

CULTURAL HERITAGE EVALUATION

17 Scarboro Street, Mississauga



Prepared For:

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Title page: photograph of subject property taken by Heritage Studio, January 2026

1. INTRODUCTION

1.1 Project Framework

Heritage Studio was retained (Owner) to prepare this Cultural Heritage Evaluation Report (CHER) for the property known municipally as 17 Scarboro Street (subject property). The subject property is included on the City of Mississauga's Heritage Register as a listed (non designated) property under Section 27 of the *Ontario Heritage Act (OHA)*. The Owner wishes to demolish the existing frame dwelling on the property and to construct a new detached residential building. In accordance with Section 27(9) of the *OHA*, the Owner must give the City of Mississauga 60-days notice of their intention to demolish the existing building.

As part of the 60-days notice application, the City of Mississauga requires a Heritage Impact Assessment (HIA) to be completed. Communications with Paula Wubbenhorst, Heritage Planner, confirmed that the goal of the report is to confirm the property's eligibility for designation under Part IV of the *OHA*, and therefore, that a CHER would be appropriate. Additionally, she advised that the CHER should follow the City's Terms of Reference for an HIA, omitting Sections 2.4 through 2.8 and that measured drawings of the existing building are not required.

This report provides a comprehensive overview of the property's history, a description of the property's current physical condition, an evaluation of its cultural heritage value using *Ontario Regulation 9/06*, and finally a professional opinion on the cultural heritage value of the dwelling, and whether it warrants designation under the *OHA* or conservation as per the definition in the *Provincial Planning Statement*.

For the purposes of this report, Alex Rowse-Thompson (Heritage Studio) completed a site visit on January 28, 2026. The site visit included a tour of the subject property (exterior and interior) and walking the surrounding area.

The cultural heritage evaluation of the property was prepared in accordance with:

- Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest;
- Ontario Heritage Act;
- 2024 Provincial Planning Statement;
- Ontario Heritage Tool Kit, Ministry of Citizenship and Multiculturalism;
- City of Mississauga Official Plan; and
- City of Mississauga Terms of Reference for an HIA.

1.2 Property Owner & Contact Information

Address: 17 Scarboro Street
Mississauga, ON,

Owner/Contact:



Figure 1: Location of subject property shown with dashed redline. (Mississauga Maps, annotated by Heritage Studio)

1.3 Property Location, Description & Heritage Status

The subject property is located on the northwest side of Scarboro Street, north of York Street, in the former village of Malton, Toronto Township, Peel County, now part of the City of Mississauga (Figure 1). The subject property is approximately 821m² and contains a one-and-a-half storey frame dwelling with carport, likely constructed in the 1870s (Figure 2). The subject property is included on the City of Mississauga's Heritage Register as a listed (non designated) property under Section 27 of the *OHA*. The heritage inventory sheet for 17 Scarboro Street is included as Appendix 1 of this report.



Figure 2: Front (southeast) and side (northeast) elevations of subject property. (Heritage Studio, January 2026)

Originating as a mid-nineteenth-century agricultural village, Malton experienced a significant physical transformation over the course of the twentieth-century, largely driven by the establishment and expansion of Toronto Pearson International Airport to the south. As a result, little tangible evidence of its nineteenth-century village origins remains. The surrounding neighbourhood is primarily characterized by post-war residential development (Figure 3), and the former commercial core, historically referred to as the 'Four Corners,' is no longer legible following road widenings and a gas explosion in the late 1970s (Figure 4).



Figures 3 & 4: Post-war suburban development and intersection of Derry and Airport Roads. (Heritage Studio and Google Maps)

The dwelling at 17 Scarboro Street forms part of a very small cluster of nineteenth-century residential development that includes Numbers 16 and 18 Scarboro Street opposite the subject property on the southeast side of the street (Figure 5). The property at 16 Scarboro Street is designated under Section 29 of the *OHA*, while 18

Scarboro Street is included on the City of Mississauga's Heritage Register as a listed (non-designated) property under Section 27 of the *OHA*. The heritage structure report for 18 Scarboro Street, and the designation by-law for 16 Scarboro Street, are included in Appendix 2 and 3 of this report.



Figure 5: Numbers 16 and 18 Scarboro Street on the southeast side of Scarboro Street, which together with 17 Scarboro Street, form a very small cluster of nineteenth century residential development. (Heritage Studio, January 2026)

2. HISTORICAL RESEARCH & ANALYSIS

2.1 Indigenous Occupation

Long before the first land grants were made to United Empire Loyalists and Scottish, English, Irish, and other immigrants, in Toronto Township, the subject property formed part of the ancestral lands of the Mississaugas of the Credit, the Haudenosaunee Confederacy and the Wendat and Wyandot Peoples for time immemorial.

There are no published archaeological sites in the immediate vicinity of the subject property, however, its location near Mimico Creek suggests a strong likelihood of Indigenous use. In the 1600s, the area was occupied by the Haudenosaunee (Iroquois) Confederacy and Huron-Wendat. By approximately 1700 during the 1600s, and by around 1700, the Mississaugas (Anishinabeg) had established themselves in the area.

From October 27 to 29, 1818, William Claus, Deputy Superintendent of the Indian Department, met with the Mississaugas to negotiate the sale of their 648,000 acres of land in exchange for an annual payment of goods. The ongoing encroachment of settlers onto their lands and fisheries had severely disrupted the Mississaugas' traditional economy, leaving the community impoverished and experiencing a rapidly declining population. In this context, Chief Ajetance, representing the assembled Mississaugas, consented to the sale, agreeing to an annual payment of £522.10 in

goods. Today, the subject property and surrounding area is subject to Treaty Number 19, the Ajetance Treaty.

2.2 Property History

British occupation and settlement of the area began in 1819. Arriving in 1820, Richard Halliday, a blacksmith, is described as one of the first settlers in the area, purportedly naming the village, Malton, after his hometown in Yorkshire County, England. This assertion cannot be confirmed due to a lack of documentation prior to the 1850s. Many of the village's early citizens also came from Yorkshire, which is reflected in the street names (e.g., York, Scarboro, Hull, Beverley, Ripon, etc.) listed on a later village plan.

The Crown patent for the East half Lot 11, Concession 6 East, 100 acres, was issued to Joseph Price on January 22, 1821 (Land Registry Abstract - Appendix 4). Joseph Price owned other lands in the vicinity and immediately sold the majority of the lot (90 acres) to John Sanderson. Joseph Price retained 10 acres that included what would later become the northwest corner of the 'Four Corners' at Airport and Derry Roads.

John Sanderson owned the 90-acre parcel from 1823 until 1837, when he sold it to the Blanchard family. The Blanchard family are described as clearing the land through the 1840s (Hicks 2006). In 1848, Joseph Price sold his 10-acre parcel to Richard Ibson, who also owned a farm to the southeast of this parcel (Figure 8).

By 1850, the village consisted of a general store, a cobbler shop, several hotels and churches, and a blacksmith shop. The population was reported as 350. The growth in population is not reflected in the land registrations, which could mean that lands and buildings were leased from owners without registration. For example, this was likely the case for Richard Halliday, who is identified on the northwestern corner of the 'Four Corners' on the 1855 village plan but is not listed as a registered owner (Figure 6).

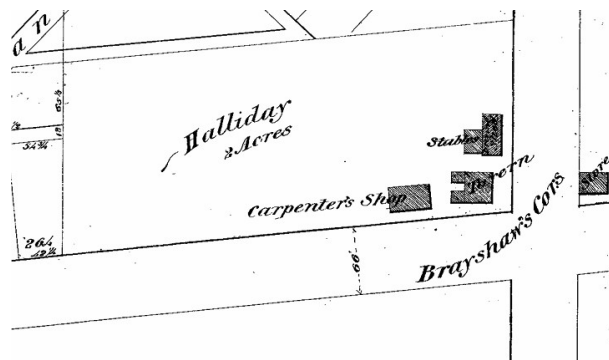


Figure 6: Malton village plan of 1855 showing 2 acres occupied by Richard Halliday and the 'Four Corners', at the time "Brayshaw's Corners" at what is now Airport and Derry Roads.

In 1853, the Grand Trunk Railway bought land for the development of the railroad, and by 1854, the railway was operating through Malton. The railway provided impetus for growth and likely land speculation and in 1855 the majority of the 90-acre parcel owned by the Blanchard family was purchased by John Stoughton Dennis. Dennis served as Canada's first surveyor general and was involved in determining the route of

the Grand Trunk Railway. He lived in Toronto, and his interests in Malton were limited relative to his involvement in nearby Weston.

In 1855, the Grand Trunk Railway built a station in the centre of the village and in the same year, a village plan was registered by John Stoughton Dennis (90 acres) and Richard Ibson (10 acres in southeastern corner of village plan). The street network was arranged in a gridiron pattern, oriented primarily to the railway line rather than to the historic 'Four Corners' or the original concession lines. The 1855 plan was ambitious, including a market block, education blocks, station grounds for the Grand Trunk Railway, and rear lanes (Figure 7). This is the first time Scarborough Street, and the location of the subject property are identified.

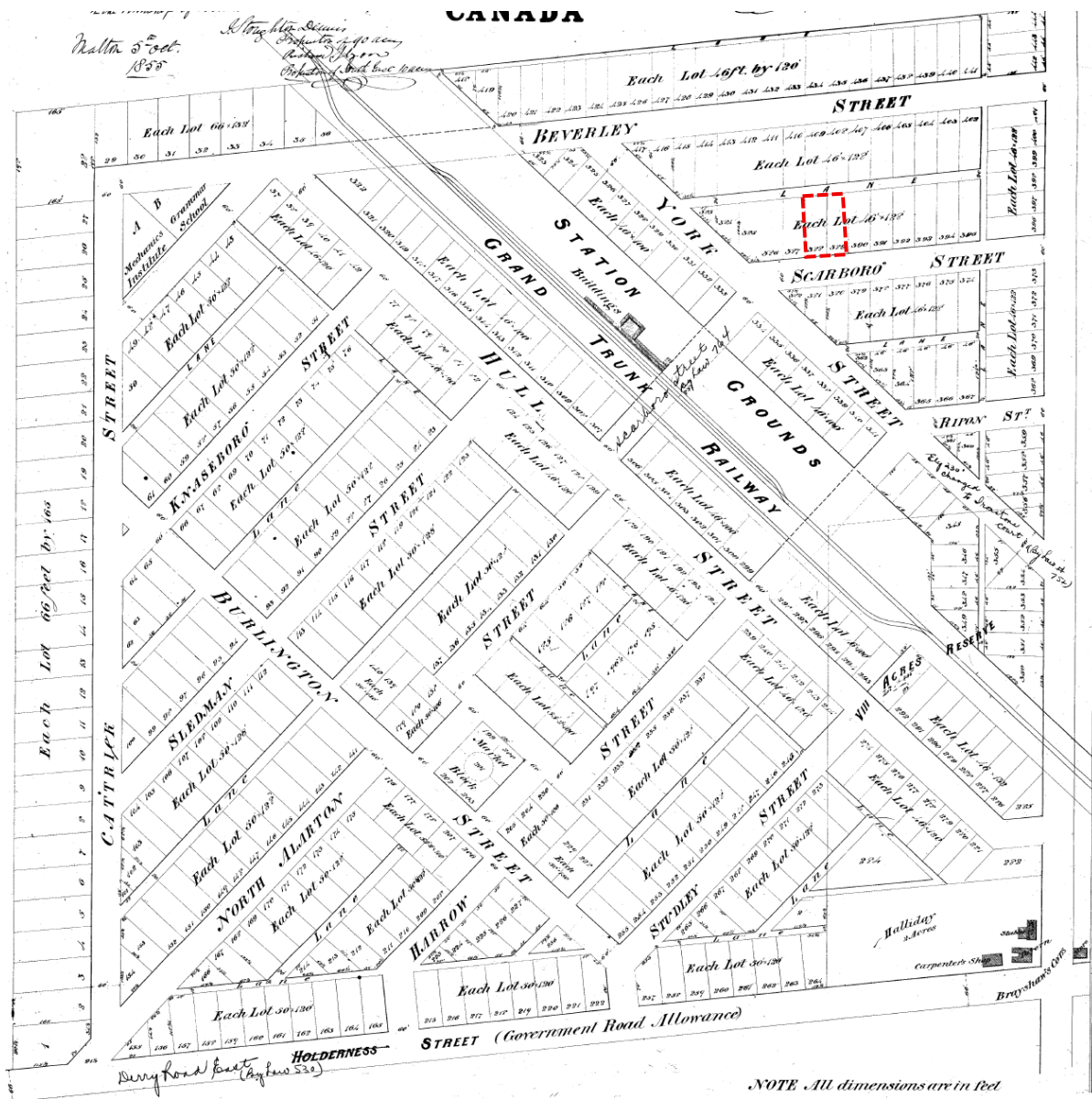


Figure 7: 1855 village plan showing town lots 388 and 389, which later became 17 Scarborough Street.

Following registration of the village plan, John Sanderson purchased several of the newly created town lots in 1856 from John Stoughton Dennis, including numbers 388 and 389, which would later become 17 Scarboro Street. The land registry abstracts for lots 388 and 389 are included in Appendix 5 of this report.

In 1859, the village of Malton was briefly the County Seat before losing the position to Brampton, despite efforts by many of the landowners with speculative interest in the village. In 1858, Malton's population was reported as 500. Tremaine's Map of 1859 suggests that development was occurring primarily in the northeastern portion of the village, and at the 'Four Corners' (Figure 8).



Figure 8: The village of Malton in Tremaine's Map of Peel County, 1859. Note the location of Richard Ibson's farm to the southeast.

In response to the establishment of the railway, and Malton's role as an agricultural service village, its population continued to grow and was 600 by 1864. According to Hicks, this was the peak population for Malton, which then declined through the 1870s to a low of 200 (2006).

In November 1870, Richard Ibson purchased lots 385 to 389 inclusive from John Sanderson for \$500. It is not clear whether this is the same John Sanderson who bought 90 acres from Joseph Price in 1821. Sanderson appears to have been an extremely common name at the time and in this part of the province. In 1870, the Deed from the sale describes Sanderson as living in Woodstock, Oxford County. It is not clear if this is a temporary location for the John Sanderson who is listed in the 1873 Peel County Directory as living in Malton, or another John Sanderson.

Just prior to purchasing these lots in 1870, Richard Ibson sold his farm to the southeast of the village (Figure 8), holding an auction a few months prior (Figure 9). While earlier censuses listed Ibson as a “farmer”, in 1871 he was listed as a “gentleman”. It is possible that the sale of his farm and the purchase of the town lots indicate his retirement from farming.

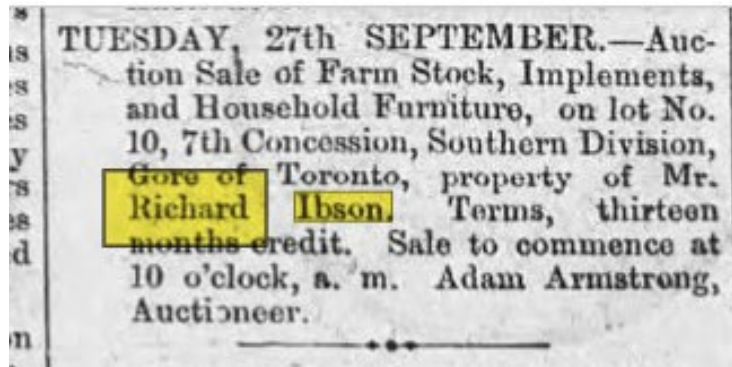


Figure 9: Excerpt from Brampton Times, September 9, 1870, advertising an upcoming auction at the farm of Richard Ibson, just outside Malton Village.

Some sources attribute the construction of the dwelling on the subject property to Richard Ibson, describing him and his wife, Mary, as living there. This has not been confirmed or ruled out by the available historical records. He appears to have owned other land in Malton and had a speculative interest in the village, making it difficult to confirm where exactly he lived. Richard Ibson is included in the 1871 census with his wife, Mary, who was 15 years his senior. Their exact location is not clear; however, the listings before and after list a variety of occupations that indicate a village/town setting (i.e., blacksmith) as opposed to a rural setting (i.e., farming).

By 1874, Richard Ibson married Harriet, 30 years his junior, near Walkerton, Ontario. The same year, he purchased lot 390 in Malton from William J. Oliver. In 1876, Richard Ibson sold lots 385-390 to John Sanderson of Toronto Gore Township for \$550, which could be the previous John Sanderson, but again, this cannot be confirmed. On the Deed, he and his wife Harriet are identified as living in Brant Township, Bruce County. The purchase price is an additional \$50, which could reflect the addition of lot 390 to the lands. The 1881 census enumerates Richard and Harriet Ibson in Walkerton, and later Toronto and Niagara, suggesting that they did not return to Malton.

The Peel County Atlas of 1877 suggests that the village continued to develop, but that development was restricted to the village plan area and the ‘Four Corners’. The surrounding area remaining in agricultural use (Figure 10).

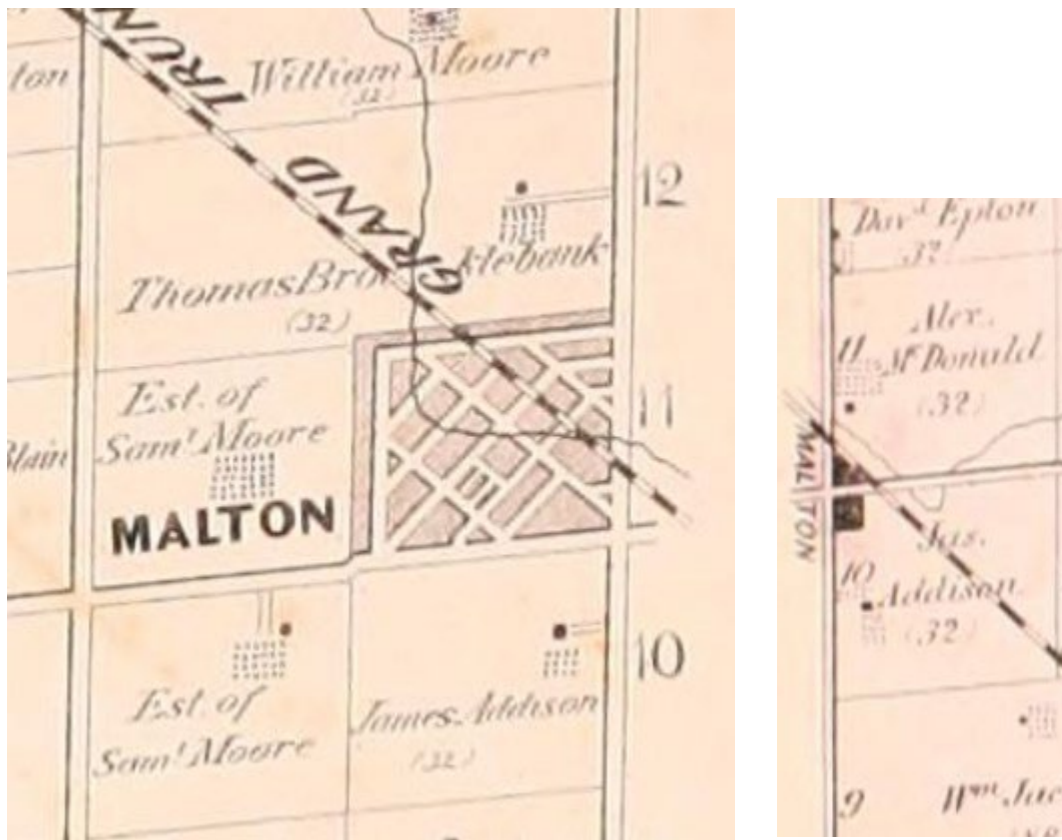


Figure 10: Peel County Atlas of 1877 showing village of Malton.

In late 1877, only a year and a half after purchasing the lots, John Sanderson sold lots 385-390 to Joseph Tomlinson for \$700. Tomlinson was a carpenter and constructed the two brick houses on the southeast side of Scarboro Street opposite the subject property circa 1884. This is the first significant increase in value, possibly indicating that John Sanderson constructed the house during his one-and-a-half year of ownership.

In 1880, Joseph Tomlinson and wife Josephine sold lot 385 to Sarah Shaw. Presumably they constructed a house on the lot based on the purchase price of \$365. In 1881, Joseph Tomlinson sold the remaining lots 386-390 (which included 17 Scarboro Street), to John Gardhouse (sometimes spelled Guardhouse) for \$950, a retired farmer from a nearby the village. This represents another substantial increase in value suggesting that Tomlinson either constructed the house or made substantial improvements to the property.

This John Gardhouse was born in 1825 and died in 1918 and should not be confused with his son John (1862-1906) who was a machinist in Hamilton. John Sr. and his wife, Ann "Nancy" Armstrong (1830-1909), lived in the house at 17 Scarboro Street from their purchase in 1881 until 1910, when the widowed John Sr. sold the house to his son, Thomas (1857-1949) and his wife Polly Beamish. Many of these details are confirmed by an article in *The Conservator* on January 3, 1902, reporting on a family reunion at the house to celebrate John and Nancy's 50th wedding anniversary and by

census data. The Gardhouse family are the only owners that have been confirmed as occupants of the house. Earlier census records for the area do not provide detailed building-level information, and several former owners held multiple properties within the village and surrounding area. Therefore, it has not been possible to confirm whether any of these individuals resided at 17 Scarboro Street. It is important to note that property ownership does not necessarily indicate occupancy.

In 1913, Malton became a Police Village. The 1915 topographic maps show four wood frame dwellings on the north side of Scarboro Street (Figure 11). It is important to note that topographic maps were based on aerial photography and any buildings obscured by trees could be omitted. By 1921, the census noted 469 people living in Malton Police Village. The ambitious 1855 village plan for Malton never fully materialized. The 1915 and 1942 Brampton topographic sheets (Figures 11 and 12) indicate vacant lots and undeveloped lands within village.



Figure 11: Malton detail from 1915
Brampton Sheet topographic map series.

In 1938, the Malton Airport, predecessor of Pearson International Airport, opened south of the village (Figure 13). The airport runways are visible on 1942 mapping (Figure 12). Malton's aeronautical history continued into the Second World War as the location for the Victory Aircraft and the British Commonwealth Air Training program. To house workers from the nearby Victory Aircraft plant and their families, the Canadian Government expropriated farmland northeast of Malton and constructed a residential subdivision, "Victory Village" in 1942. In 1942, the Gardhouse family sold the subject property to Mary Lammy.

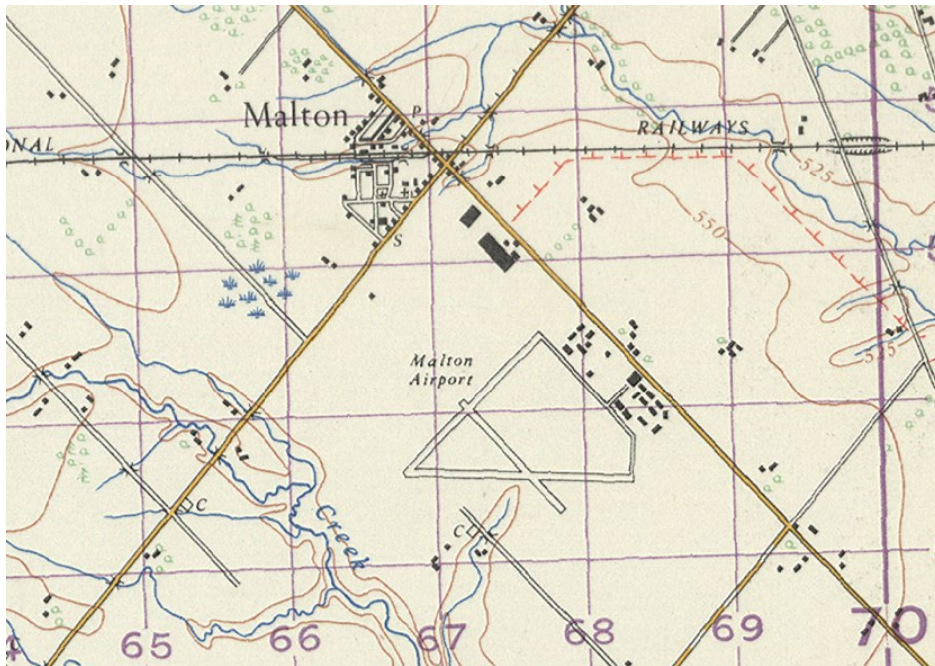


Figure 12: Malton detail on 1942 Brampton Sheet, topographic map series, showing airport lands to the south.



Figure 13: Postcard image of Malton Airport, 1942. (Region of Peel Archives/Frost postcard collection)

After the war, Victory Aircraft merged with A.V. Roe Canada, who developed the CF-100 "Canuck" and CF-105 "Avro Arrow" all-weather jet interceptors. The development of the airport and associated aeronautical industries had a significant impact on development of Malton. Following the Second World War, additional subdivisions were established in the 1950s and 1960s in formerly agricultural areas to the north of the village. A 1954 aerial photograph of Malton shows Victory Village and relatively sparse development within the original village plan area (Figure 14). Mary Lammy sold the subject property to Harold Stroud in 1955. In 1968, Malton was amalgamated into the Town of Mississauga.



Figure 14: 1954 aerial photograph of Malton. City of Mississauga mapping)

In 1969, a natural gas leak developed in an underground distribution line and migrated through the soil and into nearby homes. The accumulated gas ignited and triggered a massive explosion. Several houses were destroyed, many others were heavily damaged, and 9 people were killed. This remains one of the most tragic events in Malton's history. It also permanently changed the character of the 'Four Corners' following the reconstruction of buildings and redesign of the public realm (Figures 15 & 16).

The subject property remained in the Stroud family until 1996. Around 1972, the Strouds added a carport on the east elevation and likely constructed the front porch and rear flat roof addition on the northwest corner at roughly the same time (Figure 2 and 33). The context and character of the surrounding neighbourhood have changed substantially since the construction of the frame dwelling. Road widening and the 1969 gas explosion permanently altered the commercial area, while the residential portions of the former village are now largely defined by post-war and late twentieth-century housing. The nineteenth-century agricultural village, once centered around a small commercial hub at the 'Four Corners,' is now almost entirely unrecognizable.

Today, Malton is more widely associated with the development of Toronto's international airport and its role in aviation history, rather than its nineteenth-century village origins.



Figure 17: Subject property surrounded by post-war and 21st century housing development. (Heritage Studio, January 2026)

2.3 Architecture & Design

The construction date of the frame dwelling at 17 Scarboro Street has not been confirmed through the available historical records. The following section presents an analysis of the building's architectural features and design in the context of the property's history and ownership.



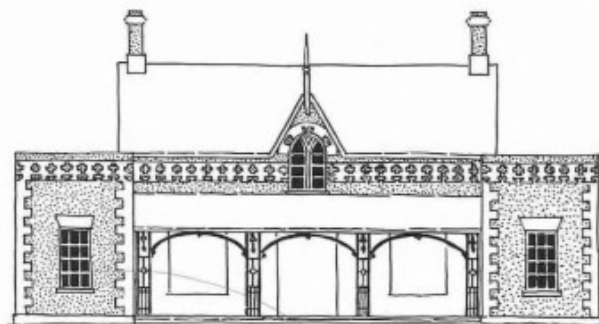
Figures 18 & 19: Vernacular Ontario farmhouses on "L" or "T" shaped plans. (Lambtonmuseums.ca and Kyles 2025)

The initial impression of the house at 17 Scarboro Street presents a vernacular Ontario farmhouse on an “L” or “T” shaped plan, similar to the examples in Figures 18 and 19. However, a closer examination reveals an unusual relationship between the projecting gable wing and the steeply pitched central dormer, with the eaves of the dormer and gable nearly intersecting (Figures 20 & 21).

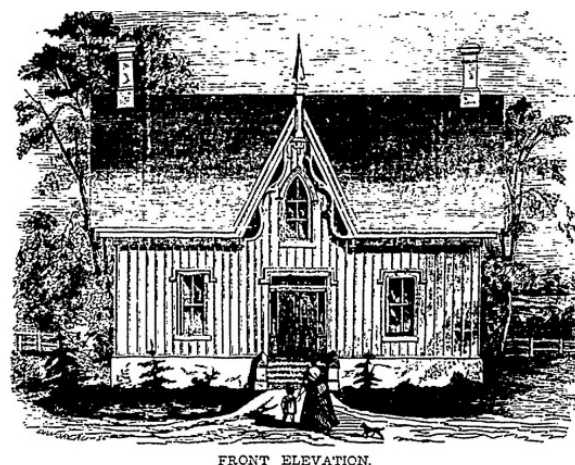


Figures 20 & 21: Roof plan showing intersecting eaves and façade showing the unusual relation between the projecting gable wing and the central dormer. (Bing Maps and Heritage Studio)

Without the projecting gable wing, the house reflects a classic Peel County form described by Anthony Adamson in his chapter “Peel County Houses before 1867” in the *Peel Centennial* book (Figure 22). It also resembles the “Cheap Farmhouse” design illustrated in the 1864 edition of *Canada Farmer* (Figure 23). This suggests the possibility of the front and rear gable wings being later additions to an otherwise modest Gothic Revival farmhouse on a rectangular plan (Figure 24).



The plain four-square classically inspired farm houses of Peel with five windows along the front and gable ends are illustrated. They come in stone, frame and stucco. Peel residents who became a little tired of these rather dull buildings and who yet wished to be classical, went in for symmetrical houses with wings. This house on the Dixie Road in Toronto Township shows the yellow and red patterned brick for which Peel is well-known. C.1840.



FRONT ELEVATION.

Figures 22 and 23: Excerpt from Anthony Adamson’s “Peel County Houses before 1867” and excerpt from 1864 edition of *Canada Farmer*.

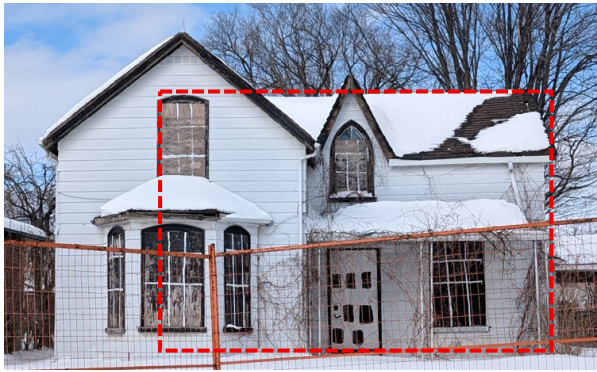


Figure 24: Frame house showing possible original massing. (Heritage Studio, January 2026)

Given that the building may have originated as a modest rectangular-plan dwelling, it is possible that John Sanderson was responsible for its construction between 1855 and 1870. Though the vertical distance from above the front entrance to the underside of the pointed-arch window may suggest a construction date around 1870 or later, as second-floor ceiling heights generally increased in the latter half of the nineteenth-century (Kyles 2025). Richard Ibson owned the property between 1870 and 1876 and so it is possible that he constructed the dwelling, however, a later date, circa 1876, is supported by the property's increased sale price from \$550 in 1876 to \$700 in 1877, corresponding with John Sanderson's ownership of the property.

The Heritage Mississauga walking tour for Malton describes John Gardhouse as making several additions to the dwelling after he bought it in 1877. This is inconsistent with the land registry abstract as Gardhouse bought the house in 1881 from Joseph Tomlinson. It is more likely that Tomlinson made additions to the property given the substantial increase in value during his ownership (from \$700 in 1877 to \$950 when he sold it to John Gardhouse in 1881) and that he was a carpenter and later built the two brick dwellings on the opposite side of Scarboro Street. Certainly, the projecting front-gabled bay of the frame dwelling loosely echoes the gable treatments found on the brick houses he constructed across the street. (Figure 5).

Unfortunately, the dwelling's interior layout and detailing have been heavily modified, limiting the ability to use physical evidence to more accurately date the house. For example, there is no central hallway with stairs to the second floor, as would typically be expected for a building of this age and style. Instead, the staircase is located in the rear gable wing and runs east-west. Beneath it, basement access is divided into two areas: a southern rectangular section that does not appear to extend under the front gable wing, and a northern section approximately beneath the rear gable wing. The southern foundation is stone, while the northern portion is brick. This supports the theory of an original rectangular plan form with later gable wing additions.

Unfortunately, a precise construction date for the dwelling could not be confirmed, however, based on the dwelling's form, massing, and available historical records, it was most likely constructed in the 1870s, though a date in the 1860s cannot be ruled out. The building has undergone extensive interior and exterior renovations, including

conversion into a duplex with separate ground and second-floor units. While the steeply pitched gable dormer with pointed-arch window suggests a Gothic Revival influence, few original details remain elsewhere on the exterior or interior.

3. CONDITION ASSESSMENT

This condition assessment was not conducted by a licensed engineer and is based solely on visual observations of the property's interior and exterior by Alex Rowse-Thompson of Heritage Studio. Additional photographic documentation of the property is included in Appendix 6 of this report.

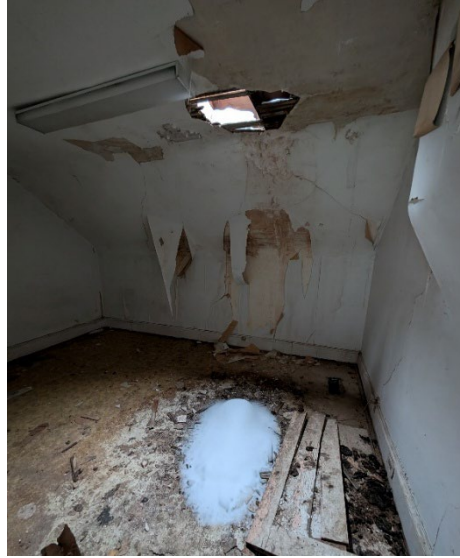
The house is in poor and deteriorating condition. Both the heating and plumbing systems have been removed. The asphalt shingle roof is failing, with visible holes in multiple areas allowing water to penetrate the building. Significant deterioration is evident at the junctions of the roof and eaves. Some original or early wooden eaves remain, while others have been covered with aluminum flashing.



Figures 25 & 26: Typical roof and eave conditions. (Heritage Studio, January 2026)

The foundation is not visible from the exterior. Inside, the stone foundation on the south side appears to be in fair condition, whereas the brick foundation on the north side shows clear signs of degradation.

The exterior walls of the dwelling are clad in vinyl siding, which conceals an earlier layer of asphalt shingles. No evidence of the original siding (likely painted horizontal boards) was visible. All original windows have been replaced with late twentieth-century vinyl or aluminum units, all of which are boarded over with plywood. A small portion of the original pointed-arch upper sash survives in the dormer window (Figure 29). Some exterior wooden window trim and sills remain. The front entrance door has been replaced, and the shed-roof porch, which is a twentieth-century alteration was likely built around the same time as the carport.



Figures 27 & 28: Interior of brick foundation and ingress of precipitation through failing roof. (Heritage Studio, January 2026)



Figures 29 & 30: Surviving portion of upper sash in pointed arch window and layers of twentieth-century siding. (Heritage Studio, January 2026)

The interior has undergone extensive alteration. The original staircase has likely been removed; the only existing staircase is located in the rear gable wing. At some point, the second floor was converted into a separate dwelling unit, accessed via stairs through a side vestibule off the carport. Surviving original or early interior trim is very limited.

In summary, the building is in poor and deteriorating condition, with very limited surviving original detailing on both the exterior and interior.



Figures 31 & 32: Early and late twentieth-century trim side by side and later door trim and modern tile flooring. (Heritage Studio, January 2026)



Figure 33: Rear elevation of 17 Scarboro Street showing rear gable wing and later flat roof addition. (Heritage Studio, January 2026)

4. ONTARIO REGULATION 9/06 EVALUATION

Ontario Regulation 9/06 sets out the criteria for determining whether a property is of cultural heritage value or interest. In accordance with Section 2 (3) of the regulation, the subject property must meet two or more of the criteria to be designated under Section 29 of the *Ontario Heritage Act*. There are nine criteria in total. Utilizing the historical research and analysis in Section 2 of this report, the following table evaluates the property at 17 Scarboro Street in accordance with *Ontario Regulation 9/06*.

Criteria	Description	Assessment
Design or Physical Value	1. it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No. The dwelling's form and massing remain the only recognizable aspect of its nineteenth-century construction. The steeply pitched gable dormer with pointed arch window opening suggests a Gothic Revival influence, however, there is not sufficient remaining architectural detailing or features to describe it as a representative example.
	2. it displays a high degree of craftsmanship or artistic merit.	No. There is no surviving architectural detailing on the exterior of the dwelling and very limited original or early detailing on the interior.
	3. it demonstrates a high degree of technical or scientific achievement.	No.
Historical or Associative Value	4. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No. The property was held by successive families who owned multiple properties in the village and surrounding area. Historical records do not confirm which owner constructed the dwelling or whether any owners other than the Gardhouse family resided there.
	5. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No.

	6. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No. The builder/architect has not been identified.
Contextual Value	7. it is important in defining, maintaining or supporting the character of an area.	No. The surrounding neighbourhood no longer reflects its nineteenth-century village origins. Post-war housing, airport expansion, industrial growth, and road widening have largely erased its historic character.
	8. it is physically, functionally, visually or historically linked to its surroundings.	Yes. The property is historically linked to the early development of the former village of Malton and its 1855 village plan. Additionally, the dwelling is visually linked to the two late nineteenth-century brick houses on the opposite side of Scarboro Street.
	9. it is a landmark.	No.

In summary, the subject property at 17 Scarboro Street meets one of the nine criteria under *Ontario Regulation 9/06*. Therefore, the property is not eligible for designation under Section 29 of the *Ontario Heritage Act*.

5. CONCLUSION AND RECOMMENDATIONS

The research and analysis undertaken for this report conclude that the subject property's primary cultural heritage value lies in its historical connection with the development of the village of Malton and in its visual relationship to 16 and 18 Scarboro Street (i.e., its contextual value).

The dwelling has experienced numerous exterior and interior alterations, including conversion to a duplex, such that its architectural style is largely obscured and it no longer satisfies the design or physical value criteria set out under *Ontario Regulation 9/06*. Nineteenth-century owners of the property held multiple parcels within the village and surrounding area, and historical records were unable to confirm occupation of the dwelling by any owner other than John Gardhouse. As a result, the property does not meet the historical or associative criteria. In summary, the property satisfies one criterion relating to contextual value, which is insufficient to meet the threshold for designation under the *Ontario Heritage Act*.

The demolition of the frame dwelling represents some loss of cultural heritage value to the streetscape as few nineteenth-century dwellings survive in Malton, and its form and massing contribute to a small cluster of historic buildings on Scarboro Street within the 1855 village plan area. However, the building is in poor and deteriorating condition, and very little heritage fabric remains on the exterior, and few original or early features survive on the interior. Consequently, the dwelling's physical and design integrity are not commensurate with the identified contextual value such that it should be physically conserved.

Due to the building's deteriorated condition, repair and restoration/rehabilitation of the dwelling would likely result in the loss of most original materials, with new exterior and interior detailing relying on conjecture. Additionally, its condition and minimal survival of exterior and interior features, suggest that little, if anything, can be salvaged.

In summary, the property does not meet the legislative criteria for designation under the *Ontario Heritage Act* nor is it considered to be a 'significant' cultural heritage resource in accordance with the *Provincial Planning Statement, 2024*. Moreover, given the property's poor and deteriorating physical condition, it does not warrant conservation as per the definition in the *Provincial Planning Statement, 2024*. Nonetheless, should demolition be approved by the City of Mississauga, it is recommended that:

1. A copy of this CHER should be filed with the local history and archives collection at the Mississauga Library as a record of the subject property's history/occupants and as documentation of changes to the streetscape and neighbourhood.
2. The City of Mississauga proceeds with designation of the property at 18 Scarboro Street under Section 29 of the *Ontario Heritage Act* prior to January 1, 2027, to ensure that its grouping with 16 Scarboro Street is conserved as a tangible reminder of Malton's nineteenth-century village origins. The brick dwelling at 18 Scarboro Street appears to meet two or more criteria under *Ontario Regulation 9/06* (design and contextual values).

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7. PROJECT PERSONNEL & QUALIFICATIONS

Heritage Studio

Heritage Studio is a consulting firm based in Kingston, Ontario, that specializes in cultural heritage planning. We believe that all planning and design work should be rooted in an understanding of the heritage of a place, whether physical, cultural, environmental, or intangible. Accordingly, we advocate for an integrated approach to heritage conservation and land use planning, an approach that we believe is fundamental to creating, enhancing, and sustaining quality places. To this end, we promote communication and collaboration between our clients and stakeholders with the goal of bringing a pragmatic values-based approach to complex planning challenges. Heritage Studio offers the following core services: cultural heritage evaluations, heritage impact assessments, cultural heritage policy development, and heritage planning support and advice.

Alex Rowse-Thompson, MCIP, RPP, CAHP

As principal and founder of Heritage Studio, Alex has more than 15 years of heritage conservation and planning experience that includes both private sector and municipal planning roles. Her experience is rich and varied, from her involvement in large-scale regeneration sites in the UK, to the development of heritage conservation district studies and plans in Ontario municipalities and working with architects to ensure heritage-informed restoration and new construction. Alex is a member of the Canadian Association of Heritage Professionals, the Canadian Institute of Planners, and the Ontario Professional Planners Institute.


Andrea Gummo, MCIP, RPP

Andrea is a land use planner with specializations in policy development and application and ethical heritage conservation. With over 15 years' experience in government at the provincial, municipal and conservation authority levels, Andrea is a freelance land use planner based in Kingston Ontario. She volunteers her time as a member of the board of the Frontenac Heritage Foundation.

8. APPENDICES

Appendix 1: Heritage Inventory Sheet for 17 Scarboro Street

HERITAGE INVENTORY	
Date of Inspection:	July 5, 1989
File No.:	49E-D
TYPE OF STRUCTURE:	1 1/2 Storey Residence
MUNICIPAL ADDRESS:	17 Scarboro Street Mississauga, Ontario L4T 1E3
LEGAL DESCRIPTION:	PI TOR 4 Pt Lt 388 Pt Lt 389
PRESENT OWNER:	Harold Stroud, Mamie Stroud
Owner Occupied	

STYLE:	
REASON FOR RECOMMENDATION:	Architectural
COMMENTS:	
BUILDING MATERIALS:	Refaced clapboard
ROOF TYPE AND MATERIAL:	Multiple-gabled with conspicuously deeply-pitched dormer; asphalt shingles.
BAY FACADE:	south asymmetrical 3-bay
WINDOW TYPE AND PANE ARRANGEMENT:	Double-hung sash, in some cases with modern sliders overtop -- 1/1. 2/2
NOTED ADDITIONS OR FEATURES:	Two bay windows one on south, one on east facade, each with hipped roofs; - window in dormer has pointed arch; small shallow-pitched shed-roofed porch off south
OUTBUILDINGS:	
HISTORICAL BACKGROUND:	
NEGATIVES:	
7568a/44	

Appendix 2: Heritage Structure Report for 18 Scarborough Street

October 11, 1983.

HERITAGE STRUCTURE REPORT

NAME OF STRUCTURE: David Tomlinson-Vasilaros House
 ADDRESS: 18 Scarborough Street, Malton
 Plan Tor 4, Lot 381, 382, Pt. Lt. 380
 PRESENT OWNER: 515088 Ontario Limited
 ORIGINAL OWNERS: David Tomlinson
 ARCHITECT/BUILDER: Unknown
 PRESENT USE: Residence

ARCHITECTURAL DESCRIPTION:

Like its immediate neighbour to the east, i.e. the Joseph Tomlinson House at 16 Scarborough Street, this house has two storeys, stretcher bond brick walls and fieldstone foundation. White paint now conceals the original dichromatic brickwork consisting of red brick accentuated with buff coloured voussoirs and quoins. This house has a L-shaped plan with a one storey brick, low pitched gable roof extension to the south.

Each gable frames a window; a pointed gothic arched opening and a pair of segmentally headed windows situated on the west or main facade. The east, north, and south elevations have paired segmentally headed windows in the gables. The gables may have originally had vergeboard similar to that remaining on 16 Scarborough Street.

There are two three-sided bay windows, one on the front or western facade and the other on the north side. The bay windows are highlighted by paired brackets along their eaves. The verandah facing the west and north elevations remains, although with some recent modifications.

**STYLISTIC
DESCRIPTION:**

The David Tomlinson-Vasilaros House built about 1884, is a dichromatic red and buff brick structure; a common Ontario domestic type from the 1860's through the 1880's. The gables, the pointed arched window, projecting bay windows, and the L-shaped plan illustrate the influence of the late Gothic revival style.

**SITE
DESCRIPTION:**

This house, located in the former village of Malton, stands upon a triangular corner site, bounded on the north by Scarboro Street, and on the south by York Street. Located in a small residential neighbourhood, a short village block separates this home from Airport Road to the east, three blocks north of its junction with Derry Road East. The lot is hidden from the street by a cedar fence and the grounds within this barrier are well maintained with flower beds, various shrubs and deciduous and spruce trees. A garage is situated to the south of the house facing York Street.

**HISTORICAL
DESCRIPTION:**

The David Tomlinson-Vasilaros House was built on land (100 acres) originally patented by the Crown to Joseph Price in 1821 (Conc. 6, E.H.S., Lot 11). The land changed hands several times until 1855 when the lot was subdivided and became part of the present town site (Lots 381, 382, pt. lot 380). David Tomlinson bought Lots 378, 379, 380, 381, and 382 in 1884. He sold lots 378 and 379 (16 Scarboro Street) in 1884 to his son Joseph. It is believed that construction began on 16 and 18 Scarboro Streets in 1884 and that David Tomlinson had intended to live at 18 Scarboro Street (Lots 380, 381, 382). However, David Tomlinson died in 1884 and his widow lived in the house. In 1909 the house was sold to David S. and Frederick Tomlinson. In 1867 the Estate of Frederick Tomlinson sold the property to Margaret Breen.

The Tomlinson's were among the first families to settle the Malton area. Joseph Tomlinson petitioned for land in 1819 and received the east half of Lot 10, Conc. 7, Toronto Gore in the same year. After Joseph's death in 1834, his son David inherited the land. David Tomlinson was active in Township affairs, serving as Toronto Gore Councillor in 1860-67 and Reeve, 1868-69. The Tomlinson family continued to maintain their original farm on Lots 9 & 10, Conc. 7 until 1950 when the farm and homestead was sold for development. David Tomlinson retired from the farm and bought village lots for himself and one of his sons shortly before his death in 1884.

SOURCES: Ontario Archives. W. Perkins Bull Collection.
Region of Peel. Land Registry Office.
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RECOMMENDATIONS: It is recommended that the David Tomlinson-Vasilaros House be listed on the Mississauga Heritage Inventory for contextual and architectural reasons. Contextually, the house is a recognizable historical element in the residential fabric of the former village of Malton and with its neighbour (16 Scarboro Street) stands as reminder of 19th century settlement in the village.

Considering the rapid development of Malton it is further recommended that attempts be made to incorporate this property and its complimentary neighbour in future site developments in the area.

Ian W. Scott, Commissioner,
Recreation and Parks

MLE/k

Appendix 3: Designation Bylaw for 16 Scarboro Street



BY-LAW NUMBER 626-87

To designate the "Tomlinson-Johnston House" located at 16 Scarboro Street (Malton), as being of architectural and historical significance.

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 "Tomlinson-Johnston House" located at 16 Scarboro Street (Malton), in the City of Mississauga, has been duly published and served and no notice of objection to such designation has 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;

NOW 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 "Tomlinson-Johnston House" located at 16 Scarboro Street (Malton), be designated as being of architectural importance and historical significance.
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.
3. That the City Solicitor is hereby directed to register a copy of this by-law against the subject property.

ENACTED AND PASSED this 10th day of August, 1987.

DUPLICATED FORM
BY-LAW
CITY OF MISSISSAUGA
2/12

[Signature]
MAYOR

[Signature]
DEPUTY CLERK

SCHEDULE 'A' TO BY-LAW NO. 626-87

SHORT STATEMENT OF THE REASONS FOR
THE PROPOSED DESIGNATION

The Tomlinson-Johnston House at 16 Scarboro Street is listed on the Mississauga Heritage Inventory and recommended for designation for its architectural and historical significance. The house, built in 1884, is an outstanding example of the late Gothic Revival style in vernacular architecture. Architectural features of importance include: the dichromatic brick work, the variety of fenestration (round, pointed and segmental window shapes), and the bargeboards. Historically, the house was built by the Tomlinsons, one of the first families to settle in the Malton area.

Appendix 4: Land Registry Abstract for East half Lot 11, Concession 6 East

954

No. 8 LOT No. *8* *6* CONCESSION *East*

No. of Instrument	Instrument	Its Date	Date of Registry	GRANTOR	GRANTEE	Quantity of Land	Consideration or Amount of Mortgage	REMARKS
<i>12960</i>	<i>Patent 5/1/1828</i>	<i>25/3/1828</i>	<i>13/1/1828</i>	<i>The Crown</i>	<i>John Robinson</i>	<i>100 acres</i>	<i>£225</i>	
<i>13058</i>	<i>Patent 5/1/1828</i>	<i>25/3/1828</i>	<i>13/1/1828</i>	<i>The Crown</i>	<i>William R. Blanshard</i>	<i>50 AC. S. 1/2 OF N. 1/2</i>	<i>£180</i>	
<i>13059</i>	<i>Patent 5/1/1828</i>	<i>25/3/1828</i>	<i>13/1/1828</i>	<i>The Crown</i>	<i>Mary Robinson</i>	<i>50 AC. S. 1/2 OF N. 1/2</i>	<i>£180</i>	
<i>13060</i>	<i>Patent 5/1/1828</i>	<i>25/3/1828</i>	<i>13/1/1828</i>	<i>The Crown</i>	<i>Mary Jane Blanshard</i>	<i>50 AC. S. 1/2 OF N. 1/2</i>	<i>£180</i>	

No. 8 LOT No. *8* *6* CONCESSION *East*

LOT No. "9" 6TH CONCESSION EAST

NO. OF INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTRATION	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
	PATENT	5JAN1828		THE CROWN	KINGS COLLEGE	ALL 200ACRES.		
13887	B.S.	23MAR1835	15MAR1837	KINGS COLLEGE	JOHN ROBINSON	" "	£225.	
14284	"		12JUN1857	JOHN ROBINSON	MARY ROBINSON	50AC. S. 1/2 OF N. 1/2	£80.	
40049	"	26APR1850	31MAR1851	THOMAS BLANCHARD	WILLIAM R. BLANSHARD	" S.W. 1/4		
46587	"	11NOV1851	2DEC1852	JOHN ROBINSON	MARY JANE BLANSHARD	" N.W. 1/4	£100.	

S.W. 1/2 LOT No. "10" 6TH CONCESSION EAST

NO. OF INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTRATION	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
	PATENT	29MAY1826		THE CROWN	WILLIAM JUDSON	100 ACRES.		
6241	B.S.	7MAR1828	8MAR1828	WILLIAM JUDSON	SAMUEL MOORE	" "	£200.	
6242	M.	" " " "	10MAR1828	SAMUEL MOORE	WILLIAM JUDSON	" "	£200.	
				N.E. 1/2 LOT No. "10" 6TH CONCESSION EAST:				
	PATENT	2200/1828		THE CROWN	JOSEPH PRICE	100 ACRES.		
7940	M.	18BEG1828	20MAY1831	JOSEPH PRICE ET UX	JOHN ELMGLEY	" "	£200.	FEB 14 1938
11156	B.M.	27SEP1834	13OCT1834	JOHN ELMGLEY	JOSEPH PRICE	" "	£200.	FEB 14 1938
11159	S.	" " " "	15 " " "	JOSEPH PRICE	GEORGE TURSCOTT	" "	£150.	
12569	"	23JAN1836	23FEB1836	GEORGE TRUSCOTT	JOSEPH PRICE	" "	£500.	
19148	M.	7MAR1840	10MAR1842	JOSEPH PRICE ET UX	BRITISH AMERICA L.S. ASSCO. " "	" "	£300.	FEB 14 1938
29168	R.	18DEC1846	5MAY1847	SARAH PRICE ET AL	JOSEPH C. MORRISON	" "	£5/	
31752	M.	29APR1848	27MAY1848	THOMAS BLANCHARD	JOHN PRICE	" "	£300.	FEB 14 1938
31761	S.	" " " "	27 " " "	JOHN PRICE	THOMAS BLANCHARD	" "	£600.	
35875	B.M.	8DEC1849	31DEC1849	BRITISH AMERICA F.L.L.S. CO.	JOSEPH PRICE	" "	£300.	FEB 14 1938
267	B.S.	2FEB1854	2FEB1854	THOMAS BLANSHARD ET UX	ROBERT FRAZER ET AL	1 ACRE	£200.	
268	"	" " " "	" " " "	ROBERT FRAZER ET AL	THOMAS HANSCOME	1/2 AC.	£150.	
337	B.M.	7DEC1853	20 " " "	JOHN PRICE	THOMAS BLANSHARD	100 ACRES.	£1750.	FEB 14 1938
997	B.S.	12OCT1854	14OCT1854	THOMAS HANSCOME ET UX	WILLIAM HISSOCK	1/2 AC.	£176.	
4480	"	2DEC1857	4DEC1857	HAMILTON FRASER ET UX	ROBERT GRAHAM	PT E. 1/2		
4200	"	8FEB1858	9FEB1858	ROBERT GRAHAM	HAMILTON FRASER	" "		
8561	"	27AUG1860	12NOV1860	HAMILTON FRASER ET UX	JOSEPH GRAHAM & JOHN ARMSTRONG	" "	£300.	

E's LOT No. 11 CONCESSION East

No. of Instrument	INSTRUMENT	ITS DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
	Patent	22 Jan 1821		The Crown	Joseph Price	100 Acres		
11552	Pat	3 Feb 1821	11 Dec 1822	Joseph Price et al	Joseph Price	70 Acres	£1000	
11554	"	25 Feb 1822	25 Feb 1822	Joseph Price et al	John Sanderson		£100	
11556	"	6 Oct 1822	6 Oct 1822	John Sanderson	Richard Chamberlain		£100	Woods
11557	"	11 May 1823	20 Aug 1823	Richard Chamberlain	John Sanderson		£100	
11558	"	15 Dec 1823	20 Aug 1823	Joseph Price et al	John Sanderson		£100	Woods
11559	Pat	27 Feb 1824	12 Oct 1824	John Sanderson	Joseph Price et al		£100	Woods
11560	"	15 "	15 "	Joseph Price	George Tennant		£100	
11561	"	22 Jan 1826	20 Feb 1826	George Tennant	Joseph Price		£100	
11562	"	22 Feb 1827	12 Feb 1827	John Sanderson et al	Robert Chamberlain	90	£100	Woods
11563	"	7 Feb 1828	19 Feb 1828	Joseph Price et al	Richard Chamberlain	20	£100	Woods
11564	L & P	16 Dec 1828	5 May 1829	Joseph Price et al	Joseph Chamberlain		£100	
11565	P & S	11 Apr 1829	12 Apr 1829	John Price	Richard Chamberlain		£1000	
11566	"			Richard Chamberlain et al	John Price		£100	Woods
11567	Pat	30 July 1830	25 May 1831	John Price et al	John Chamberlain	2	£100	Woods
11568	Pat	5 Dec 1831	21 Dec 1831	Richard Chamberlain et al	Joseph Price	10	£100	Woods
11569	"	26 Feb 1832	6 May 1832	John Price	Louis Moffatt		£100	Woods
11570	Pat	14 Jan 1833	16 Jan 1833	Louis Moffatt	Richard Chamberlain		£100	Woods
11571	Ind	2 Apr 1833	11 Feb 1833	Richard Chamberlain	Francis & Joseph Price	70		
11572	Pat	19 Feb 1833		Richard Chamberlain	Francis & Joseph Price	1 1/2 Acres	£100.6	
11573	Ind	26 "		William Chamberlain et al	Francis & Joseph Price	2 1/2	£10.17	Woods
11574	"	4 Feb 1834	18 Apr 1834	John Chamberlain et al	William Chamberlain	90	£1000	Woods
11575	Pat	22 Dec 1834	24 Dec 1834	William Chamberlain	John Chamberlain		£1000	1579
11576	"	5 Dec 1836	10 Dec 1836	Joseph Chamberlain	Francis Chamberlain	70	£100	1579
11577	Pat	25 Feb 1837	2 Feb 1837	George Chamberlain et al	Francis Chamberlain	14 perches	£100	
11578	"			George Chamberlain et al	William Chamberlain	20	£100	Woods
11579	"			William Chamberlain et al	George Chamberlain		£100	Woods
11580	Pat	15 Aug 1837	15 Sep 1837	George Chamberlain	William Chamberlain		£100	Woods
11581	Pat	15 Nov 1838	22 Dec 1838	May Chamberlain	John Chamberlain	2	£100	
11582	"	8 Dec 1838		John Chamberlain	May Chamberlain		£100	

W's LOT No. 11 CONCESSION East

No. of Instrument	INSTRUMENT	ITS DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
11583	Patent	20 Nov 1821		The Crown	Robert Chamberlain	100 Acres		
11584	Pat	3 Apr 1822	28 June 1822	Robert Chamberlain	John Chamberlain et al		£100.17	
11585	"	5 Nov 1826	12 Nov 1826	Joseph Chamberlain	Francis Chamberlain	70	£100	E's

LOT NO. 12

6TH CONCESSION EAST

NO OF INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTRATION	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
	PATENT	3JUN1828		THE CROWN	KINGS COLLEGE	ALL 200 ACRES		
19588	B.S.	4FEB1842	13APR1842	KINGS COLLEGE	HENRY H. BROCKLEBANK	" "		
28830	"	7MAR1847	17MAR1847	HENRY H. BROCKLEBANK	WILLIAM MCCULLOUGH	2 AC.	£60.	
49705	"	25A-R1853	9JUN1853	HENRY H. BROCKLEBANK	TORONTO&GUELPH RY. CO.	5 28/100	£66.	
1127	"	20NOV1854	6DEC1854	WILLIAM MCCULLOUGH ET UX	GEORGE DAWSON	2 AC.	£406.5/	
2085	"	26JUN1855	29OCT1855	GEORGE DAWSON	JOSEPH DAWSON	2"	£500.	
2431	G.	26NOV1855	4FEB1856	HENRY H. BROCKLEBANK	TOWNLEY BROCKLEBANK	19 3/4 "	£2500.	
2432	M.	" " " " " "	" " " " " "	TOWNLEY BROCKLEBANK ET UX	HENRY H. BROCKLEBANK	" " "	£250.	<i>all except for sold</i>
2433	BOND	" " " " " "	" " " " " "	TOWNLEY BROCKLEBANK	HENRY H. BROCKLEBANK		£2500.	
5086	B.S.	19MAR1858	20MAR1858	JOSEPH DAWSON	GEORGE DAWSON	2 ACRES	£2000.	

LOT No. 13

6 CONCESSION East

NO OF INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
	Patent	18 Jan 1820		The Crown	Timothy Street	100 acres		
5869	P.S.	18 Jan 1820	18 Jan 1820	Timothy Street	James Fenwick	100 acres	£100	
7157	Hull	25 Dec 1824	15 July 1825	James Fenwick				
8533	Conte	16 Dec 1824	17 Dec 1824	James Fenwick et al	Thomas Burgess	1/2 acre		
9461	P.S.	29 Dec 1825	5 Dec 1826	Thomas Burgess et al	George Fenwick	1/2 acre		
127	"	7 Apr 1828	10 Dec 1828	George Fenwick et al	Thomas Fenwick et al	1/2 acre		
9004	M	22 Feb 1861	23 Feb 1861	George Fenwick et al	William Fenwick	1/2 acre		
9216	Conte	5 Dec 1861	16 Dec 1861	James Burgess	George Fenwick et al			
1189	Exchange	9 May 1863	11 May 1863	James Fenwick (P)	George Fenwick et al (P)			
1777	M	10 Dec 1863	22 Dec 1863	George Fenwick et al	James Fenwick et al			
1800	Exchange	10 Sep 1865	15 Sep 1865	George Fenwick	George Fenwick et al			

Appendix 5: Land Registry Abstracts for Lots 388 & 389

Lot 388

Date Plan Registered <u>Oct. 24, 1955</u>		Lot No. <u>388</u>		TOWNSHIP OF TORONTO (VILLAGE OF MALTON)		PAGE <u>1</u>	
Lots Subdivided <u>REP. II - 6ENS</u>		Plan No. <u>Top 4</u>		Streets <u>Scadding</u>			
No. of Instrument	Instr.	Date	Date of Reg't.	GRANTOR	GRANTEE	Consideration Etc.	REMARKS
2645	B.S.	5 Oct 1855	157 Oct 1856	John S. Dennis et ux	John Sanderson	\$1498.-	All + O.L.
689	B.S.	10 Nov 1870	29 Dec 1870	John Sanderson et ux	Richard Ibsen	1500.00	All and O.L.
1955	B.S.	16 Jun 1876	27 Jun 1876	Richard Ibsen et ux	John Sanderson	550.00	All and O.L.
2332	B.S.	27 Dec 1877	2 Jan 1878	John Sanderson et ux	Jos. Tomlinson	700.00	All and O.L.
3331	B.S.	2 Apr 1881	2 Apr 1881	Jos. Tomlinson et ux	John Gerdhouse	950.00	All and O.L.
13780	B.S.	27 Jan 1910	27 Jan 1910	John Gerdhouse (widower)	Thomas Gerdhouse	1000.00	All and O.L.
41781	MORTGAGE	5 May 1942	27 May 1942	Thomas Gerdhouse	Mary B. Keganey	\$300.00	all + O.L.
427394	Lease	23 Jan 1949	30 Jan 1949	Deeuree's Consent	Thomas Gerdhouse	Lease	all + O.L.
58019	Lease	24 Jan 1950	3 Feb 1950	Mary B. Keganey et ux Thomas Gerdhouse et ux	Mary B. Keganey	\$150.00	all + O.L. Dem. Consent, attached.
366	BY-LAW	12 OCT 49	3 JULY 50	RE SUBDIV. CONTROL			
74437	NOTICE	14 MAY 53	1 JUNE 53	RE ZONING REG'S MALTON AIRPORT			
426	BY-LAW	1 JUNE 54	9 JUNE 54	RE SUBDIV. CONTROL			
91001	NOTICE	20 SEP, 1955	29 SEP, 1956	TO AMEND NO. 74437			
See Deed No. 2708	MORTGAGE	11 Nov 1955	8 Nov 1955	Harold Stroud & Marie W. Stroud	Mary B. Keganey	\$100.00	all + O.L. Padder.
91941	Lease	21 Nov 1955	8 Nov 1955	Mary B. Keganey	Harold Stroud & Marie W. Stroud	\$150.00	all + O.L.
115931	MORTGAGE	18 Nov 1955	18 Nov 1955	Harold Stroud & Marie W. Stroud	Deeuree's Consent	\$150.00	all + O.L. Padder.
120058	NOTICE	3 JUNE 1959	15 JUNE 1959	RE-ZONING REGS MALTON AIRPORT			
142619	Lease	21 May 1961	18 May 1961	Deeuree's Consent	Harold Stroud & Marie W. Stroud	Lease	all + O.L. Padder.
14208	NOTICE	21 DEC 1961	13 MAR 1962	RE-ZONING REGS MALTON AIRPORT			
161058	MORTGAGE	14 Dec 1962	14 Dec 1962	Mary B. Keganey	Harold Stroud & Marie W. Stroud	\$750.00	all + O.L. Padder.
161654	MORTGAGE	21 Dec 1962	9 Dec 1962	Harold Stroud & Marie W. Stroud	Deeuree's Consent	\$750.00	all + O.L. Padder.

PAGE 3

Date Plan Registered Oct. 21, 1955 Lot No. 322
 Lots Subdivided NEW 11 - 6883 Plan No. Top V
 Streets 5448000

No. of Instrument	Inst.	Date	Date of Reg't.	GRANTOR	GRANTEE	Consideration Etc.	REMARKS
21172145	Subseq of	11 May	26 May	The Consumers' Gas	Service Station	5460	Release 91941 PUBL.
	Cont Sale	1970	1972	Company			DISCHARGED BY NO 243114 VS.
24879945	Notice	30 Nov	12 Feb	amendment of	airpat zoning		Regulations 202 901
		1972	1973				
21172145	Discharge		26 Feb	The Consumers' Gas Company			Discharging on 21172145
	Cont. S.		1972	By power of attorney 42			PUBL.
				No. 0880145			
31493616	MORTGAGE	11 Mar	19 Mar	Harold C. Strood	Jet Power Credit	7,800.00	all in cash PUBL.
		1974	1974	Mamie W. Strood	Union Limited		DISCHARGED BY NO 527662 PUBL.
31549445	Cont.	12 Mar	7 May	Jet Power Credit	Harold C. Strood		Discharging on
		1974	1974	Union Limited	Mamie W. Strood		16059 PUBL.
				(S.A. 11463)			
527662	Cont.	10 May 1977	1 Sept 1977	Jet Power Credit Union	Harold C. Strood & Mamie		Discharging on 3072236 PUBL.
				limited	W. Strood		
RD 1107553	Transfer		96 01 26	STROOD, Harold Charles STROOD, Mamie Winifred	CHEEMA, Jasbir Singh CHEEMA, Hajinder Kaur as JT	165,000.00	All & DL.
RD 1107554	Charge		96 01 26	CHEEMA, Jasbir Singh CHEEMA, Hajinder Kaur	Scotia Mortgage Corporation	85,000.00	All & DL.

Lot 389

Date Plan Registered Oct. 24, 1855 Township of Toronto Lot No. 179
 Lots Subdivided N.P.M. - 4865 (Village of Malton) Plan No. Tab. V
 Streets Scarpada

No. of Instrument	Inst.	Date	Date of Reg'l.	GRANTOR	GRANTEE	Consideration Etc.	Remarks
1645	B.S.	5 Oct 1865	15 Jul 1856	John S Dennis et ux	John Sanderson	\$2498.-	All & O.L.
639	B.S.	10 Nov 1870	29 Dec 1870	John Sanderson et ux	Richard Ibson	\$500.00	All and O.L.
1955	B.S.	16 Jun 1876	27 Jun 1876	Richard Ibson et ux	John Sanderson	550.00	All and O.L.
2332	B.S.	27 Dec 1877	2 Jan 1878	John Sanderson et ux	Jos. Tomlinson	700.00	All and O.L.
3331	B.S.	2 Apr 1881	2 Apr 1881	Jos. Tomlinson et ux	John Guardhouse	950.00	All and O.L.
13790	B.S.	27 Jan 1910	27 Jan 1910	John Guardhouse (widower)	Thomas Guardhouse	1000.00	All and O.L.
41781	BY-LAW	5 May 1912	25 May 1912	Thomas Guardhouse	Mary A. Lammy	\$200.00	all & O.L.
627394	Grant	22 Nov 1949	22 Nov 1950	Treasurer's Consent	Thomas Guardhouse, Est.		all & O.L.
58019	Grant	04 Jan 1950	09 Jan 1950	Mary A. Lammy et ux	Mary A. Lammy	7.50	All & O.L. Tom. Consent attached
366	BY-LAW	12 OCT. 19	3 JULY 50	RE SUBDIV. CONTROL			
74437	NOTICE	14 MAY 53	1 JUNE 53	RE: ZONING REG'S. MALTON AIRPORT			
80177	Grant	1 Apr 1954	1 Apr 1954	Mary A. Lammy	James S. Holmes	\$1,000.00	E. 1/2 Vol. ←
81545	Grant	3 Jan 1954	3 Jan 1954	James S. Holmes et ux	Delphina S. Holmes	\$1,000.00	E. 1/2 Vol. ←
426	BY-LAW	1 JUNE 54	9 JUNE 54	RE SUBDIV. CONTROL			
83477	Grant	22 Aug 1954	22 Aug 1954	Joseph S. Holmes	Mary H. Hamilton	\$1,000.00	E. 1/2 Vol. 10/11/55
85499	Grant	25 Nov 1954	1 Dec 1954	Joseph S. Holmes	Delphina S. Holmes	\$1,000.00	E. 1/2 Vol. 9/11/55
87616	Grant	27 Dec 1954	28 Dec 1954	Mary H. Hamilton	Joseph S. Holmes	\$1,000.00	all & O.L. 8/5/55
88449	Grant	21 May 1955	31 May 1955	Joseph S. Holmes	Harold Stroud	\$1,500.00	E. 1/2 Vol. 10/11/55
91081	NOTICE	20 SEP. 1955	29 SEP. 1955	TO AMEYD. NO. 74437			
11940	Grant	17 Nov 1955	8 Nov 1955	Harold Stroud	Mary A. Lammy	\$1,000.00	all & O.L. 10/11/55
91941	Grant	3 Nov 1955	8 Nov 1955	Mary A. Lammy	Harold Stroud	\$1,000.00	all & O.L. 10/11/55 Marian W. Stroud as joint tenants

Continued on next page

PAGE NO. 4 Subdivided NE 1/4 - 6 Pcs LOT 389 PLAN Top 4
 STREET SCARBORO

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
682500	Mort		1 06 94	SISULAK, Joseph SISULAK, Delphine	WEDGEWOOD, Earl WEDGEWOOD, Josephine as JT		6/2 x 0.2.
682501	Mort		1 06 94	WEDGEWOOD, Earl WEDGEWOOD, Josephine	THE Toronto Dominion Bank	42,000.00	6/2 x 0.2. DISCHARGED BY REG. 116 9176 ASST. DEP. LAND REG. 28 OCT 97
746808	Mort		21 03 06	WOODWARD, Earl WOODWARD, Josephine	WOODWARD, Josephine		6/2 x 0.2.
023555	Mort		30 11 08	WEDGEWOOD, Josephine	THE Toronto Dominion Bank	550,000.00	1/2 x 0.1. DISCHARGED BY REG. 116 9175 ASST. DEP. LAND REG. 28 OCT 97
RO 1107553	Transfer		96 01 25	STRUD, Harold Charles STRUD, Nanie Winifred	CHEENA, Jasbir Singh CHEENA, Hasinder Kaur as JT	155,000.00	W & DL.
RO 1107554	Charge		96 01 26	CHEENA, Jasbir Singh CHEENA, Hasinder Kaur	Scotia Mortgage Corporation	85,000.00	W & DL.

Appendix 6: Photographic Documentation of Property (January 28, 2026)









