



66  
QUEEN STREET SOUTH

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HERITAGE  
ASSESSMENT

NOVEMBER 2020



East façade exterior (Source: ATA Architects, 2020)

# 4

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CURRENT PROPERTY  
& SURROUNDING CONTEXT  
LOCATION  
ZONING DESIGNATION

# 10

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ALEXANDER TEMPORALE CV  
RYAN LEE CV



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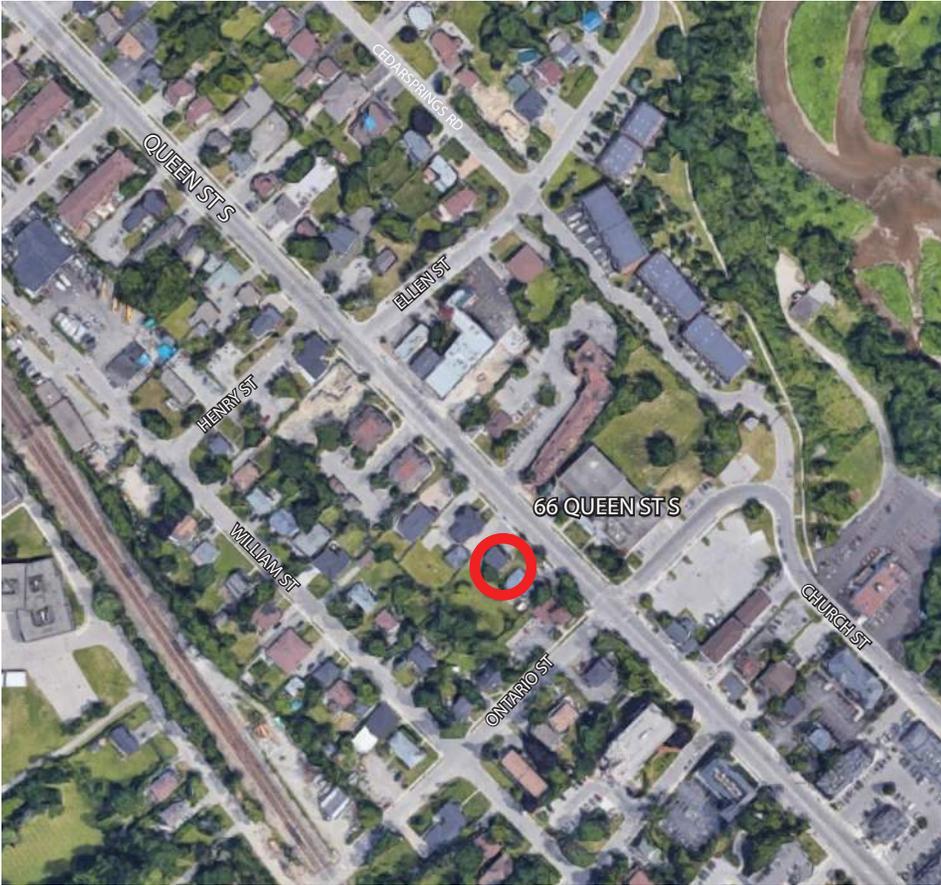
## INTRODUCTION

ATA Architects Inc. was retained to undertake a Heritage Assessment of the property listed as 66 Queen Street South, Mississauga, ON to assess the cultural heritage elements of the existing structure. The property is listed in Mississauga's Heritage Register, established under the Ontario Heritage Act.

ATA Architects Inc. undertook the following process in completing this study:

- ATA Architects Inc. visited the site and viewed in detail the existing building on the property. The existing context was documented and an assessment was undertaken to evaluate the heritage value of 66 Queen Street South.
- A review was undertaken of the historical, contextual and architectural value of the house, taking into account previous owners, surrounding environment, the current condition of the structures and their heritage status with the City of Mississauga.
- Research was completed through the use of multiple local organizations and resources, including the Streetsville Historical Society and the Mississauga Library.
- ATA identified any cultural heritage elements of the property to be outlined in this assessment.

ATA Architects Inc. has utilized the criterion for determining cultural heritage value as outlined in the Ontario Heritage Act.



Key plan showing location of property  
Source: Google Maps (2020)



Aerial View of 66 Queen St S  
Source: Google Maps (2020)

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CURRENT PROPERTY  
& SURROUNDING CONTEXT

Municipal Address:

66 QUEEN STREET SOUTH

Legal Description:

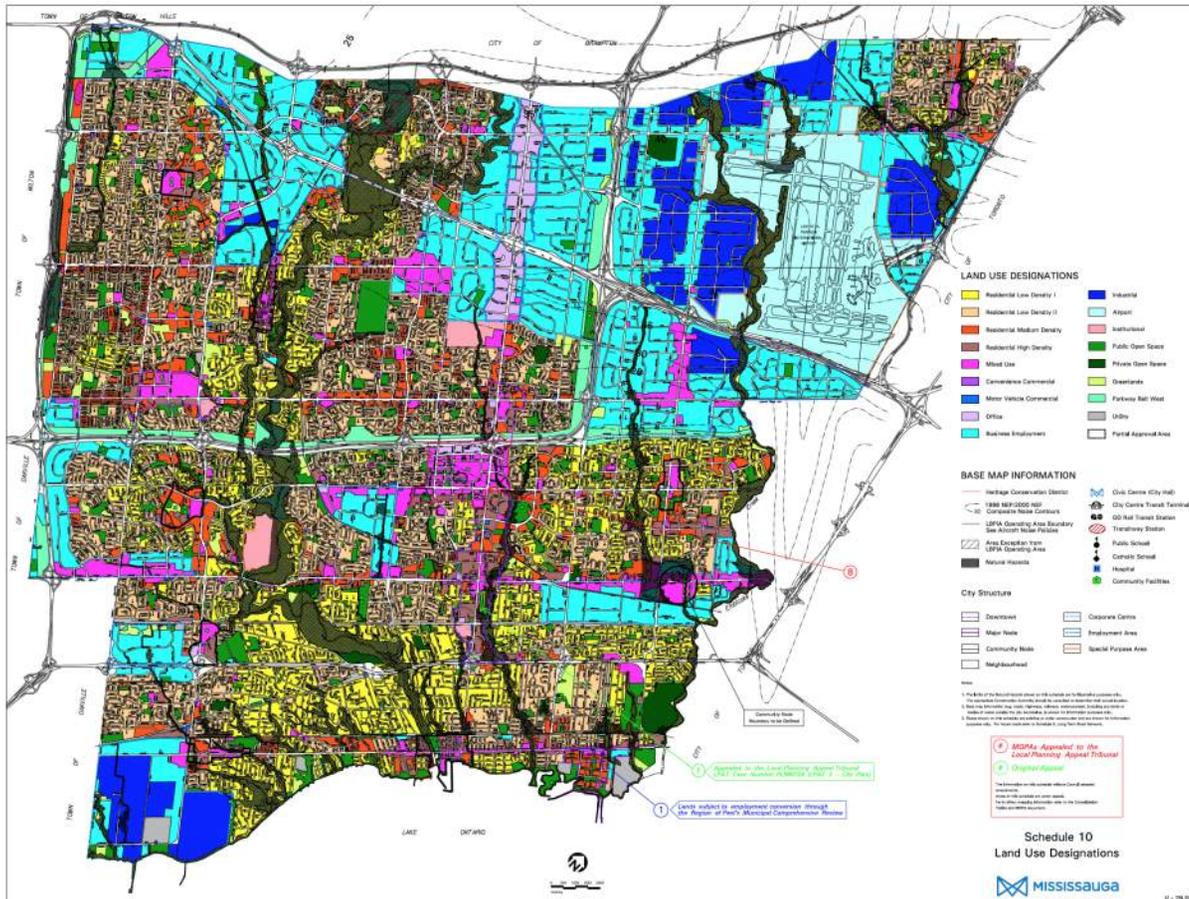
PLAN STR 4 LOT 8 PT LOT 9

Lot area:

960.17m<sup>2</sup>

66 Queen Street South is located in the City of Mississauga in the Regional Municipality of Peel (formerly County of Peel). The area is known as Streetsville Village. The subject site is listed on the City of Mississauga Heritage Register.

The subject property is south of the Mississauga community of Riverview, north of Vista Heights, west of East Credit and east of Meadowvale West.



Land Use Designation Map  
Source: City of Mississauga

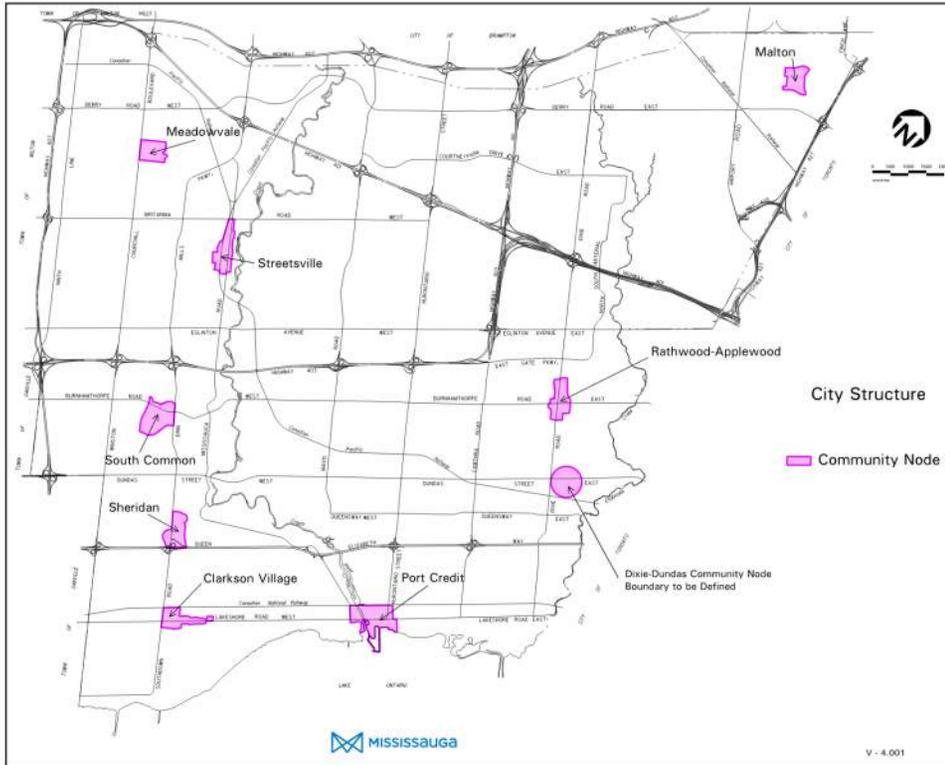


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ZONING DESIGNATION

The 66 Queen Street South property is designated as commercial exception zone C4-39. The C4 zone refers to Main Street areas which are pedestrian-oriented and street-related retail areas. Exception C4-39 is applied to the subject site.

6.2.5.39	Exception: C4-39	Map # 38W, 39E	By-law:
<p>In a C4-39 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Use</b></p>			
6.2.5.39.1	(1)	<b>Detached dwelling</b> legally <b>existing</b> on the date of passing of this By-law	
<p><b>Regulation</b></p>			
6.2.5.39.2	Maximum <b>height</b>	<b>3 storeys</b>	



Map 14-1: City Structure – Community Node

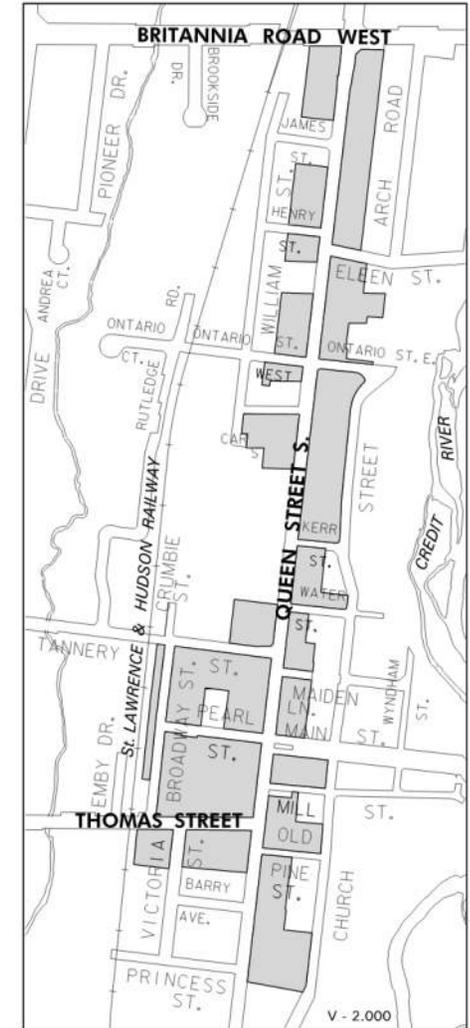
Mississauga Community Node Naps  
 Source: City of Mississauga Official Plan 2017

14.10 Streetsville



Map 14-10: Streetsville Community Node Character Area

14.10.6.5 Site 5



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## ZONING DESIGNATION

As per Chapter 14.10 of the City of Mississauga Official Plan (2017), the subject site is noted as Special Site 5 in the Streetsville Community Node. This section identifies the modifications to the General Land Use designations in Chapter 11. Below outlines the heritage guidelines relevant to the property.

### 14.10 Streetsville

#### 14.10.1 Urban Design Policies

##### Historic Character

14.10.1.5 Alterations to heritage structures, including building repairs and additions, and/or alterations to existing vegetation which is part of the cultural heritage landscape, will be in keeping with the original character of the heritage resources preserved.

14.10.1.6 Designs for new buildings and additions will enhance the historic character and heritage context of the Streetsville Community Node through appropriate height, massing, architectural pattern, proportions, set back and general appearance.

14.10.1.8 The established residential character of the areas generally located along Queen Street South, south of Barry Avenue, will be maintained through appropriate building masses, setbacks, intensive landscaping, streetscapes with many mature trees, and a regular street grid pattern.

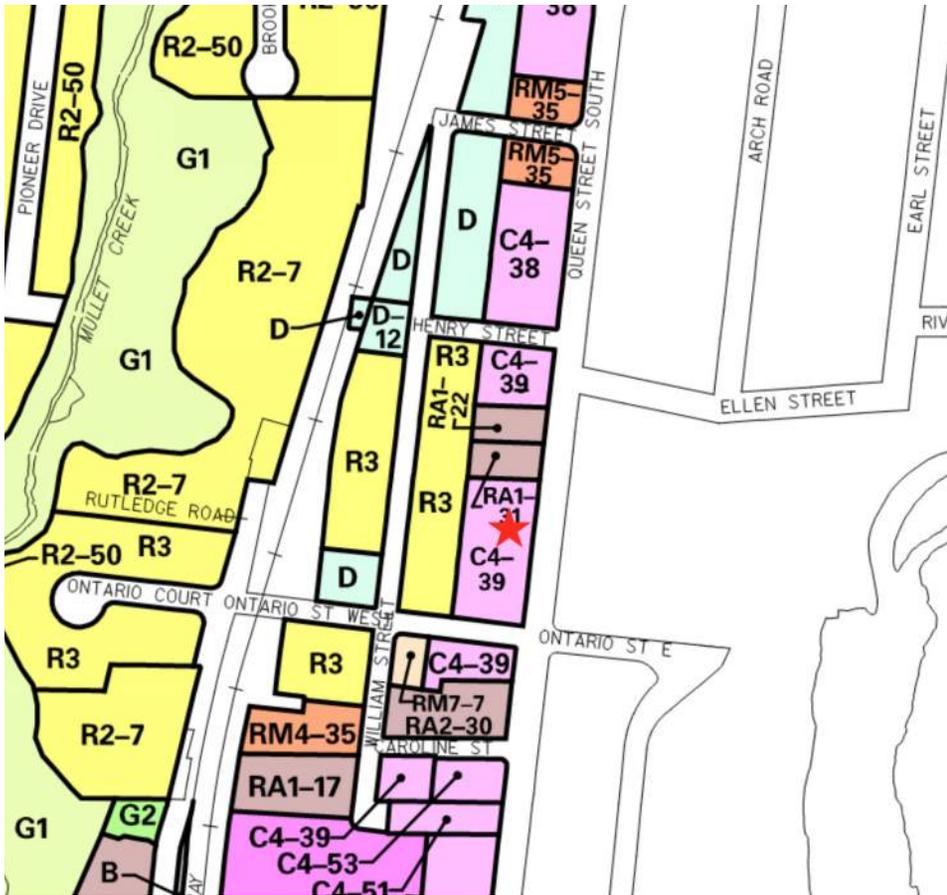
14.10.1.9 The following will apply to lands designated Mixed Use:

- a. development with a mix of residential and office uses on upper floors and street related commercial uses in closely spaced storefronts lining the street, will be encouraged along the principal streets in the Streetsville Community Node to promote an active pedestrian environment;
- b. new buildings will be at least two storeys but not more than three storeys in height. Building additions will not be more than three storeys in height and will be generally harmonious in style and massing with the buildings to which they are attached;
- c. the apparent height of new buildings will be reduced through massing and design;
- d. new development will be encouraged to reflect the original lot pattern and setback

dimensions of surrounding properties. The front setback of new buildings should match the setback of adjacent buildings so as to create a uniform street wall. Where the building setbacks on either side are not equal, the lesser setback should be used;

e. integrated parking opportunities, which may include rear lane access to combined parking areas and the development of private pay parking lots, will be encouraged where appropriate; and

f. development which enhances the streetscape through landscaping and the provision of pedestrian amenities will be encouraged along the principal streets within the Streetsville Community Node.



Zoning Designation Map  
Source: City of Mississauga

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HERITAGE POLICIES  
ONTARIO HERITAGE ACT

ONTARIO HERITAGE ACT  
ONTARIO REGULATION 9/06  
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

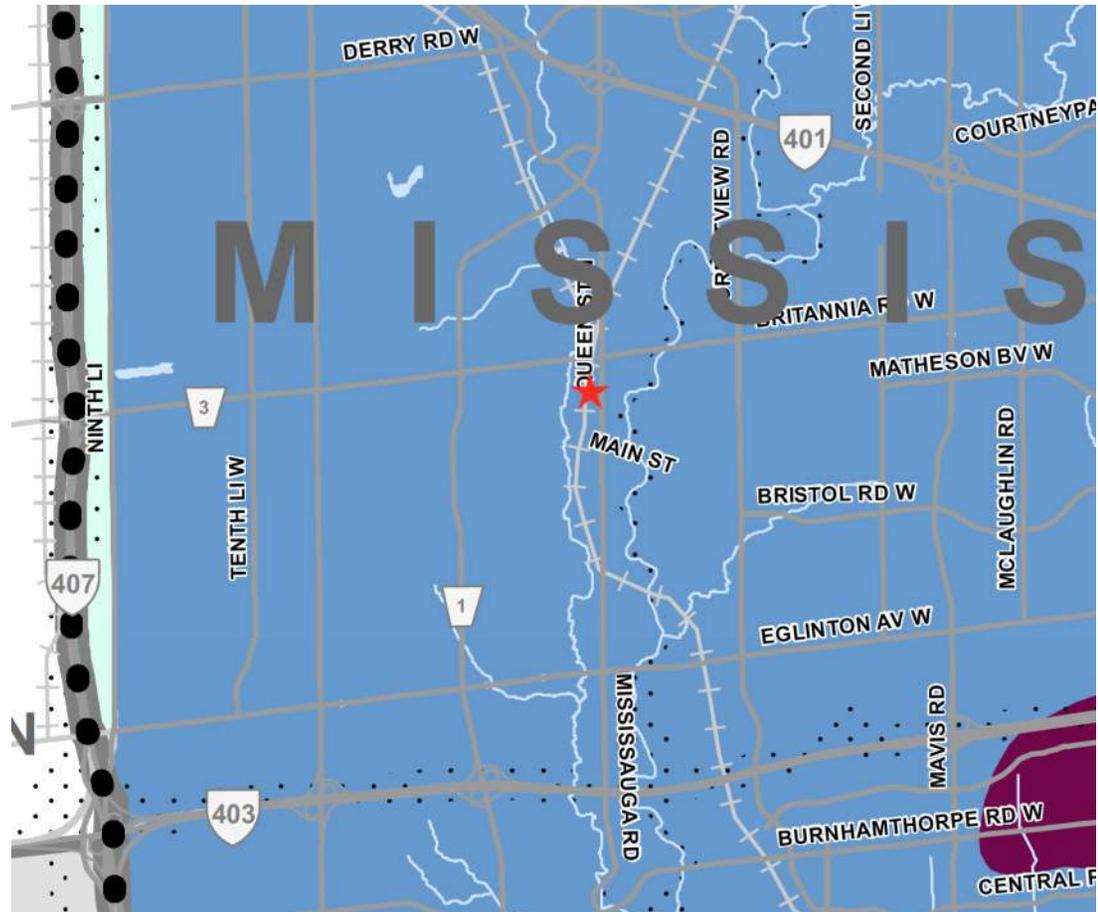
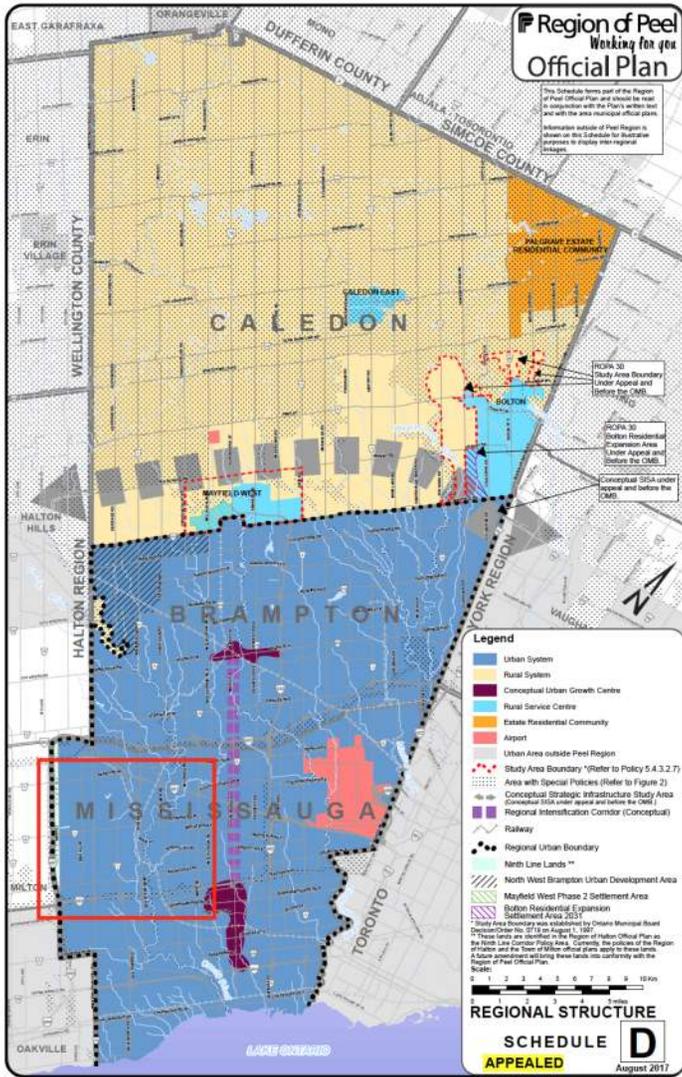
1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
- (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
  1. The property has design value or physical value because it,
    - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
    - ii. displays a high degree of craftsmanship or artistic merit, or
    - iii. demonstrates a high degree of technical or scientific achievement.
  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,
    - iii. is a landmark.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it

was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

Note: The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.



Peel Region Official Plan  
Source: Region of Peel Official Plan (2017)

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HERITAGE POLICIES  
PEEL REGION OFFICIAL PLAN

Schedule D of the Peel Region Official Plan notes the subject site to be part of the Urban System.

Part 3.6 of the Official Plan contains the following cultural heritage policies and objectives relevant to the site:

### 3.6 CULTURAL HERITAGE

The *Region of Peel* encourages and *supports* heritage preservation and interpretation of the cultural heritage features, structures, *archaeological resources*, and *cultural heritage landscapes* in *Peel* (including properties owned by *the Region*), according to the criteria and guidelines established by the Province.

#### 3.6.1 Objectives

3.6.1.1 To identify, preserve and promote *cultural heritage resources*, including the material, cultural, archaeological and *built heritage* of the *region*, for present and future generations.

3.6.1.2 To promote awareness and appreciation, and encourage public and private stewardship of *Peel's* heritage.

3.6.1.4 To *support* the heritage policies and programs of the area municipalities.

#### 3.6.2 Policies

3.6.2.2 Support the designation of Heritage Conservation Districts in *area municipal official plans*.

3.6.2.4 Require and *support* cultural heritage resources impact assessments, where appropriate, for infrastructure projects, including *Region of Peel* projects.

3.6.2.8 Direct the area municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

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HERITAGE POLICIES  
MISSISSAUGA OFFICIAL PLAN

Section 7.4 of the City of Mississauga Official Plan (2017) outlines the cultural heritage guidelines relevant to the subject site.

SECTION 7.4 HERITAGE PLANNING

7.4.1 Cultural Heritage Resources

Mississauga's cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such, are imperative to conserve and protect. Cultural heritage resources are structures, sites, environments, artifacts and traditions that are of cultural, historical, architectural, or archaeological value, significance or interest. These include, but are not limited to:

- structures such as buildings, groups of buildings, monuments, bridges, fences and gates;
- sites associated with an historic event;
- environments such as landscapes, streetscapes, flora and fauna within a defined area, parks, heritage trails and historic corridors;
- artifacts and assemblages from an archaeological site or a museum; and traditions reflecting the social, cultural, or ethnic heritage of the community.

To celebrate the past and create a sense of place and identity, Mississauga will designate cultural heritage resources in accordance with the Ontario Heritage Act.

7.4.1.1 The heritage policies are based on two principles: a. heritage planning will be an integral part of the planning process; and b. cultural heritage resources of significant value will be identified, protected, and preserved.

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

7.4.1.3 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.

7.4.1.4 Mississauga will encourage other levels of government to enact legislation and develop programs that promote the preservation and rehabilitation of cultural heritage resources.

7.4.1.5 Mississauga will encourage private and public support and the allocation of financial resources for the preservation and rehabilitation of cultural heritage resources.

7.4.1.6 Mississauga will foster public awareness of and commitment to, the protection and enhancement of cultural heritage resources.

7.4.1.7 Mississauga will maintain a Heritage Register of property, including structures and cultural landscapes that should be preserved as cultural heritage resources. The cultural heritage resources in the Heritage Register will be assessed based on their design or physical value, historical or associative value, contextual value and archaeological significance including the aggregation of both natural and cultural heritage resources.

7.4.1.8 The Heritage Register will contain a legal description of the property, the name and address of the owner, a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

7.4.1.9 Character Area policies may identify means of protecting cultural heritage resources of major significance by prohibiting uses or development that would have a deleterious effect on the cultural heritage resource, and encouraging uses and development that preserve, maintain and enhance the cultural heritage resource.

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

7.4.1.11 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.

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

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.

7.4.1.14 Cultural heritage resources will be integrated with development proposals.

7.4.1.15 Mississauga will regulate use and other matters, as appropriate, for heritage preservation through zoning by-laws.

7.4.1.16 Mississauga will acquire heritage easements, apply restrictive covenants, and enter into development agreements, as appropriate, for the preservation of cultural heritage resources.

7.4.1.17 Public works will be undertaken in a way that minimizes detrimental impacts on cultural heritage resources.

7.4.1.18 Mississauga recognizes the Credit River and Etobicoke Creek valleys as heritage corridors with both prehistoric and historical significance.

7.4.1.19 Mississauga will consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

7.4.1.20 Mississauga will consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

#### 7.4.2 Cultural Heritage Properties

Cultural heritage properties are those properties or defined areas that are determined to be of cultural, historical, archaeological or natural significance and/or value. A heritage designation is applied to properties that have contextual, archaeological, historical/associative and/or physical/design value that is to be preserved. Properties of cultural heritage value are designated under the Ontario Heritage Act, on the City's Heritage Register, and include listed properties that have not been designated under the Act, but that City Council believes to be of cultural heritage value or interest.

7.4.2.1 Programs for the selective acquisition of cultural heritage properties by the City will be considered. Assistance from the Federal and Provincial Governments will be requested in realizing these programs.

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.

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



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West Elevation of Queen St S. (Source: ATA Architects Inc 2020)

HISTORIC VALUE

# Heritage Register for Mississauga



**City of Mississauga**  
**Community Services Department**  
 Suite 202, 201 City Centre Drive  
 Mississauga ON L5B4E4  
 Tel: 905-615-3200 ext. 4061  
[heritage.planning@mississauga.ca](mailto:heritage.planning@mississauga.ca)

Address	Heritage Status	Consv. District	Heritage Bylaw
66 QUEEN ST S	LISTED ON THE HERITAGE REGISTER BUT NOT DESIGNATED		

**PROPERTY HERITAGE DETAIL** [View Another Property](#)

**Property Heritage Detail**

Address: 66 QUEEN ST  
 Type: STREETSVILLE CORE  
 Style:

Area: STREETSVILLE  
 Reason: CULTURAL LANDSCAPE

[Print Friendly Page](#)

**PROPERTY HERITAGE DETAIL** [View Another Property](#)

**Property Heritage Detail**

Address: 66 QUEEN ST  
 Type:  
 Style:

Area:  
 Reason: CULTURAL LANDSCAPE

[Print Friendly Page](#)



**History**

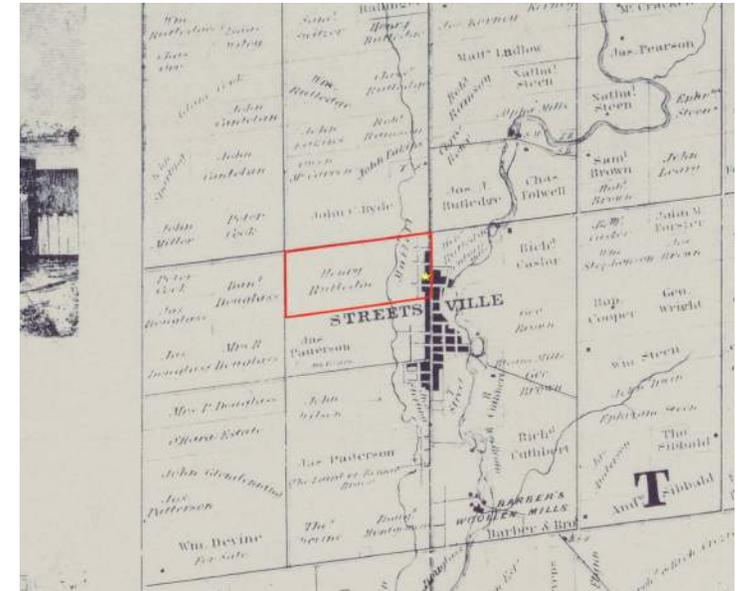
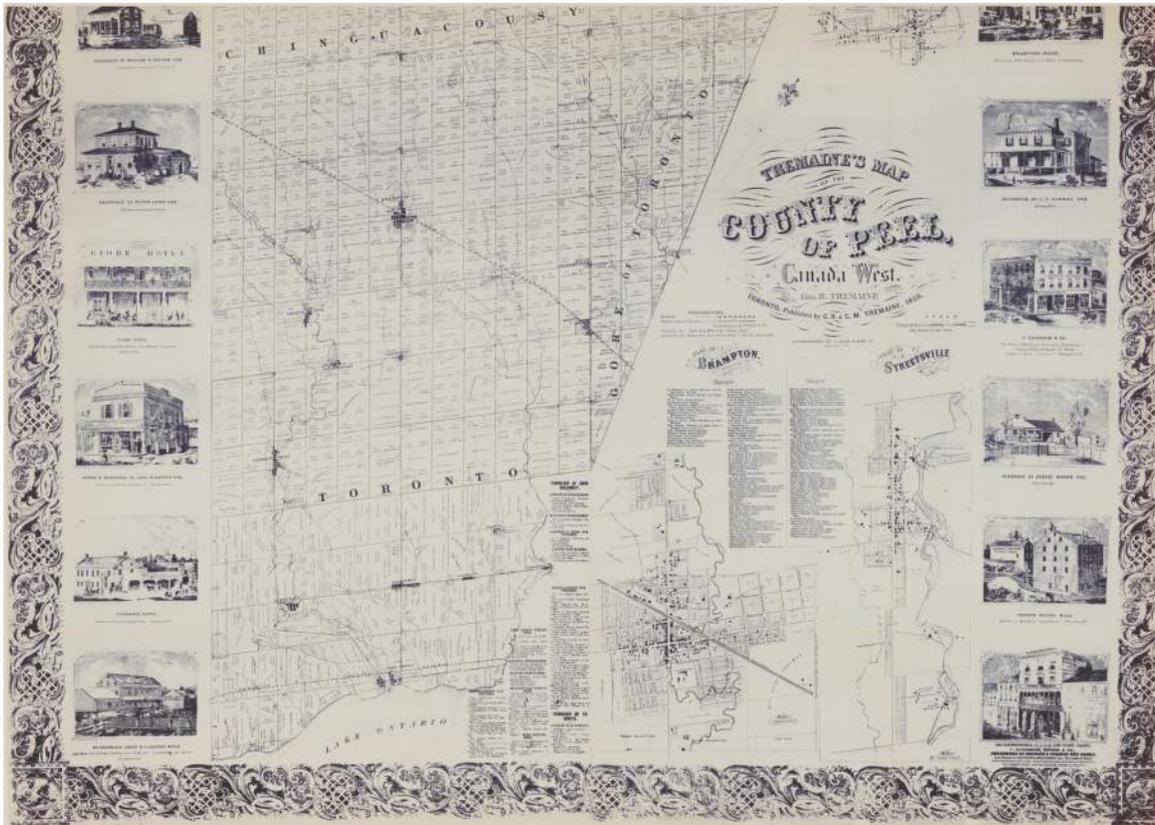
STREETSVILLE CORE CULTURAL LANDSCAPE: The main core of the community retains the distinct scale and character of a rural farming town. New developments continue to respect the scale of shop fronts along the main portion of Queen Street South, and the residential character of large lots with mature trees is typified in the south end transitional approach to the Village. The north end of the Village is also characterized with a residential and commercial mix found in many small towns throughout Ontario. Care should be taken to ensure that the appearance of Streetsville, including extant churches, cemeteries, public buildings and open spaces, is retained in the face of future development pressures to ensure that the character of this part of Mississauga remains intact. There are over ninety heritage properties listed, many which are designated. Streetsville is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village.

**Images**

**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.

Heritage Register Listing & Property Heritage Detail  
 Source: City of Mississauga



Lot owned by Henry Rutledge circa 1859  
Source: Tremaine's Map of the County of Peel, 1859

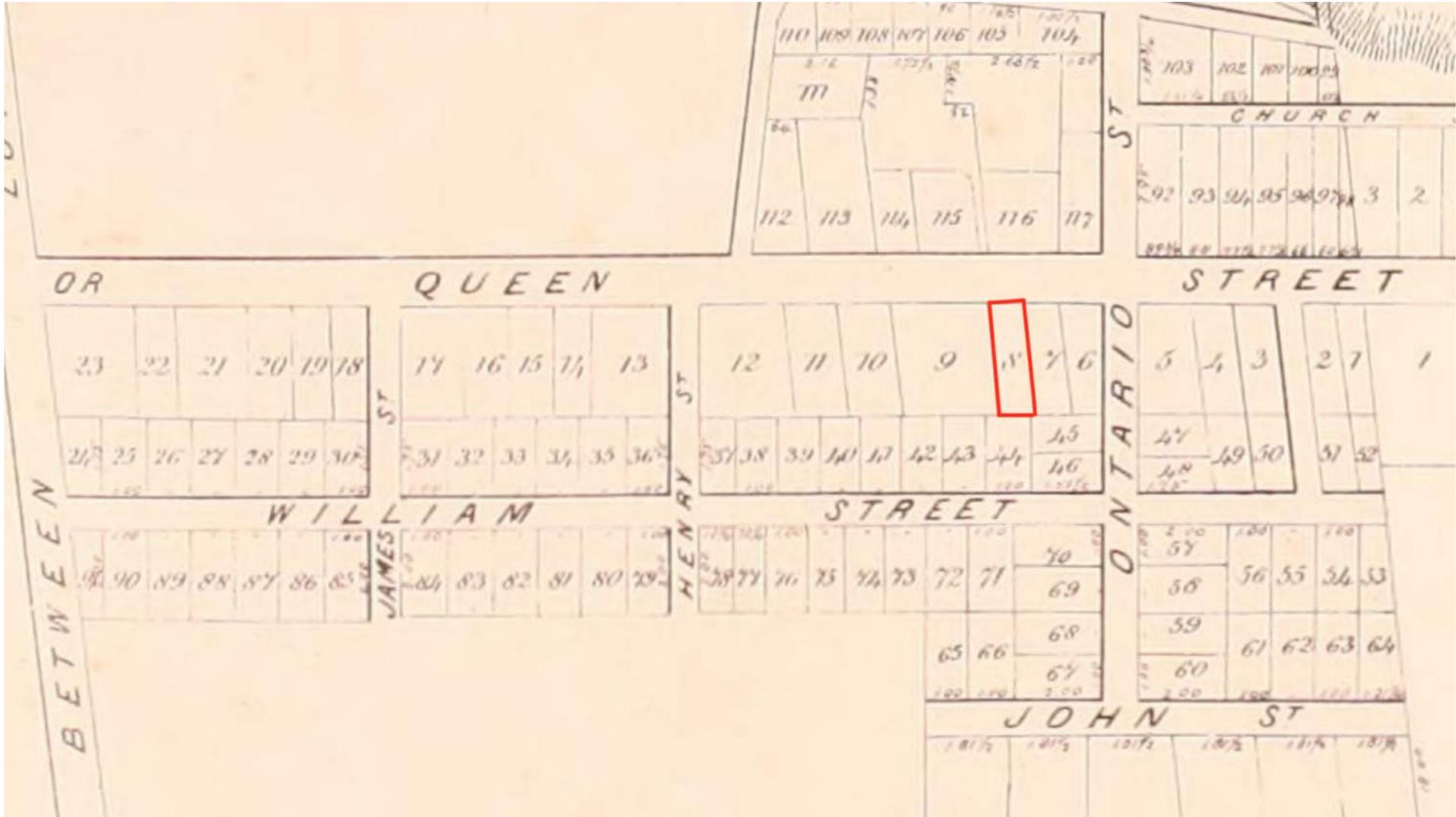
HISTORIC VALUE

DATE PLAN REGISTERED: 8 May 1856 SHEET NO. 1  
 OWNERS: Hyde & Rutledge LOT NO. 8  
 VILLAGE OF STREETSVILLE STREET (King) Queen  
 LOTS SUBDIVIDED: Pt. E 1/2, S, Con. 5 W/4 S A.O.L. PLAN NO. 522-2

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
1200	Q.C.	10 Mar 1910	23 Apr 1914	Rebecca Snyder	Janna H. Walker	1.00	All
1326	Q.C.	9 Apr 1919	24 Apr 1919	James H. Walker et ux	Caroline Barber	1.00	All
1355	B. & S.	20 Sept 1919	25 Sept 1919	Caroline Barber	James H. Walker	1.00	All & O.L.
2284	Grant	1 Apr 1946	3 May 1946	Edna M. Burns	Robert R. Jones	1.00	All & O.L.
2542	GRANT	20 May 1949	23 May 1949	Margaret M. J. Honeberger et ux	Rita H. Montemurro	1500.00	All & O.L. 25/19/47
2543	Grant	20 May 1949	23 May 1949	Robert M. Jones (unmarried)	Margaret M. J. Honeberger	1.00	All & O.L.
2544	Q.C.	8 July 1949	8 July 1949	Rita H. Montemurro	Margaret M. J. Honeberger		Discharging No. 2542 25/19/47
2555	GRANT	7 July 1949	8 July 1949	Margaret M. J. Honeberger et ux	Rita H. Montemurro	3000.00	All 25/19/47
2556	Q.C.	24 Aug 1949	24 Aug 1949	Rita H. Montemurro	Margaret M. J. Honeberger		Discharging No. 2555 25/19/47
2567	GRANT	23 Aug 1949	24 Aug 1949	Margaret M. J. Honeberger	Nathaniel S. McCracken & William A. McCracken	4000.00	All 25/19/47
2584	Grant	11 Oct 1949	8 Nov 1949	Margaret M. J. Honeberger	Norman T. Nixon	1.00	All
2592	Q.C.	2 Sept 1951	3 Sept 1951	Nathaniel S. McCracken & William A. McCracken	Margaret M. J. Honeberger		Discharging No. 2567 25/19/47
525815	Grant		23.07.81	Nixon, Isabel Estro Nixon, Norman T. Est.	Nixon, Isabel	7.00	All
NO 1075253	Transfer		YR MON DAY 04 09 15	The Estate of NIXON, Isabel	BODMSHA, Margaret Victoria	160,000.00	All Planning Act Statement Re: Section 50 completed

NOTICE  
 All Documents/Instruments subsequent to  
 SEP 24 1988  
 are recorded in this jurisdiction in accordance with the REGISTRY ACT

Land Divided and Quit Claim eed from Rutledge to Snyder in 1910/1914  
 Source: Region of Peel Land Registry, https://www.onland.ca



Lot circa 1877  
Source: Mississauga Public Library

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## HISTORIC VALUE

In the year 1820 the Rutledges were one of the first Irish families to settle in the Streetsville area was Henry Rutledge and his wife Jane Noble. Their home was a two story stuccoed house on the north east corner of Queen and Ellen Street. In 1842 Henry and John Embleton were appointed trustees to buy property to erect a Court House and Town Hall. It was built in 1844 and turned over to the Village of Streetsville in 1844. This building is still standing on Church Street. Henry Rutledge was one of the first Councilors when the Village was incorporated in 1858. Henry owned the subject property circa 1859. The property was divided into the subject lot (Lot 8) prior to 1877 and was later owned by Joseph Rutledge (possibly the grandson of Henry). Joseph was a labourer and farmer.

Rebecca Snyder (nee McKeown) born approximately 1851 was married to William Snyder -- a farmer -- and lived with their adopted daughter Marguerite. William passed away in 1910. Rebecca died at age 76 in 1925.

James H. Walker was born in Ontario approximately 1880. Prior to his ownership of the property, census data lists him living in Peel County as a lodger and later, in 1911, with a wife and child but no occupation.

Caroline Barber born approximately 1878 was married to William Barber of the prominent Barber family of carpenters in Streetsville.

Edna May Burns (nee Phair). Born in 1892 - 1984 married to Hugh Quigley Burns in Streetsville at age 20 in 1913.

Robert H. Jones 1914-2004. Occupation unknown.

Historic information unknown for subsequent individuals. No other notable owners, were found.

### Sources:

<https://yoursauga.com/history-of-the-street-names-of-streetsville/>

familysearch.org

Ontario Archives - Canada Census Data

findagrave.ca



Aerial Image of Subject Property, 1961  
Source: Toronto Public Library

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## ARCHITECTURAL VALUE

The house from the registry information appears to have been constructed circa 1949. It is included in the heritage register for the City of Mississauga, because it is representative of post war suburban development in Streetsville and is included in the Streetsville Core Cultural Landscape.

The house has a small simple rectangular plan of 846 sq ft. on the ground floor. It has more recently been used as an office. As a result, its interiors have been dramatically changed. The majority of the basement has been largely renovated to provide additional office space.

On the exterior the design is a shortened version of the ranch style bungalow. In lieu of brick cladding, the wood frame house is clad in siding. The style was made popular across North America by Architect Frank Lloyd Wright. The proportions of the house are visually pleasing. The facade elements are well balanced, and the design includes a corner window, typical of the style. Other than that window there are no other architectural features. The house was built using standard construction and as a result, there is no display of distinctive craftsmanship in the design. This modest home is a typical example of post war housing in both Streetsville and other older areas in Mississauga.



East façade exterior (Source: ATA Architects, 2020)

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66 QUEEN ST S.  
PHOTOGRAPHS OF THE EXISTING  
BUILDING | EXTERIOR



East façade exterior (Source: ATA Architects, 2020)



South façade exterior (Source: ATA Architects, 2020)



North façade exterior (Source: ATA Architects, 2020)

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66 QUEEN ST S.  
PHOTOGRAPHS OF THE EXISTING  
BUILDING | EXTERIOR



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West façade exterior (Source: ATA Architects, 2020)



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West façade exterior (Source: ATA Architects, 2020)



Interior (Source: ATA Architects, 2020)



Interior (Source: ATA Architects, 2020)

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66 QUEEN ST S.  
PHOTOGRAPHS OF THE EXISTING  
BUILDING | INTERIOR



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Interior (Source: ATA Architects, 2020)

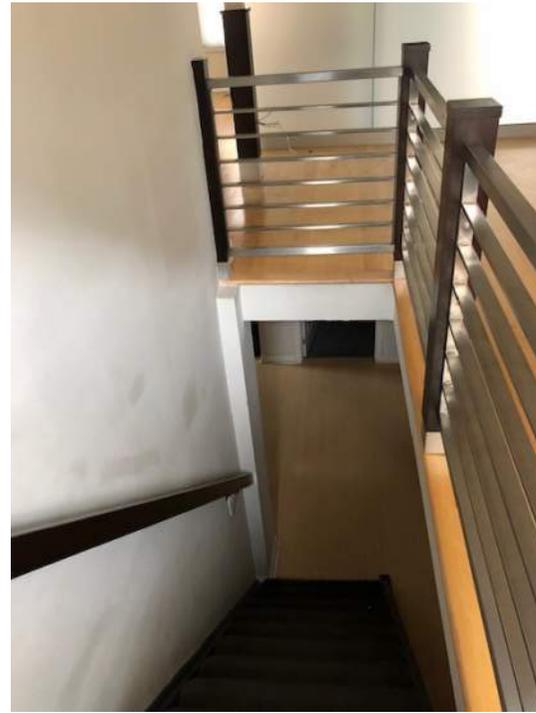


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Interior (Source: ATA Architects, 2020)



Interior (Source: ATA Architects, 2020)



Interior (Source: ATA Architects, 2020)

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66 QUEEN ST S.  
PHOTOGRAPHS OF THE EXISTING  
BUILDING | INTERIOR



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Interior (Source: ATA Architects, 2020)



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Interior (Source: ATA Architects, 2020)



62 and 66 Queen Street South circa 1989  
Source: Mississauga Public Library

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## CONTEXTUAL VALUE

The area of Queen Street South in which the property is located is one in which change is occurring. Many of the properties north of the site have been developed into a new multifamily residential buildings, designed in a traditional style. This has occurred consistently from Henry Street South along Queen Street. Across the road there is mix of building types including Trinity Anglican Church, the historic Orange Hall and Trinity Market Plaza. The east side of Queen Street in this section is largely commercial in nature.

The most consistent portion of the streetscape is the new residential development on the west side of Queen Street. The conversion of residential properties to commercial is represented in illustrated in the remaining properties on the west side south to Ontario Street. At 66 Queen and its southern neighbors, the front lawn has been significantly reduced to provide automobile parking spaces. This transition is not sympathetic to scenic historic streetscape goals for Streetsville.

Adjacent to 66 Queen St. S is 62 Queen St., known as the John Graydon House, a grand two storey polychromatic designated heritage structure. The two building have little or no relationship in regards to scale, massing, materials or style.



Street opposite the site (Source: ATA Architects, 2020)



Street opposite the site (Source: ATA Architects, 2020)

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PHOTOGRAPHS OF  
SURROUNDING CONTEXT



Street opposite the site (Source: ATA Architects, 2020)



Street opposite the site (Source: ATA Architects, 2020)



Surrounding properties (Source: ATA Architects, 2020)



Surrounding properties (Source: ATA Architects, 2020)

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PHOTOGRAPHS OF  
SURROUNDING CONTEXT



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Surrounding properties (Source: ATA Architects, 2020)



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Surrounding properties (Source: ATA Architects, 2020)



South to the corner (Source: ATA Architects, 2020)



South to the corner (Source: ATA Architects, 2020)

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PHOTOGRAPHS OF  
SOUTH TO THE CORNER



South to the corner (Source: ATA Architects, 2020)

Rating system:  
 E - Excellent  
 VG - Very Good  
 G - Good  
 F - Fair  
 L - Low

## ARCHITECTURAL VALUE

### EVALUATION OF SITE BY ALEX TEMPORALE

HISTORICAL OR ASSOCIATIVE VALUE	GRADE					RATIONALE
Has direct associations with a person, organization, or institution that is significant to a community	E	VG	G	F	(L)	The property was owned by two well known Streetsville families, the Rut
Has direct associations with an event or activity that is significant to a community.	E	VG	G	(F)	L	The house is representative of post World War II suburban development in Streetsville.
Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	(L)	Not relative to this property
Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	(L)	Reflective of growth after World War II in various Mississauga Communities. There are numerous other examples.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	(L)	Simple builder version of the range style bungalow.
<b>ARCHITECTURAL VALUE</b>						
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	(F)	L	Modest representative example of the ranch bungalow style.
Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	(L)	Standard Construction
Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	(L)	Standard Construction
<b>CONTEXTUAL VALUE</b>						
Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	(L)	The existing house is not compatible with the adjacent heritage property or with the new streetscape being established by development north of the site.
Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	(F)	L	Visually linked to the adjacent property to the south
Is a landmark.	E	VG	G	F	(L)	Not a Landmark

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## CULTURAL HERITAGE ASSESSMENT CONCLUSION

The house at 66 Queen Street South is not recommended for heritage designation under Part IV of the Ontario Heritage Act, based on the assessment that the building is of limited heritage value. The building is not architecturally significant, historically; it was not inhabited by a family or individual that have made a major contribution to the community and although it informs of post war suburban growth, it is incompatible with nature of adjacent development along Queen Street.

## MITIGATING MEASURES

The existing site provides opportunity for new development that is more compatible with the adjacent heritage building and the new residential developments north of the site. The small-scale office use of the residential bungalow with front yard parking is not compatible with the scenic heritage theme of the route through the Village Core.

If the building is demolished, no special mitigating measure needs to be undertaken. The owner through City of Mississauga Building Department approval process for demolition and construction and the Planning Department for Site Plan Approval will be required to adhere to applicable standards for the safety, security and protection of adjacent properties and the general public.



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CULTURAL HERITAGE IMPACT ASSESSMENT



Proposed Development Design

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PHOTOGRAPHS OF 62 QUEEN ST. S

The form and mass of the Graydon house have remained intact since 1865. Many of the details outlined in the character contributing elements have also been retained. Based on the 1800's photograph, there have also been some substantial changes. The ornate Italianate porch and entrance vestibule have been lost. The six over six divided windows have been replaced by large glazed sheets of glass and the operating shutters have become narrow fixed units. The house sits some-what m



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62 QUEEN ST. S, MISSISSAUGA  
(GRAYDON HOUSE)

#### DESCRIPTION OF HISTORIC PLACES

The Graydon House is located at 62 Queen Street South, on the east side of Queen Street South, north of Ontario Street, in the Streetsville area, of the City of Mississauga. The two storey brick house was constructed in circa 1865.

The property was designated, by the City of Mississauga in 2002, for its heritage value, under Part IV of the Ontario Heritage Act, By-law 003-2002

#### HERITAGE VALUE

Located at 62 Queen Street South, the Graydon House is situated in the north end of Streetsville, in a transitional area, across from Trinity Anglican Church. The house is positioned close to the street and is, therefore, prominent on the streetscape.

The Graydon House is associated with John Graydon, its original owner and builder. Graydon was an Irish immigrant well-known in the Streetsville area as a master builder and successful businessman. He immigrated to Canada with his parents in 1843 and settled in the Streetsville area. A devoted temperance leader, Graydon built the local Methodist Church, in 1875, which he attended as a church member. Graydon was also instrumental in seeing the completion of the Credit Valley Railway in 1879. In addition to being a local businessman, Graydon served as a local Reeve and Justice of the Peace and served on the public school board for 30 years. Several buildings constructed by Graydon still remain within the Streetsville business district.

The Graydon House is a good representation of the Italianate style of architecture as evidenced in the arched entrance, yellow-brick quoins and paired brackets on the soffit. Flat arches with radiating voussoirs create the effect of arched windows, typical of the style. Alterations, however, have been made which slightly change the facade. The brickwork beneath the second-storey window provides evidence that it was formerly another doorway and the windows have all been altered from the original six-over-six double hung panes. Deviating from the Italianate style, the symmetrical facade features a central entrance with fanlight and sidelights, the front gable is dominated by a very decorative bargeboard, crowned with a finial. Just above the stone foundation, an unusual band of dichromatic brick circles the house.

Sources: City of Mississauga Heritage Register Report; City of Mississauga Heritage Designation Report, By-law 003-2002.

#### CHARACTER DEFINING ELEMENTS

Character defining elements that contribute to the heritage value of the Graydon House include its:

- location on Queen Street South in Streetsville
- close proximity to the street
- two storey red and yellow brick and stone construction
- shallow hip roof
- gable roof addition
- symmetrical facade
- two internally bracketed double linked chimneys
- barge board with finial
- paired brackets on the soffit
- boxed cornice
- yellow brick quoins
- flat arch voussoirs above the windows
- curved voussoirs
- central entrance with fanlight and sidelights
- brickwork beneath the second storey window as evidence of a previous doorway
- band of dichromatic brick in four layered checkerboard pattern around the base of house

The form and mass of the Graydon house have remained intact since 1865. Many of the details outlined in the character contributing elements have also been retained. Based on the 1800's photograph, there have also been some substantial changes. The ornate Italianate porch and entrance vestibule have been lost. The six over six divided windows have been replaced by large glazed sheets of glass and the operating shutters have become narrow fixed units. The house sits somewhat naked in the landscape. Fencing and planting have been lost over time. The houses either side of the Graydon house are of a different style, scale and construction which further isolates the house visually along the streetscape. For a number of years, an enclosed brick porch covered the entrance and detracted from the properties and the grandeur of the house design. Further restoration and landscaping could in the future, enhance its presence and historical role in the history of Streetsville.



Adjacent property 66 Queen St (Source: ATA Architects, 2020)

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PHOTOGRAPHS OF 62 QUEEN ST. S



Generous side yard of adjacent property 66 Queen St (Source: ATA Architects, 2020)



Later addition to adjacent property 66 Queen St (Source: ATA Architects, 2020)

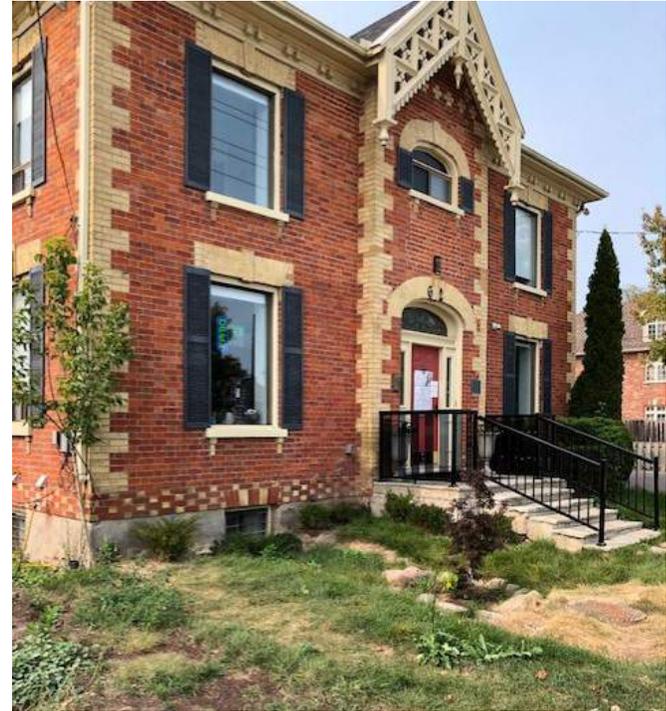
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PHOTOGRAPHS OF 62 QUEEN ST. S



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Adjacent property 66 Queen St (Source: ATA Architects, 2020)



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Adjacent property 66 Queen St (Source: ATA Architects, 2020)



62 Queen Street South (Graydon House) (Source: Mississauga Central Library Historic Photo Archives)



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CULTURAL HERITAGE IMPACT  
ASSESSMENT  
EVALUATION  
CONCLUSION  
PROPOSED DESIGN



**CULTURAL HERITAGE IMPACT ASSESSMENT**

**Description of the Proposed Development**

The proposed development on the subject property includes the construction of a 2 ½ storey condominium. The third storey is partially concealed in the roof of the building. The condominium consists of 10 residential units and 15 parking spaces, including one barrier free parking.

All but two parking spaces are located on grade within the building perimeter. A drop off area is provided at the front of the building for moving vans and deliveries. The 2006m<sup>2</sup> building is clad in polychromatic brick in a traditional vernacular pattern.

The width of the building was determined by the Mississauga Zoning Bylaw that permits two rows of parking either side of a central aisle. In addition, the building could not be rotated and is sited parallel to the side yard property lines.

The proposed building is setback from the front property line to provide an open view of 62 Queen Street South, the Graydon house. In fact, due to shape of the site the proposed building is turned toward the Graydon house increasing the open space and view of the heritage building.

The proposal for 66 Queen Street South meets all the zoning regulations for the site and similar in its two and a half storey massing to other recent residential developments constructed or under construction, north of the site on Queen Street.

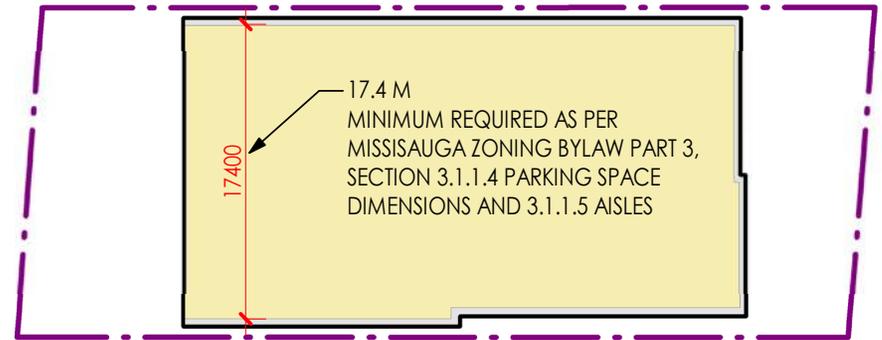


Diagram 1 Siting (Source: ATA Architects, 2020)

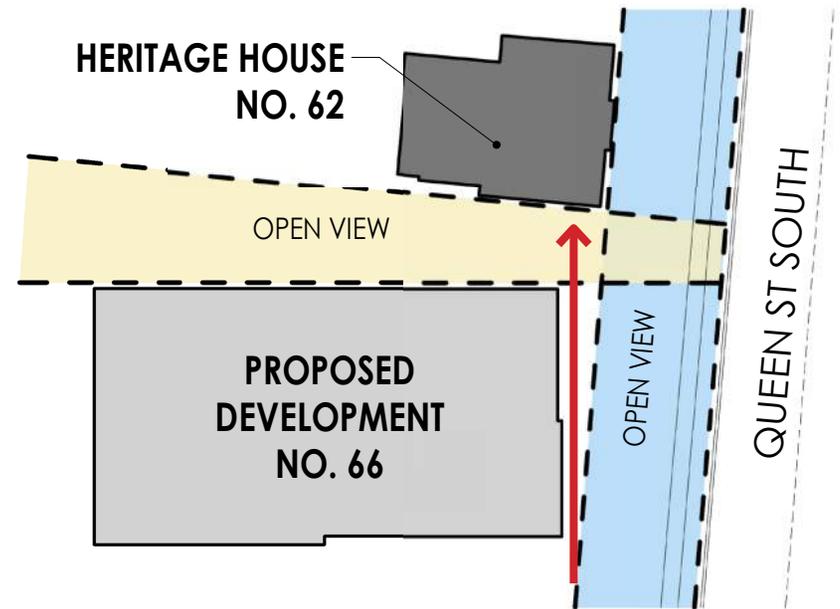


Diagram 2 Setbacks and Views (Source: ATA Architects, 2020)

CULTURAL HERITAGE IMPACT ASSESSMENT

Options

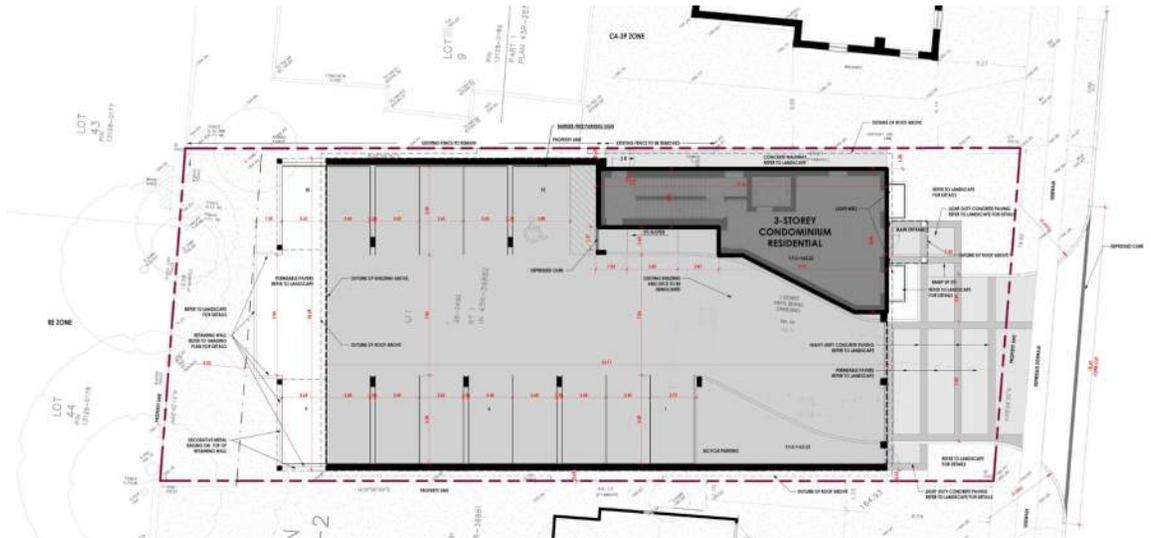
The first option prepared by ATA Architects Inc. was to create a highly articulated and detailed building employing many of the elements that were character contributing features of the Graydon house.

The proposed residential building set the driveway to the south, away from the heritage building and gabled facade/entry to the north adjacent to the Graydon house. The landscape in front was largely open and employed pattern concrete to extend both the entrance walkway and the driveway to the street. As illustrated in the perspective this provided a relatively obstructed view from the property of the heritage house. The inclusion of a third storey within the roof structure reduced the apparent height of the proposed building adding to the compatibility of the two structures.

A second option was prepared with variations to address other possible solutions.



Option 1 Perspective (Source: ATA Architects, 2020)



Option 1 Site Plan (Source: ATA Architects, 2020)

CULTURAL HERITAGE IMPACT ASSESSMENT

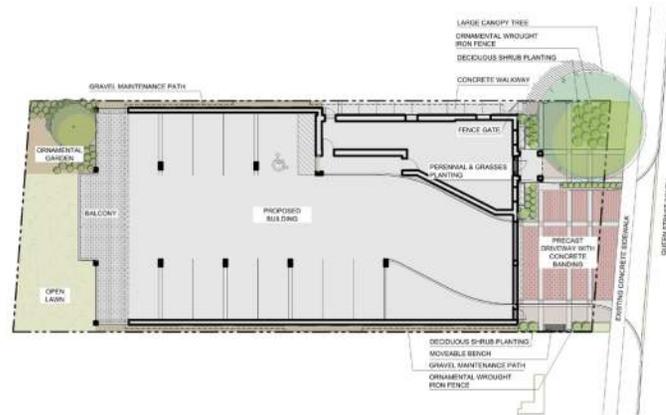
Option 2 flips the location of the gable and places the driveway to the north end of the site. In addition, the wall of the garage entrance is set back by 300mm creating visual break in the front wall.

In both option 1 and option 2, the amount of soft landscaping has been increased. This benefits the project in creating a soft visual buffer. The landscaping provided an intermediate scale between the pedestrian and the building. Wrought iron fencing is introduced to define the edge of the property in both options. Traditional boxwood planting and columnar cedars have also been added as typical foundation planting. Similar planting would be recommended for future landscaping at the Graydon house.

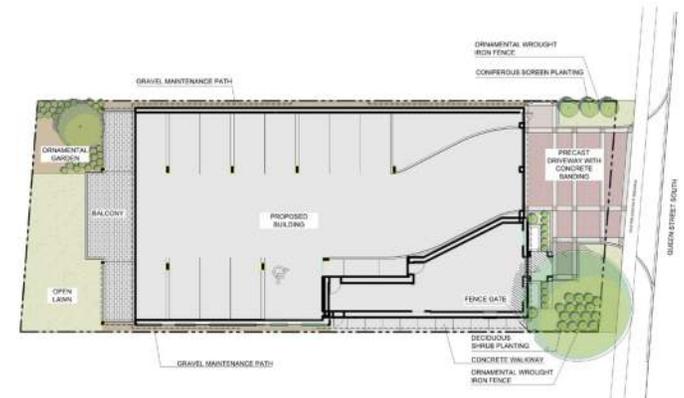
Bicycle parking originally located at the front of the building will be provided in the garage area and in the basement given the nature and size of the development those locations will be more desirable and better used.



Option 2 Perspective Alternative A (Source: ATA Architects, 2020)



Option 1 Landscape Plan (Source: OMC Landscape Architecture, 2020)



Option 2 Landscape Plan (Source: OMC Landscape Architecture, 2020)

## CULTURAL HERITAGE IMPACT ASSESSMENT

By relocating the two storey portion of façade, the eave of the proposed development and the eave of the Graydon house are closely aligned. The elevator tower was reduced in height and relocated on the south side of the development in Option 2. Visually the development appears to step down in height toward the heritage house. To further emphasize the two storey height of the development, the gable was set back from the face of the front wall and changed to a diamond pattern siding, stopping the red brick at the 2 storey eave line. This in turn provided two further alternatives, framing the gable down to the roof edge or allowing the 2 storey roof edge to carry across the entire front and visually setting the gable visually on the roof plain. Either gable solution is acceptable, but the framed gable to the roof edge was chosen as being the more typical solution.



Option 2 Perspective Alternative B (Source: ATA Architects, 2020)



Option 2 Perspective Alternative C (Source: ATA Architects, 2020)

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CULTURAL HERITAGE IMPACT  
ASSESSMENT

Options



Option 1 Perspective (Source: ATA Architects, 2020)



Option 2 Perspective (Source: ATA Architects, 2020)

CULTURAL HERITAGE IMPACT  
ASSESSMENT



Option 1 Street Elevation (Source: ATA Architects, 2020)



Option 2 Street Elevation (Source: ATA Architects, 2020)

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CULTURAL HERITAGE IMPACT  
ASSESSMENT

CRITERIA	EVALUATION
Shadows that alter the appearance of the heritage attribute	<p>Impact: Negligible</p> <p>The setbacks from Queen Street for both 62 and 66 Queen Street are similar and there is a distance of 6.34 metres between the two buildings at their facades. The character defining elements of the John Graydon House are related largely to the home's façade. Because the homes are in line and facing east in relationship to Queen Street. With 66 Queen street angling slightly towards 62 Queen, the impact of the shadows are negligible on these features, nor will they affect the appearance of the Graydon House. The majority of any shadow cast is on the south wall which includes the additions and some renovations to the elevations. Shadows from the proposed development will not affect the use of the site or the heritage home at 62 Queen Street South. Refer to Shadow Study in the appendix.</p>
Isolation of a heritage attribute from its environment or context	<p>Impact: None</p> <p>The relationship of the John Graydon House to Queen Street is unaltered. The proposed development is adjacent and not in front of the heritage building.</p>
Direct or indirect obstruction of significant views or vistas from or the to built and natural features	<p>Impact: Minimal</p> <p>Views of the key character elements of the façade of the John Graydon House are not obstructed. The view of the South wall of the house is slightly compromised by the proximity of the new development; however, there is a significant separation of over 6 metres which allows the south wall of the original house to remain visible. Also, the south elevations is of secondary importance to the façade and the historic value of the south elevation has been compromised by renovation and additions over time.</p>
Change in land use	<p>Impact: None</p> <p>The John Graydon House is no longer occupied as a residence. It has been converted into a commercial salon and large single pane glazing has replaced the original windows. The proposed residential development does not affect the commercial operation of 62 Queen St S and is complementary to the use and character of new residential development on Queen St South.</p>
Land disturbance, change in grade and drainage pattern	<p>Impact: Minimal</p> <p>The site will be affected by the development; however, the new drainage pattern and storm water management shall be designed to meet the City of Mississauga Standards. This includes not transferring water onto adjacent properties from the development site.</p>

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CULTURAL HERITAGE IMPACT  
ASSESSMENT

CRITERIA	EVALUATION
Destruction of any or part of any significant heritage attributes or features	<p>Impact: None</p> <p>Not applicable to its impact on Graydon House. As previously noted, the existing residence at 66 Queen Street South is not a landmark and is not architectural, historically, or contextually significant</p>
Alteration that is not sympathetic with the historic fabric/ Standard II	<p>Impact: Positive</p> <p>The proposed building is complementary and sympathetic to the adjacent heritage structure. The design of the proposed development is in polychromatic brick similar to the neighboring property with punched window openings. It has an architectural stone base, a body of brick and shingled roof cap. The massing is similar; 2 ½ storeys with the third floor encapsulated in the sloped roof.</p> <p>The design of the proposed 10-unit condominium includes numerous traditional details complementary to the historic Graydon House:</p> <ul style="list-style-type: none"> <li>• Tall columned portico entrance</li> <li>• Traditional wood entrance door with divided sidelights (panels below) and a transom window above</li> <li>• Multi-pane windows with simulated divided lights</li> <li>• Wide window trim</li> <li>• Single hung traditional window format (top section only operating)</li> <li>• Masonry sills</li> <li>• Projecting voussoir over the window openings</li> <li>• Buff brick quoins</li> <li>• Deep cornice</li> <li>• Large Palladian style windows in the west (front) gable</li> <li>• Arched windows in the south gable</li> <li>• The use of shutters in the grade level parking area to maintain the rhythm of the window placement above.</li> <li>• Diagonal lattice pattern in the upper front gable</li> <li>• Deep architectural tie across the front gable with brackets</li> </ul>

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CULTURAL HERITAGE IMPACT  
CONCLUSION

The design of Option 2 incorporates the majority of architectural elements of the adjacent Graydon house in a sympathetic and compatible design. It meets and exceeds the level of design detail of similar developments just north of the site along Queen Street.

The two storey eave line and the location of the gable entrance to the south separates the character contributing features of the two buildings and enhances their compatibility.

The proposed development will bring greater visual prominence to the two sites. The Graydon house facade has changed with time, but the original design is clearly recognizable. It is similar in design to the Brown McCaughery House, 1860. There is sufficient documentation to facilitate full restoration. The tall, symmetrical, 3 bay design its central gable capped by a large intricate bargeboard will remain a focal landmark, complimented by 66 Queen Street.

Based on the proposed materials, details, 2 ½ storey massing and heritage design, the proposed development will have minimal impact on the adjacent heritage property.

Prepared by Alexander Temporale  
B.Arch., OAA, CAHP, FRAIC

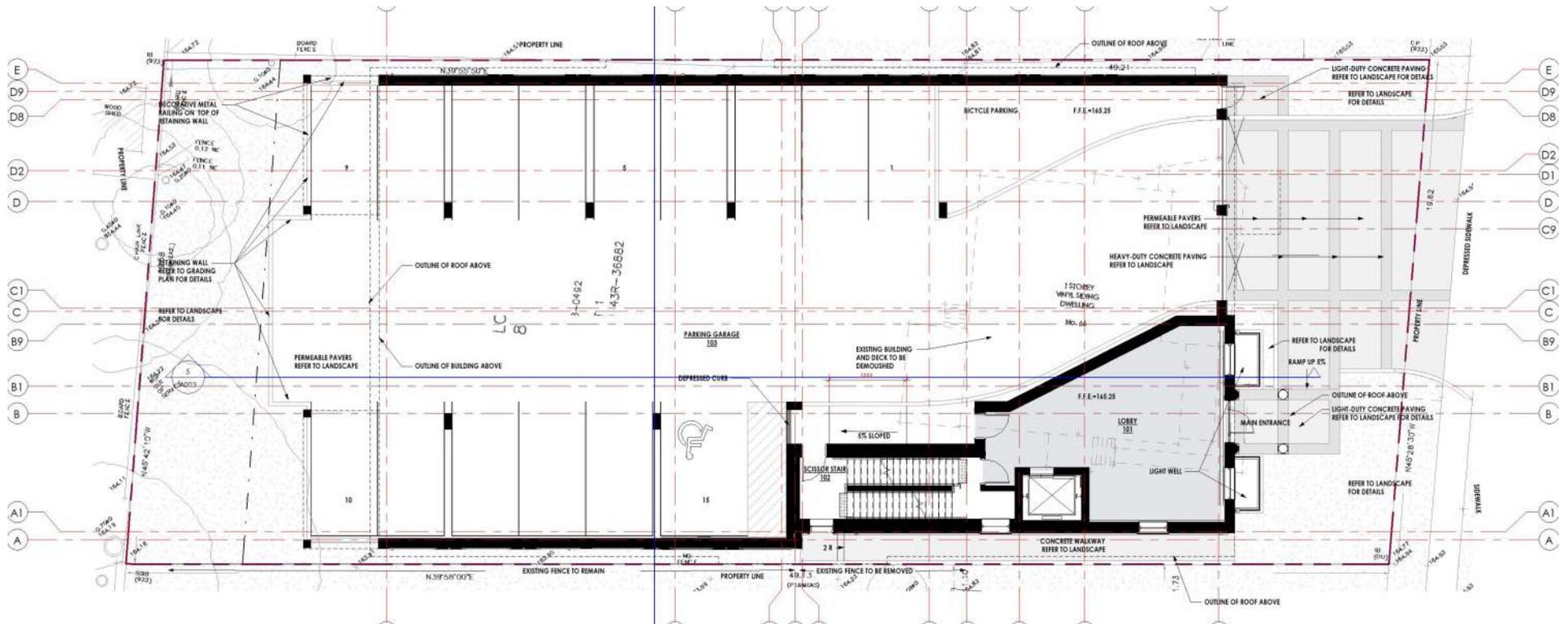
PROPOSED DESIGN | 66 QUEEN ST S



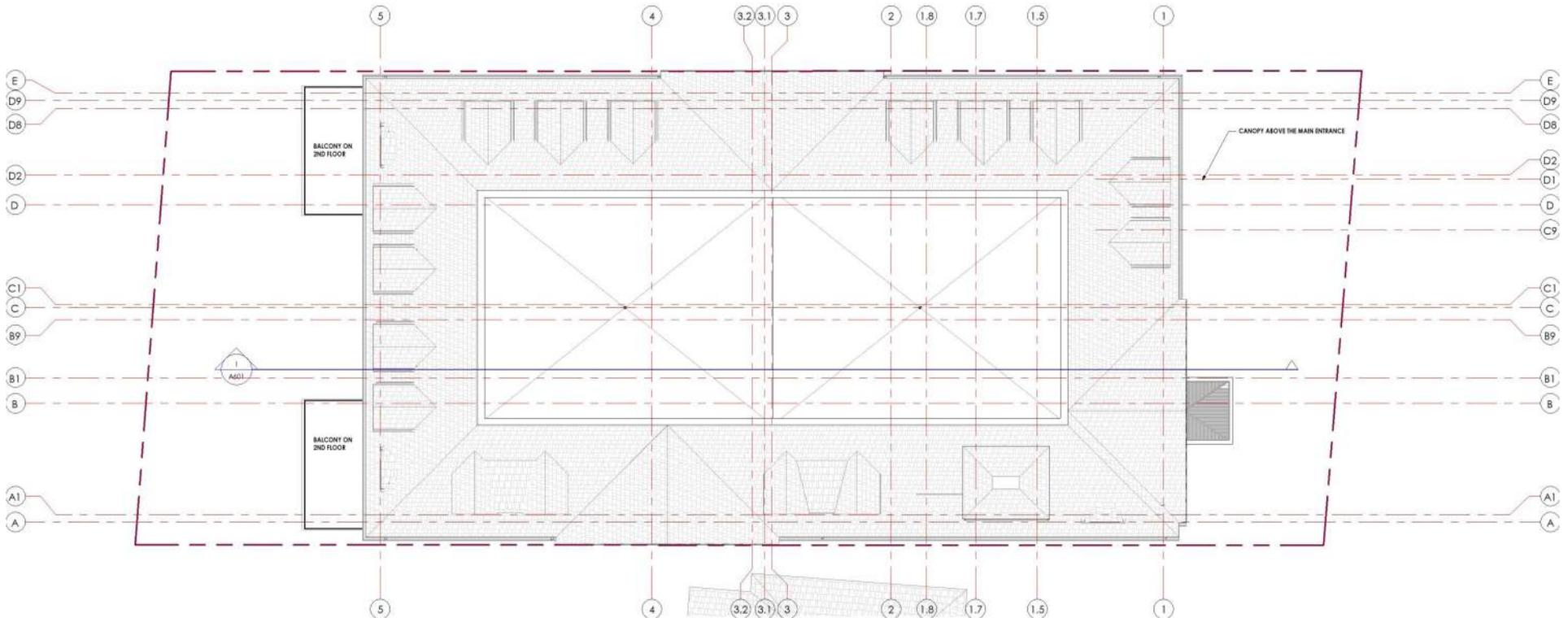
Site Plan of 66 Queen St (Source: ATA Architects, 2020)



PROPOSED DESIGN | 66 QUEEN ST S



Ground Floor Plan (Source: ATA Architects, 2020)



Roof Plan (Source: ATA Architects, 2020)

PROPOSED DESIGN | 66 QUEEN ST S



East Elevation (Source: ATA Architects, 2020)



South Elevation (Source: ATA Architects, 2020)

PROPOSED DESIGN | 66 QUEEN ST S

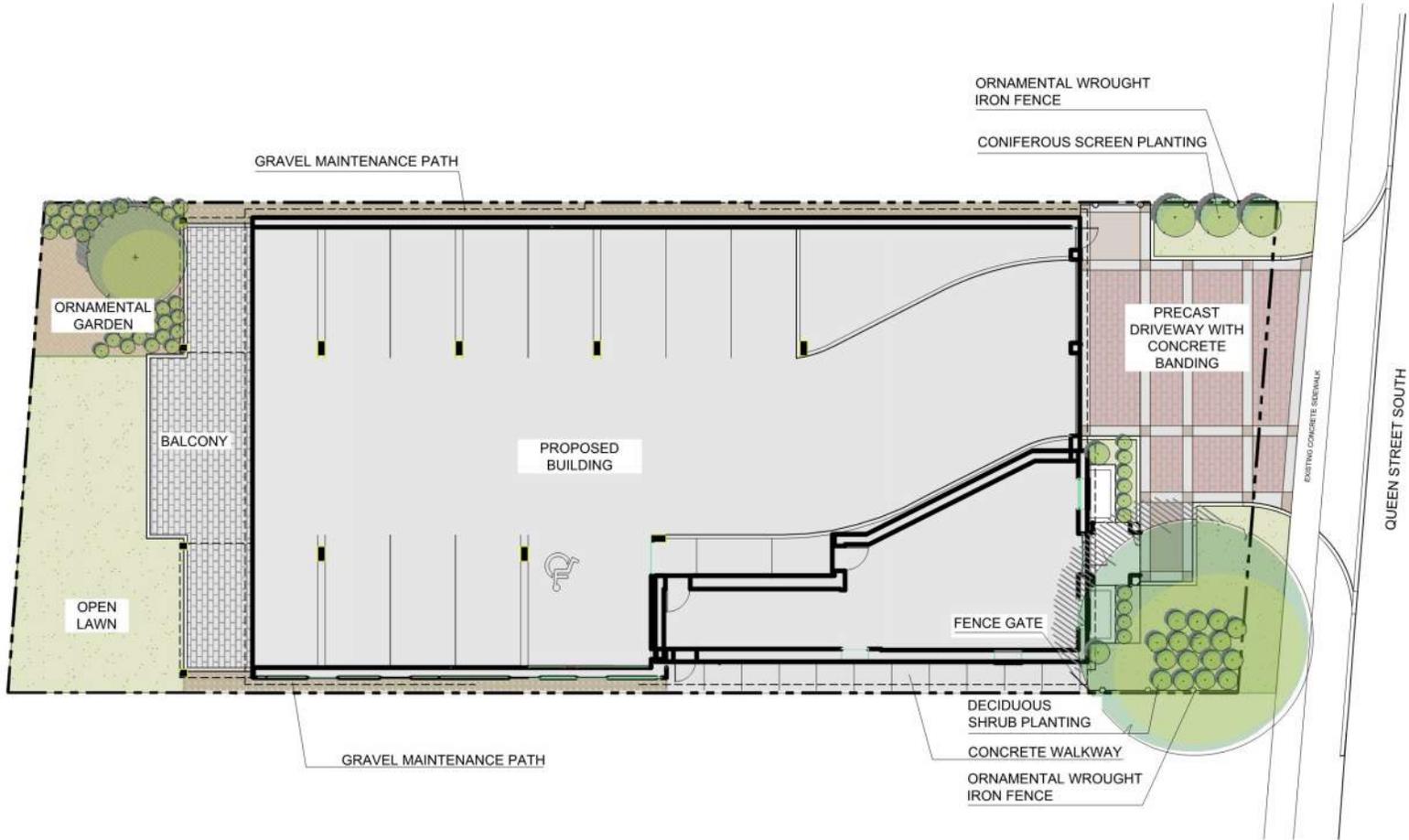


West Elevation (Source: ATA Architects, 2020)



North Elevation (Source: ATA Architects, 2020)

PROPOSED DESIGN | 66 QUEEN ST S



Landscape Plan (Source: OMC Landscape Architecture, 2020)



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APPENDIX  
BIBLIOGRAPHY  
SUPPORTING DOCUMENTS  
ALEXANDER TEMPORALE CV  
RYAN LEE CV



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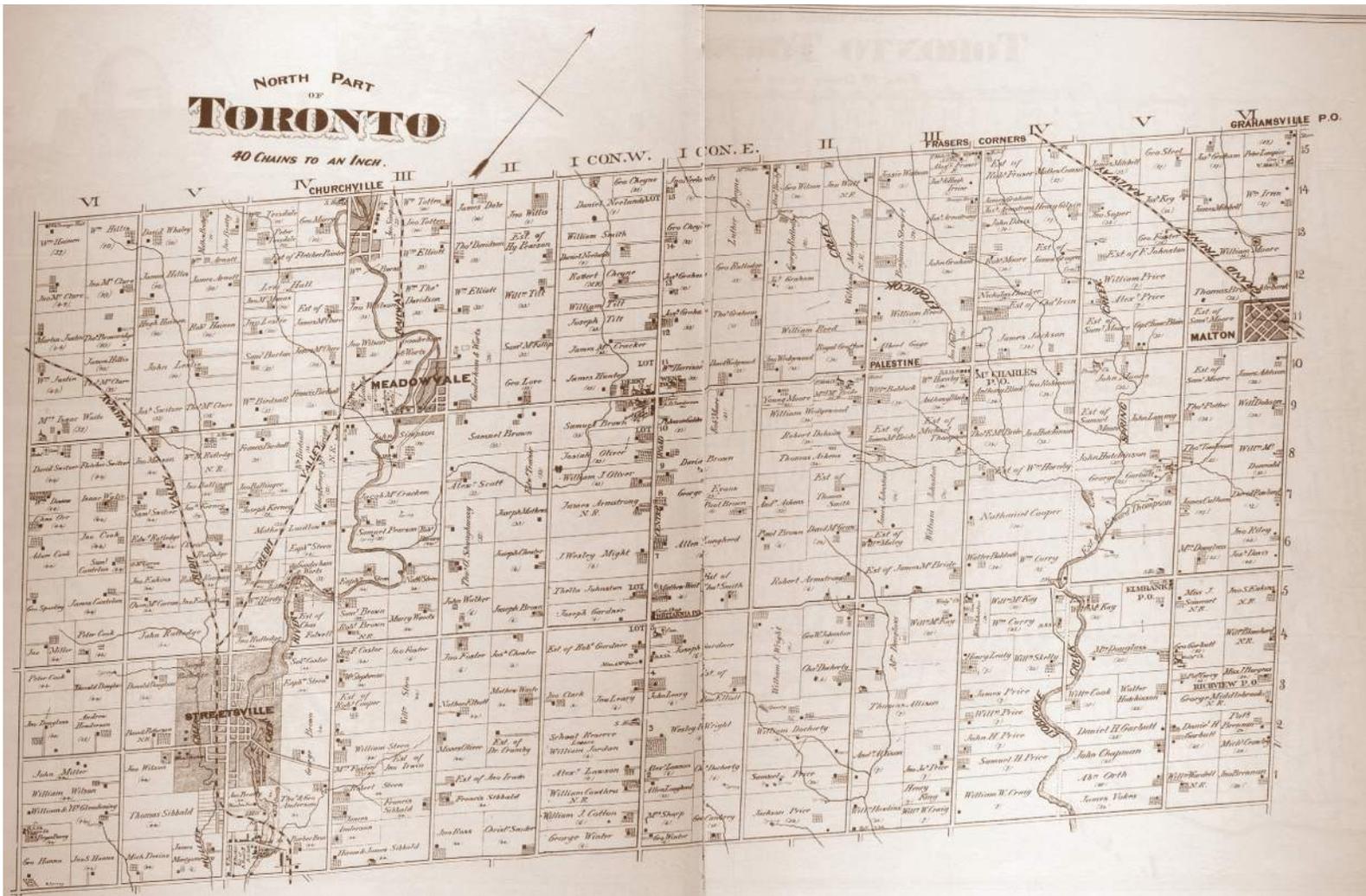
SCHEDULE No. 1—Nominal Return of the Living. TABLEAU No. 1.—Dénombrement des Vivants.

PAGE *5* PAGE *5*

STATES OF THE SEXES OF VISITANTS.						NAME	SEX	AGE	Date of last census number.	Country or Province of Birth.	RELIGION	COMPLEXION	Profession, Occupation, or Trade.	Married or Single.	EDUCATION.				Date of Immigration or Date of Birth.
Male.	Female.	Never in school.	Attended school.	Can read and write.	Can read.										Can write.	Can read and write.			
STATES OF THE SEXES OF VISITANTS.						NAME	SEX	AGE	Date of last census number.	Country or Province of Birth.	RELIGION	COMPLEXION	Profession, Occupation, or Trade.	Married or Single.	EDUCATION.				Date of Immigration or Date of Birth.
Male.	Female.	Never in school.	Attended school.	Can read and write.	Can read.										Can write.	Can read and write.			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
						<i>Longwell Elizabeth</i>	<i>F</i>	<i>17</i>	<i>-</i>	<i>0</i>	<i>C. Meth</i>	<i>English</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>2</i>		<i>22</i>	<i>23</i>			<i>M. Henry Emma's</i>	<i>M</i>	<i>49</i>	<i>-</i>	<i>-</i>	<i>Ch of Eng</i>	<i>Irish</i>	<i>Carpenter</i>	<i>M</i>	<i>✓</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>3</i>						<i>Mary</i>	<i>F</i>	<i>46</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>M</i>	<i>✓</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>4</i>						<i>Mary</i>	<i>F</i>	<i>18</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>Factory Hand</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>5</i>						<i>Frankie</i>	<i>M</i>	<i>12</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>6</i>						<i>Frank</i>	<i>F</i>	<i>11</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>7</i>						<i>John</i>	<i>F</i>	<i>8</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>8</i>						<i>John</i>	<i>M</i>	<i>4</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>9</i>						<i>Milie</i>	<i>M</i>	<i>7</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>10</i>		<i>23</i>	<i>24</i>			<i>M. Conville James</i>	<i>M</i>	<i>49</i>	<i>-</i>	<i>-</i>	<i>Catholic</i>	<i>-</i>	<i>Team Laborer</i>	<i>M</i>	<i>✓</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>11</i>						<i>Mary</i>	<i>F</i>	<i>41</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>M</i>	<i>✓</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>12</i>						<i>William</i>	<i>M</i>	<i>18</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>Factory Hand</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>13</i>						<i>Alice</i>	<i>F</i>	<i>16</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>14</i>						<i>Margaret</i>	<i>F</i>	<i>14</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>15</i>						<i>Henry</i>	<i>M</i>	<i>10</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>16</i>						<i>Mary</i>	<i>F</i>	<i>8</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>17</i>						<i>Charles</i>	<i>M</i>	<i>6</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>18</i>						<i>George</i>	<i>M</i>	<i>3</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>19</i>		<i>24</i>	<i>24</i>			<i>Wend Taylor</i>	<i>M</i>	<i>51</i>	<i>-</i>	<i>England</i>	<i>Ch of Eng</i>	<i>English</i>	<i>Millwright</i>	<i>M</i>	<i>✓</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>20</i>						<i>James</i>	<i>F</i>	<i>60</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>M</i>	<i>✓</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>21</i>						<i>Elizabeth</i>	<i>F</i>	<i>32</i>	<i>-</i>	<i>0</i>	<i>-</i>	<i>-</i>	<i>Servant</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>22</i>						<i>William</i>	<i>M</i>	<i>21</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>Team Laborer</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>23</i>						<i>Annie</i>	<i>F</i>	<i>18</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>Servant</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>at Spent 1/2 of time in</i>
<i>24</i>		<i>25</i>	<i>25</i>			<i>Rutledge Joseph</i>	<i>M</i>	<i>46</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>Irish</i>	<i>Business</i>	<i>M</i>	<i>✓</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>25</i>						<i>William</i>	<i>M</i>	<i>20</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>Carpenter</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>

Joseph Rutledge 1881 Census  
Source: Ontario Census Archives





North Part of Toronto Map, 1918  
Source: oldmapsonline.org





Streetsville Orange Lodge built on Land Donated by Henry Rutledge  
Source: City of Mississauga

**IMAGE DETAILS**

Displaying image 2 of 5992: [Back to Thumbnail Images](#)

[< Previous](#) | [Next >](#)



**Title:** Orange Hall, Streetsville  
**Identifier:** PH3100  
**Date of Original Photo:** 1985  
**Date Built:** 1855  
**Image Type:** Slide, 35 mm  
**Subject:** Historic buildings - Ontario - Streetsville (Mississauga)  
**Donor:** Planning & Heritage, Community Services  
**Location:** 47 Queen Street South, pt. Lot 4 W 1/2, Conc 5 WHS

[View Full size image](#)

**Conditions of Use:** See [Terms of Use & Privacy Statement](#).

**Description:** 47 Queen Street South. Conc 5 WHS, pt. Lot 4 W 1/2. This structure held the first meeting of the first Orange Lodge, No. 290, which was first organized on June 12, 1845. The lodge is now No. 263, first organized by William Graydon, the builder and first Master, according to William Perkins Bull. William Graydon and his son John built the structure in 1855 on land donated by Henry Rutledge. It is a two storey building with a medium pitched gable roof and simple rectangular shape in plan. The foundation is of stone, supporting red brick walls, and there is yellow brick quoining and decorative brickwork around windows, the door, and at the top of the second storey. In the front gable a stone medallion is enclosed by yellow brick. The building is designated under the terms of the Ontario Heritage Act.

**Agency:** Mississauga Library System





#### IMAGE DETAILS

Displaying image 5 of 5992: [Back to Thumbnail Images](#)

[< Previous](#) | [Next >](#)



**Title:** Trinity Anglican Church, Streetsville  
**Identifier:** PH3125  
**Date of Original Photo:** ca 1991  
**Date Built:** 1843  
**Image Type:** Slide, 35 mm  
**Subject:** Historic buildings - Ontario - Streetsville (Mississauga)  
**Donor:** Planning & Heritage, Community Services  
**Location:** 69 Queen Street South, pt. Lot 5 W 1/2, Conc 4 WHS

 [View Full size image](#)

**Conditions of Use:** See [Terms of Use & Privacy Statement](#).

**Description:** 69 Queen Street South, Conc 4 WHS, pt. Lot 5 W<sub>1/2</sub>. The parish was founded in 1841, with Rev. R. J. McGeorge as the first rector. The land was given by Henry Rutledge (The Commodore) and the bricks for the building came from his brickyard. The cornerstone of the church was laid in October 1842 by the Rev. Bishop John Strachan. The church was completed in 1843, and underwent several alterations and additions. In 1876 the chancel was built and a sub-chancel put in, the gallery was removed and a tower erected. In 1896 the windows were changed from square top to Gothic, taking away the Greek Revival influence. The church was destroyed by fire (arson) on April 26 1998, and demolished. A new church was built on the site and opened September 9, 2000.

**Agency:** Mississauga Library System

Streetsville Trinity Anglican Church built on land donated by Henry Rutledge from bricks from his brickyard  
 Source: City of Mississauga

SUPPORTING DOCUMENT |  
HISTORIC VALUE

SEP 30 1913

SCHEDULE D.  
AFFIDAVIT.

Required before License or Certificate is Granted by Issuer of Marriage Licenses by provision of

011161 **The Marriage Act.**  
(Chapter 162, R. S. O. 1897.)

Particulars to be filled in by the Clergyman performing

**Marriage**

I Heroby declare that I Married

Name of Husband <i>Hugh Quigley Burns</i>		Name of Wife <i>Edna May Phair</i>	
on the <i>17<sup>th</sup></i> day of <i>September</i> 19 <i>13</i>		at the <i>Village of Chestoville</i>	
in the County of <i>Paul</i>		by <i>W. L. ...</i>	
Husband	Wife		
Rank or Profession <i>Merchant</i>	Rank or Profession		
Bachelor or Widower <i>B</i>	Spinster or Widow <i>W</i>		
Age <i>25</i> Years	Age <i>20</i> Years		
Religious Denomination <i>Anglican</i>	Religious Denomination <i>Anglican</i>		
Residence of Husband <i>Chestoville</i>	Residence of Wife <i>Chestoville</i>		
Name in full of Father of Husband <i>Hugh Quigley Burns</i>	Name in full of Father of Wife <i>Joseph Phair</i>		
Rank or Profession of Father of Husband <i>Builder</i>	Rank or Profession of Father of Wife <i>Builder</i>		
Name and Maiden Name of Mother of Husband <i>Margaret Jane Rogers</i>	Name and Maiden Name of Mother of Wife <i>Marah Jane Kirby</i>		
Names and Addresses of Witnesses <i>George Rogers Burns</i> <i>29 Alexander St. Toronto</i> <i>Minnie May Parson</i> <i>399 Weston Rd. Toronto</i> <i>Thomas Oliver Currier</i> <i>Chestoville Ont.</i>			

1. That I and *Edna May Phair* of the *Village of Chestoville* in the County of *Paul* are desirous of entering into the Contract of Marriage, and of having our Marriage duly solemnized at the *Village of Chestoville* in the County of *Paul*

2. According to the best of my knowledge and belief, there is no affinity, consanguinity, prior marriage or any other lawful cause or legal impediment to bar or hinder the solemnization of the said Marriage.

3. I *H. Q. Burns* do hereby declare that I have not had, since the *19<sup>th</sup>* day of *June* 19*13* my usual place of abode within the municipality of *Chestoville* in the County of *Paul*

4. I am of the age of *25* years, and the said *E. M. Phair* is of the full age of eighteen years.

5. I am a *Bachelor* and the said *E. M. Phair* is a *Spinster*

SUBSCRIBED before me at *Chestoville* in the County of *Paul* this *17<sup>th</sup>* day of *Sept*

*Hugh Quigley Burns*  
(For Signature of Husband)

*W. L. ...*  
Issuer of Marriage Licenses at *Chestoville*

\* Or if neither of the parties has, for the space of fifteen days immediately preceding the issue of the certificate or license, had his or her usual place of abode in the county or district in which it is intended that the marriage shall be solemnized, add as follows: "The reason for proceeding the marriage to be solemnized in this county or district is as follows: ..."

\*\* If either party be under 18 and not a widow or widower, add: "I, E. D., of ... in the county of ... do hereby consent to the said marriage in the name of ... in the person whose consent to the said marriage is required by law, and the said E. D. consents to the said marriage. The proper writing hereto annexed marked "A" is the consent of the said E. D. to the said marriage, and the signature (written in the proper handwriting of the said E. D., the said E. D. is the father of the said C. D., or the said E. D. is the mother or guardian duly appointed) of the said C. D., and the father of the said C. D. is dead (or the father and mother of the said C. D. are both dead) and no guardian of the said C. D. has been appointed."

NOTE.—This form to be varied as necessary in case the affidavit is made by the other party to the intended marriage.

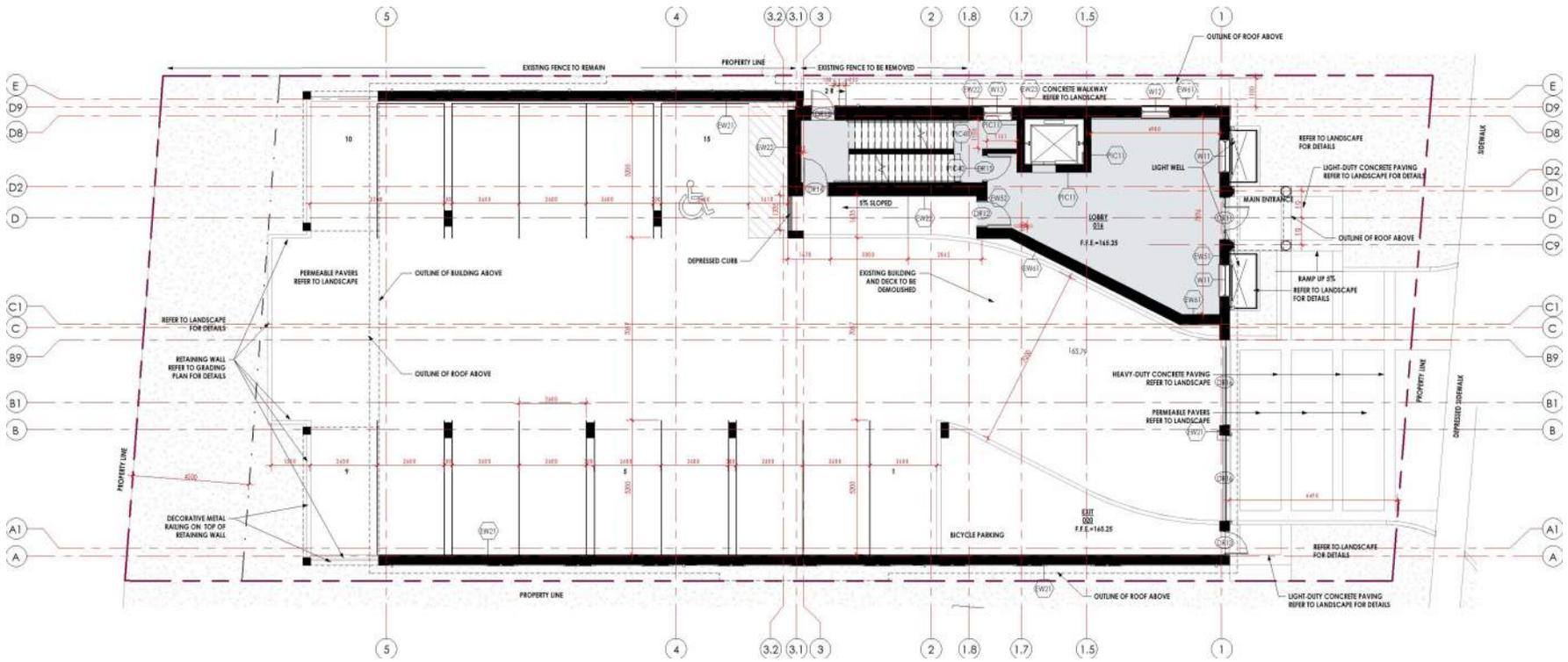
1913 Marriage Certificate for Edna May Phair to Hugh Quigley Burns  
Source: familysearch.org



PROPOSED DESIGN - OPTION 1 | 66 QUEEN ST S

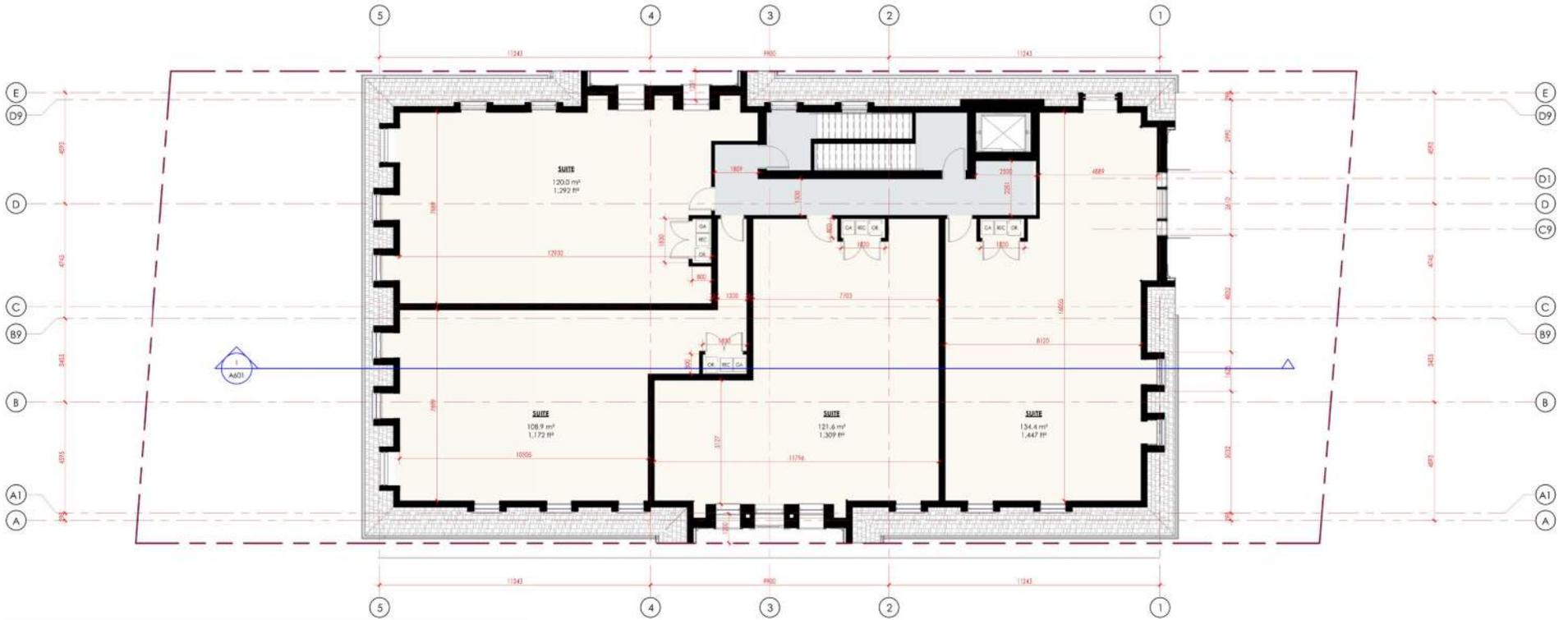


Option 1 Site Plan (Source: ATA Architects, 2020)

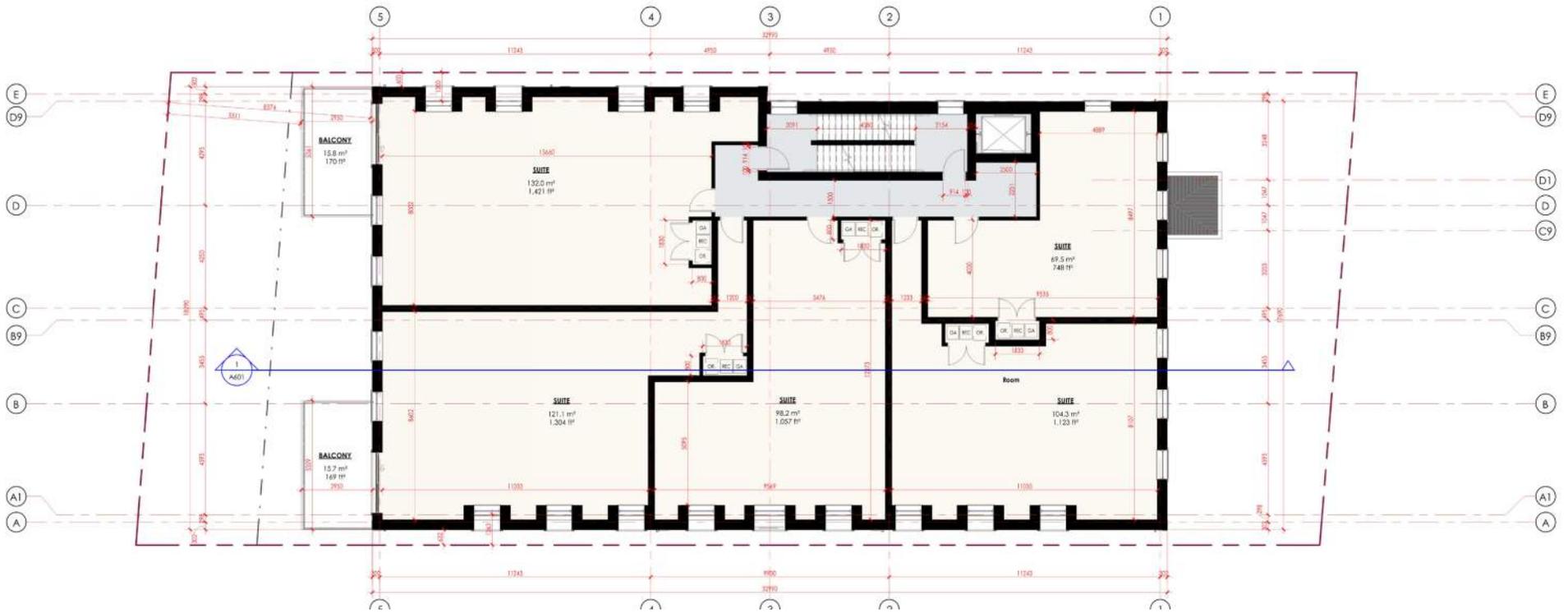


Option 1 Ground Floor Plan (Source: ATA Architects, 2020)

PROPOSED DESIGN - OPTION 1 | 66 QUEEN ST S

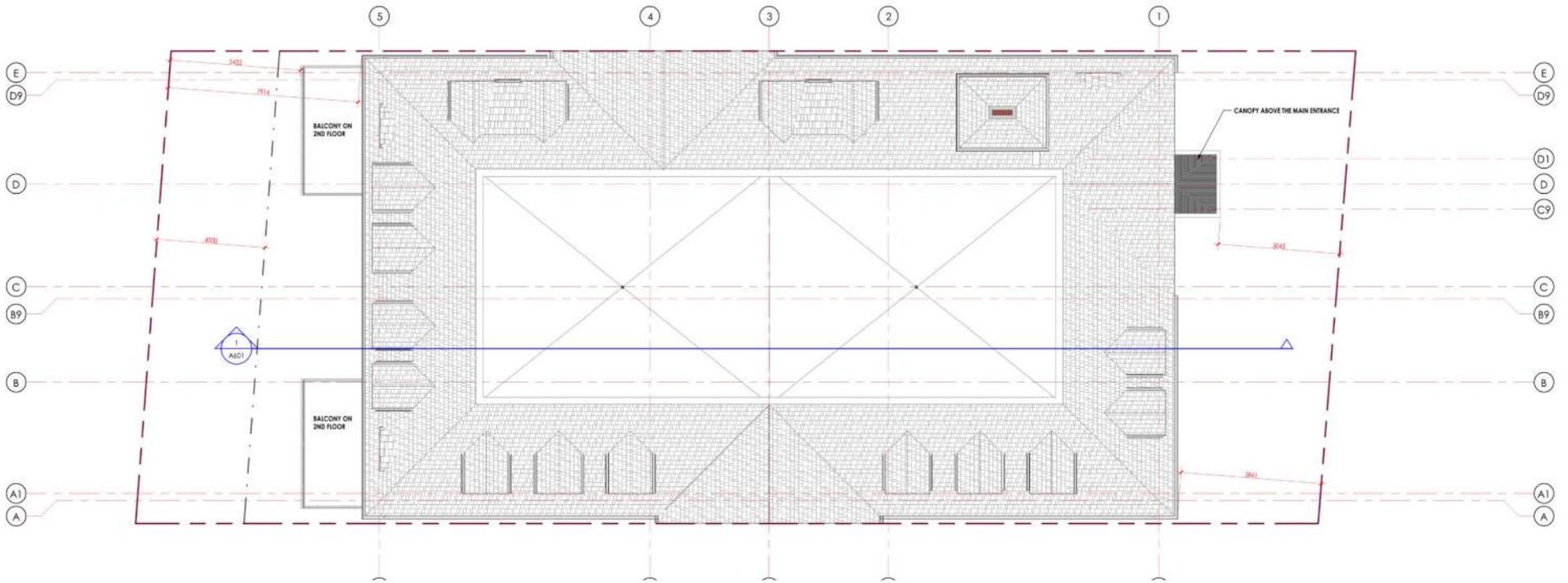


Option 1 Second Floor Plan (Source: ATA Architects, 2020)

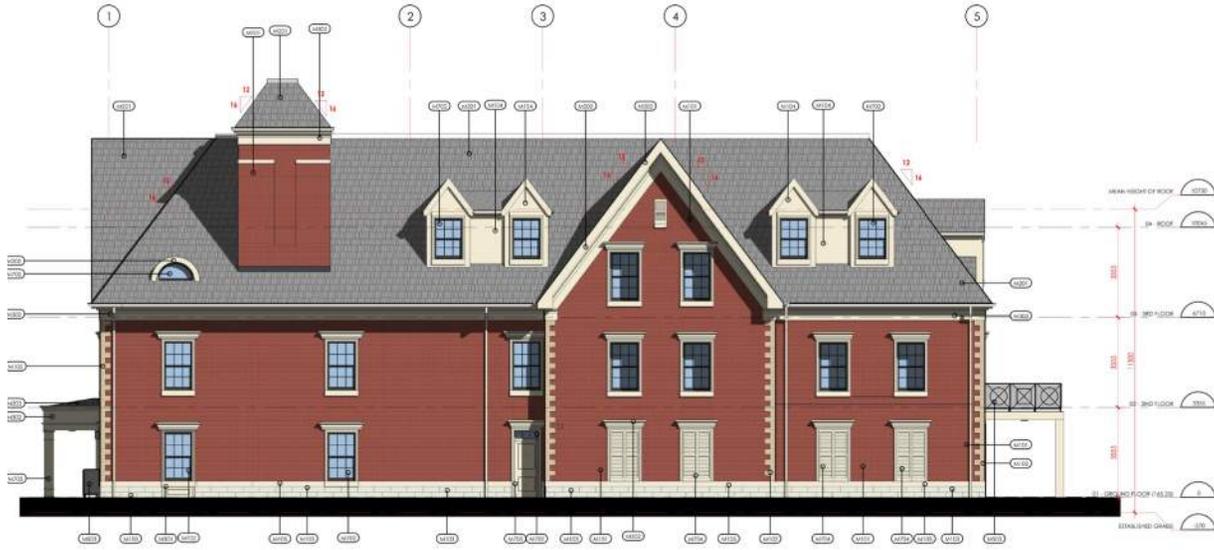


Option 1 Third Floor Plan (Source: ATA Architects, 2020)

PROPOSED DESIGN - OPTION 1 | 66 QUEEN ST S



Option 1 Roof Plan (Source: ATA Architects, 2020)



Option 1 North Elevation (Source: ATA Architects, 2020)



Option 1 West Elevation (Source: ATA Architects, 2020)

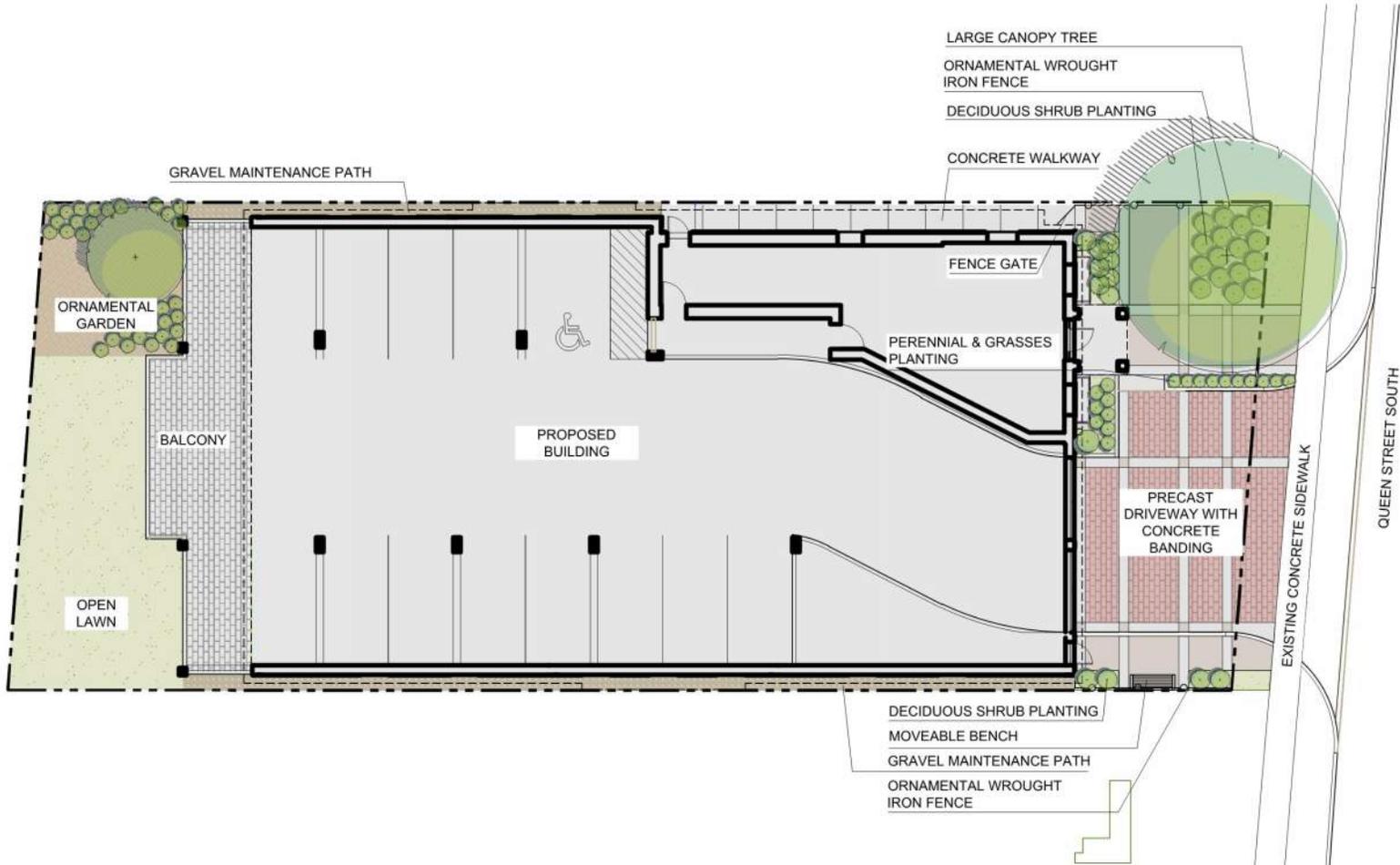


Option 1 South Elevation (Source: ATA Architects, 2020)



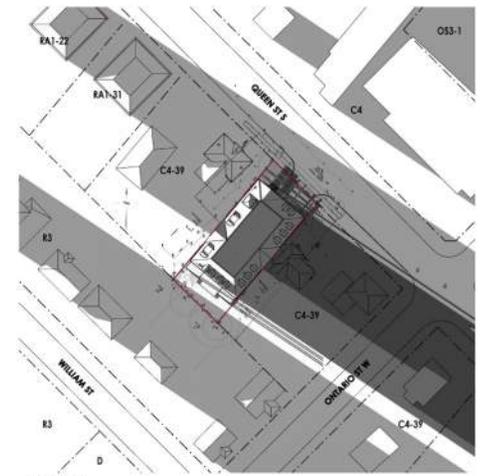
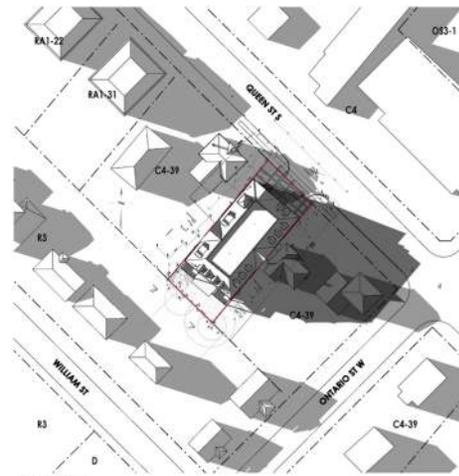
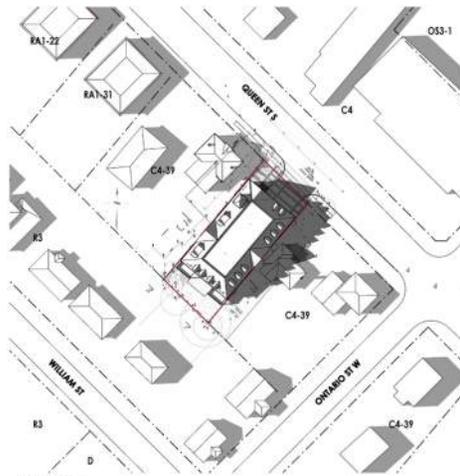
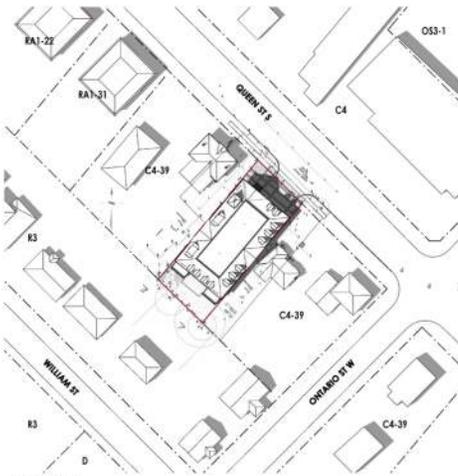
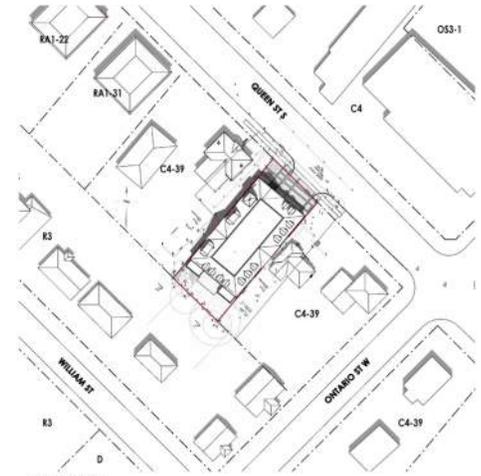
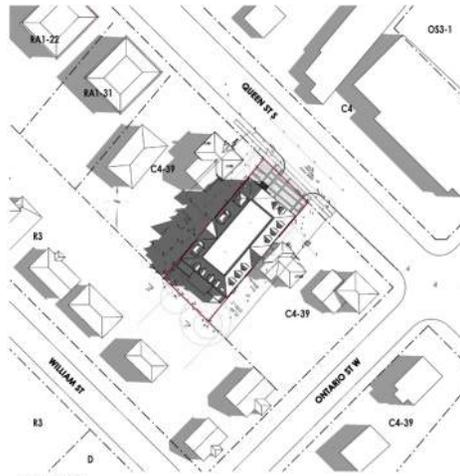
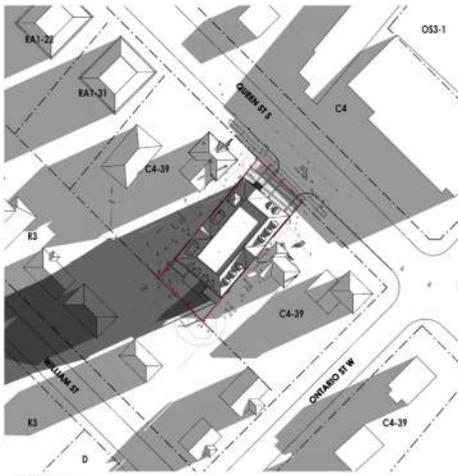
Option 1 East Elevation (Source: ATA Architects, 2020)

PROPOSED DESIGN - OPTION 1 | 66 QUEEN ST S

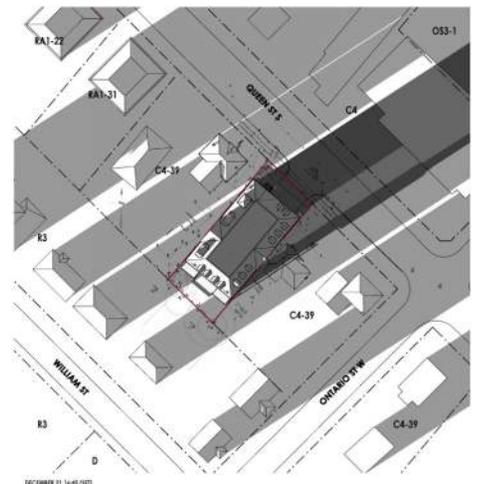
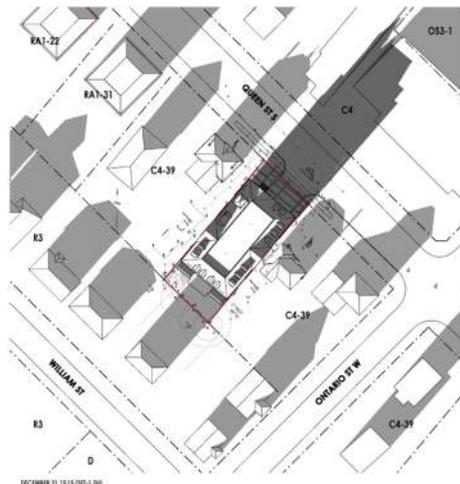
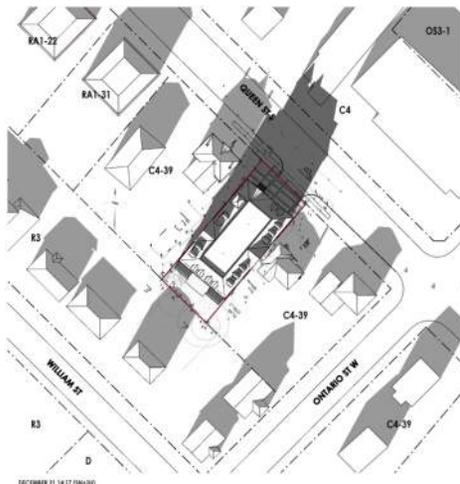
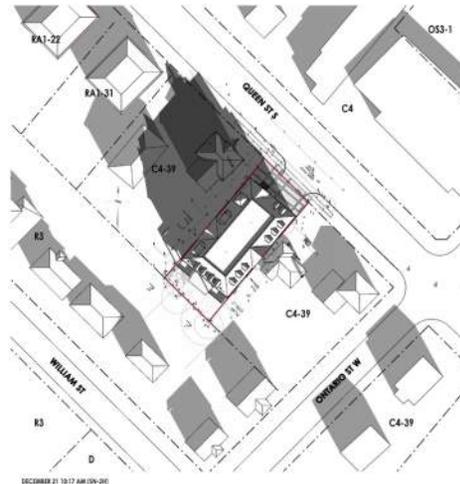
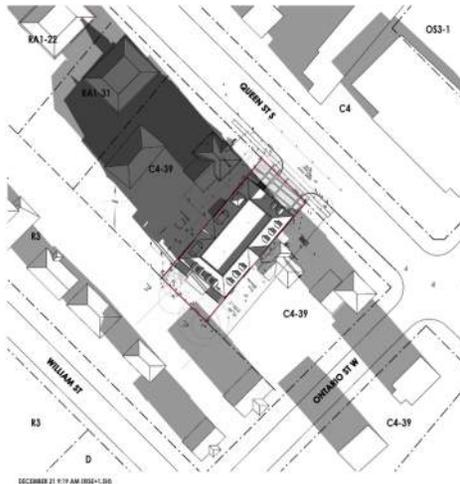
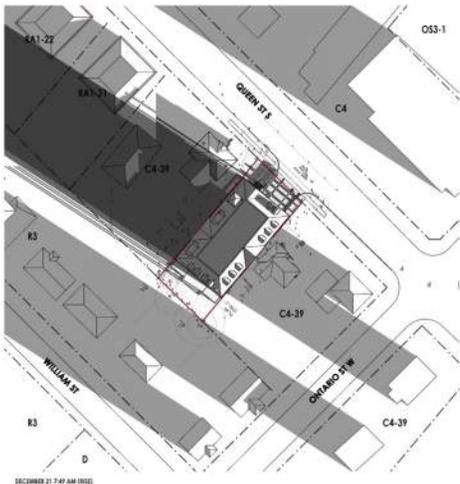


Option 1 Landscape Plan (Source: OMC Landscape Architecture, 2020)

PROPOSED DESIGN | 66 QUEEN ST S  
SHADOW STUDY - SUMMER



PROPOSED DESIGN | 66 QUEEN ST S SHADOW STUDY - WINTER



Alexander Louis Temporale, B.Arch., O.A.A., F.R.A.I.C CAHP

#### Education

University of Toronto, B.Arch.

#### Background

Alexander Temporale has had a long history of involvement in heritage conservation, downtown revitalization, and urban design. As a founding partner of Stark Temporale Architects, Mr. Temporale was involved in a variety of restoration projects and heritage conservation studies, including: the Peel County Courthouse and Jail Feasibility Study, the Brampton Four Corners Study and the Meadowvale Village Heritage District Study. The study led to the creation of the first heritage district in Ontario.

His involvement and interest in history and conservation resulted in a long association with the heritage conservation movement, as a lecturer, resource consultant, and heritage planner. He was a member of the Brampton Local Architectural Conservation Advisory Committee, a director of the Mississauga Heritage Foundation, and chairman of the Mississauga LACAC Committee. As a member of LACAC, Alex Temporale was also a member of the Architectural Review Committee for Meadowvale Village. He is also a former Director of the Columbus Centre, Toronto and Visual Arts Ontario. Mr. Temporale has been a lecturer for the Ontario Historical Society on Urban Revitalization and a consultant to Heritage Canada as part of their “Main Street” program.

In 1982, Alexander Temporale formed his own architectural firm and under his direction the nature and scope of commissions continued to grow with several major urban revitalization studies as well as specialized Heritage Conservation District Studies. His work in this field has led to numerous success stories. The Oakville Urban Design and Streetscape Guidelines was reprinted and used for approximately 20 years. The study of the Alexander Homestead (Halton Region Museum Site) led to the Museum’s rehabilitation and a significant increase in revenue. The Master Plan reorganized the site and its uses, as well as facilitating future growth. During this time, Alex received numerous awards and his contribution to architecture was recognized in 2007 in becoming a Fellow of the Royal Architectural Institute of Canada. Many projects have become community landmarks, received awards or been published. These include Lionhead Golf Clubhouse, Brampton; the Emerald Centre, Mississauga; St. David’s Church, Maple;

Gutowski Residence, Shelburne; Martin Residence, Mississauga and Stormy Point, Muskoka, to name a few.

Mr. Temporale is recognized at the OMB as an expert in urban design and restoration architecture. He is a member of the advisory committee of Perspectives, a journal published by the Ontario Association of Architects. He is a frequent author on design issues. He has also authored numerous urban design studies and heritage studies for a variety of municipalities i.e. Brantford, Grimsby, Brampton, Flamborough and Burlington. The firm has been a recent recipient of the Lieutenant Governor's Award for Excellence in Conservation and the National Heritage Trust's Award for Heritage Rehabilitation of Oakville's historic Bank of Montreal Building. Below are other previous offices held:

Past Offices

- > Jurist, 2010 Mississauga Urban Design Awards
- > Chairman, Mississauga Local Architectural Conservation Advisory Committee
- > Director, Visual Arts Ontario
- > President, Port Credit Business Association
- > Director, Brampton Heritage Board
- > Director, Mississauga Heritage Foundation
- > Director, Columbus Centre
- > Director, Villa Columbo, Toronto
- > Resource Consultant, Heritage Canada

#### Heritage Assessment and Urban Design Studies

- > Cedarvale Community Centre Feasibility Study, Town of Halton Hills
- > High Park Forest School Retrofit Feasibility Study, Toronto
- > 2494 Mississauga Road Heritage Impact Assessment, Mississauga
- > 1187 Burnhamthorpe Road East Heritage Assessment, Oakville
- > 103 Dundas Street Heritage Assessment, Oakville
- > 3060 Seneca Drive Heritage Assessment, Oakville
- > 491 Lakeshore Road (Captain Morden Residence) Heritage Assessment, Oakville
- > 2347 Royal Windsor Drive Heritage Assessment, Oakville
- > 107 Main St. E. Heritage Assessment, Grimsby
- > 74 & 76 Trafalgar Road Heritage Assessment and Urban Design Brief, Oakville
- > 7005 Pond Street Heritage Assessment, Meadowvale
- > 7015 Pond Street (Hill House) Heritage Assessment, Meadowvale
- > 44 and 46 Queen Street South Heritage Assessment, Streetsville
- > 264 Queen Street South (Bowie Medical Hall) Heritage Assessment, Streetsville
- > Fred C. Cook Public School Heritage Assessment, Bradford West Gwillimbury
- > Harris Farm Feasibility Study, City of Mississauga
- > Benares Condition Assessment Report, City of Mississauga
- > Lyon Log Cabin Relocation, Oakville, Ontario
- > 42 Park Avenue Heritage Assessment, Oakville, Ontario
- > The Old Springer House Heritage Assessment, Burlington, Ontario
- > 2625 Hammond Road Heritage Impact Study, Mississauga, Ontario
- > 153 King Street West Heritage Assessment, Dundas, Ontario
- > Brampton Civic Centre Study, Brampton, Ontario
- > 139 Thomas Street Heritage Impact Study, Oakville, Ontario
- > Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
- > Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
- > Binbrook Heritage Assessment, Glanbrook, Ontario

- > Fergusson Residence, 380 Mountainbrow Road, Burlington, Ontario, Heritage Assessment
- > Canadian Tire Gas Bar, 1212 Southdown Road, Mississauga, Ontario, Heritage
- > Donald Smith Residence, 520 Hazelhurst Road, Mississauga, Ontario, Heritage Assessment
- > Hannon Residence, 484 Brant Street, Burlington, Ontario, Heritage Assessment
- > Bodkin Residence, 490 Brant Street, Burlington, Ontario, Heritage Assessment
- > Fuller Residence, 8472 Mississauga Road, Brampton, Ontario, Heritage Assessment
- > 11953 Creditview Road, Chinguacousy Township, Brampton, Ontario Assessment
- > Historic Meadowvale Village Inventory/Heritage Assessment Study (Stark Temporale)
- > Brampton Four Corners Urban Design Study (Stark Temporale)
- > Erindale Village Urban Design Study (Stark Temporale)
- > Oakville Downtown Urban Design and Site Plan Guidelines Study
- > Burlington Downtown, Urban Design and Façade Improvement Study
- > Burlington East Waterfront Study
- > Victoria Park Square Heritage District Study, Brantford
- > Bullock's Corners Heritage Conservation District Study, Town of Flamborough
- > Brant Avenue Heritage Conservation District Study, Brantford
- > Urban Design Guidelines for Infill Development, Town of Oakville
- > 111 Forsythe, OMB Urban Design Consultant, Town of Oakville
- > Trafalgar Village Redevelopment, Urban Design Consultant, Town of Oakville
- > Eagle Ridge (Three Condominium Towers) Development, Urban Design Consultant
- > Trafalgar Market Redevelopment, Urban Design Consultant, Town of Oakville
- > St. Mildred Lightbourne Private School Expansion, Urban Design Consultant, Town of Oakville
- > OPP Academy (Art Deco Heritage Building), Feasibility Study, City of Brampton
- > Kennedy Road, Victorian Farmhouse Study, City of Brampton
- > Chisholm Estate Feasibility Study, City of Brampton
- > Urban Design Guidelines, Hurontario and 403, Housing for Ontario Realty Corporation, Mississauga
- > Urban Design Study Canadian General Tower Site, Oakville
- > Port Credit Storefront Urban Design Study (Townpride)

- > Port Credit Streetlighting Phases I and II, Lakeshore Road
- > Urban Design Study for the Town of Grimsby Downtown Area
- > Clarkson Village Community Improvement Study as a member of the Townpride Consortium
- > Richmond Hill Downtown Study, as a member of the Woods Gordon Consortium
- > Heritage Building, 108 – 116 Sparks Street, Ottawa, Feasibility Study for National Capital Commission
- > Niagara Galleries Project, Niagara-on-the-Lake, Design Concept/Feasibility Study
- > Aurora Library/Public Square Study (Townpride)
- > Oakville Dorval Glen Abbey Study of High Density Residential
- > Halton Regional Museum (Feasibility Study and Master Plan) Phase I construction including conversion of the Alexander Barn to Museum and Exhibits Building to Visitor Centre.

#### Partial List of Heritage Restoration Projects

- >Lowville School House Rehabilitation, Burlington
- >Auchmar Coach House Rehabilitation, Hamilton
- >Locust Lodge, 2477 Queensway, Burlington
- >Fuller Residence Tower Restoration and Preservation, Brampton
- >205 Trafalgar Road Site Development and Addition Design, Oakville
- >164 & 166 Main Street Rehabilitation, Brampton
- > 264 Queen Street Rehabilitation, Mississauga
- > St Mark's Church Restoration/Rehabilitation, Hamilton
- > Pinchin Barn Foundation Repairs & Landscape Improvements, Mississauga
- > Stewart Memorial Church Heritage Grant Application Package, Hamilton
- > 126-128 Lakeshore Road East Façade Restoration, Oakville
- >Oakville Radial Railway Station, Contract Drawings, May construction start, Oakville
- > Old Springer House, Addition Design, Burlington
- > 505 Church and Wellesley, Schematic Design, Rehabilitation and Addition, Toronto
- > Adamson House Roof Repair, Mississauga
- > Restoration/Maintenance of 4 City of Mississauga Properties, Adamson Estate, Restoration

- Benares Historic House, Derry House and Chappell Estate
- > The Old Springer House Renovation and Replacement of Existing Banquet Hall, Burlington, Ontario
- > Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario
- > Fergusson House Restoration, Burlington, Ontario
- > Bovaird House Window Restoration, Brampton, Ontario
- > Vickerman Residence Renovations Design, Oakville, Ontario
- > Ontario Agricultural Museum, Master Plan Revisions (Stark Temporale with Prof. Anthony Adamson)
- > Restoration of Lucas Farmhouse and Women's Institute (Stark Temporale with Prof. Anthony Adamson).
- > Backus Conservation Area, Master Plan of Historical Museum (Stark Temporale)
- > Peel County Courthouse & Jail Feasibility Study (Stark Temporale)
- > Port Credit Streetscape Improvements (Stark Temporale)
- > Miller Residence, Stone Farmhouse, Brampton (Stark Temporale)
- > Salkeld Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Bridges Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Graff Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Sheridan Day Care Centre, Late Victorian Farmhouse (Stark Temporale)
- > St. Paul's Church Renovation/Restoration, Brampton (Stark Temporale)
- > McInnis Residence, Second Empire Style Renovation/Addition, Brampton (Stark Temporale)
- > Shore Residence, Main Street, Victorian Addition/Renovation Brampton (Stark Temporale)
- > Watts Residence, Late Victorian, Renovation and Addition, Brampton
- > Faculty Club Renovations and Interiors, Heritage Building, University of Toronto
- > Cawthra Elliot Estate Conference Centre (Feasibility Study; Restoration and Renovations), Mississauga
- > Springbank Centre for the Visual Arts, Renovation Phases I-IV, Mississauga
- > Wilcox Inn Renovations and Restoration, Mississauga
- > Chappel Riverwood Estate, Restoration and Alterations Concepts for residential use

- > Thomas Street Mews, Streetsville, conversion of existing heritage residence to shops
- > Owens-Baylay House, Mississauga, relocation and renovation to designated Century Farmhouse
- > Queen Street Store, Streetsville, exterior restoration and renovations/addition
- > Atchinson Residence, Brick Late Victorian, Brampton
- > Cameron Residence, Design Victorian, Brampton
- > Reid Residence, Victorian Farmhouse, Caledon
- > Stonehaven Farm, restoration of stone heritage building, Ajax
- > National Competition: Spark Street Mall (Honourable Mention)
- > Strathrobyn Feasibility Study and Restoration Project, Defence Canada, Toronto
- > Medical Arts Building, Toronto, Feasibility Study and Restoration of Art Deco Lobby
- > Heritage Strategy for City of Brampton re Municipality owned heritage buildings.



Ryan C. Lee, B.Arch Sci. M.Arch

#### Education

Master of Architecture/Ryerson University/ Toronto, Ontario/ 2013-2016

Bachelor of Architectural Science/ Ryerson University/ Toronto, Ontario/ 2009-2013

#### Background

Ryan is an Intern Architect, and a CAHP Intern at ATA Architects Inc, in Oakville, Ontario. He joined ATA with a broad interest in architecture, mainly in architectural conservation, adaptive reuse, sustainability and new technologies; Ryan become a valued member in undertaking feasibility studies, and master planning as well as heritage assessments and impact studies. More recently Ryan has been undertaking design and contract administration work on educational space. He has worked on urban design studies and planning for projects from 40,000 sq.ft up to 1,000,000 sq.ft in the Peel and Halton region.

#### Heritage Assessment/Impact Study

James McClure Farm Assessment | Mississauga, Ontario | Impact Study (Design)  
 5780 Cedar Springs Road Assessment | Burlington, Ontario | Heritage Assessment  
 7887 Churchville Road Assessment | Mississauga, Ontario | Heritage Impact Assessment  
 Lowville Schoolhouse | Burlington, Ontario | Impact Study (Design)  
 Cedarvale Park Heritage Assessment | Georgetown, Ontario | Heritage Assessment (Design)

#### Heritage Restoration

Guelph Bible Conference Centre | Guelph, Ontario | Renovation/Restoration  
 Auchmar Estate Coach House | Hamilton, Ontario | Renovation  
 Lowville Schoolhouse | Burlington, Ontario | Renovation  
 915 North Service Road | Mississauga, Ontario | New Construction

#### Publications

The Future of the Past: Toronto's Palimpsest Thesis publication and presentation at Ryerson University in Toronto, Canada | Winter 2016  
 Inundation 3 - Design research presentation at Cilwung Merdeka in Jakarta, Indonesia and exhibition at Ryerson University in Toronto, Canada | Summer 2015  
 Siloe Playground and Community Centre: A Public Intervention Design publication in Una Nueva Luz: A New Light Architectural Intervention in Cali's Comuna 20 at Ryerson University in Toronto, Canada | Fall 2013  
 Water Science Centre- Design Presentation at China Three Gorges University in Yi Chang, Hubei, China | Summer 2012

#### Speaking Engagements

(2018) - National Trust Conference: Opportunity Knocks - National Trust for Canada - The Future of the Past: The Story of Toronto's Palimpsest

#### Competition

Art Verona - Entrance Path Design, Urban Furnishing Design and Public Space Idea Competition | Fall 2014  
 Urban Dam, eVolo 2013 Skyscraper Competition | Winter 2013  
 Casablanca Sustainable Market - Market Space and Sustainable Market Idea Competition | Fall 2012  
 Atlantic City Boardwalk Holocaust Memorial - Public Space and Memorial Idea Competition | Winter 2010