE
 HERITAGE CONSERVATION MANAGEMENT PLAN
 15-1276 3/16"=1'0" JULY 20 2016
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DIAGRAM 3
 Page 4 of 8



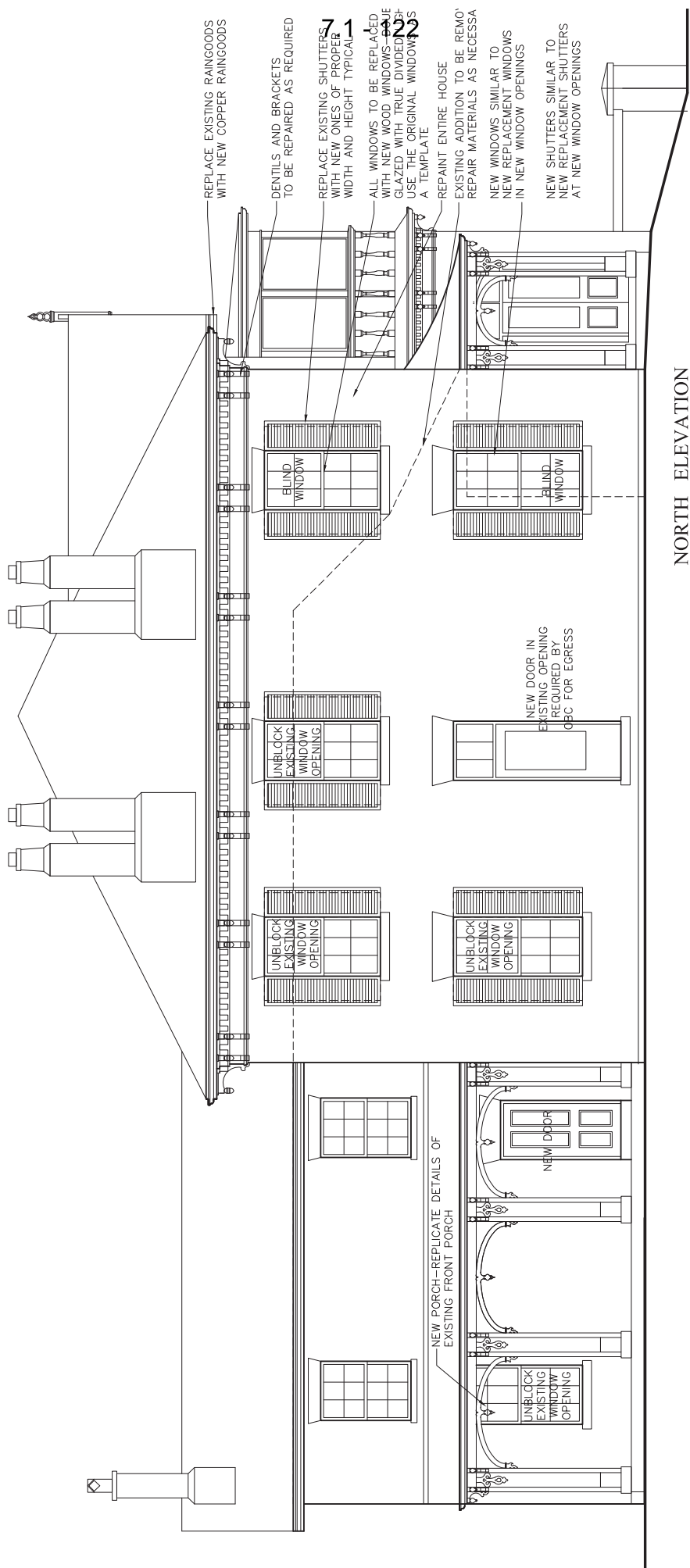
WEST ELEVATION

OLD BARBER HOUSE
 HERITAGE CONSERVATION MANAGEMENT PLAN
 15-1276 3/16"=1'0" JULY, 20 2016
 REV. SEPT. 10 2016

DIAGRAM 4
 Page 5 of 8



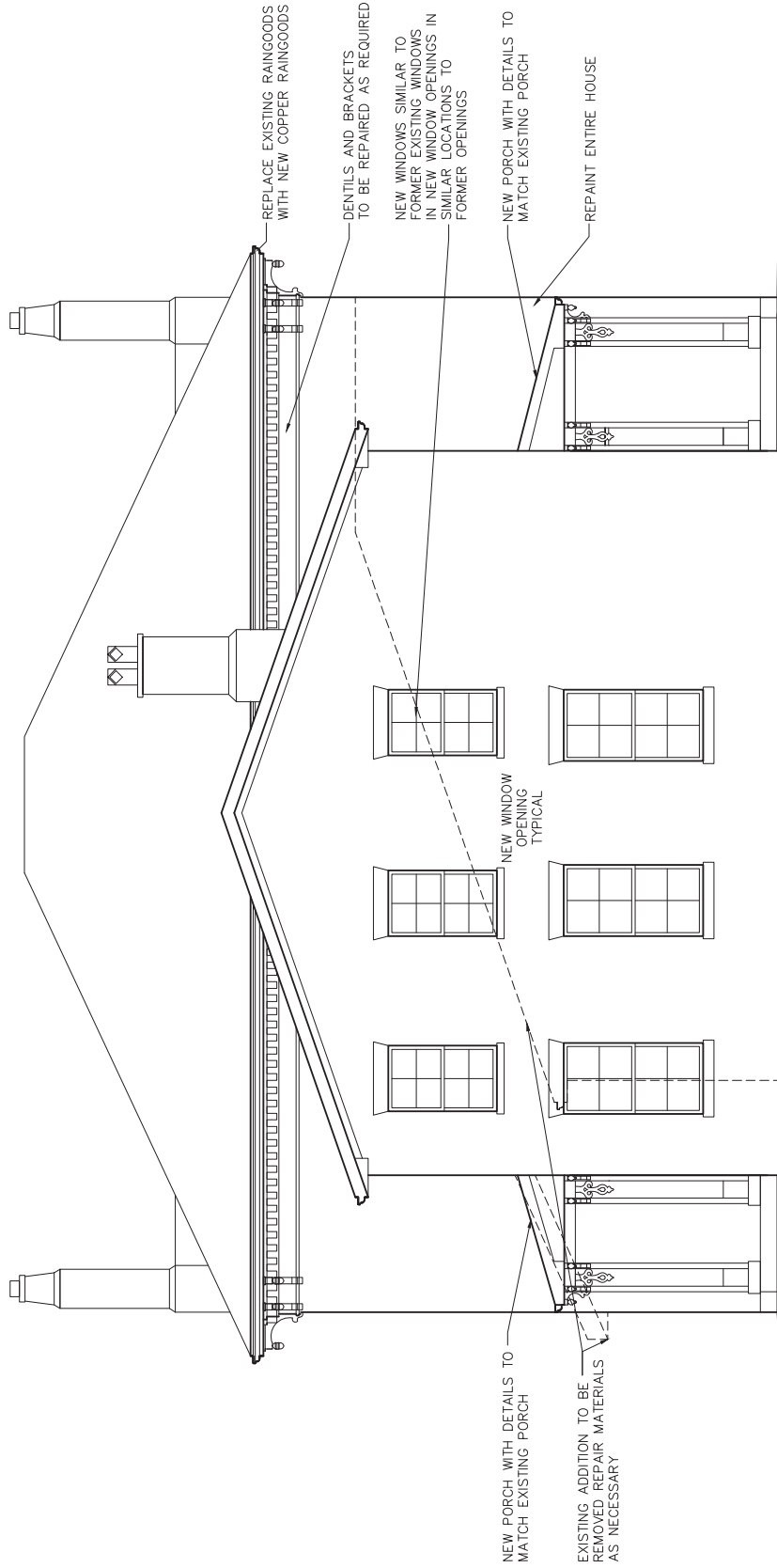
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beresford
& patteson
architects
70 siltan road, unit # 01, woodbridge,
ontario, l4f 8s3, (905) 265-2668



OLD BARBER HOUSE
 HERITAGE CONSERVATION MANAGEMENT PLAN
 15-1276 3/16"=1'0" JULY 20 2016
 REV. SEPT. 10 2016

DIAGRAM 5
 Page 6 of 8

7.1 - 123



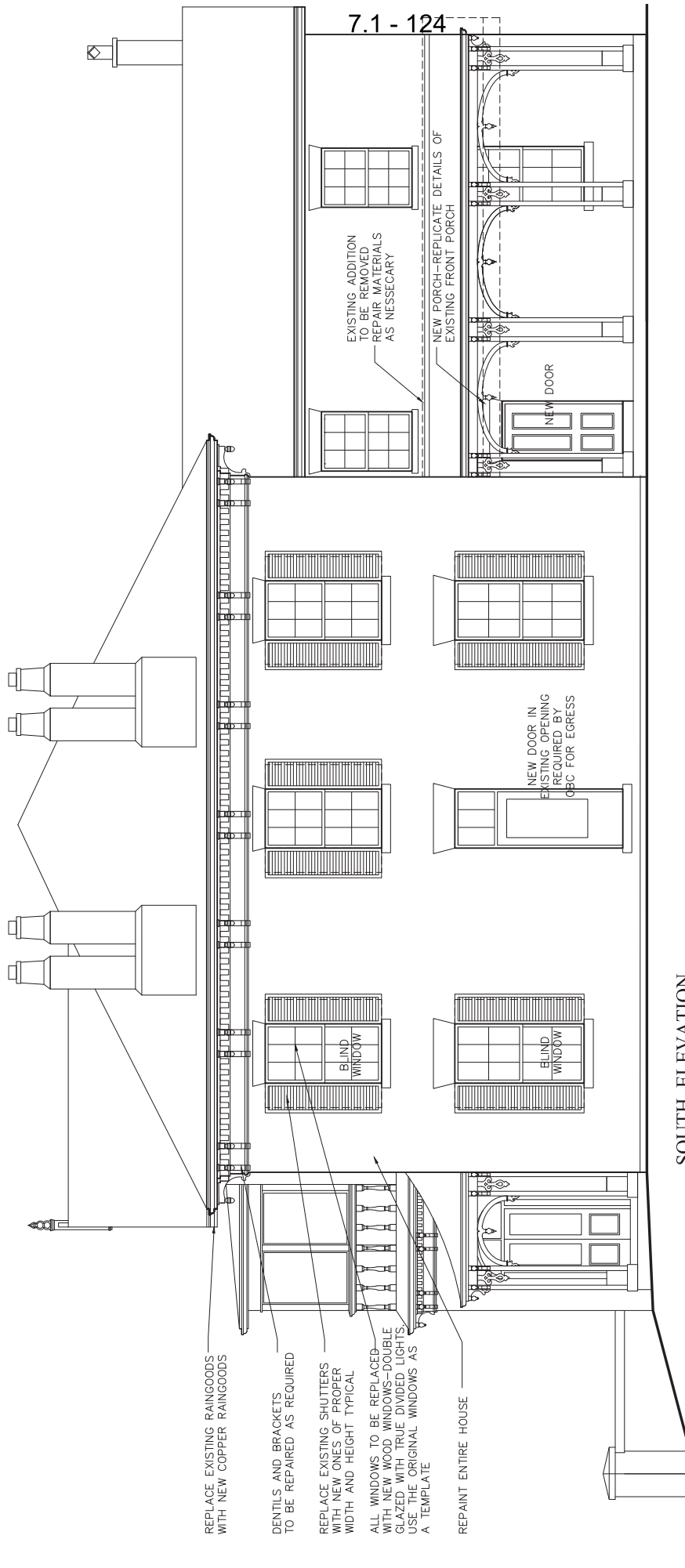
EAST ELEVATION



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ontario, l4l 8b3t, (905) 265-2688

DIAGRAM 6
Page 7 of 8

OLD BARBER HOUSE
HERITAGE CONSERVATION MANAGEMENT PLAN
15-1276 3/16"=1'0" JULY 20 2016
REV. SEPT. 10 2016



SOUTH ELEVATION



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ontario, l4f 8b3, (905) 265-2688

DIAGRAM 7
Page 8 of 8

OLD BARBER HOUSE
HERITAGE CONSERVATION MANAGEMENT PLAN
15-1276 3/16"=1'0" JULY, 20 2016
REV. SEPT. 10 2016

Appendix C – Structural Report

Date:	March 21, 2016	No. of Pages:	9 + Encl.
Project:	Barber House	Project No.:	TE-28594-16
Address:	5155 Mississauga Road, Mississauga	Permit No.:	n/a
Client:	City Park (Streetsville) Inc.		
Dist.:	Owen Scott	CHC Limited	oscott87@rogers.com
	John Beresford	Flanagan Beresford & Patteson	johnb@fbparch.com

Background

Tacoma Engineers has been retained by City Park (Streetsville) Inc. to carry out a review of the existing conditions at the Barber House located at 5155 Mississauga Road in Mississauga, Ontario.

The scope of this report includes:

- ≠ a general assessment of the existing conditions;
- ≠ a specific review of the existing brick and associated coatings; and
- ≠ general recommendations regarding the restoration of the existing brick, as well as recommendations for potential methods of insulation.

A site review was completed on the morning of September 19th, 2016, accompanied by Owen Scott and John Beresford.

Note that no destructive investigations were completed as part of this review. The findings of this report are based on a visual review only; many parts of the structure were not visible for review due to the installation of finishes that were not removed. Structural items that appear to be performing adequately are assumed to have been designed and constructed in conformance with the building codes and best building practices in place at the time of construction. No building code analysis was completed as part of this review.

Building Conditions

The interior and exterior of the building were available for review, including the crawl-space basement and a limited attic access port.

Primary structure

A review of the interior found very few signs of deterioration or deflection that would normally be indicators of structural deficiencies. Isolated areas of the main and second floors appear to be out of level, but not to the degree that would lead one to suspect significant structural problems. A crack between drywall sheets was noted on the ceiling of the northern second floor dining room; however, this is not considered a sign of a major structural problem.

Limited areas of the main floor framing appear to have sustained some deterioration, likely due to moisture exposure.

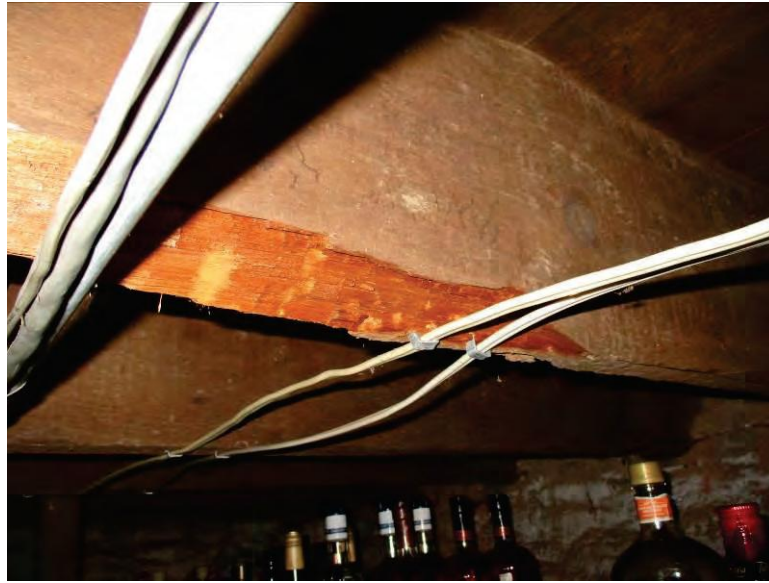


Figure 1: Deteriorated floor framing

The floor joist shown in Figure 1 can be found below the central hallway. It is estimated that between 5 and 10 of these joists will require some form of remedial work. The majority of the basement ceiling has been fire-rated and as such the framing was not visible at the time of the review. A more comprehensive review of the floor framing should be carried out during any proposed renovation design work.

Exterior masonry

Based on a visual review of the exterior of the building, it is reasonable to assume that the exterior masonry walls are constructed as multi-wythe masonry. Lock coursing was visible in several locations on the rear (east) and side elevations. The front (west) elevation did not show evidence of regular lock coursing; however, it is possible that this coursing was hidden on the front elevation for aesthetic reasons. The vintage and construction style of the building lead one to assume that the interior structure is constructed with wood framing supported on multi-wythe brick walls.

The brick has been coated with at least two (2) different coatings. Remnants of a third coating were visible, and it is possible that this lowest layer is a composite of a repeated lime wash, known to have been applied to other buildings of a similar vintage and construction.



Figure 2: Exterior coatings

The outermost coating is very thick and has flaked off in many locations, most notably at interior corners or other locations more prone to moisture accumulation. The coatings exposed below are in varying states of decay, and have deteriorated to a form of powder, possible lime, in some locations. Where exposed below the coatings, the brick was found to be extremely soft.



Figure 3: Soft brick exposed below coatings

It was possible to scrape a depression of up to $\frac{3}{4}$ " deep into the brick with a screwdriver and moderate pressure.

Coatings at or near grade are showing signs of more advanced deterioration, particularly where the wall is sheltered by gardens.



Figure 4: Deteriorated coatings near grade

Advanced deterioration of the coatings and the underlying brick was noted on the south side of the entry canopy.

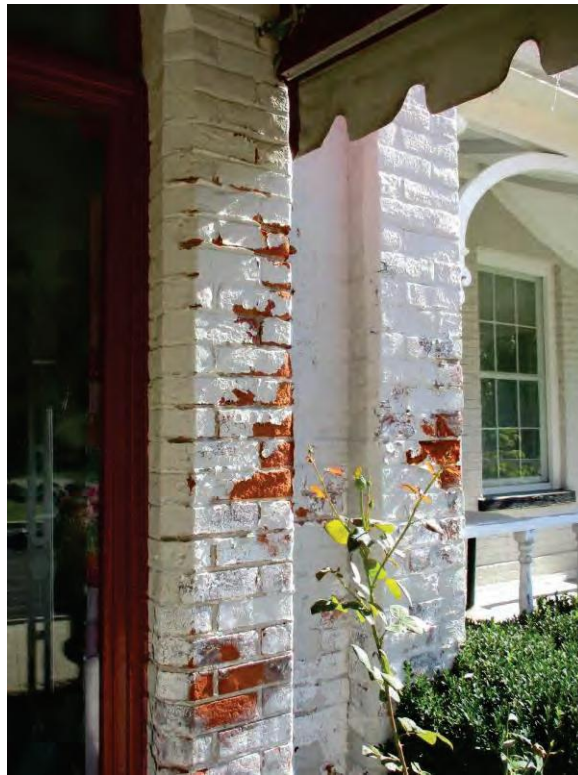


Figure 5: Deterioration on south side of entry canopy

It appears that the concentration of run-off from the canopy has resulted in saturation of the brick at this location, and the loss of coatings has led to advanced deterioration of the brick.



Figure 6a, 6b: Damage to masonry at south side of entry canopy

A step crack was noted on the front elevation below the second storey north window. The presence of the coatings precludes comment on the extent or width of the crack.



Figure 7: Step cracking below second storey window

Masonry Restoration

The coatings currently in place on the exterior of the building have compromised the ability of the brick to dry to the exterior, and are likely to increase the risk of freeze-thaw damage. There are several options available to clean and restore the masonry.

Chemical Removals

There are several products available that have a proven capacity to remove paint from masonry surfaces. A solvent is applied to the outside of the brick, and a laminated paper laid over top of the solvent in order to limit evaporation. After a relatively short period of time the paper is peeled off, removing the coating.

Note that these products do not work with the same level of effectiveness on all coatings or substrates, and varying levels of success should be expected. Trial areas should be selected as test sections and the removals process modified as required.

Mechanical Removals

In the event that the chemical removals are not effective, it is recommended that mechanical removals be investigated. Again, limited trial areas should be selected to determine whether the removals process is effective.

The following mechanical removals can be used, in order of increasing abrasion:

- ≠ water blasting or flushing;
- ≠ ice or dry-ice blasting;
- ≠ soda blasting;

- ≠ media (glass or plastic beads, organics) blasting;
- ≠ sand blasting.

The mildest forms of mechanical removals must be attempted before advancing to the next stage. The use of a more aggressive form of abrasive removals increases the risk of damage to the brick and mortar, and any damage to the substrate will negatively impact the overall lifespan of the material.

Rehabilitation of Brick

Once exposed, the condition of the brick and mortar can be assessed. It is reasonable to assume that the original coatings were applied as a reaction to some deterioration of the brick or mortar. In addition to this, the application of these coatings has likely compromised the brick in areas more likely to accumulate moisture. Furthermore, the removal of the coatings may exacerbate conditions in some locations. As a result, it is anticipated that some masonry repair, other than that noted around the entry and other areas of obvious deterioration, will be required once the coatings are removed. It should be anticipated that repair will include:

- ≠ repointing of mortar joints;
- ≠ repair of masonry units; and
- ≠ replacement of masonry units.

Compatible materials should be used in all locations where repair work is required. Replica brick should be sourced and should be of a comparable hardness and porosity. Mortar used for repointing should match the existing mortar in hardness and colour wherever possible. It is likely that the mortar used in the original construction was composed largely of lime, with limited, if any, amounts of Portland cement. It was not possible at the time of the review to determine if the building had been previously repointed prior to the application of the exterior coatings.

Recoating

Due to the combination of previous coatings and the relatively soft original brick, it is possible that the best course of action includes the application of another exterior coating. The technology of exterior coatings has advanced considerably over the last 30 years, and the careful selection and application of a new coating could serve to extend the life of the masonry.

When selecting a new coating, it is recommended that the following factors are considered in detail:

- ≠ reduction of moisture ingress from the exterior (rain, snow, etc.);
- ≠ adequate permeability from the inside (“breathability”); and
- ≠ ultraviolet light resistance.

Note that it is possible that the removal of the existing coatings may not be feasible, even when using the more aggressive forms of abrasive blasting. It may be found that, when advancing to sand blasting, the damage caused to the substrate is not acceptable, and that removing the

coatings will cause more damage than leaving it in place. Until the mock-up areas are completed it is not possible to say with any certainty that the coatings can be removed.

In the event that the coatings cannot be removed for the reasons listed above, it is recommended that:

- ≠ all loose areas be scraped clean;
- ≠ all damaged brick is repaired, as required;
- ≠ any deteriorated masonry joints are repointed, as required; and
- ≠ a new exterior coating is applied to unify the building in appearance and performance.

The course of action that results in the lowest likelihood of imparting further damage to the brick in this instance is to re-coat the brick. While this may not restore the brick to its original condition, it will serve to extend the life of the masonry, albeit with a higher degree of active maintenance in the coming years. Care must be taken when selecting this new coating, and surface preparation should be carried out as listed above and in conjunction with the manufacturer recommendations.

Insulation

The insulation of previously uninsulated buildings, particularly buildings of masonry construction, has resulted in some unforeseen failures in the past. This is largely a result of the installation of wall assemblies that did not adequately appreciate the impact of the reduced temperature of the brick, coupled with the varying susceptibility of the brick to freeze-thaw deterioration.

In general, it is recommended that the brick be tested prior to undertaking a new method of insulation. Brick can be tested for its porosity (the amount of water it is likely to take on during regular exposure to the elements) and for its ability to withstand the cycles of freeze-thaw that are common during southern Ontario winters. These findings serve to inform the requirements for a more direct water protection strategy (site drainage, overhangs, flashings, coatings, etc.).

The wall assembly most commonly used to insulate existing masonry buildings includes, from the outside in:

- ≠ masonry (varying thickness);
- ≠ bond break (typically an air barrier such as Tyvek or Typar);
- ≠ closed cell spray foam insulation;
- ≠ steel stud framing; and
- ≠ drywall.

This particular assembly serves to minimize the vapour transmission from the inside to the outside using the spray foam insulation, reducing the risk of condensation forming on the inside face of the now colder brick assembly. The use of the bond break is intended to provide some measure of reversibility of the spray foam.

When carrying out alterations to heritage buildings, whether they are structural alterations or otherwise, it is important to ensure that the changes can be reversed in future if the alterations

prove to be detrimental to the building, or if more effective means of achieving the goals of the alterations are found in future. For example, if in the future a new, much more effective method of insulation is discovered, and during future renovations of this building the decision is made to install this new method, the bond break will allow for the easy removal of the spray foam, with no damage being done to the brick in the process.

Note that the specification of the final insulation assembly should be coupled with a more comprehensive investigation of the vulnerability of the brick, and should also consider the specific properties of the new coating that will be applied as part of the final restoration strategy. It is recommended that a more detailed investigation of the brick and the anticipated effects of any proposed insulation assembly is carried out prior to specifying the final design of the building.

Per

Gerry Zegerius, P.Eng., CAHP
Structural Engineer, Associate
Tacoma Engineers



Encl.

none

Arborist Report for 5155 Mississauga Road

Mississauga, ON (May 5, 2016)



www.DAWhiteTreeCare.com

Tel: 416 431 2453, E-mail: DAWhiteTreeCare@GMail.com

D. Andrew White M. Sc. ISA Certified Arborist ON-0734. 78 Marcella St. Toronto, ON, M1G 1L2.

1. Introduction

The following is an arborist report for the property at 5155 Mississauga Road, in Toronto Ontario. The purpose of this report was to ascertain the potential impacts of the proposed development on the trees on the site and on adjacent properties.

2. Methods

An on-site inspection was made on May 4, 2016. The sizes of individual trees were measured as diameter at breast height (DBH), breast height being 137 cm from ground level. The locations of these trees are indicated on the modified site plan (Fig. 1). From the data collected plant Condition Rating (CR), Location Rating (LR), Species Rating (SR), and minimum Tree Protection Zones (TPZ), were estimated.^{1,2}

It is necessary to protect all trees designated for preservation during both demolition and construction. This tree protection can be accomplished by protecting the said trees with *tree protection barriers*. The minimum tree protection zone (TPZ) radius is based on the diameter of the tree ($TPZ \approx 0.06_{m/cm} \times DBH_{cm}$). Tree barriers for road allowance areas would be composed of a 1.2 metres (4 ft.) high orange plastic web snow fencing secured on 2"x4" wood frames. Usually, tree protection barriers, not on road allowance, are to be 1.2 metres (4 ft.) high, and composed of plywood.^{3,4}

3. Discussion

There are plans to develop the site at 5155 Mississauga Road. Within the proposed development there are eighty (80) existing trees. Forty-six (46) are proposed to be removed. Thirty eight (38) non-exempt trees over 15 cm DBH are proposed to be injured or removed, in order to allow for the proposed development (Table 1, Fig. 1).

3.2 Roadside Trees

Two (2) city owned trees over 15cm DBH are proposed to be removed. (Table 1, Fig. 1 Trees #1 & 4). These trees are in conflict with the proposed development.

One (1) exempt city owned tree (DBH less than 15cm) are also proposed to be removed. (Table 1, Fig. 1 Tree #2).

Zero (0) trees over 50cm DBH are proposed to be removed.

3.3 Private Trees

Thirty six (36) privately owned trees over 15cm DBH are proposed to be removed. (Table 1, Fig. 1 Trees #12-25, #28-46 & #61-63). These trees are in conflict with the proposed development.

One (1) of the thirty six (36) trees proposed to be removed is over 50cm DBH. (Table 1, Fig. 1 Trees #30)

Seven (7) exempt privately owned trees (DBH less than 15cm) are also proposed to be removed.

4. Conclusion

In order to allow for the proposed construction at 5155 Mississauga Road, thirty-seven (37) non-exempt trees <50cm DBH, and one (1) tree >50cm DBH would need to be removed.

Thirty-five (35) privately owned trees over 15cm DBH are proposed to be removed.

One (1) privately owned trees over 50 cm DBH is proposed to be removed..

Two (2) road allowance over 15cm DBH are proposed to be removed

No (0) neighbouring trees are proposed to be removed.

All of the trees to be retained would be protected by barriers during the demolition and construction work on the site.

MSLA Landscape Architects has developed a detailed tree preservation plan and proposed landscape plan for the subject site.

D. Andrew White M. Sc.



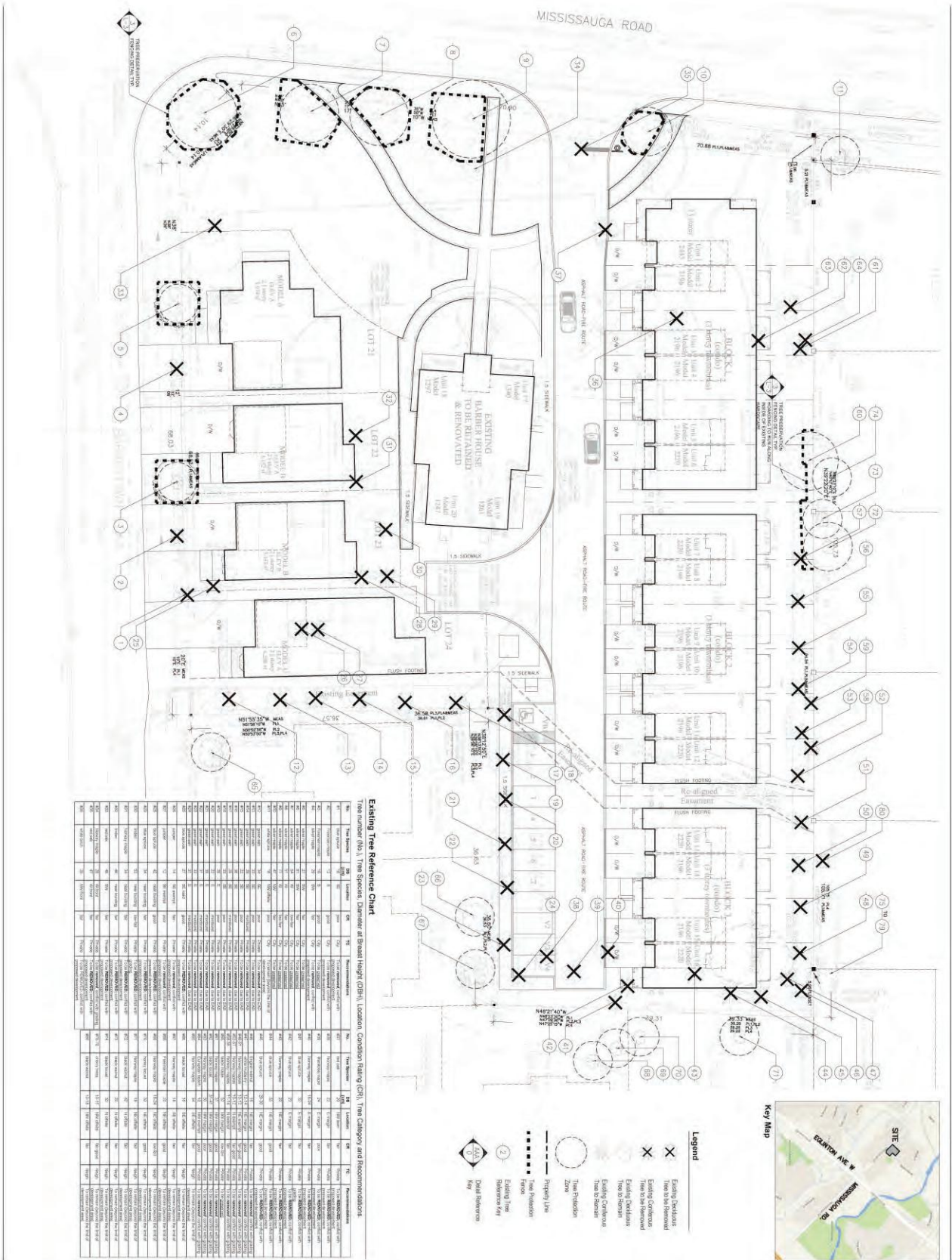


Figure #1: Arborist's Plan and layout of the 5155 Mississauga Road property.

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Table #1. Tree number (No.), species, diameter at breast height (DBH), comments, Condition Rating (CR) and Tree Category.

No.	Tree Species	DB (cm)	Location	CR	TC	Recommendations
#1	blue spruce	16	SE	poor	City	To be removed ; conflict with proposed development
#2	Freeman maple	12	S	good	City	To be removed ; conflict with proposed development
#3	Freeman maple	10	S	good	City	To be <u>preserved</u>
#4	silver maple	29	SW	fair	City	To be removed ; conflict with proposed development
#5	silver maple	27	SW	fair	City	To be <u>preserved</u>
#6	silver maple	61	SW	fair	City	To be <u>preserved</u>
#7	silver maple	54	W	low-fair	City	To be <u>preserved</u>
#8	silver maple	51	W	fair	City	To be <u>preserved</u>
#9	silver maple	77	W	low-fair	City	To be <u>preserved</u>
#10	silver maple	47	NW	fair	City	To be <u>preserved</u>
#11	white spruce	16	NW offsite	poor	City	To remain (beyond the limit of development area)
#12	green ash	34	SE	poor	Private	To be removed ; due to EAB
#13	green ash	33	SE	poor	Private	To be removed ; due to EAB
#14	green ash	29	SE	moribund	Private	To be removed ; due to EAB
#15	green ash	22	SE	poor	Private	To be removed ; due to EAB
#16	green ash	36	SE	poor	Private	To be removed ; due to EAB
#17	green ash	29	SE	moribund	Private	To be removed ; due to EAB
#18	green ash	33	SE	poor	Private	To be removed ; due to EAB
#19	green ash	28	E	poor	Private	To be removed ; due to EAB
#20	green ash	22	E	moribund	Private	To be removed ; due to EAB
#21	green ash	39	E	moribund	Private	To be removed ; due to EAB
#22	green ash	31	E	moribund	Private	To be removed ; due to EAB
#23	green ash	33	E	moribund	Private	To be removed ; due to EAB
#24	green ash	31	E	moribund	Private	To be removed ; due to EAB
#25	blue spruce	27	SE road	good	Private	To be REMOVED ; conflict with proposed development
#26	juniper	14	SE exempt	fair	Private	To be removed ; conflict with proposed development
#27	juniper	12	SE exempt	poor	Private	To be removed ; conflict with proposed development
#28	blue spruce	42	near building	good	Private	To be REMOVED ; conflict with proposed development
#29	blue spruce	34	near building	fair	Private	To be REMOVED ; conflict with proposed development
#30	linden	53	near building	low-fair	Private	To be REMOVED ; conflict with proposed development (2:1 replacement required)
#31	Norway maple	34	near building	fair	Private	To be REMOVED ; conflict with proposed development
#32	linden	46	near building	fair	Private	To be REMOVED ; conflict with proposed development

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#33	red oak	49	SW	fair	Private	To be REMOVED ; conflict with proposed development
#34	Norway maple	28	W front	fair	Private	To be removed ; conflict with grading
#35	red oak	47	W front	fair	Private	To be REMOVED ; conflict with proposed development
#36	white birch	28	NW front	fair	Private	To be REMOVED ; conflict with proposed development
#37	red oak	20	NW lawn	fair	Private	To be REMOVED ; conflict with proposed development
#38	Norway maple	22	E margin	fair	Private	To be REMOVED ; conflict with proposed development
#39	Manitoba maple	24	E margin	poor	Private	To be REMOVED ; conflict with proposed development
#40	Norway maple	18-24	E margin	fair	Private	To be REMOVED ; conflict with proposed development
#41	blue spruce	32	E margin	fair	Private	To be REMOVED ; conflict with proposed development
#42	blue spruce	23	E margin	fair	Private	To be REMOVED ; conflict with proposed development
#43	Norway maple	22	NE margin	fair	Private	To be REMOVED ; conflict with proposed development
#44	blue spruce	33	NE margin	good	Private	To be REMOVED ; conflict with proposed development
#45	blue spruce	29-30	NE margin	good	Private	To be REMOVED ; conflict with proposed development
#46	English walnut	18	NE margin	fair	Private	To be removed ; conflict with grading
#47	white mulberry	12-14	NE margin	good	Private	To be removed ; conflict with grading
#48-51	Norway maples	10-12	NE exempt	fair-good	Private	To be removed ; conflict with grading
#52-57	Norway maples	10-12	N exempt	fair-good	Private	To be removed ; conflict with grading
#58-59	Norway maples	11-14	N exempt	fair	Private	To be removed ; conflict with grading
#60	black maple	52	NW margin	low-fair	Private	To be <u>preserved</u>
#61	Norway maple	31	NW margin	good	Private	To be removed ; conflict with grading
#62	black locust	31-41	NW margin	good	Private	To be removed ; conflict with grading
#63	Norway maple	30	NW margin	poor	Private	To be removed ; conflict with grading
#64	European beach	10	NW exempt	good	Private	To be removed ; conflict with grading
#65	Norway maple	34	SE offsite	fair	Neigh.	To remain (beyond the limit of development area)
#66	black locust	18	SE offsite	fair	Neigh.	To remain (beyond the limit of development area)
#67	Norway maple	18	SE offsite	fair	Neigh.	To remain (beyond the limit of development area)
#68	Freeman maple	20	NE offsite	good	Neigh.	To remain (beyond the limit of development area)
#69	Norway maple	18-24	NE offsite	low-fair	Neigh.	To remain (beyond the limit of development area)
#70	honey locust	32	NE offsite	good	Neigh.	To remain (beyond the limit of development area)
#71	Norway maple	18	NE offsite	fair	Neigh.	To remain (beyond the limit of development area)

7.1 - 140

#72	black walnut	42	N offsite	fair	Neigh.	To remain (beyond the limit of development area)
#73	black walnut	22	N offsite	fair	Neigh.	To remain (beyond the limit of development area)
#74	black locust	32	N offsite	fair	Neigh.	To remain (beyond the limit of development area)
#75-79	cherry trees	10-15	NW offsite	fair-good	Neigh.	To remain (beyond the limit of development area)
#80	black walnut	10-18	NW offsite	fair	Neigh.	To remain (beyond the limit of development area)

7.1 - 141



Trees #1 to #5 and tree #25



Tree #6 to #11

7.1 - 142



Trees #34 to #36



Trees #12 to #18

7.1 - 143



Trees #18 to #22



Trees #26 to #32

7.1 - 144



Trees #12 to #22



Tree #37 to #40

7.1 - 145



Trees #43 to #46



Trees #60 to #63

5. References

- 1- Council of Tree Landscape Appraisers. 2006. Guide for Plant Appraisal. 10th Edition. International Society of Arboriculture.
- 2- International Society of Arboriculture of Ontario. 2000. Ontario Supplement to Guide for Plant Appraisal 9th Edition. Ontario Chapter, International Society of Arboriculture.
- 3- City of Mississauga. 2001. THE TREE PERMIT BY-LAW NUMBER 474-05. Corporation of the City of Mississauga, ON.
- 4- City of Mississauga. 2014. Application to Permit the Injury or Destruction of Trees on Private Property. City of Mississauga Community Services Department.
- 6- MMAH. 2005. Greenbelt Plan No. 208/2005. Feb 28, 2005. Ministry of Municipal Affairs & Housing.

msla ARCHITECTS
MARTON • SMITH
 170 The Highway #36205, Toronto, Ontario, Canada, M2C 2G3
 TEL: 416-692-8988 FAX: 416-492-4326 WWW: msla.com

flanagan barclay & patterson architects
 20 St. John Road, Unit 101, Mississauga, Ontario, Canada L4V 6P9
 TEL: (905) 895-2888 FAX: (905) 895-2885

Client/Owner: **CITY PARK (STREETSVILLE) INC.**
 Municipality: **MISSISSAUGA**

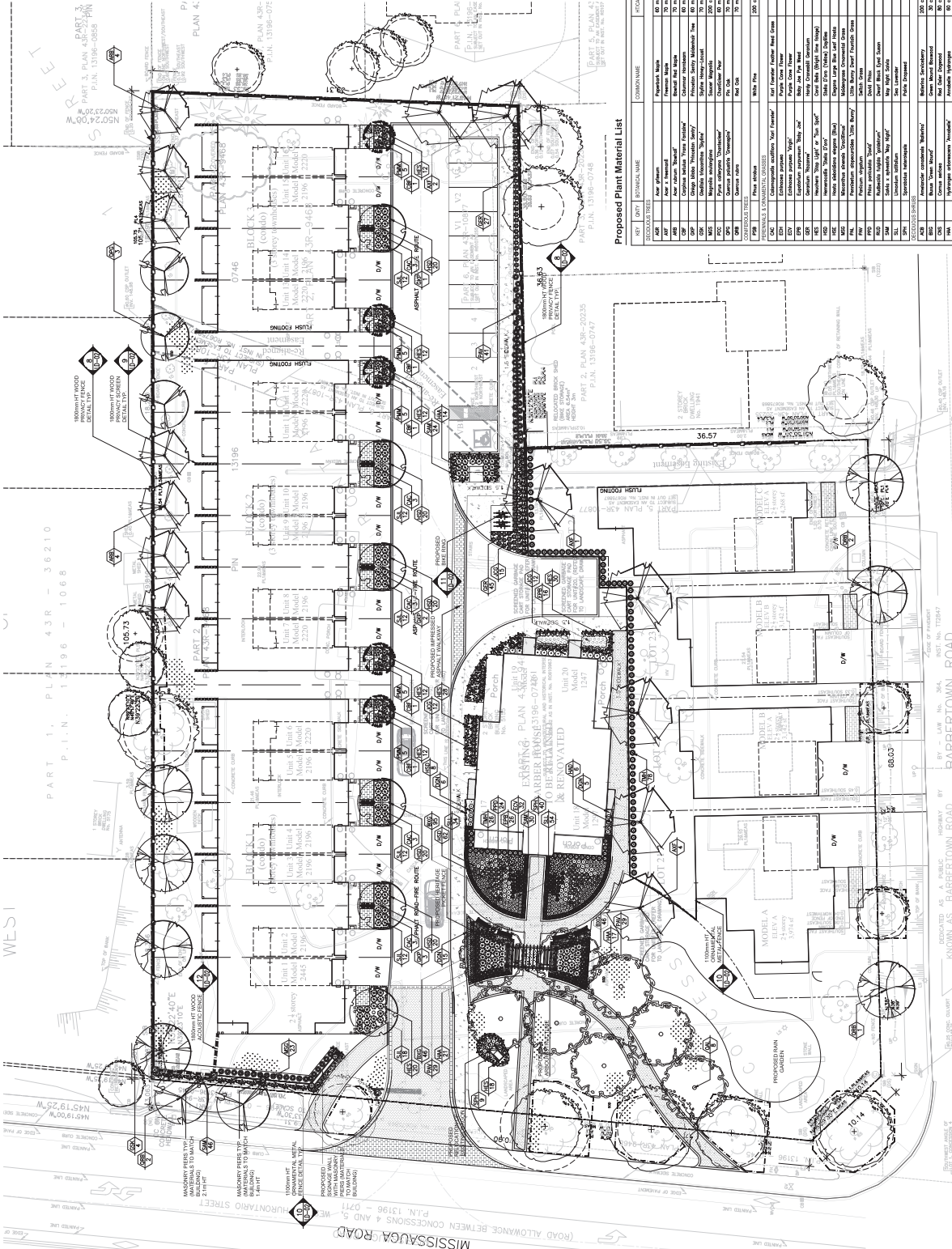
Notes:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE MISSISSAUGA MUNICIPAL ENGINEER.
 3. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE MISSISSAUGA MUNICIPAL ENGINEER.
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7-1-147



Legend

- Existing Tree to Remain
- Proposed Deciduous Tree
- Proposed Coniferous Tree
- Proposed Shrub/Perennial
- Scaled Area
- Feature
- Paving Area
- Property Line
- Tree Protection Fence
- Acoustic Fence
- Ornamental Metal Fence
- Proposed Wood Privacy Fence
- Proposed Wood Privacy Screen
- Proposed Plant Material
- Detail Reference Key



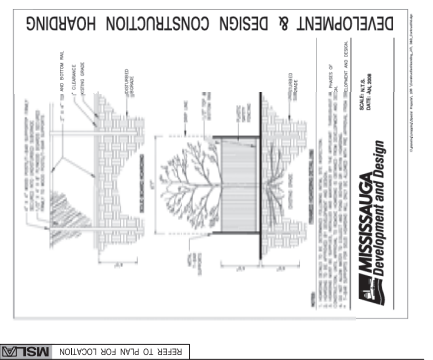
Proposed Plant Material List

KEY	SYMBOL	COMMON NAME	HT (M)	SPREAD (M)	ROOT SPREAD (M)	REMARKS
AP	AP	Aspen	20.00	10.00	10.00	10.00
BP	BP	Bald Cypress	15.00	7.50	7.50	7.50
CP	CP	Canadian Red Pine	15.00	7.50	7.50	7.50
DP	DP	Downy Birch	15.00	7.50	7.50	7.50
EP	EP	European Larch	15.00	7.50	7.50	7.50
FP	FP	Field Spruce	15.00	7.50	7.50	7.50
GP	GP	Grand Fir	15.00	7.50	7.50	7.50
HP	HP	Hybrid Larch	15.00	7.50	7.50	7.50
IP	IP	Italian Spruce	15.00	7.50	7.50	7.50
JP	JP	Japanese Cedar	15.00	7.50	7.50	7.50
KP	KP	Korean Spruce	15.00	7.50	7.50	7.50
LP	LP	Loblolly Short Pine	15.00	7.50	7.50	7.50
MP	MP	Mill Valley Fir	15.00	7.50	7.50	7.50
NP	NP	Northwest White Pine	15.00	7.50	7.50	7.50
OP	OP	Oregon White Pine	15.00	7.50	7.50	7.50
PP	PP	Parrot Pine	15.00	7.50	7.50	7.50
QP	QP	Queen Elizabeth II Fir	15.00	7.50	7.50	7.50
RP	RP	Red Pine	15.00	7.50	7.50	7.50
SP	SP	Scots Pine	15.00	7.50	7.50	7.50
TP	TP	Texas Red Pine	15.00	7.50	7.50	7.50
UP	UP	Ulm	15.00	7.50	7.50	7.50
VP	VP	Vincennes Spruce	15.00	7.50	7.50	7.50
WP	WP	White Pine	15.00	7.50	7.50	7.50
YP	YP	Yellow Pine	15.00	7.50	7.50	7.50
ZP	ZP	Zelkova	15.00	7.50	7.50	7.50

DEDICATED AS A PUBLIC HIGHWAY AND NAMED AS BARBERTOWN ROAD BY BY-LAW No. 8466, INST. No. 13671915
 PART 2, PLAN RD-205
 BARBERTOWN ROAD, BY-LAW No. 8466, INST. No. 13671915
 P.A.N. 13196 - 0886

Specifications for the Protection and Preservation of Existing Vegetation. Note: To be included on all Landscape Approval Drawings for applications with existing vegetation to be preserved:

- a) All existing trees which are to remain shall be fully protected with boarding encircled beyond the drip line to the satisfaction of the Planning and Building Department prior to the issuance of the building permit. Where preservation of existing vegetation to be retained with boarding around the entire area. Areas within the protective fencing shall remain undisturbed and shall not be used for the installation of utility conduits or equipment.
- b) No rigging cables shall be wrapped around or installed in the trees and surplus soil, equipment, debris or materials shall be removed from the site. No trees shall be cut within the protective fencing. No contaminants will be dumped or flushed into the water table. No tree roots shall be cut where feeder roots of trees exist.
- c) The developer or agent shall take every precaution to ensure that no damage to the vegetation to be retained will occur where trees are to be removed in accordance with accepted arboricultural practices.
- d) Where limbs or portions of trees are removed to accommodate construction, they will be removed in accordance with accepted arboricultural practices.



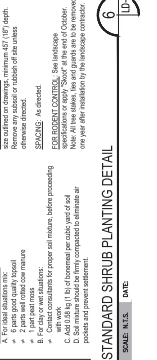
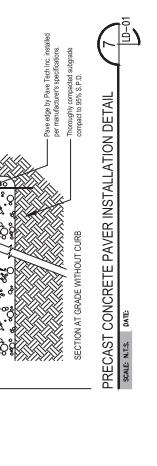
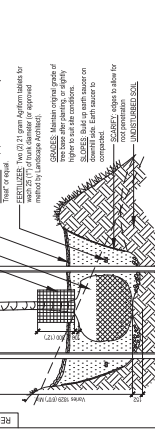
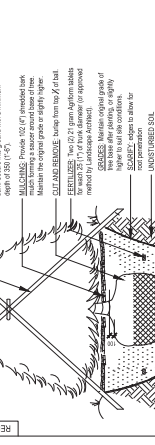
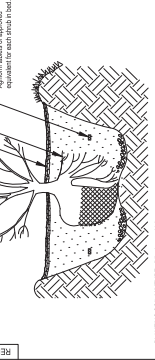
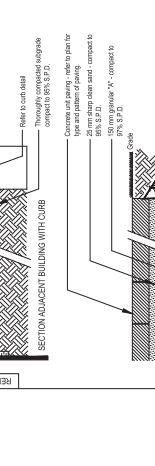
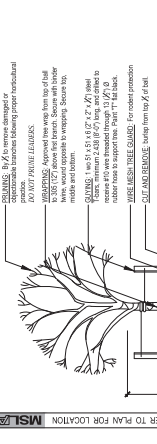
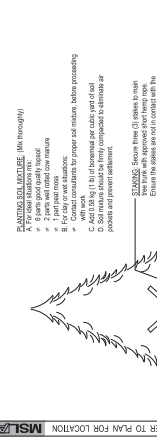
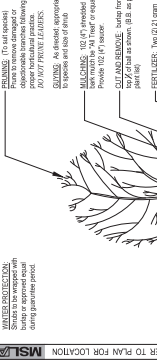
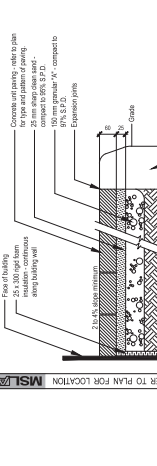
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DEVELOPMENT & DESIGN CONSTRUCTION HOARDING

DEVELOPMENT & DESIGN CONSTRUCTION HOARDING

PLANT MATERIAL INSTALLATION

LANDSCAPE SPECIFICATIONS



North:

No.	Revision	Date
1	Issued for Review	12/20/17
2	Issued for Review	12/20/17
3	Revised per Site Plan	12/20/17
4	Revised per Comments	03/17/17
5	Revised per Site Plan	03/17/17
6	Revised per Site Plan	03/17/17
7	Revised per Comments	03/17/17
8	Revised per Comments	03/17/17
9	Revised per Comments	03/17/17
10	Revised per Comments	03/17/17
11	Revised per Comments	03/17/17
12	Revised per Comments	03/17/17
13	Revised per Comments	03/17/17
14	Revised per Comments	03/17/17
15	Revised per Comments	03/17/17
16	Revised per Comments	03/17/17
17	Revised per Comments	03/17/17
18	Revised per Comments	03/17/17
19	Revised per Comments	03/17/17
20	Revised per Comments	03/17/17

Stamp: []

Project: **Proposed Residential**
 5150 Highway 10 East
 Streetsville, Ontario

Scale: As Shown Date: May 2016
 Drawn By: L.M.
 D.R. Checked By:

Drawing Title: **Landscape Details**

Project No: **16128**
 Sheet No: **LD-01**

**flanagan
beresford
& patteson architects**

70 Siltan Road, Unit 1
Woodbridge Ontario
141 8b9

Tel. (905) 265-2688 Ext 223
Fax. (905) 265-2685
email – johnb@fbparch.com

December 14, 2017

BARBER HOUSE, RESTORATION BUDGET

GENERAL

Management Fee	\$ 10,000.00
Boom Lift Rental (1 month)	\$ 4,550.00
General Demolition – Labourers – 2x2 weeks – 200 hrs @ \$50	\$ 10,000.00
Garbage – 6 bins @ \$600	\$ 3,600.00
Total	\$ 28,150.00

BRICK REPAIR AND CARE

Scaffold supply, set up – 4 trades, 1 day – 32 hrs @ \$75	\$ 2,400.00
Hand removal of loose & flaked coating – 8,500 sf. 4 trades, 2 days – 64 hrs @ \$75	\$ 4,800.00
Engineer/Architect review - 6 hrs @ \$200	\$ 1,200.00
Damaged brickwork repair and fill openings 4 masons, 5 days – 160 hrs @ \$85	\$ 13,600.00
Tuck point damaged and loose areas 4 masons, 4 days – 128 hrs @ \$85	\$ 10,880.00
Engineer/Architect review – 2 hrs @ \$200	\$ 400.00
Paint Test – Engineer/Architect/Paint Specialist	\$ 4,000.00
Repaint Exterior – material - 60 gal. Paint @ \$70.00	\$ 4,200.00
Repaint Exterior – application masking, labourers, 4 x 2 days – 80 hrs @ \$50	\$ 4,000.00
spraying, painters, 3 x 2 days – 60 hrs @ \$70	\$ 4,200.00
Total	\$ 41,480.00
Contingency – 10%	\$ 4,148.00
	\$ 45,628.00

....2

7.1 - 151

2.

BARBER HOUSE, RESTORATION BUDGET CONT.

WINDOW REPLACEMENT

Remove and replace 30 windows in existing openings. Price includes removal of existing windows, installing new windows and caulking.

New windows to be wood, true double hung, double glazed, low e glazing, argon gas between panes, true muntins, six over six panes and factory primed. Custom built to replicate profile of the few heritage windows left and to fit existing openings.

Windows to be installed by a certified window installer from the manufacturer.

30 windows Supplied and installed @ 1,400 each	\$ 42,000.00
Paint new frames, painters, 3 x 2 days – 60 hrs @ \$70	\$ 4,200.00
Architect review of shop drawings – 2 hrs @ \$200	\$ 400.00
Architect review of installation – 4 hrs @ \$200	\$ 800.00
Total	\$47,400.00

WOOD SHUTTERS

Provide and install 36 wood shutters (primed & painted) – 36 @ \$250	\$ 9,000.00
--	-------------

WOODWORK

FASCIA, BRACKETS AND DENTILS

Estimate that 50% of the existing fascia, dentils and brackets will need replacement/repair on four sides of the existing house. Work by trim carpenter, prices are supply and install.

116 ft of fascia/dentils at \$26 per ft. plus \$80 per bracket for 30 brackets	\$ 5,416.00
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Estimate 50% of existing soffit will need to be replaced/repared 115 ft @ \$26.00 per ft	\$ 2,990.00
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Decorative post and arch ornament (existing at front porch) and new at proposed side porches. Estimated complete replacement of existing front with new material to match existing and construction of new porch. and post ornament at proposed side porches. Work by trim carpenter.

14 “ bays” @ \$1850 each	\$ 25,900.00
Architect review of shop drawings – 4 hrs @ \$200	\$ 800.00
Paint new wood – painter 3 x 5 days, 120 hrs @ \$60	\$ 7,200.00
Total	\$ 42,306.00

....3

7.1 - 152

3.

BARBER HOUSE, RESTORATION BUDGET CONT.

RAIN GOODS

Supply and install new 5" copper trough at eaves of all roofs with copper downspouts

copper trough – 340 linear ft. @ \$22 per ft	\$ 7,480.00
copper downspouts – 170 linear ft @ \$15 per ft.	\$ 2,550.00
Total	\$ 10,030.00

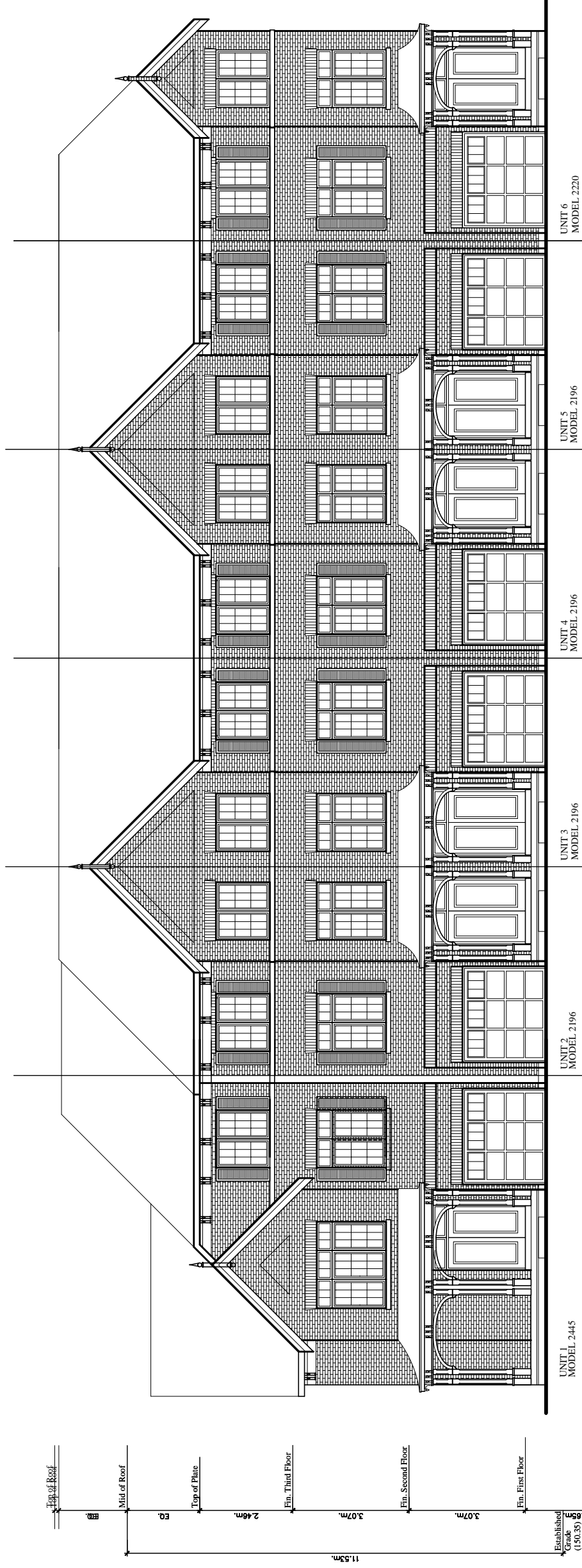
ROOF

Remove existing shingles and replace with new shingles. Shingle style and colour to be determined in consultation with Mississauga Heritage

Strip and replace shingles, remove garbage	\$ 16,500.00
PROJECT TOTAL	\$199,014.00







FRONT ELEVATION

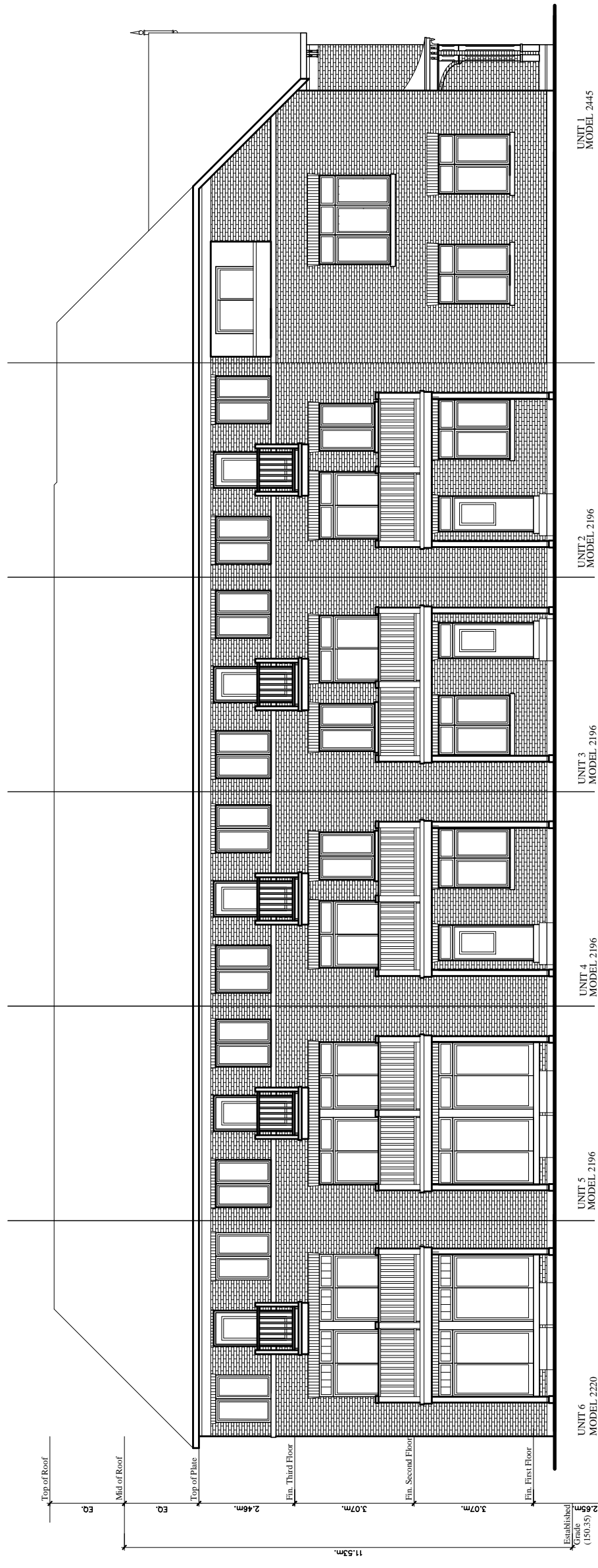
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NOTE: ESTABLISHED GRADE SUBJECT TO CHANGE WITH GRADING APPROVAL

CLIENT CITY PARK (OLD BARBER) HOMES INC.
 950 NASHVILLE RD. KLEINBURG ONTARIO L0J 1C0 TEL. 905 552 5200 FAX 905 552 5201
 PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
 5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
 15-1276 3/32"-1/8" OCT. 26, 2017

CONDOMINIUM TOWNHOUSE
 BLOCK 1
 (UNIT 1-6)
 DWG NO A2.151B

baron
beresford
& potterson
architects
 70 Miller Road, Unit # 01, Woodbridge,
 Ontario, L4 8S9, (905) 885-2688



REAR ELEVATION

UNIT 1
MODEL 2445

UNIT 2
MODEL 2196

UNIT 3
MODEL 2196

UNIT 4
MODEL 2196

UNIT 5
MODEL 2196

UNIT 6
MODEL 2220

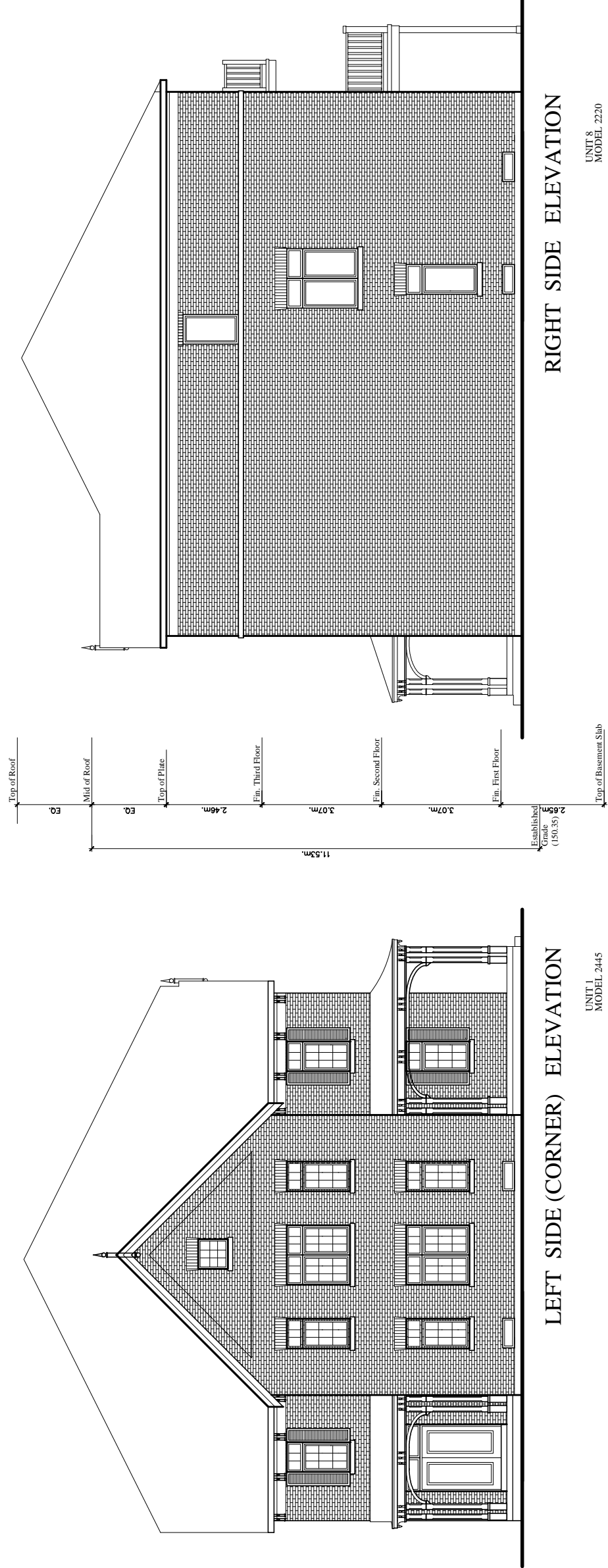
NOTE:
FIRST FLOOR DECK MAY BE REQUIRED
SUBJECT TO GRADING APPROVAL

NOTE:
ESTABLISHED GRADE SUBJECT TO CHANGE
WITH GRADING APPROVAL

CLIENT CITY PARK (OLD BARBER) HOMES INC.
 950 NASHVILLE RD. KLEINBURG ONTARIO L0J 1C0 TEL. 905-552-5200 FAX 905-552-5201
 PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
 5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
 15-1276 3:32P-10P OCT 26, 2017

CONDOMINIUM TOWNHOUSE
 BLOCK 1
 (UNIT 1-6)
 DWG NO A2.16.TB





LEFT SIDE (CORNER) ELEVATION

UNIT 1
MODEL 2445

NOTE:
FIRST FLOOR DECK MAY BE REQUIRED
SUBJECT TO GRADING APPROVAL

RIGHT SIDE ELEVATION

UNIT 8
MODEL 2220

NOTE:
ESTABLISHED GRADE SUBJECT TO CHANGE
WITH GRADING APPROVAL



fanagan
beresford
& partison
architects
20 Euston Road, Suite 200, Mississauga,
Ontario, L4R 4B4, (416) 285-2888

CONDOMINIUM TOWNHOUSE
BLOCK 1
(UNIT 1-6)
DWG NO A2.177B

CLIENT CITY PARK (OLD BARBER) HOMES INC.
950 NASHVILLE RD. KLEINBURG, ONTARIO L0J 1C0 TEL. 905.552.5200 FAX 905.552.5201
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
15-1276 3,332'-10" OCT 26, 2017



FRONT ELEVATION

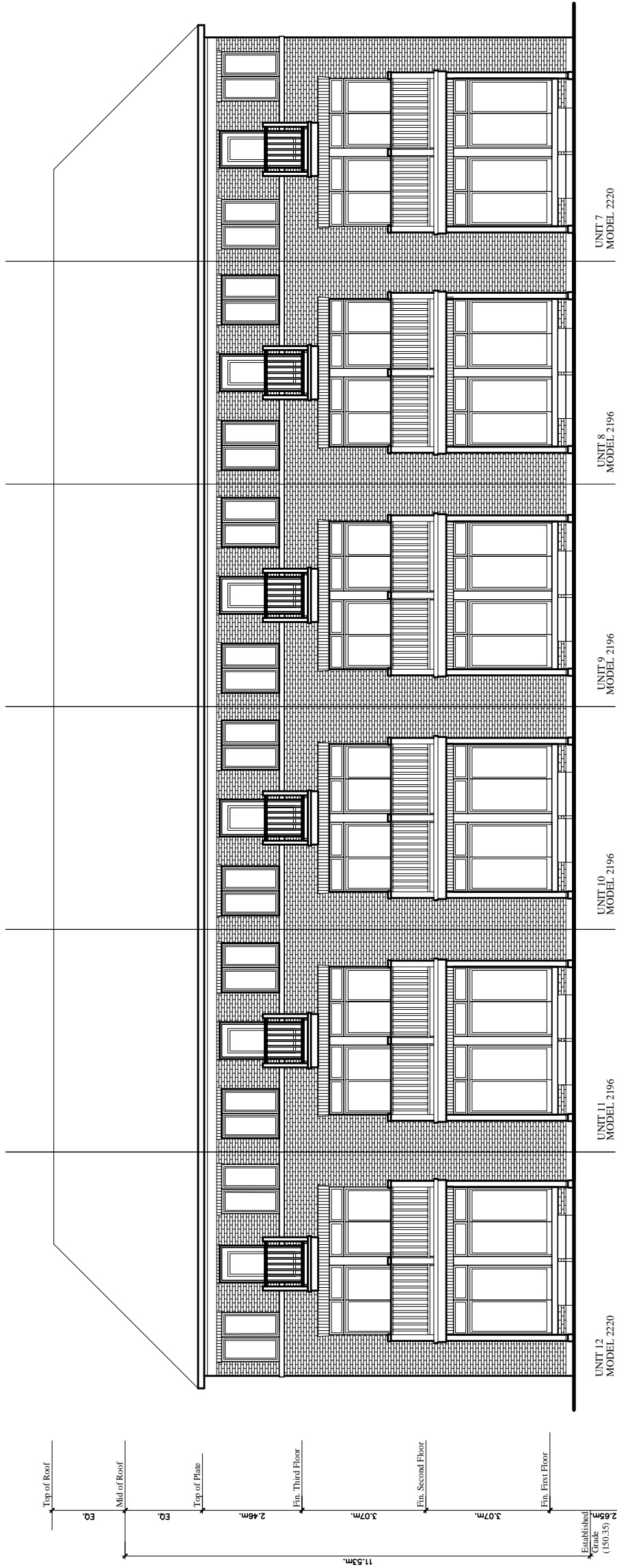
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WITH GRADING APPROVAL



**ianagan
beresford
& pattison
architects**
Toronto, Ontario, Canada
Tel: (416) 593-2888
Fax: (416) 593-2888

CONDOMINIUM TOWNHOUSE
BLOCK 2
(UNIT 7-12)
DWG NO A2.25TB

CLIENT **CITY PARK (OLD BARBER) HOMES INC.**
950 NASHVILLE RD., KLEINBURG ONTARIO L0J 1C0, TEL. 905 552 5200 FAX 905 552 5201
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
15-1276 3/32"=1'0"
OCT 26 2017



NOTE:
 FIRST FLOOR DECK MAY BE REQUIRED
 SUBJECT TO GRADING APPROVAL

NOTE:
 ESTABLISHED GRADE SUBJECT TO CHANGE
 WITH GRADING APPROVAL

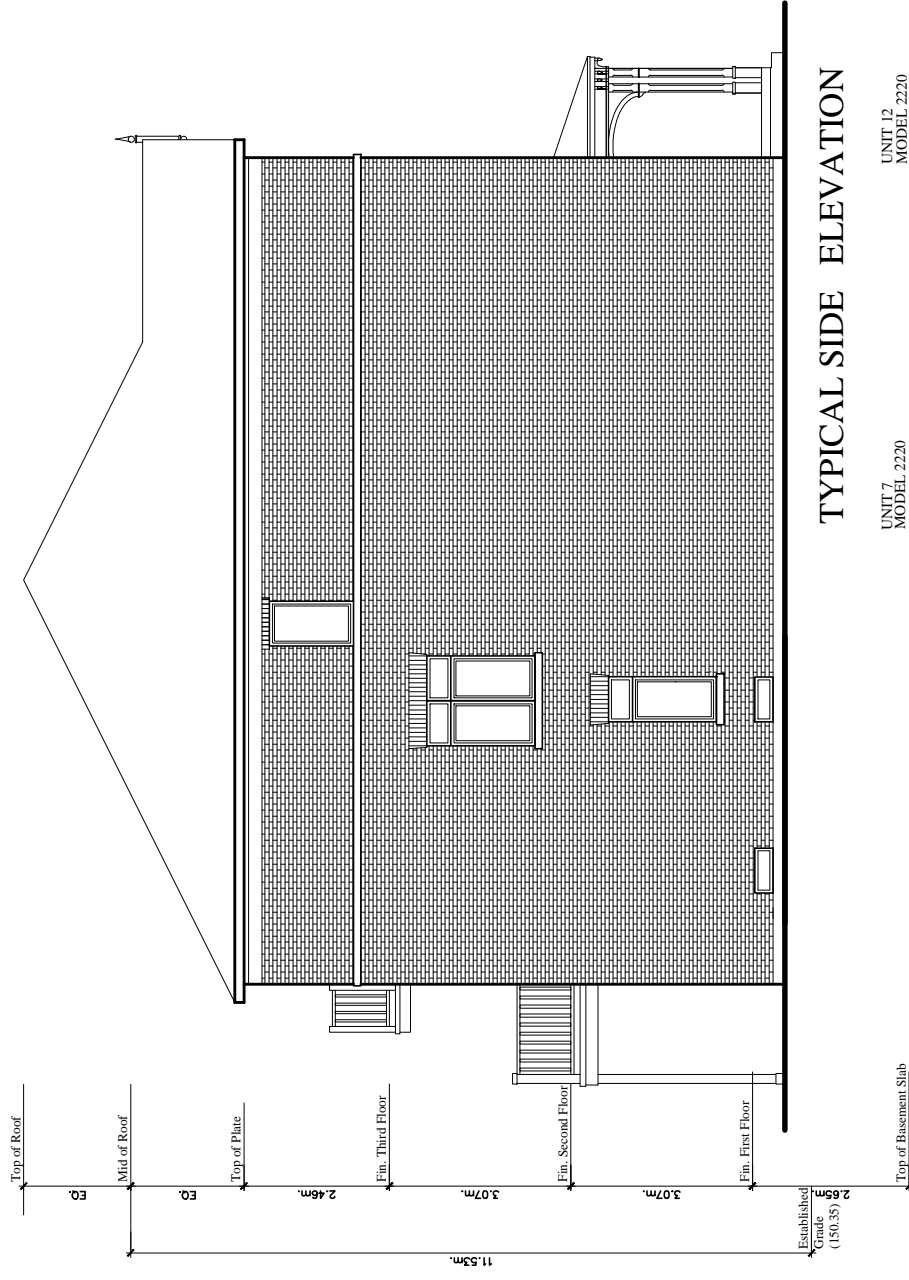
REAR ELEVATION



flamagan
beresford
& patterson
architects
70 elton road, unit # 01, woodbridge,
ontario, M4 1B9, (905) 265-2888

CONDOMINIUM TOWNHOUSE
 BLOCK 2
 (UNIT 7-12)
 DWG NO. A2.26TB

CLIENT **CITY PARK (OLD BARBER) HOMES INC.**
 950 NASHVILLE RD. KLEINBURG ONTARIO L0J 1C0 TEL. 905 552-5200 FAX 905 552-5201
 PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
 5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
 15-1276 3/32"=10" OCT.26.2017



TYPICAL SIDE ELEVATION

UNIT 12
MODEL 2220

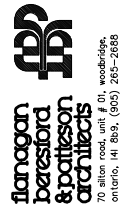
UNIT 7
MODEL 2220

NOTE:
FIRST FLOOR DECK MAY BE REQUIRED
SUBJECT TO GRADING APPROVAL

NOTE:
ESTABLISHED GRADE SUBJECT TO CHANGE
WITH GRADING APPROVAL

CONDOMINIUM TOWNHOUSE
BLOCK 2
(UNIT 7-12)
DWG NO A2.27TB

CLIENT CITY PARK (OLD BARBER) HOMES INC.
950 NASHVILLE RD. KLEINBURG ONTARIO L0J 1C0 TEL. 905 552 5200 FAX 905 552 5201
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
15-1276 3/27"-1/8" OCT 26 2017





FRONT ELEVATION

NOTE:
ESTABLISHED GRADE SUBJECT TO CHANGE
WITH GRADING APPROVAL

Top of Basement Slab



flanagan
beresford
& patterson
architects
70 alton road, unit # 01, woodbridge,
ontario, M 8B, (905) 265-2686

CONDOMINIUM TOWNHOUSE
BLOCK 3
(UNIT 13-16)
DWG NO. A2.35TB

CLIENT CITY PARK (OLD BARBER) HOMES INC.
950 NASHVILLE RD. KLEINBURG ONTARIO L0J 1C0 TEL. 905 552 5200 FAX 905 552 5201
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
15-1276 3/32"=10" OCT 26 2017



NOTE:
FIRST FLOOR DECK MAY BE REQUIRED
SUBJECT TO GRADING APPROVAL

NOTE:
ESTABLISHED GRADE SUBJECT TO CHANGE
WITH GRADING APPROVAL

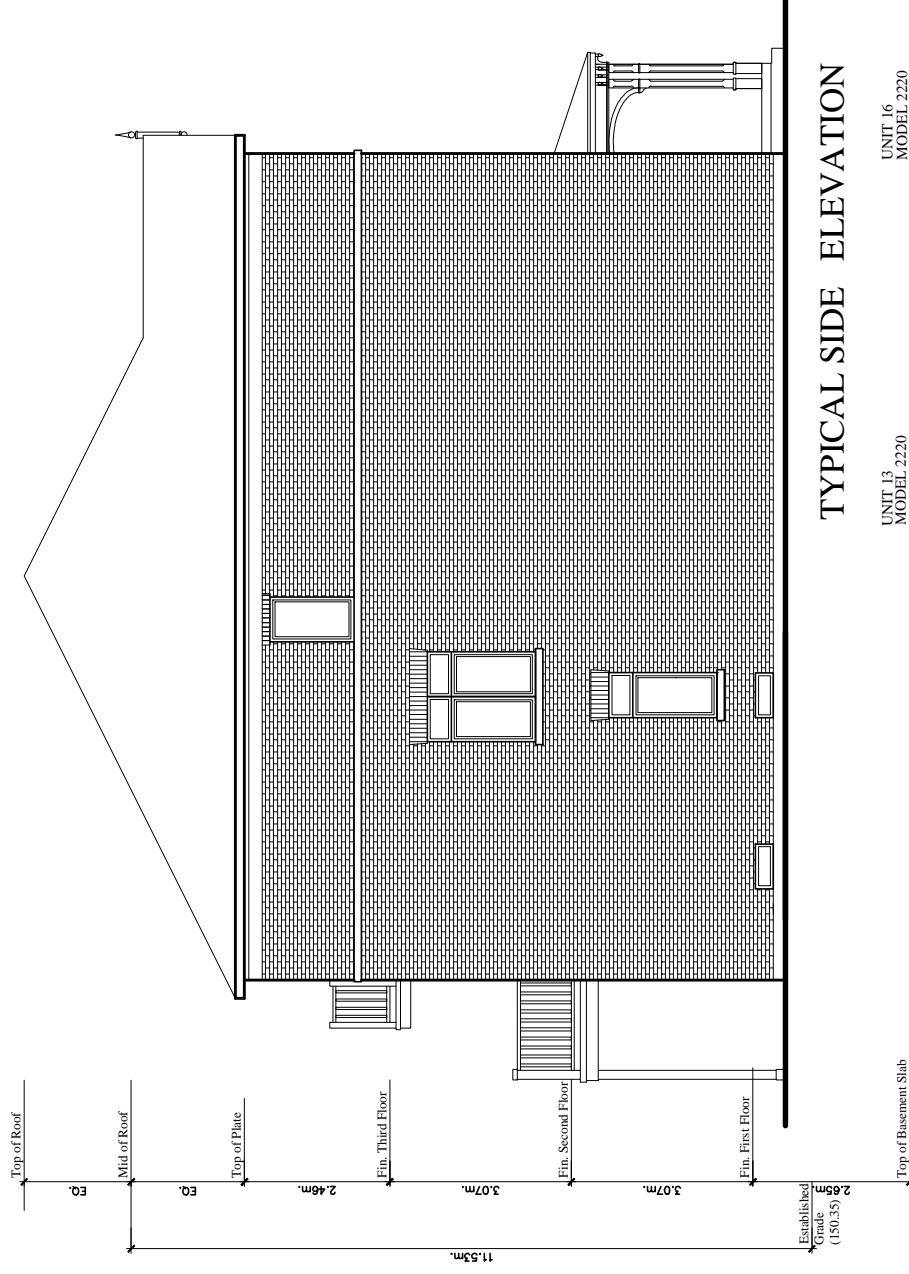
REAR ELEVATION



flanagan
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& potteison
architects
70 allan road, unit # 01, woodbridge,
ontario, M1 8B6, (905) 265-2688

CONDOMINIUM TOWNHOUSE
BLOCK 3
(UNIT 13-16)
DWG NO A2.36TB

CLIENT
CITY PARK (OLD BARBER) HOMES INC.
950 NASHVILLE RD. KLEINBURG ONTARIO L0J 1C0 TEL. 905 552 5200 FAX. 905 552 5201
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
15-4276 3/32"=10"
OCT 26 2017



TYPICAL SIDE ELEVATION

UNIT 13
MODEL 2220

UNIT 16
MODEL 2220

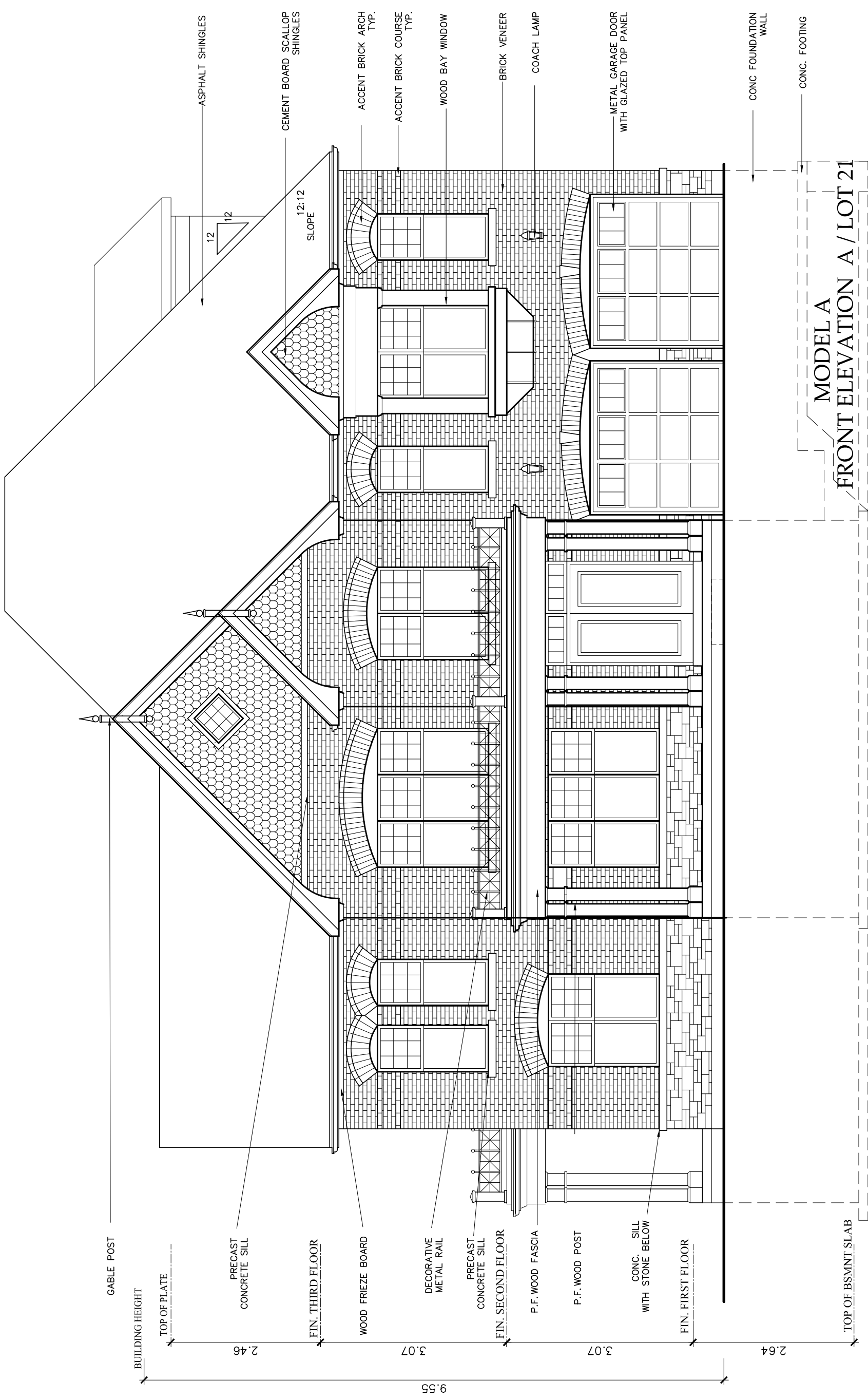
NOTE:
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SUBJECT TO GRADING APPROVAL

NOTE:
ESTABLISHED GRADE SUBJECT TO CHANGE
WITH GRADING APPROVAL



CONDOMINIUM TOWNHOUSE
BLOCK 3
(UNIT 13-16)
DWG NO A2.37TB

CLIENT CITY PARK (OLD BARBER) HOMES INC.
950 NASHVILLE RD. KLEINBURG ONTARIO L0J 1C0 TEL. 905 552 5200 FAX 905 552 5201
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
15-1276 3/32"=10' OCT 26 2017



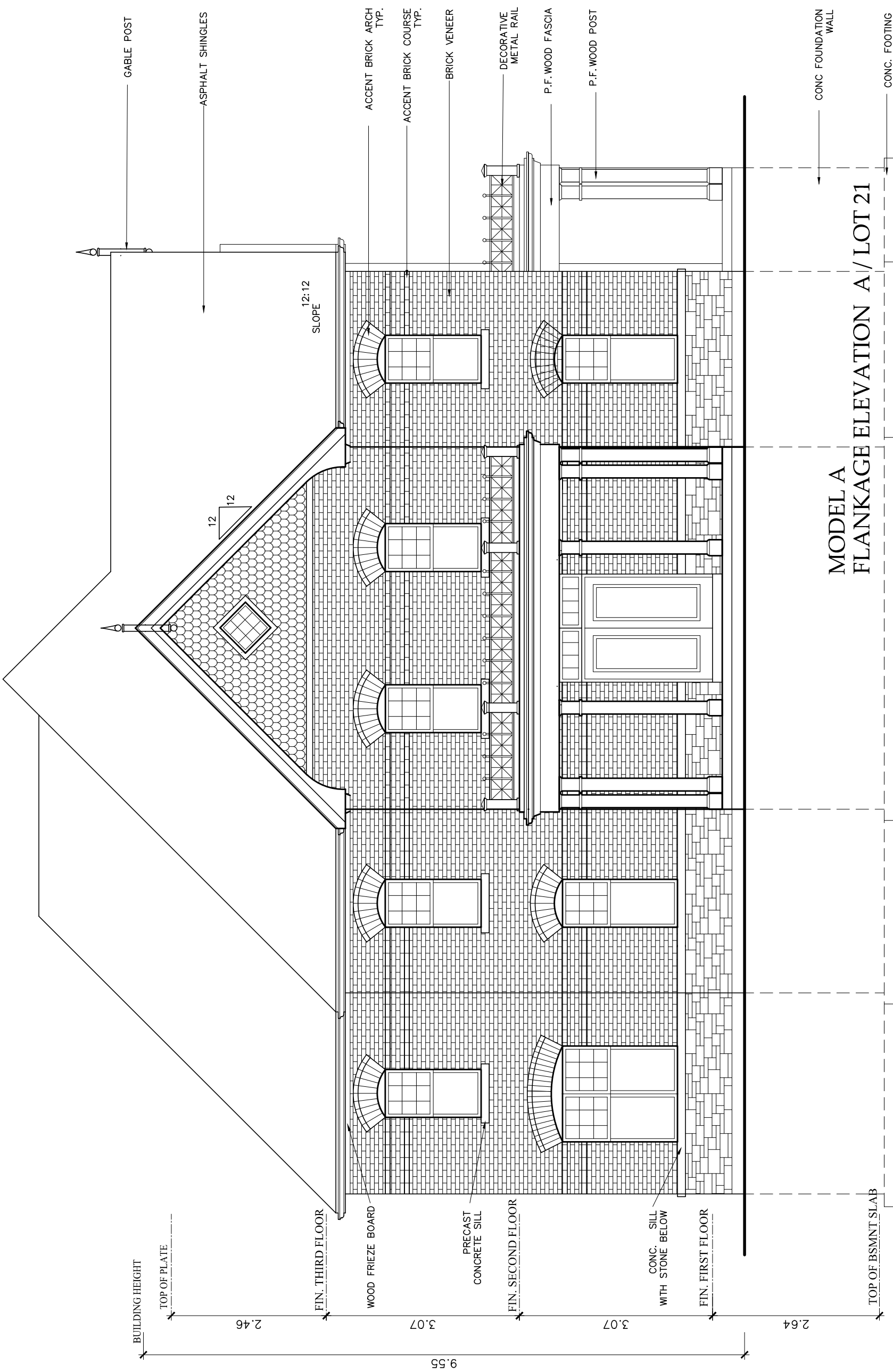
MODEL A
FRONT ELEVATION A / LOT 21

CLIENT **CITY PARK (OLD BARBER) HOMES INC.**
 950 NASHVILLE RD. KLEINBURG ONTARIO L0J 1C0 TEL 905 552 5200 FAX 905 552 5201
 PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
 5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
 15-1276 3/16"=1'0"
 OCT. 6 2017
 REVISED OCT. 11 2017
 REVISED OCT. 26 2017

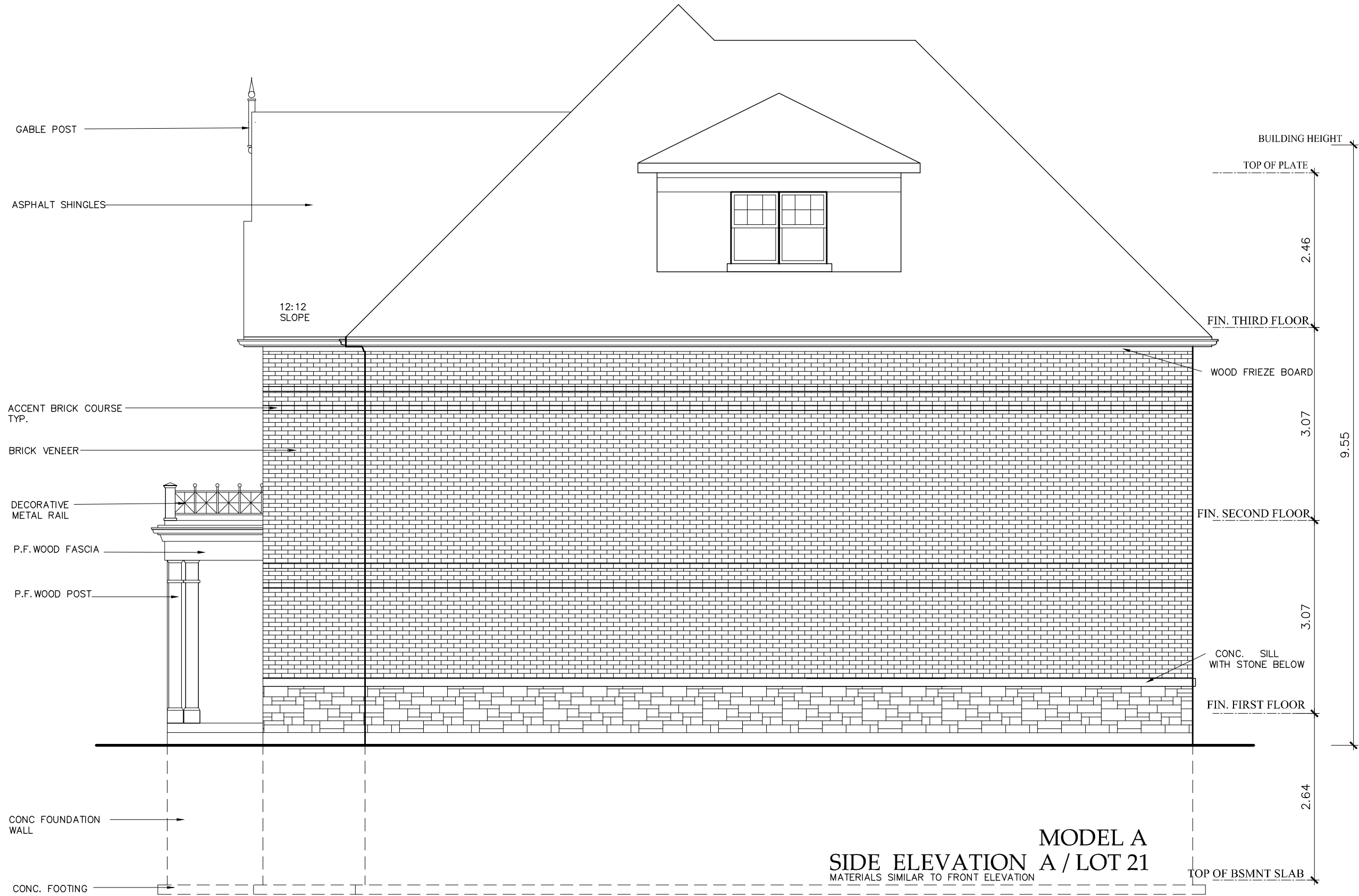
FREEHOLD DETACHED HOUSES
 MODEL A / LOT 21
 3974 S.F.
 DWG NO A2.15D

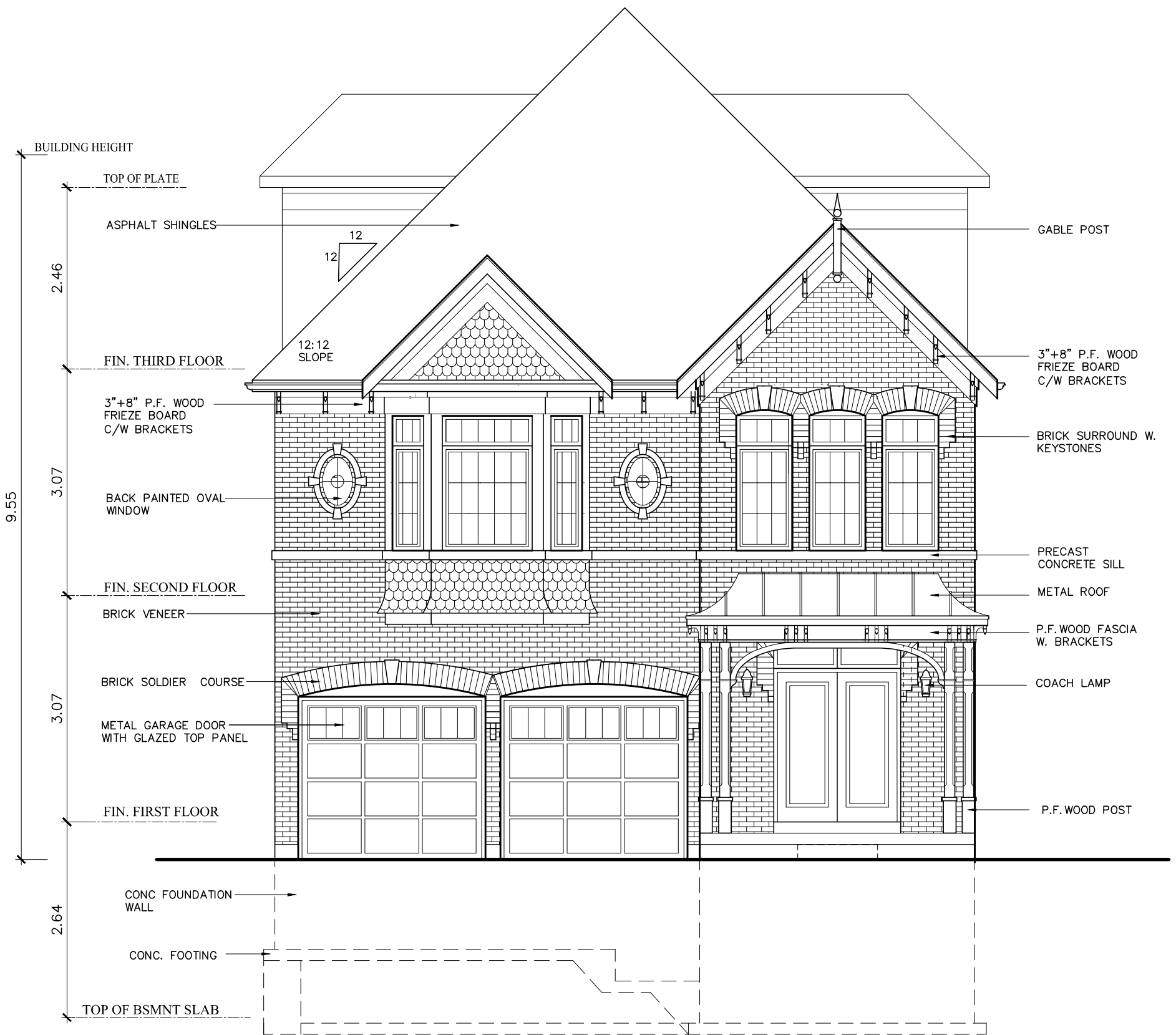
**flanagan
berestford
& patterson
architects**
 70 silicon road, unit # 01, woodbridge,
 ontario, (416) 889, (905) 265-2688



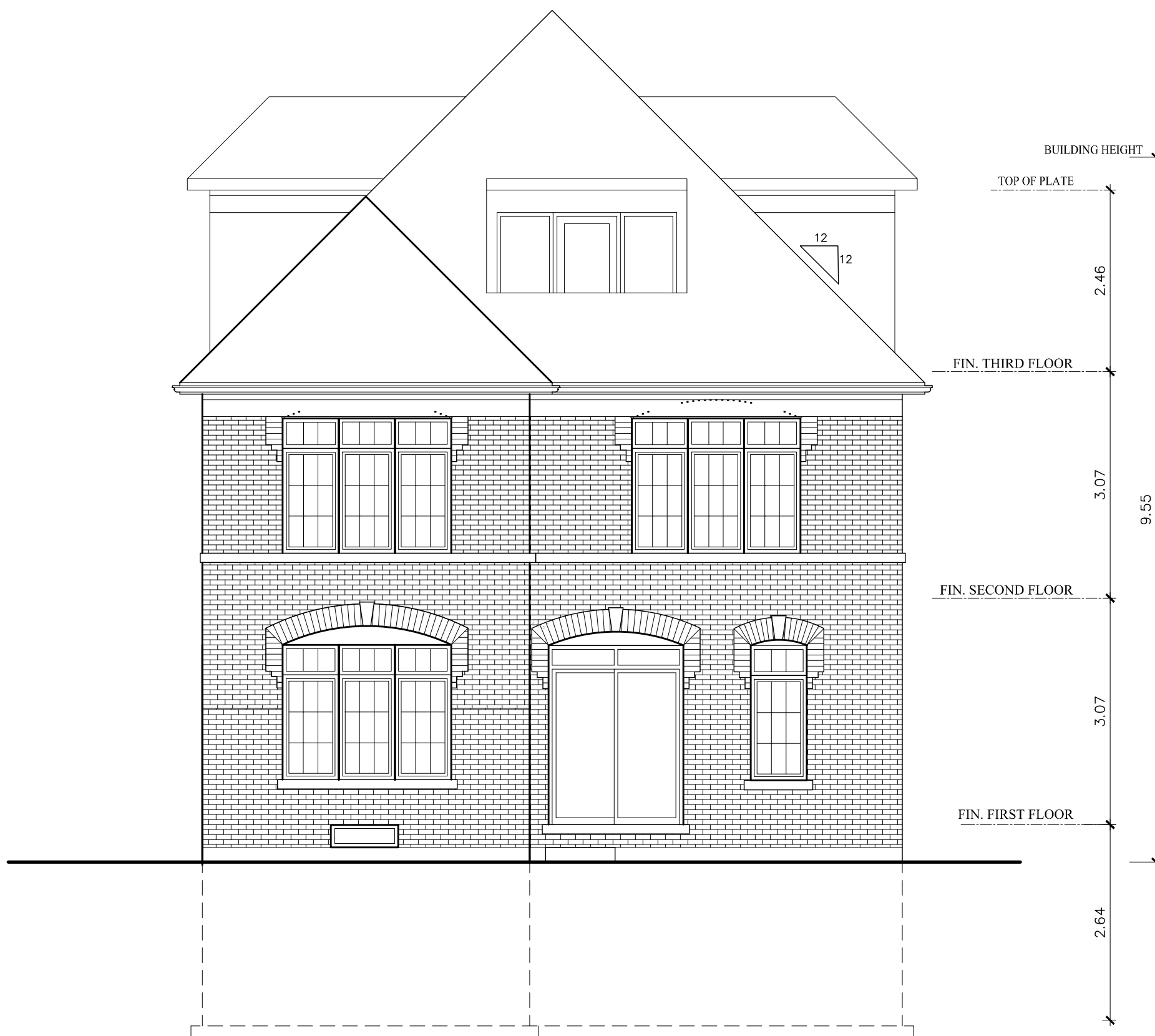


MODEL A
FLANKAGE ELEVATION A / LOT 21



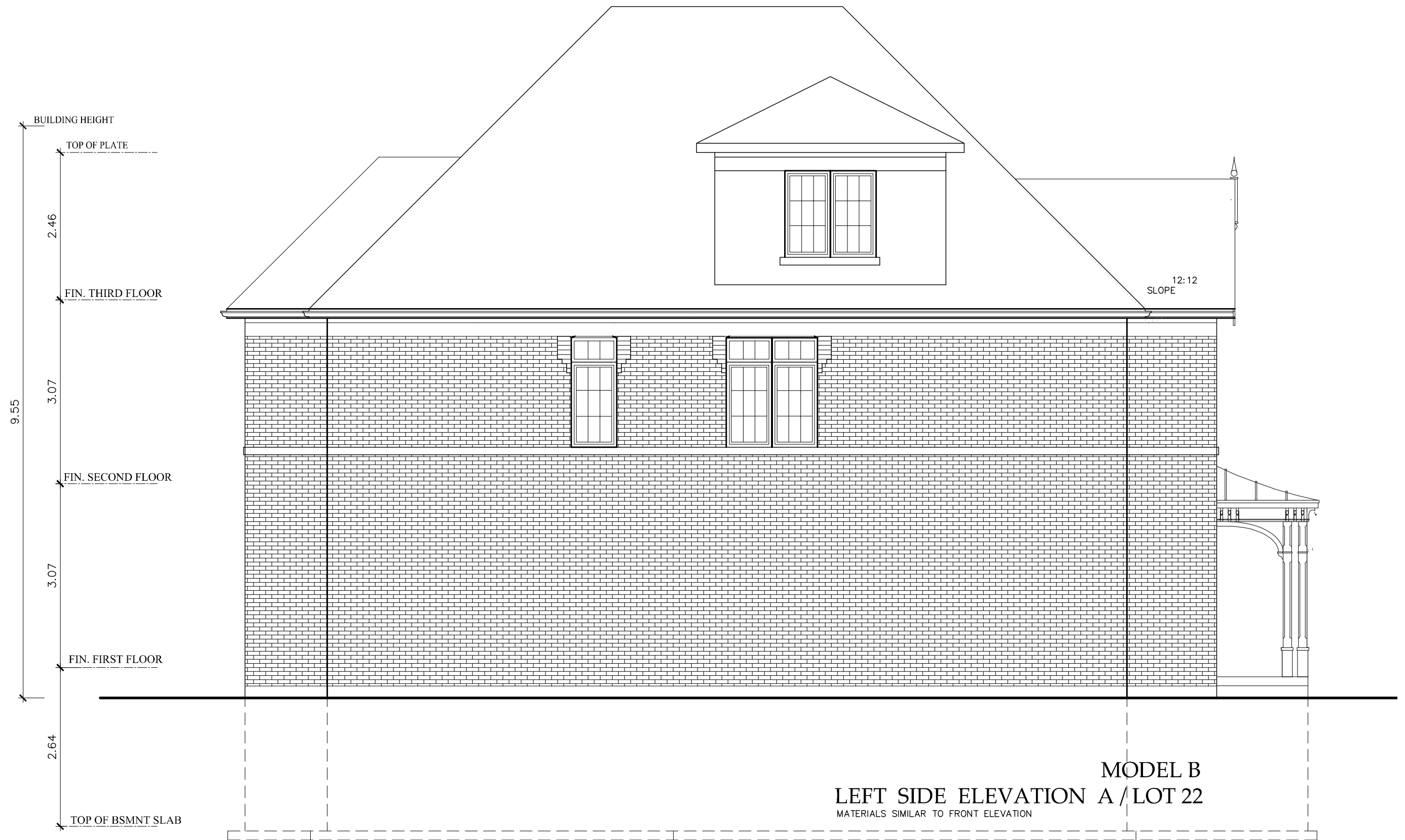


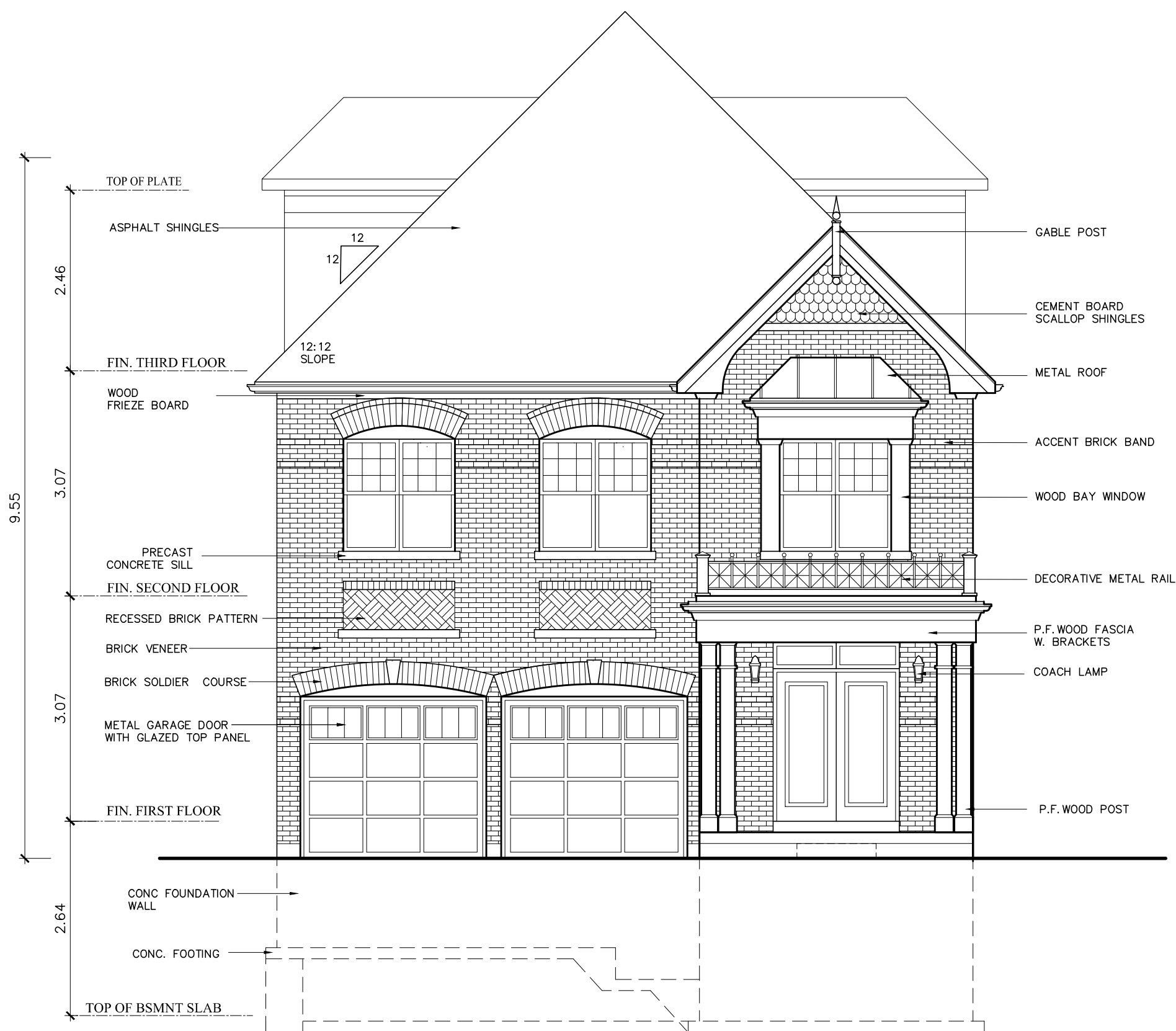
MODEL B
FRONT ELEVATION A / LOT 22



MODEL B
REAR ELEVATION A / LOT 22
 MATERIALS SIMILAR TO FRONT ELEVATION



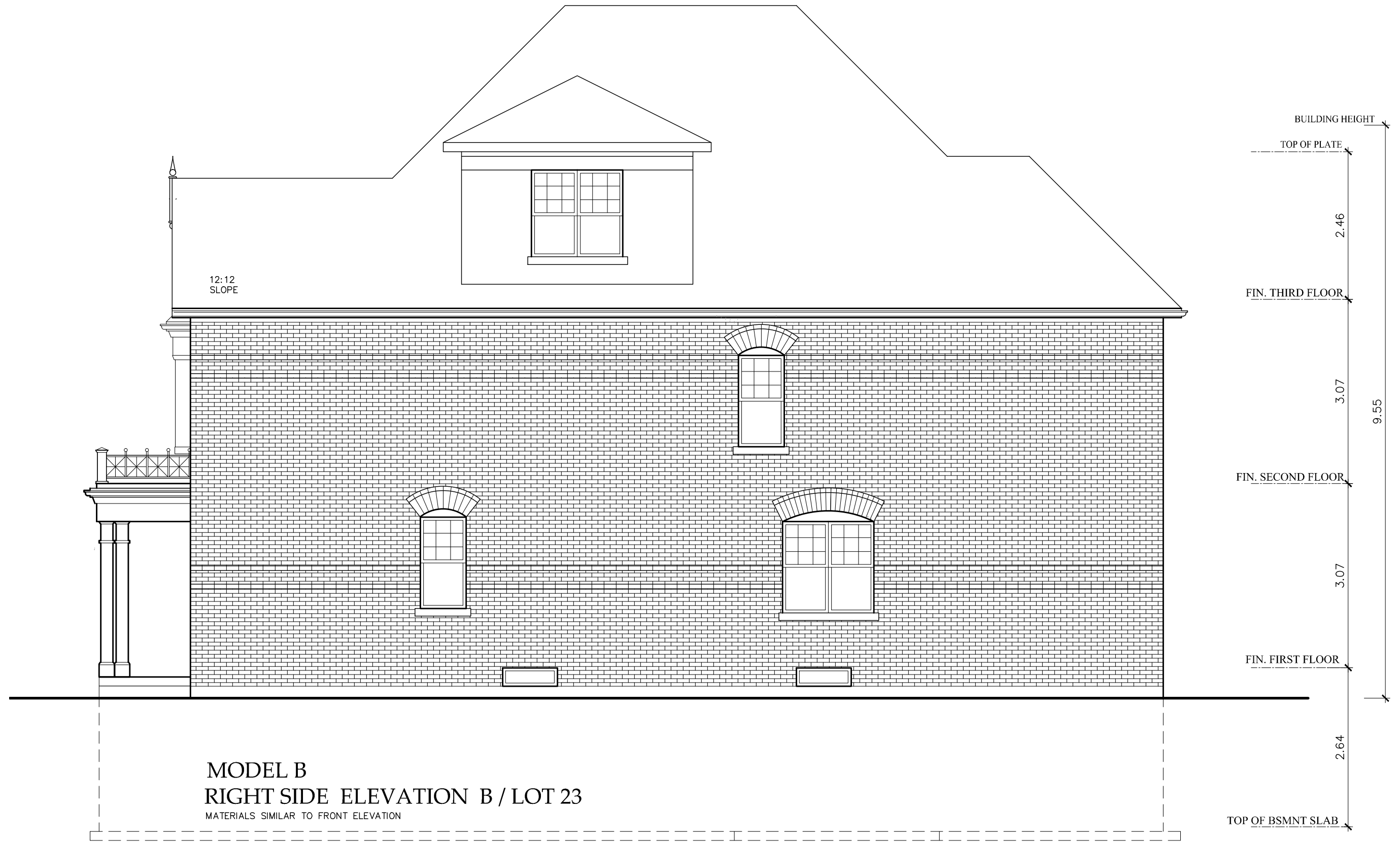


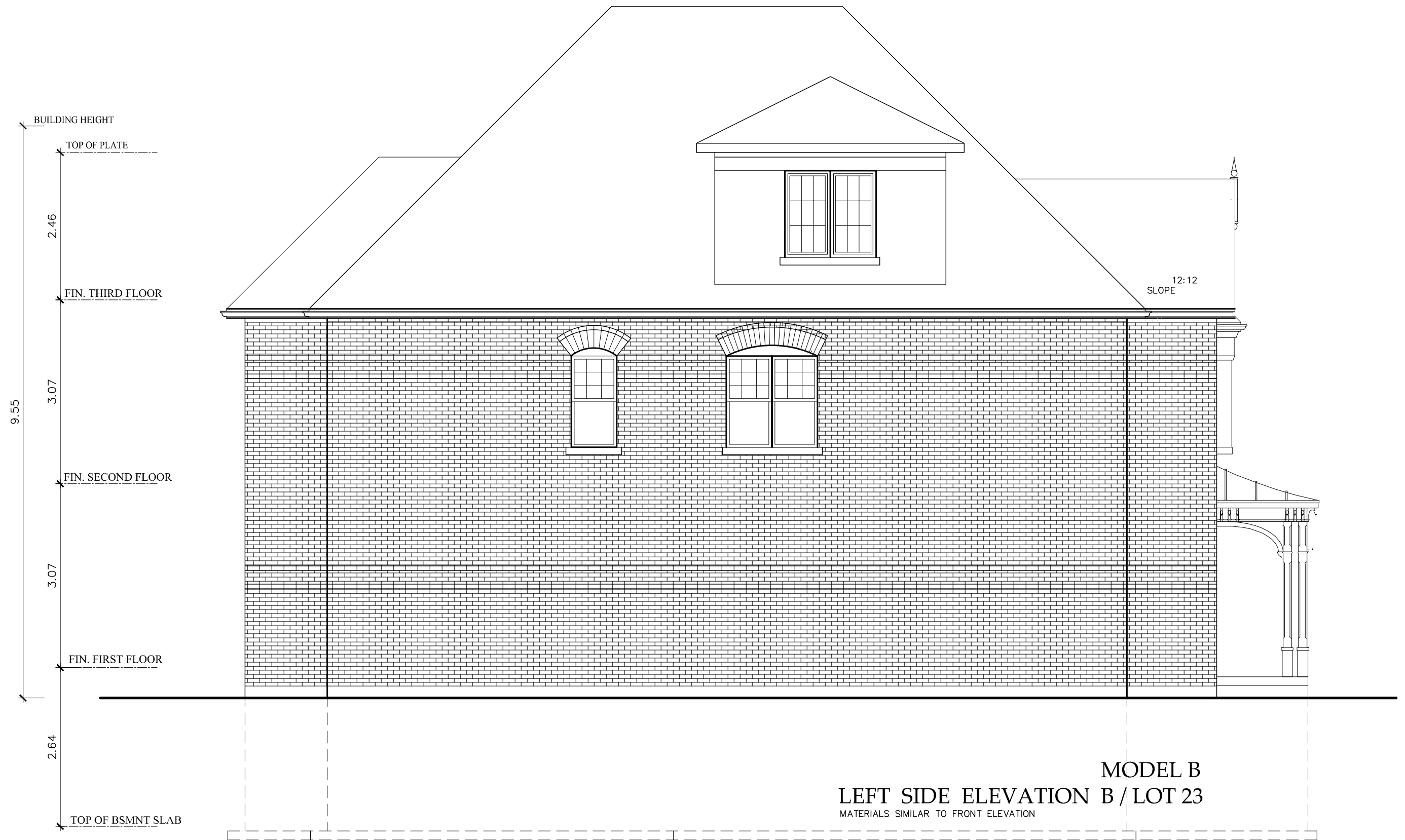


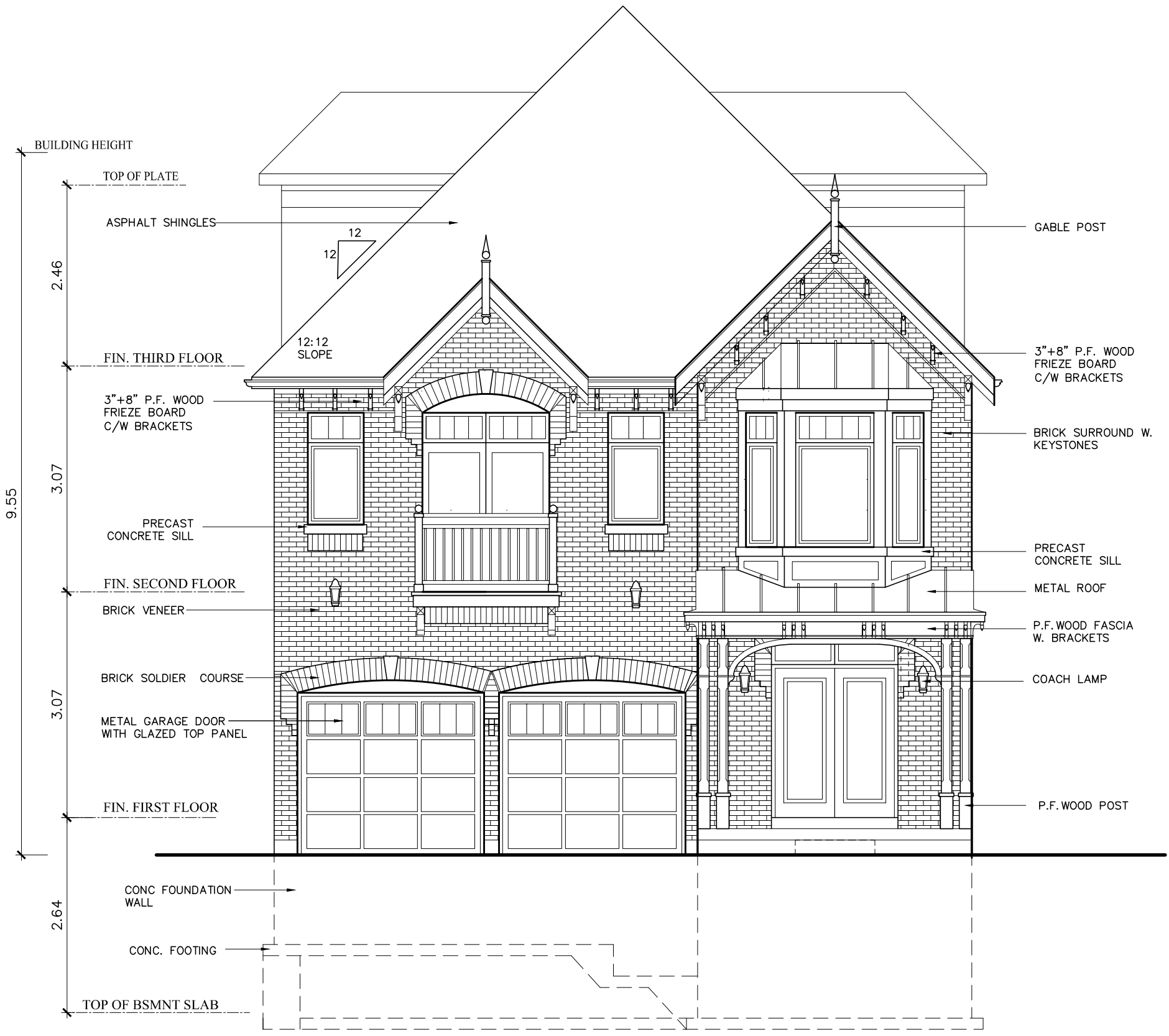
MODEL B
FRONT ELEVATION B / LOT 23



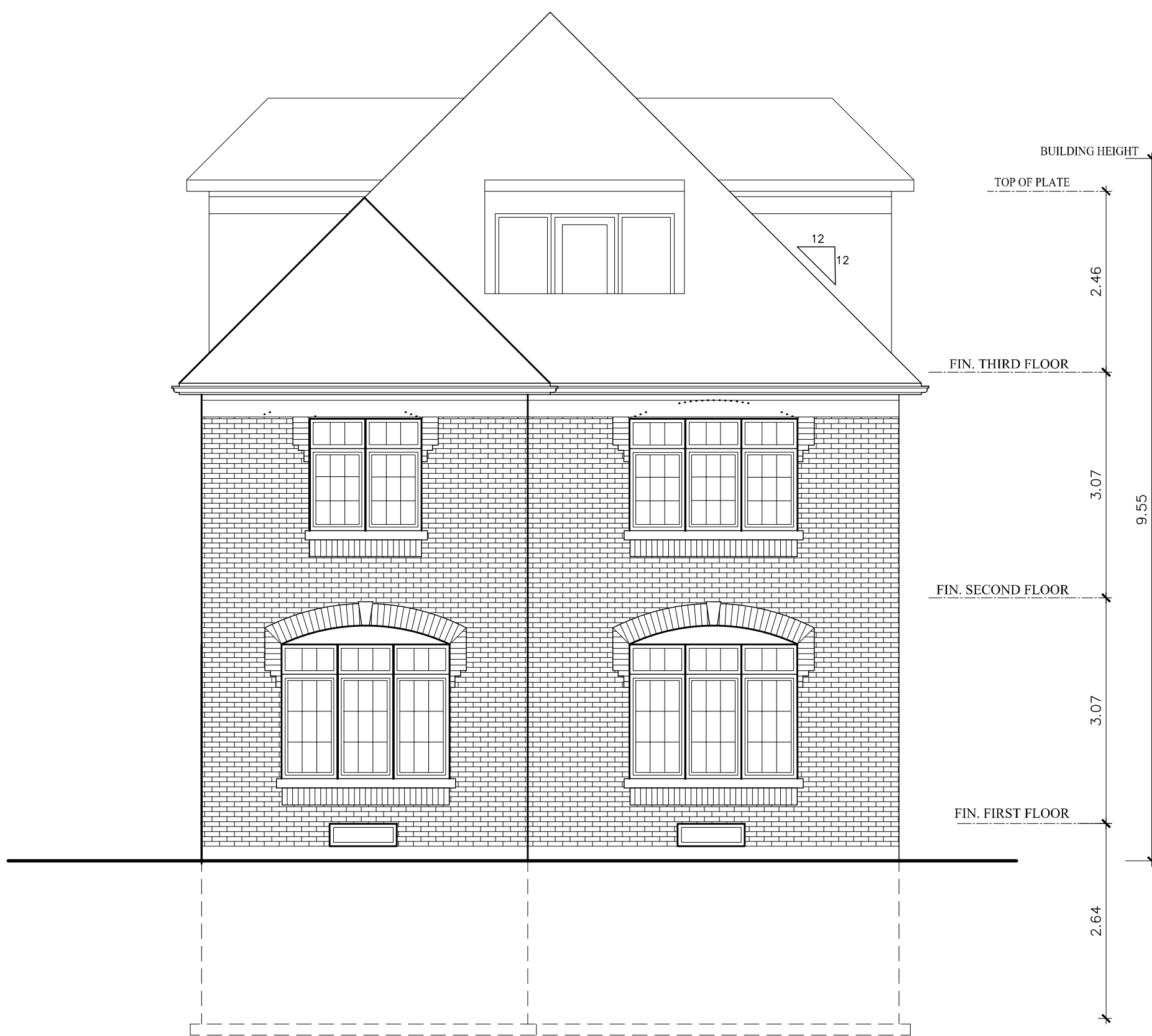
MODEL B
 REAR ELEVATION B / LOT 23
 MATERIALS SIMILAR TO FRONT ELEVATION



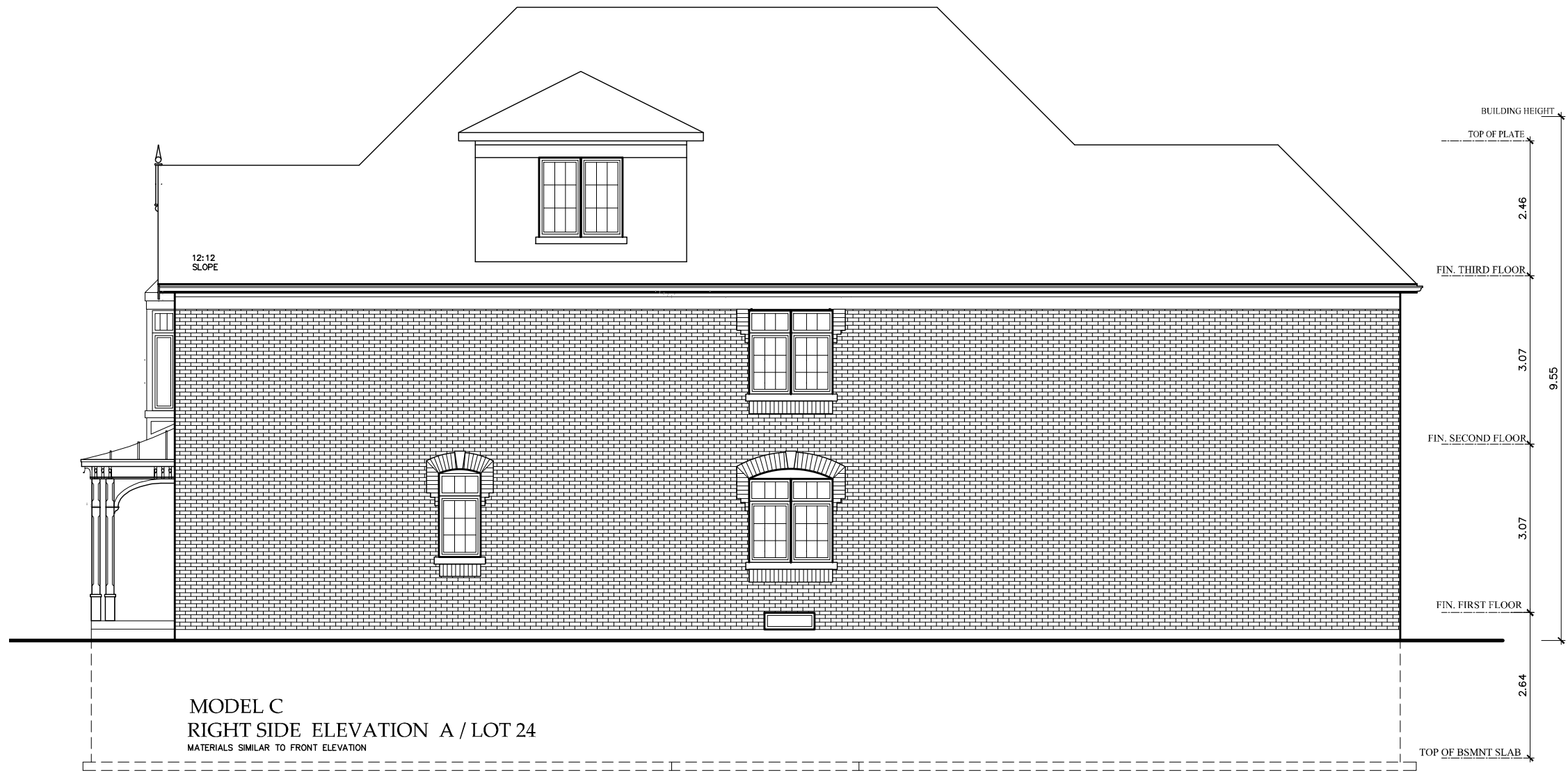




MODEL C
FRONT ELEVATION A / LOT 24



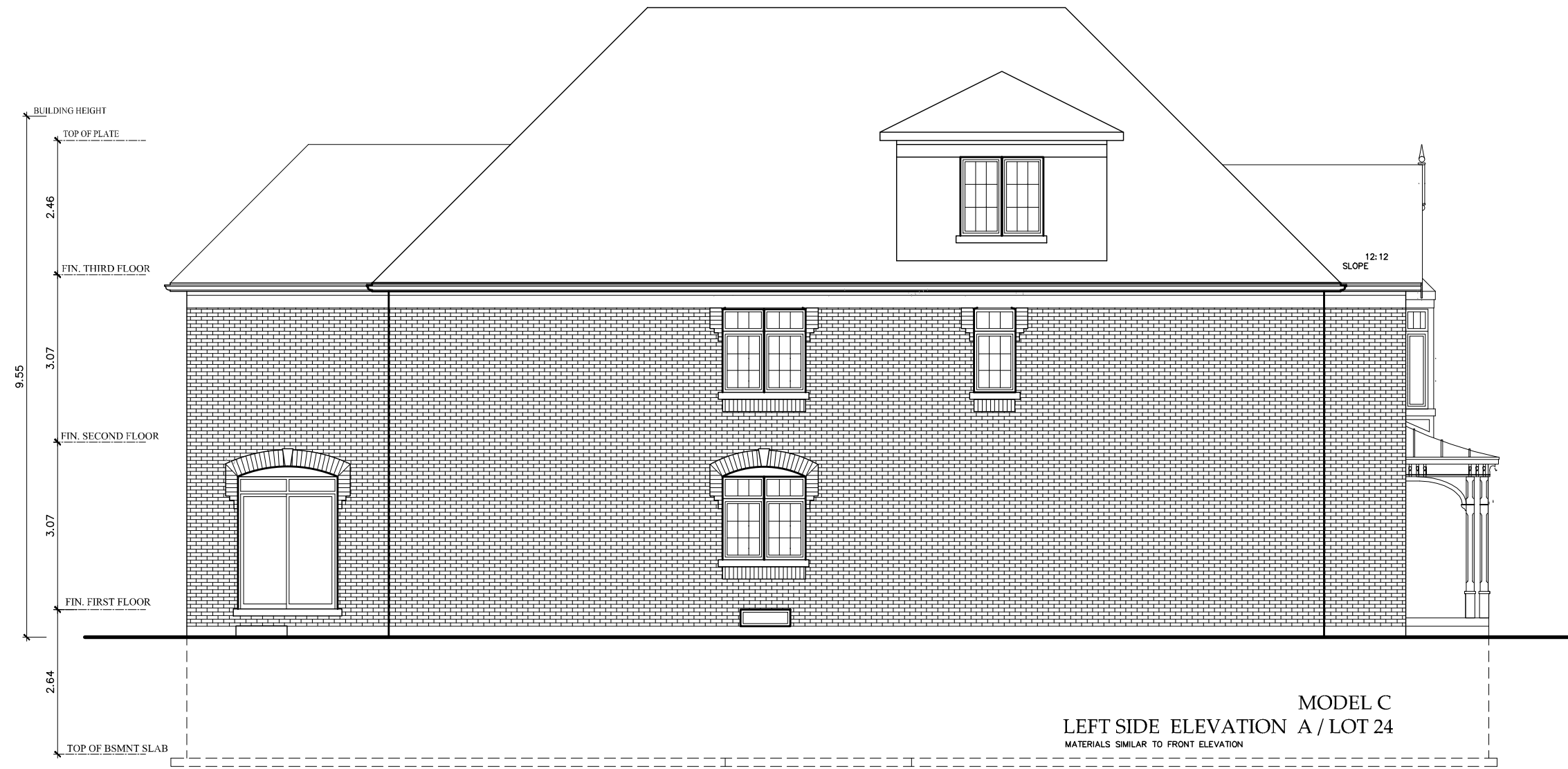
MODEL C
 REAR ELEVATION A / LOT 24
 MATERIALS SIMILAR TO FRONT ELEVATION



**flanagan
beresford
& pattison
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 70 sibley road, unit # 01, woodbridge,
 ontario, M4 8B9, (905) 265-2688

FREEHOLD DETACHED HOUSES
 MODEL C / LOT 24
 4268 S.F.
 DWG NO. A2.36D

CLIENT **CITY PARK (OLD BARBER) HOMES INC.**
 950 NASHVILLE RD. KLEINBURG ONTARIO L0J 1C0 TEL 905 552 5200 FAX 905 552 5201
 PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
 5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
 15-1276 1/8"=1'0" DEC. 20 2017



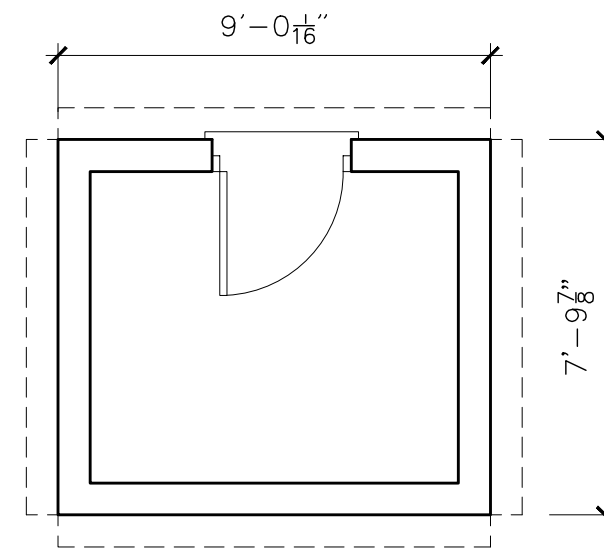
**flanagan
beresford
& pattison
architects**

70 silver road, unit # 01, woodbridge,
ontario, M4 8B9, (905) 265-2688

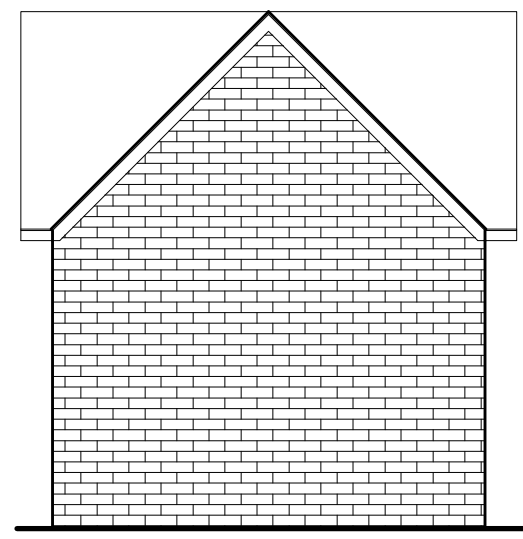
FREEHOLD DETACHED HOUSES
MODEL C / LOT 24
4268 S.F.
DWG NO A2.38D

CLIENT **CITY PARK (OLD BARBER) HOMES INC.**
950 NASHVILLE RD. KLEINBURG ONTARIO L0J 1C0 TEL 905 552 5200 FAX 905 552 5201

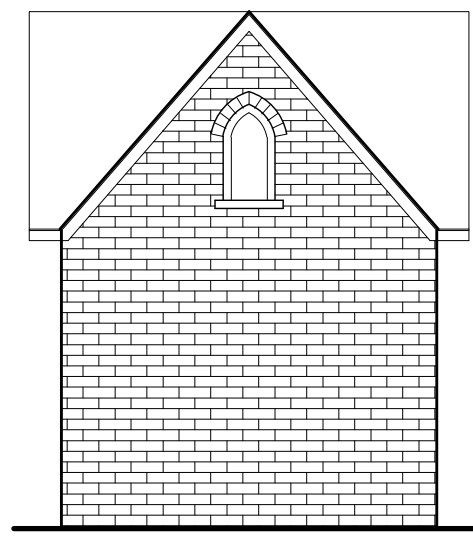
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
15-1276 1/8"=1'0" DEC. 20 2017



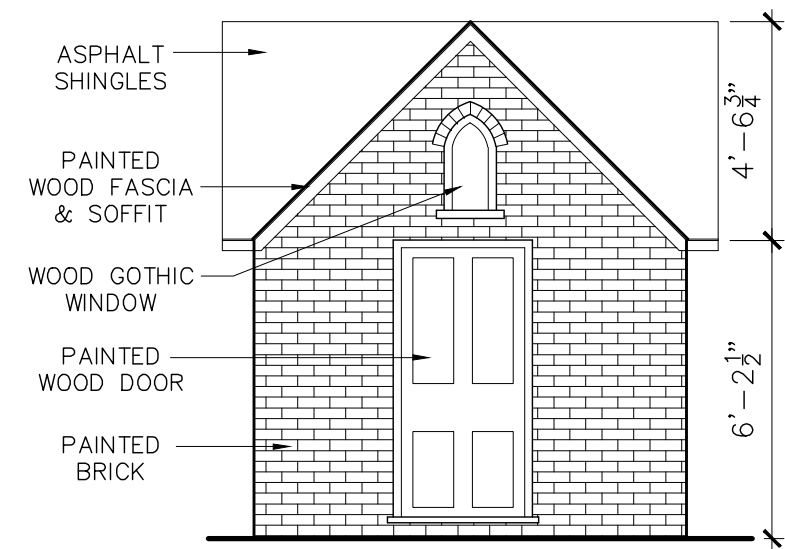
PLAN



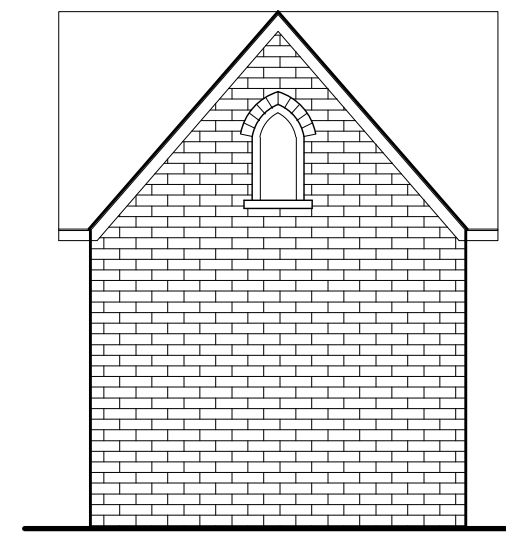
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

- ASPHALT SHINGLES
- PAINTED WOOD FASCIA & SOFFIT
- WOOD GOTHIC WINDOW
- PAINTED WOOD DOOR
- PAINTED BRICK

flanagan
beresford
& patteson
architects
70 silton road, unit # 01, woodbridge,
ontario, l4l 8b9, (905) 265-2688



OUT BUILDING
(BRICK SHED)

CITY PARK (STREETSVILLE) INC.
PROPOSED COMMON ELEMENT &
FREEHOLD TOWNHOUSE DEVELOPMENT
5155 MISSISSAUGA ROAD, MISSISSAUGA, ONT. L5M 2N9
15-1276 1/4"=1'0" DEC 20 2017

**flanagan
beresford
& patteson architects**

70 Silton Road, Unit 1
Woodbridge Ontario
L4L 8B9

Tel. (905) 265-2688 Ext 223
Fax. (905) 265-2685
email – john.beresford@fbparch.com

December 20, 2017

Barber House OUTBUILDING, Restoration Budget

GENERAL

Management Fee	\$ 2,500.00
Mobile Crane Rental	\$ 2,000.00
General Labour 2 x 1 week – 100 hrs @ \$50	\$ 5,000.00
Garbage – 2 bins @ \$600.00	\$ 1,200.00
Total	\$ 10,700.00

SITE PREPARATION

New Foundation 4ft. frost protection (34 lf)	\$ 2,500.00
New concrete slab (72 sf) including 6 x 6 wwm	\$ 1,700.00
Total	\$ 4,200.00

BUILDING MOVE

Perimeter excavation, steel frame support, jack to wheels, move and install on new foundation	\$ 7,200.00
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BRICK REPAIR AND CARE

Replacement of deteriorated brick (estimated as the bottom 14 of each wall) 65 sf. - 1 mason, 2 days – 16 hrs @ \$85.00	\$ 1,360.00
Hand removal of loose and flaked coating (190 sf.) 1 Trade, 2 days – 16 hrs @ \$75	\$ 1,200.00
Tuck point exterior walls (190 sf.) 1 mason, 2days – 16 hrs @ \$85.00	\$ 1,360.00
Total	\$ 3,920.00

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7.1 - 182

2.

Barber House **OUTBUILDING** Restoration Budget cont.

WINDOW AND DOOR REPLACEMENT

Repair or replicate 3 window frames with glass	\$ 900.00
Repair or replicate wood door and install in existing opening reusing heritage hardware	\$ 1,200.00

SOFFIT, FASCIA

Repair or replicate existing fascia and soffit – 51 lf @ \$26	\$ 1,326.00
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WOODWORK PAINT

Paint window frames, door and fascia and soffit Painter – 1 x 2 days, 16 hrs @ \$60.00	\$ 960.00
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ROOF

Strip and replace shingles, remove garbage	\$ 1,800.00
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PROJECT TOTAL	\$ 32,206.00
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