

City of Mississauga Corporate Report



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| <p>Date: September 10, 2024</p> <p>To: Chair and Members of Heritage Advisory Committee</p> | <p>Originator's files:</p> |
| <p>From: Jodi Robillos, Commissioner of Community Services</p> | <p>Meeting date: October 8, 2024</p> |

Subject

Proposed Heritage Designation of 1400 Dixie Road (Ward 1)

Recommendation

That the property at 1400 Dixie Road (Ward 1) be designated under Part IV of the Ontario Heritage Act for its physical, design, historical, associative and contextual value, as per the Corporate Report from the Commissioner of Community Services dated September 10, 2024, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Executive Summary

- Heritage attributes related to the Pallett family and their role in the development of the Dixie area
- Contextual value related to the naming of Dixie Road
- Additions designed by architect Frank Darling
- It merits designation under the Ontario Heritage Act due to its design, historical, associative and contextual value

Background

The McMaster House is located at 1400 Dixie Road. The City listed the property on its Heritage Register, then known as the Heritage Inventory, in the 2001. The property is located across from the Toronto Golf Club on the west side of Dixie Road south of the Queen Elizabeth Way. The original dwelling was built around 1911 with two later additions being added in 1922. The dwelling is built using the Tudor revival architectural style. The *Heritage Property Research Report of 1400 Dixie road, Mississauga, Ontario*, attached as Appendix 1, was prepared by staff researchers and is presented to Council for their consideration.

Comments

To merit designation under the Ontario Heritage Act a property must meet the criteria for determining cultural heritage value or interest, i.e. it must have physical, design, historical, associative, and/or contextual value, per Ontario Regulation 9/06 (Appendix 2). Staff have reviewed the property, structures and documentation and have determined that the property meets three out of the three criteria for designation under regulation 9/06. The property has Historical and Associative value because of the connection the house has too prominent families in Mississauga.

The Pallett Family specifically Leslie Pallett, was a farmer and pillar of the community who helped transform the Dixie area in Mississauga. Secondly, the house was owned by Arthur Carson McMaster who was a prominent lawyer and involved in a number of prominent cases through out Ontario. Prominent architect Frank Darling designed two wings of the house, which were added in 1922 and add to the Associative value. The house has Design value as the subject property is a rare example of early twentieth century Tudor Revival style in Mississauga. Lastly the property has Contextual value because Isabel May Wanless (Arthur McMaster's wife) was instrumental in having 3rd Line renamed to Dixie Road where the property is located.

Financial Impact

There is no financial impact resulting from the recommendation in this report.

Conclusion

1400 Dixie Road meets the criteria for determining cultural heritage value or interest, per Regulation 9/06. As such, the subject property merits designation under the Ontario Heritage Act.

Attachments

Appendix 1: Heritage Research Report of 1400 Dixie Road,

Appendix 2: Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value and Interest.

Appendix 3: Draft Designation Statement

Appendix 4: Location Map



Jodi Robillos, Commissioner of Community Services

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