

Heritage Impact Assessment

120, 128, 142, 154 and 158 Queen Street South and 169 Crumbie Street City of Mississauga, Ontario

Draft Report

Prepared for:

De Zen Realty Company Limited

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Archaeological Services Inc. File: 23CH-031

August 2023



Executive Summary

Archaeological Services Inc. was contracted by De Zen Realty Company Limited to conduct a Heritage Impact Assessment (H.I.A.) for the properties at 120, 128, 142, 154, and 158 Queen Street South and 169 Crumbie Street in the City of Mississauga, Ontario. The H.I.A. is being undertaken to fulfill requirements of the municipal approvals process for a proposed redevelopment of the site. The site is approximately 10 acres and is located within the historical settlement of Streetsville. The site is located within the Streetsville Village Core Cultural Heritage Landscape (C.H.L.), as identified in the *Conserving Heritage Landscapes: Cultural Heritage Landscape Project* (ASI, 2022) which was endorsed by Mississauga City Council. As such, all of the subject properties within the site are listed on the City of Mississauga's Heritage Register (2018). The site consists of a shopping plaza developed over the second half of the twentieth century, as well as a house at 158 Queen Street South, historically known as Minerva's Bower that was built c. 1832 and has been converted to a pub.

The purpose of this H.I.A. is to evaluate the cultural heritage value of the house at 158 Queen Street South and to provide an assessment of how the proposed development will impact the cultural heritage value of the house and the cultural heritage value of the Streetsville Village Core C.H.L.

This H.I.A. has been scoped in consultation with heritage planning staff at the City of Mississauga. Based on A.S.I.'s historical research and site visit, staff agreed that heritage evaluations of the properties and buildings within the study area were not required (with the exception of the house at 158 Queen Street South), based on lack of potential for cultural heritage value and lack of contribution to the heritage fabric of the Streetsville Village Core Cultural Heritage Landscape.

The evaluation of the house at 158 Queen Street South determined that the house at 158 Queen Street South meets the criteria outlined in Ontario Regulation 9/06, for its design/physical historical associative, and contextual value. Therefore it retains cultural heritage value or interest and as such it meets the criteria for heritage designation under Part IV of the *Ontario Heritage Act*.



The following recommendations are proposed:

1. The house at 158 Queen Street South meets multiple criteria under Ontario Heritage Act Regulation 9/06 and therefore it is recommended that the property may be designated under Part IV of the *Ontario Heritage Act*.
2. Staging during construction should be carefully planned to ensure that no negative impacts occur to the house at 158 Queen Street South. Construction and staging plans should be provided to the City of Mississauga in advance of construction.
3. To ensure that the house at 158 Queen Street South is not adversely impacted by vibration during construction, baseline vibration monitoring should be undertaken during detailed design. Should this vibration assessment determine that the house will be subject to adverse impacts due to vibration, a vibration monitoring plan should be prepared and implemented as part of the detailed design phase of the project to lessen vibration impacts related to construction.
4. A conservation plan for the house at 158 Queen Street South should be prepared by a qualified heritage professional. The conservation plan should detail how the building's heritage attributes will be protected from damage during construction and identify any maintenance and/or repairs needed to ensure the long-term conservation of the building. The conservation plan should be completed prior to the beginning of construction.
5. As designs for the project progress, the conservation initiatives outlined in Section 7.1.1 should be retained in the design. The mitigation recommendations presented in Section 8.1.2 should be integrated into the designs wherever appropriate. Designs should follow the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010), as well as municipal heritage policies and guidelines, wherever possible.



6. This report should be submitted by the applicant to heritage planning staff at the City of Mississauga for review and comment. The final report should be submitted to the City of Mississauga and Heritage Mississauga for their records.



Report Accessibility Features

This report has been formatted to meet the Information and Communications Standards under the *Accessibility for Ontarians with Disabilities Act, 2005* (A.O.D.A.). Features of this report which enhance accessibility include: headings, font size and colour, alternative text provided for images, and the use of periods within acronyms. Given this is a technical report, there may be instances where additional accommodation is required in order for readers to access the report's information. If additional accommodation is required, please contact Annie Veilleux, Manager of the Cultural Heritage Division at Archaeological Services Inc., by email at aveilleux@asiheritage.ca or by phone 416-966-1069 ext. 255.



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Glossary

Built Heritage Resource (B.H.R.)

Definition: "...a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers" (Ministry of Municipal Affairs and Housing, 2020, p. 41).

Cultural Heritage Landscape (C.H.L.)

Definition: "...a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms" (Ministry of Municipal Affairs and Housing, 2020, p. 42).

Significant

Definition: With regard to cultural heritage and archaeology resources, significant means "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation" (Ministry of Municipal Affairs and Housing, 2020, p. 51).



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1.0 Introduction

Archaeological Services Inc. was contracted by De Zen Realty Company Limited to conduct a Heritage Impact Assessment (H.I.A.) for the properties at 120, 128, 142, 154, and 158 Queen Street South and 169 Crumbie Street in the City of Mississauga, Ontario (Figure 1). The H.I.A. is being undertaken to fulfill requirements of the municipal approvals process for a proposed redevelopment of the site. The site is approximately four hectares and is located within the historical settlement of Streetsville. The site is located within the Streetsville Village Core Cultural Heritage Landscape (C.H.L.), as identified in the *Conserving Heritage Landscapes: Cultural Heritage Landscape Project* (ASI, 2022) which was endorsed by Mississauga City Council in 2022. As such, all of the subject properties within the site are listed on the City of Mississauga's Heritage Register (2018). The site consists of a shopping plaza developed over the second half of the twentieth century, as well as a house at 158 Queen Street South, historically known as Minerva's Bower that was built around 1832 and has been converted to a pub.

The purpose of this H.I.A. is to evaluate the cultural heritage value of the house at 158 Queen Street South and to provide an assessment of how the proposed development will impact the cultural heritage value of the house and the cultural heritage value of the Streetsville Village Core C.H.L.

1.1 Project Overview

The proposed development involves the retention of the house at 158 Queen Street South and the removal of the existing commercial buildings and parking lot within the shopping plaza. A new mixed-use development is proposed to be constructed between Queen Street South and the railway line.



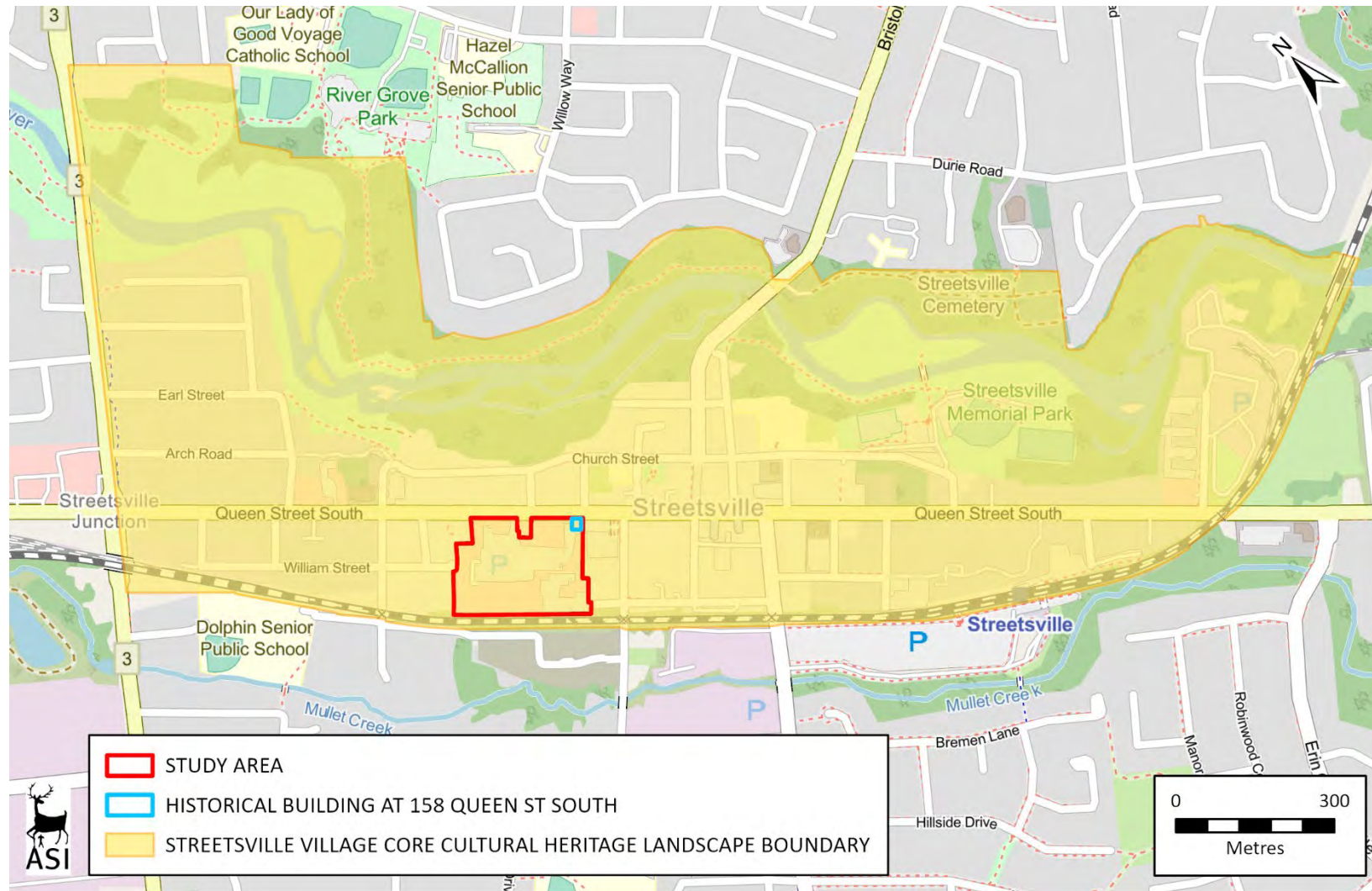


Figure 1: Location of the subject properties at 120, 128, 142, 154 and 158 Queen Street South and 169 Crumbie Street in the City of Mississauga, Ontario. Source: (c) Open Street Map contributors, Creative Commons n.d.

1.2 Legislation and Policy Context

The analysis used throughout the heritage impact assessment process addresses cultural heritage resources under other various pieces of legislation and their supporting guidelines:

- *Ontario Heritage Act* (Ministry of Citizenship and Culture)
- *Ontario Heritage Tool Kit* (Ministry of Culture, 2006); and
- *Planning Act* (Planning Act, R.S.O. 1990, c. P.13, 1990) and the 2020 *Provincial Policy Statement* (2020).
- *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (Government of Ontario, 2020)
- *City of Mississauga Official Plan* (2023), in particular Sections 14 and 16)

Figure 2 below shows the zoning by-law overlaid on the proposed development. Figure 3 shows the existing land-used designations for the study area. The study area is located within the Streetsville Village Core Cultural Heritage Landscape (Figure 1), as identified in the *Conserving Heritage Landscapes: Cultural Heritage Landscape Project* (ASI, 2022) which was endorsed by City of Mississauga Council in 2022. The Statement of Significance for the Streetsville Village Core Cultural Heritage Landscape is provided in Appendix C.

The study area is also located within the Streetsville Community Node Character Area as identified in Section 14 of the City's *Official Plan* (Figure 2). The majority of the study area is identified as Special Site 6 in Section 14.10.6.6 of the *Official Plan* (Figure 3).

The study area falls within the Mainstreet Character Area as identified in the *Historic Streetsville Design Guidelines* (City of Mississauga, 2011) (Figure 4).

The study area also falls within the boundary of a potential Heritage Conservation District for Streetsville (Figure 5) that is currently being studied but is not in force.

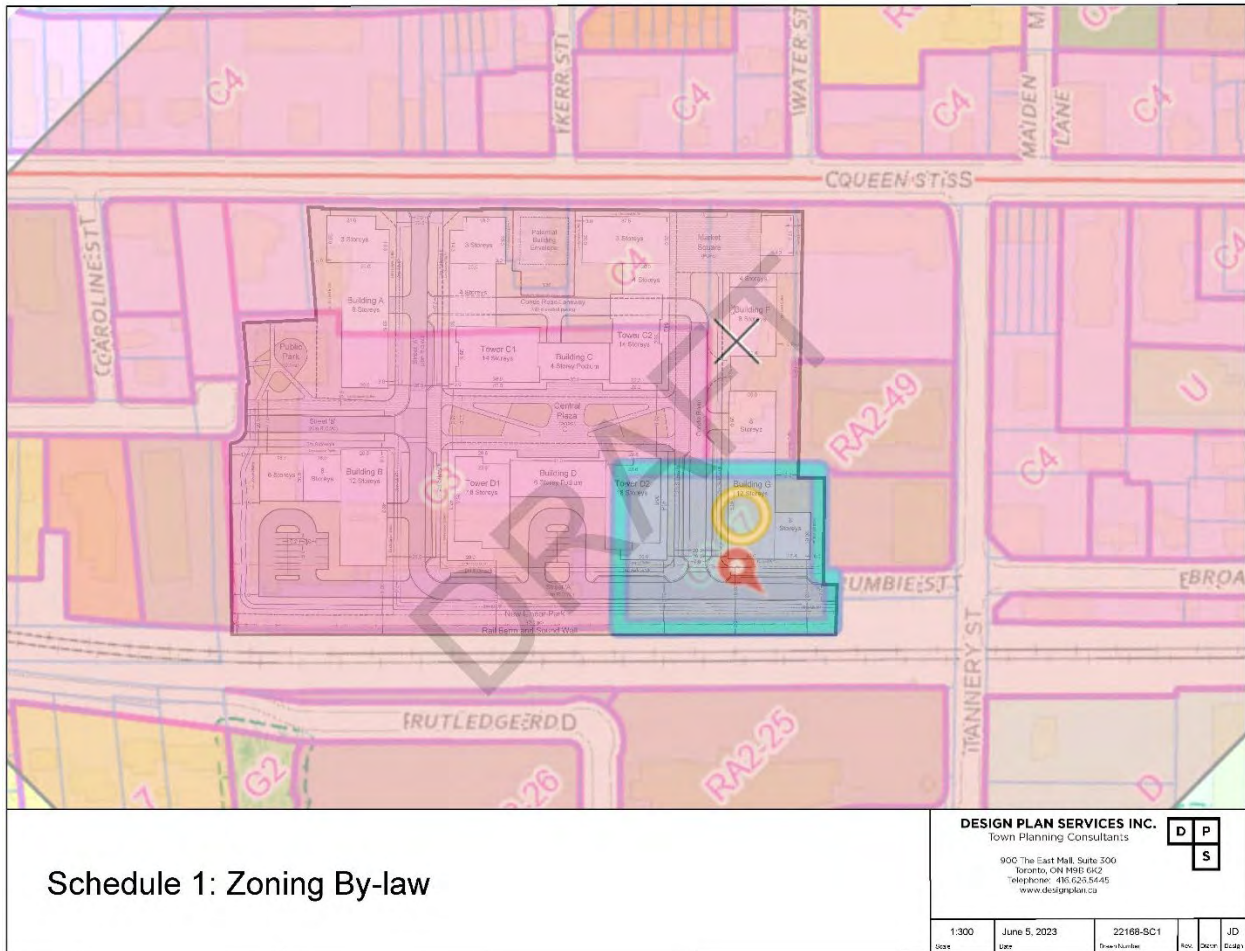


Figure 2: Zoning By-Law overlaid with proposed development

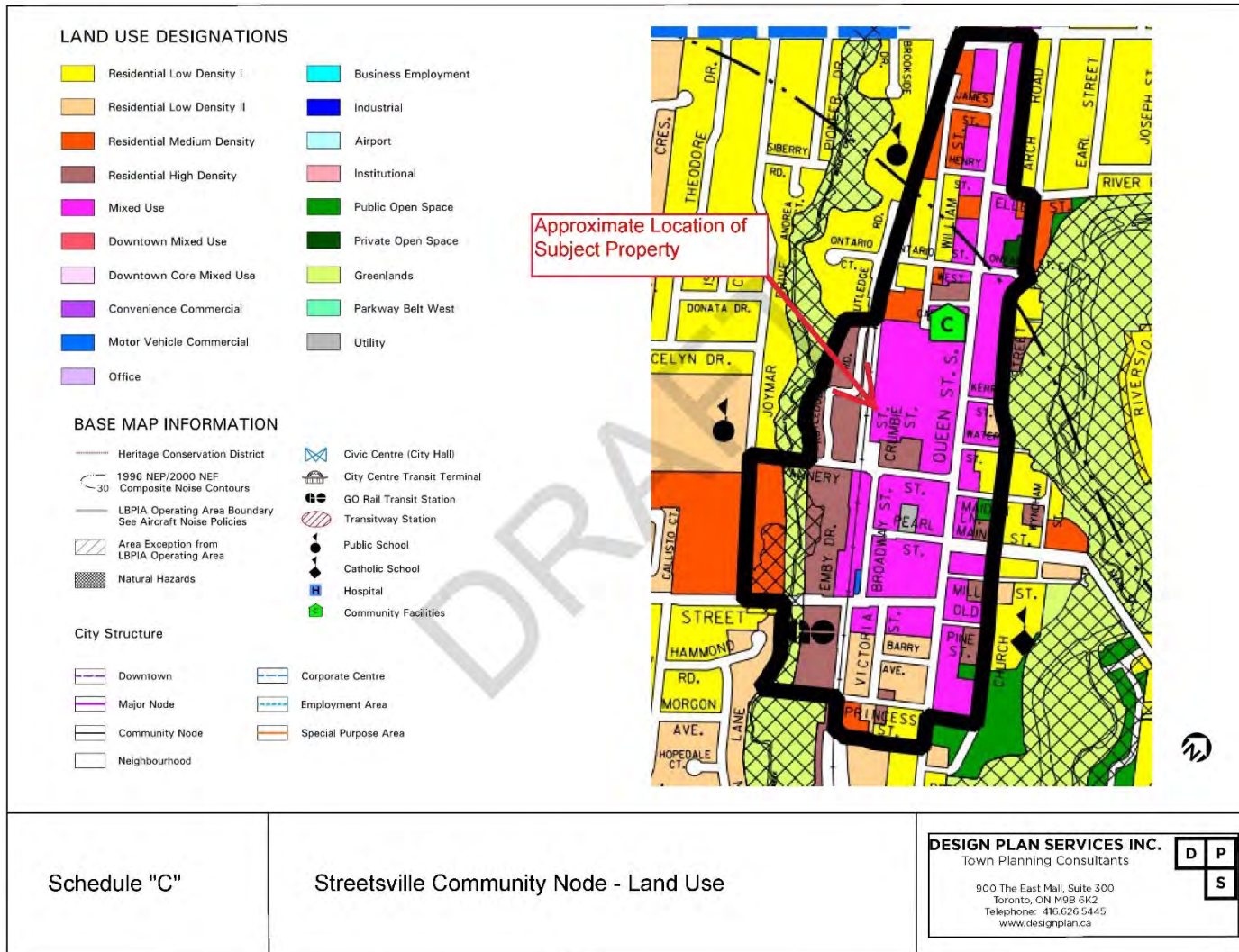


Figure 3: Existing Land Use Designations





Figure 4: Streetsville Community Node Character Area
(City of Mississauga Official Plan)

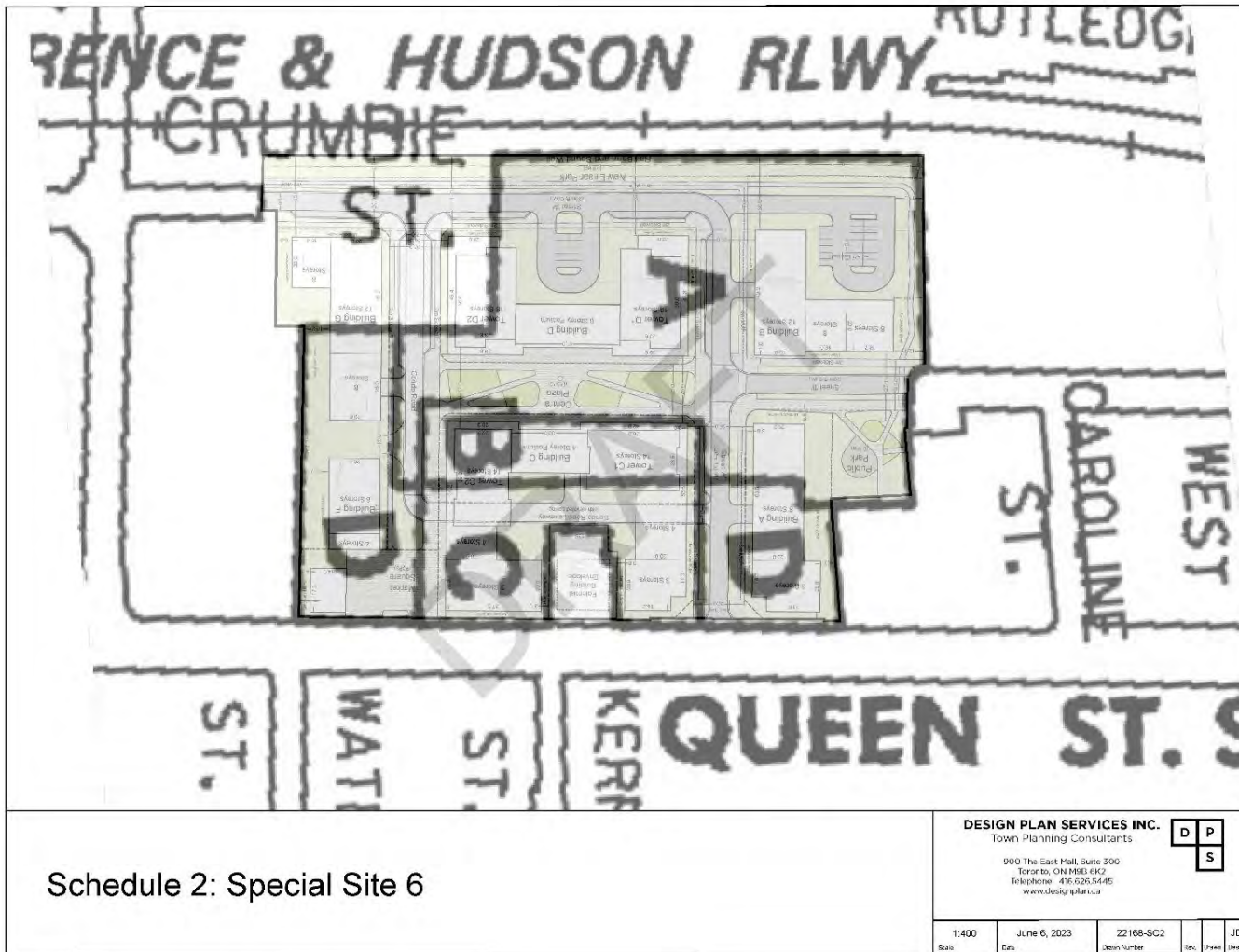


Figure 5: Map showing Special Site 6 from City of Mississauga Official Plan overlaid with proposed development





- 1. Mainstreet Character Area
- 2. Residential Character Areas
- 3-4. Areas in Transition

Figure 6: Historic Streetsville Character Areas
(Mainstreet Character Area shown in pink)
(Historic Streetsville Design Guidelines)

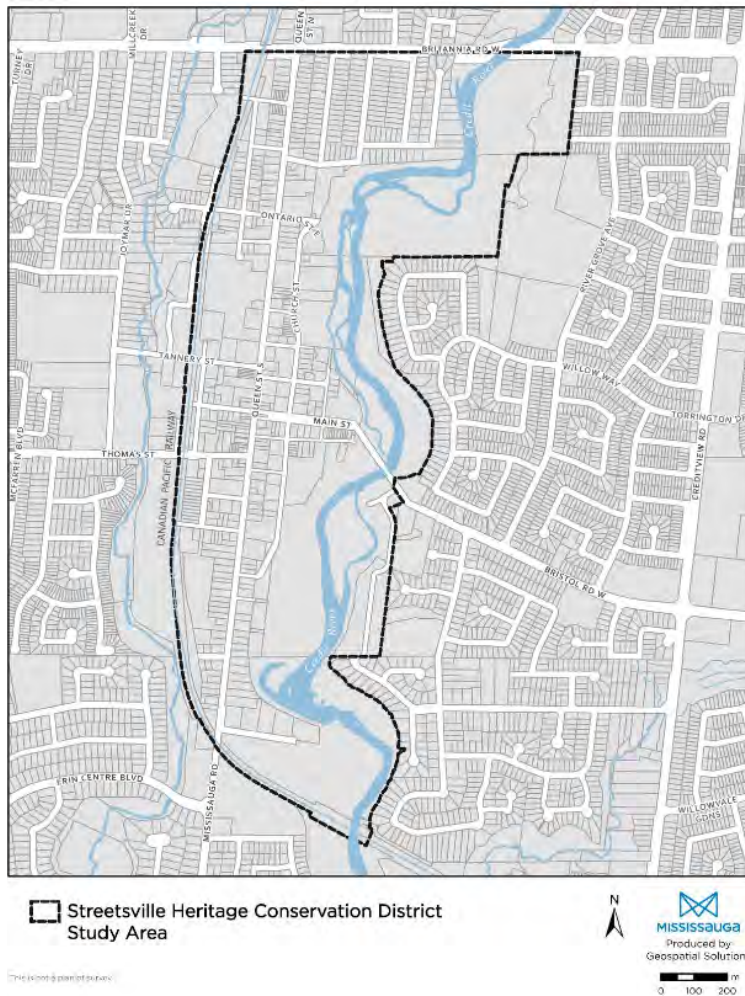


Figure 7: Streetsville Heritage Conservation District Study Area (City of Mississauga)

1.3 Approach to Heritage Impact Assessment Report

The scope of this H.I.A. is in accordance with the *City of Mississauga Official Plan* (2023), the *City of Mississauga’s Heritage Impact Assessment Terms of Reference* (City of Mississauga, n.d.a) and *Cultural Heritage Landscape Heritage Impact Assessment Terms of Reference* (City of Mississauga, n.d.b) and the *Ontario Heritage Tool Kit* (Ministry of Culture, 2006).



This H.I.A. has been scoped in consultation with heritage planning staff at the City of Mississauga. Based on A.S.I.'s historical research and site visit, staff agreed that heritage evaluations of the properties and buildings within the study area were not required (with the exception of the house at 158 Queen Street South known as Minerva's Bower), based on lack of potential for cultural heritage value and lack of contribution to the heritage fabric of the Streetsville Village Core Cultural Heritage Landscape.

Accordingly, this H.I.A. provides the following:

- A general description of the history of the study area as well as detailed historical summaries of property ownership and building development;
- Discussion of the existing conditions and streetscape context of the surrounding area and its evolution over time
- A summary of community engagement with relevant agencies and the general public;
- A description of the built heritage resource (the house at 158 Queen Street South) that is under evaluation in this report;
- A discussion of the house's physical/ design value, historical/associative value, and contextual value;
- An analysis of comparable properties;
- Representative photographs of the exterior and interior of the house, and character-defining architectural details;
- A cultural heritage resource evaluation of the house guided by the *Ontario Heritage Act* criteria;
- A summary of heritage attributes of the house;
- A description of the proposed development and proposed conservation strategy;
- An impact assessment;
- Recommendations for mitigating impacts to the cultural heritage value of the house and of the Cultural Heritage Landscape;
- Historical mapping, photographs; and
- A location plan.



Using background information and data collected during the site visit, the property is evaluated using criteria contained within *Ontario Regulation 9/06*. The criteria require a full understanding, given the resources available, of the history, design, and associations of all cultural heritage resources of the property. The criteria contained within *Ontario Regulation 9/06* requires a consideration of the local community context.

An H.I.A is required whenever a proposed development or site alteration may impact an identified built heritage resource (B.H.R.) or cultural heritage landscape (C.H.L.). H.I.A.s are used to determine the magnitude of these potential impacts and provide recommendations for their avoidance, wherever possible, or their mitigation. H.I.A.s must be completed by qualified heritage professionals who will, through historical research and field work, identify the B.H.R. or C.H.L.'s cultural significance and heritage attributes and, where one is not already in existence, prepare a formal Statement of Significance. Following a thorough review of the proposed development or site alteration plan to measure its potential impacts to the B.H.R. or C.H.L., the H.I.A. will issue recommendations on how these impacts may be avoided, mitigated, and how the site may best be conserved. Strategies will then be suggested for their implementation and ongoing monitoring as the development or site alteration progresses.



2.0 Engagement

The following section outlines the community consultation that was undertaken to gather and review information about the subject property.

2.1 Relevant Agencies and/or Stakeholders Engaged

The following stakeholders were contacted with inquiries regarding the heritage status and for information concerning the study area and any additional adjacent built heritage resources or cultural heritage landscapes:

- Paula Wubbenhorst, Senior Heritage Coordinator, and John Dunlop, Manager, Heritage Planning and Indigenous Relations, both at the City of Mississauga. A meeting with Paula and John was held on May 5, 2023 to discuss the heritage sensitivities of the site, the scope of this H.I.A., the policy framework, and preliminary conservation and mitigation measures. The City was in agreement that based on historical research and a site visit, heritage evaluations of the properties and buildings within the study area were not required (with the exception of the house at 158 Queen Street South historically known as Minerva’s Bower), based on lack of potential for cultural heritage value and lack of contribution to the heritage fabric of the Streetsville Village Core Cultural Heritage Landscape. A second meeting was held with Paula on June 14, 2023 to review and discuss the updated master plan prior to submission of the draft H.I.A.
- The Ministry (email communication 26 and 30 May 2023). A response confirmed that there are no additional previously identified heritage resources within or adjacent to the study area.
- The Ontario Heritage Trust (email communications 26 and 31 May 2023). A response indicated that there are no conservation easements or Trust-owned properties within the study area.

2.2 Public Consultation

An initial Public Consultation Meeting was held on April 6, 2023. A second Public Consultation Meeting was held on June 28, 2023. As required by the *Planning Act*, prescribed information will be submitted to the City of Mississauga and will be posted on the City's online list of active development applications. A Statutory Public Meeting will be held after the submission of a complete application. Prior to and after the foregoing public meetings, the applicants will be available by telephone, e-mail, or in person, if necessary, to answer any questions, clarify any of the submitted information, or address any issues raised by the public through circulation and review of the application by the City.

2.3 Agency Review

The draft report will be submitted to the City of Mississauga for review and comment. Any feedback received will be considered and incorporated into this report as appropriate. The final Heritage Impact Assessment report will be submitted to the City of Mississauga for their information.

3.0 Description of the Property and its Surroundings

The following section provides a description of the study area.



3.1 Existing Conditions

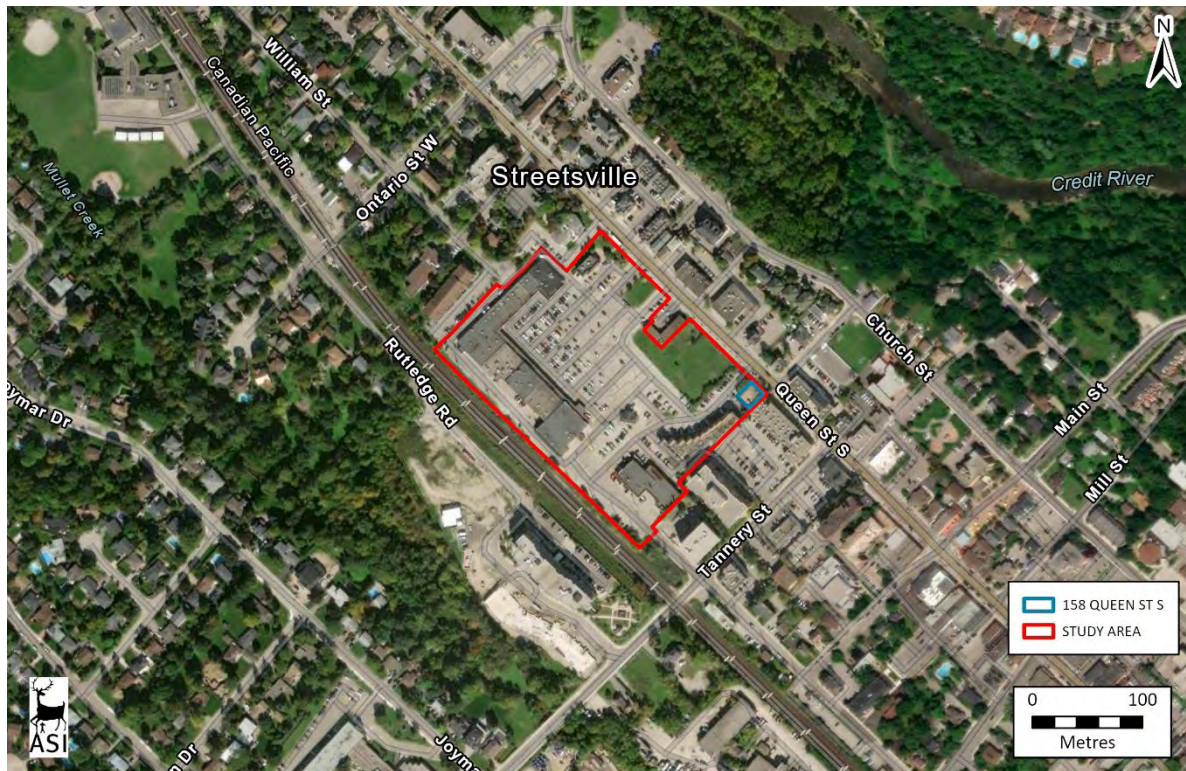


Figure 8: Aerial image of the subject properties at 120, 128, 142, 154 and 158 Queen Street South and 169 Crumbie Street (Google Maps).

The properties at 120, 128, 142, 154 and 158 Queen Street South and 169 Crumbie Street consist of a shopping plaza and associated parking lot developed over the second half of the twentieth century and a house built around 1832 that has been converted into a pub. The site comprises approximately four hectares within the historical settlement of Streetsville in the City of Mississauga, Ontario.

The northwest corner of the site is occupied by an L-shaped shopping plaza with a large parking area in front and a loading area in the rear (Figure 7). The plaza is a single-storey structure with a covered walkway connecting the store entrances in the front (Figure 8). A standalone Tim Hortons is located at the northeast corner of the site with a parking lot in front, facing an entrance to the plaza from Queen Street South (Figure 9).

The southwest corner of the site contains a single-storey commercial building. The building houses mainly automotive businesses with garage entrances on several sides and parking surrounding the structure (Figure 10). Along the southeastern boundary of the site is a row of staggered red brick townhouse-style commercial stores with parking. The two-storey structures are arranged in a curve with commercial units on the ground floor and offices above (Figure 11). Between these commercial structures and the L-shaped plaza, in the parking lot, is a temporary building housing an office belonging to the proponent (Figure 12).

The southeast corner of the site contains a historical two-storey residence that has been converted into a restaurant/pub on the ground floor with a daycare facility on the second floor. There is a patio at the front of the structure that continues around the sides of the building (Figure 13). On the eastern side of the building, towards the rear, is a small outdoor play area for the daycare. North of the pub is an empty lot surrounded by chain-link fencing (Figure 14).

A rail line runs adjacent to the western edge of boundary of the project site (Figure 15). The line's historical station is extant north of the site on the northwestern corner of William Street and Ontario Street West. North and south of the site are generally residential developments with a mixture of townhome-style buildings and detached homes to the north and mid-rise apartment buildings to the south constructed in the mid-to-late twentieth century.

The eastern side of Queen Street South, across from the project site, is occupied by a mixture of one-to-two-storey, mid-twentieth-century commercial buildings and plazas and early-twentieth and nineteenth-century residential buildings that have been converted for commercial use (Figure 16). North of the project site on Queen Street South is generally a similar mixture of structures with one-to-two-storey, mid-twentieth-century commercial buildings and plazas as well as early-twentieth and nineteenth-century residential conversions. Directly north of the site on the west side of Queen Street South is the Streetsville Branch public library and a small park (Figure 17). South of the project site on Queen Street South, there is a mix of commercial buildings, ranging in age from nineteenth century and early-twentieth century to mid-to-late-twentieth century. These buildings are



generally two storeys in height and directly abut the sidewalks with very little space between the structures Queen Street South, in the vicinity of the project site, has sidewalks on both sides with decorative flower planters. In addition to modern streetlights, there are also smaller streetlights designed in the style of historical gas lights along both sides of the roadway (Figure 18).



Figure 9: The L-shaped commercial plaza, looking northwest from the parking lot (A.S.I., 2023).



Figure 10: Looking southeast from the corner of the L-shaped commercial plaza (A.S.I., 2023).



Figure 11: The Tim Hortons at the northeast corner and the plaza driveway, looking west from Queen Street South (A.S.I., 2023).



Figure 12: The commercial building at the southwest corner of the site, looking north (A.S.I., 2023).



Figure 13: The row of townhouse-style commercial buildings, looking southeast (A.S.I., 2023).



Figure 14: The temporary development office in the site parking lot, looking northeast (A.S.I., 2023).



Figure 15: The former Minerva Bower residence, now a pub, at the southeast corner of the site, looking west (A.S.I., 2023).



Figure 16: The empty lot on the project site, looking west from Queen Street South (A.S.I., 2023).



Figure 17: The rail line outside the western site boundary, looking northwest (A.S.I., 2023).



Figure 18: The east side of Queen Street South opposite the project site, looking north from just south of the pub (A.S.I., 2023).



Figure 19: Looking southwest toward the project site from north of the site on Queen Street South (A.S.I., 2023).



Figure 20: Looking northeast toward the project site from south of the site on Queen Street South (A.S.I., 2023).

3.2 Heritage Recognitions

All of the subject properties within the site are listed on the City of Mississauga’s Heritage Register, due to their location within the Streetsville Village Core Cultural Heritage Landscape.

3.3 Adjacent Lands

No adjacent properties¹ are listed on the City’s Heritage Register or designated under Part IV or V of the *Ontario Heritage Act*. The Streetsville branch of the

¹ Adjacent is defined in the Provincial Policy Statement as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.” (Ministry of Municipal Affairs and Housing, 2020)

Mississauga Public Library at 112 Queen Street South has been noted by City staff as a potential heritage resource

The area surrounding the site also forms part of the following mechanisms that have been used to describe and manage the unique character of Streetsville:

- Streetsville Village Core Cultural Heritage Landscape (Figure 1).
- Streetsville Community Node Character Area as identified in Section 14 of the City's *Official Plan* (Figure 2).
- Mainstreet Character Area as identified in the *Historic Streetsville Design Guidelines* (Figure 4).
- A potential Heritage Conservation District for Streetsville (Figure 5) that is currently being studied but is not in force.

4.0 Research

This section provides: the results of primary and secondary research; a discussion of historical or associative value; a discussion of physical and design value; a discussion of contextual value; and results of comparative analysis.

4.1 List of Key Sources and Site Visit Information

The following section describes the sources consulted and research activities undertaken for this report.

4.1.1 Key Sources

Background historical research, which includes consulting primary and secondary source documents, photos, and historic mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the study area. In addition, online historical research was undertaken through the websites of the following libraries and archives to build upon information gleaned from other primary and secondary materials:

- Mississauga Public Library Historic Images Gallery (City of Mississauga, 2019)



- Heritage Mississauga (Heritage Mississauga, 2018a)

Available federal, provincial, and municipal heritage inventories and databases were also consulted to obtain information about the properties. These included:

- The *Ontario Heritage Act Register* (Ontario Heritage Trust, n.d.b);
- The *Places of Worship Inventory* (Ontario Heritage Trust, n.d.c);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust, n.d.a);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Guide*: an online, searchable database of Ontario Heritage Plaques (Ontario Heritage Trust, n.d.d);
- Parks Canada's *Directory of Federal Heritage Designations*, an on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada, n.d.b); and
- Parks Canada's *Historic Places* website, an on-line register that provides information on historic places recognized for their heritage value at all government levels (Parks Canada, n.d.a).

Previous consultant reports associated with potential above-ground cultural heritage resources and archaeological resources within and/or adjacent and/or in the vicinity of the subject property in the City of Mississauga Ontario included the following:

- *Stage 1 Archaeological Assessment of 120, 128, 142, 154, 158 Queen Street South and 169 Crumbie Street, Lots 5, 6, 7 and Part of Lots 1, 2, 3, 4 and 8, Block 1, Registered Plan STR-4, Village of Streetsville, and Part of Lot 4, Concession 5 West of Hurontario Street, Geographic Township of Toronto, County of Peel, Now in the City of Mississauga, Regional Municipality of Peel* (Archaeological Services Inc., 2023)
- *Conserving Heritage Landscapes: Cultural Heritage Landscape Project* (ASI, 2022)



A full list of references consulted can be found in Section 10.0 of this report.

4.1.2 Site Visit

Site visits to the subject properties were conducted on April 24 by Laura Wickett, and on May 15, 2023 by Leora Bebko, Rebecca Sciarra and Laura Wickett, all of A.S.I. The site visits included photographic documentation of the exterior of the whole site and interior photography of the house at 158 Queen Street South, as well as a review of the surrounding context and streetscape conditions along Queen Street South surrounding the site. Permission to enter the house at 158 Queen Street South was granted by De Zen Realty to allow A.S.I. to view all exterior elevations of the structure as well as the majority of the building interior.

4.2 Historical Research

Historically, the subject properties were located on Lot 4, Concession 5 West of Centre Road or Hurontario Street in the Township of Toronto. They are now located at 120, 128, 142, 154 and 158 Queen Street South and 169 Crumbie Street.

4.2.1 Summary of Early Indigenous History in Southern Ontario

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years ago, or 11,000 Before the Common Era (B.C.E.) (Ferris, 2013).² During the Paleo period (c. 11,000 B.C.E. to 9,000 B.C.E.), groups tended to be small, nomadic, and non-stratified. The population relied on hunting, fishing, and gathering for sustenance, though their lives went far beyond subsistence strategies to include cultural practices including but not limited to art and astronomy. Fluted points, beaked scrapers, and gravers are among the most important artifacts to have been found at various sites

² While many types of information can inform the precontact settlement of Ontario, such as oral traditions and histories, this summary provides information drawn from archaeological research conducted in southern Ontario over the last century.



throughout southern Ontario, and particularly along the shorelines of former glacial lakes. Given the low regional population levels at this time, evidence concerning Paleo period groups is very limited (Ellis & Deller, 1990).

Moving into the Archaic period (c. 9,000 B.C.E. to 1,000 B.C.E.), many of the same roles and responsibilities continued as they had for millennia, with groups generally remaining small, nomadic, and non-hierarchical. The seasons dictated the size of groups (with a general tendency to congregate in the spring/summer and disperse in the fall/winter), as well as their various sustenance activities, including fishing, foraging, trapping, and food storage and preparation. There were extensive trade networks which involved the exchange of both raw materials and finished objects such as polished or ground stone tools, beads, and notched or stemmed projectile points. Furthermore, mortuary ceremonialism was evident, meaning that there were burial practices and traditions associated with a group member's death (Ellis et al., 2009; Ellis & Deller, 1990).

The Woodland period (c. 1,000 B.C.E. to 1600 C.E.) saw several trends and aspects of life remain consistent with previous generations. Among the more notable changes, however, was the introduction of pottery, the establishment of larger occupations and territorial settlements, incipient horticulture, more stratified societies, and more elaborate burials. Later in this period, settlement patterns, foods, and the socio-political system continued to change. A major shift to agriculture occurred in some regions, and the ability to grow vegetables and legumes such as corn, beans, and squash ensured long-term settlement occupation and less dependence upon hunting and fishing. This development contributed to population growth as well as the emergence of permanent villages and special purpose sites supporting those villages. Furthermore, the socio-political system shifted from one which was strongly kinship based to one that involved tribal differentiation as well as political alliances across and between regions (Birch et al., 2021; Dodd et al., 1990; Ellis & Deller, 1990; Williamson, 1990).

The arrival of European trade goods in the sixteenth century, Europeans themselves in the seventeenth century, and increasing settlement efforts in the



eighteenth century all significantly impacted traditional ways of life in Southern Ontario. Over time, war and disease contributed to death, dispersion, and displacement of many Indigenous peoples across the region. The Euro-Canadian population grew in both numbers and power through the eighteenth and nineteenth centuries and treaties between colonial administrators and First Nations representatives began to be negotiated.

The study area is within Treaty 19, the Ajetance Purchase, signed in October, 1818 between the Crown and the Mississaugas (Crown-Indigenous Relations and Northern Affairs, 2016). The 648,000 acres of land in this treaty area were bounded by the Head of the Lake Purchase (Treaty 14, 1806) to the southeast, by the new townships of Etobicoke, Vaughan and King in the Toronto Purchase to the northeast (Treaty 13, 1805), by the Between the Lakes Purchase (Treaty 3, 1792) and the Haldimand Tract (Treaty 4, 1793) to the southwest and by the Nottawasaga Purchase (Treaty 18, 1818) to the north (Government of Ontario, 2018). Prior to its signing, the Mississaugas had experienced extreme pressures on their traditional economy as a result of the influx of settlers into their lands and fisheries. Following the signing of the adjacent Lake Simcoe-Nottawasaga Treaty, in October, 1818, Deputy Superintendent William Claus met with Chief Ajetance and other delegates of the Mississaugas of the Credit First Nation to negotiate the sale of this tract of land. In a desperate situation, it was agreed by Chief Ajetance, on behalf of those assembled, that the lands would be sold for a payment of £522.10 in goods per annum (Crown-Indigenous Relations and Northern Affairs, 2016; Mississaugas of the Credit First Nation, 2017b, 2017a; Surtees, 1984:76-78).

4.2.2 Township of Toronto and the City of Mississauga

The City of Mississauga is comprised of the historical communities of Clarkson, Cooksville, Dixie, Erindale, Lakeview, Lorne Park, Malton, Meadowvale Village, Port Credit and Streetsville, which formed part of the Township of Toronto.

The Township of Toronto was originally surveyed in 1806 and 1807 by Samuel Wilmot, the Deputy Surveyor of Upper Canada. The first settler in this Township



was Colonel Thomas Ingersoll. Philip Cody was an early settler who opened an inn in Sydenham, later known as Fonthill and then as Dixie. The whole population of the Township in 1808 consisted of seven families, scattered along Dundas Street. The number of inhabitants gradually increased until the War of 1812 broke out, which gave considerable check to its progress. When the war was over, the Township's growth revived. The Credit River and numerous creeks provided for the establishment of saw and grist mills. Communities began to emerge, usually along the river or at crossroads along Dundas Street, which developed into the villages of Clarkson, Cooksville, Dixie, Erindale, Malton, Meadowvale Village, Port Credit and Streetsville, as well as the hamlet of Lakeview and numerous other settlements which later disappeared. In 1821 the township's population was 803. By 1851 over 7,500 people lived in the township and more than 36,000 acres were being farmed to produce barley, wheat, oats, vegetables and fruit. Small industries were located throughout the township, manufacturing products ranging from hosiery to ploughshares (Archaeological Services Inc., 2020).

During the second half of the nineteenth century, railways were built and the markets shifted. Water-powered industries in the rural areas could no longer compete with those in larger centres which were run by electricity. By 1901 the township's population had dropped considerably to 4,690. The economy did not recover until the 1950s, when new industries moved into the township and spurred massive growth. When the Township of Toronto became the Town of Mississauga in 1968, it had a population of 107,000 and covered 70,598 acres. It grew very quickly and the rural township transformed into an urban area, with over 1,200 industries located in Mississauga by the 1970s. In 1974 the towns of Port Credit, Streetsville and Mississauga were amalgamated to become the City of Mississauga (Mika & Mika, 1981).

4.2.3 Village of Streetsville

Now branded as “The Village in a City”, the village of Streetsville is home to the largest number of historic buildings in the City of Mississauga (Streetsville BIA, 2017). The settlement of Streetsville began in 1819 on the banks of the Credit River, just east of Queen Street South in the City of Mississauga. The Crown



acquired all lands north of present-day Eglinton Avenue and a formal survey was conducted by Richard Bristol and financed by Timothy Street, after whom Streetsville was named (Heritage Mississauga, 2018b; Mackintosh, 2019). As partial payment for his services, Street was granted over 4,500 acres of land throughout Peel and Halton counties, including land along the Credit River (Mackintosh, 2019). Streetsville's first settler was John Glendinning, who received land along Mullet Creek. Many early settlers were descended from United Empire Loyalists who left the United States during or after the War of Independence, including the Barnhart, Birdsall, Embleton, Glendinning, Leslie, Lewis, Lighthouse, Row(e), Rutledge, and Switzer families, amongst others (Charters, 1967; Heritage Mississauga, 2011).

The settlement of Streetsville was well-placed to utilize the Credit River for water-powered mills and quickly grew to have thriving industries (Urbaniak, 2002). Timothy Street purchased a 200-acre parcel of land from William Lindsey, upon which the village of Streetsville was located. Street built a grist mill in 1821 along the Credit River, followed by a lumber and sawmill in 1822, and Mill Street which provided access to the mill, still remains to the present-day in Streetsville (Ralston, 2022). By 1825, he had added a tannery, distillery and clothing mill (Mackintosh, 2019). The village also thrived in other types of manufacturing, including early furniture production (Smith and Company), utilizing the maples growing in the Credit Valley, a carriage works owned by Henry and George Howard, a dying and cloth dressing business owned by Mr. McCrary, a boot and shoe making industry, and a brick firing industry (Charters, 1967).

The first general village store and trading post, known as Montreal House, was opened by John Barnhart in 1821, on the southwest corner of Queen Street and Pearl Street (still extant at 210 Queen Street South) (Heritage Mississauga, 2012). In 1824, Timothy Street donated one acre of land to the Presbyterian Church of Scotland to serve as a Protestant church and burial ground, in which he was himself interred upon his death in 1848 (CanadaGenWeb's Cemetery Project, 2021; Heritage Mississauga, 2018b; Wilkinson, 2022). The first trustees were James Glendinning, Malcolm McKinnon, John Barnhart, James Paterson, and Ebenezer Farnsworth. The first recorded burial was April 10, 1824, and was that



of a Scot named Lachlan McLachlan, who died whilst freeing a log jam in the Credit River. Many early settler families were interred in the cemetery over time alongside Timothy Street, including the Glendinnings, John Embleton (storekeeper), John Beaty (mill owner) and Dr. John Crumbie (physician) (Wilkinson, 2022). The cemetery became known locally as the Scotch Burying Ground, but now is most commonly known as Streetsville Memorial Cemetery and is situated west of the intersection of Queen Street South and Princess Street. The first Presbyterian church building was replaced by St. Andrew's Presbyterian Church, built just northwest of the cemetery between 1867 and 1868. The cemetery reached capacity in 1890 and was closed, with a new public cemetery opened on the opposite side of the Credit River (Wilkinson, 2022).

By 1835, grist mills, sawmills, a tannery, and several inns were in operation, making Streetsville the political and economic hub of the surrounding township. By 1846, it even had its own newspaper named the *Streetsville Review*, one of the first regular publications in the area (Heritage Mississauga, 2018b; Urbaniak, 2002). In the 1840s, John Embleton, the community surveyor, built a store at 213 Queen Street South and the intersection of Queen Street and Main Street became the commercial hub of the community, centred around this store and Barnhart's Montreal House.

In 1851, Streetsville became home to the first grammar school in Peel County, later known as Streetsville High School (Charters, 1967). By 1854, the Streetsville Farmers and Mechanics Institute was established, to promote reading and education, which included an agricultural fair and fairgrounds (Charters, 1967; Heritage Mississauga, 2018b; Hicks, 2008). The first president was Reverend Robert Ure and the first librarian was John G. Beatty, and by 1881, the library was listed as having 61 members and possessing 1425 volumes (Charters, 1967). By 1895, the Farmers and Mechanics Institute Library became the Streetsville Public Library following the *Libraries Act*, which enabled municipalities to establish free libraries using taxes (Hicks, 2008).

In 1858, Streetsville became an incorporated village separated from the Township of Toronto, with a population that had grown to 1,500, with Timothy Street's son



serving as the first reeve (Mackintosh, 2019). At this time there was also an ongoing debate about which community was to become the County Town of Peel (Charters, 1967; Heritage Mississauga, 2018b). Whilst many places were initially suggested, including Brampton, Churchville, Cooksville, Malton, Port Credit, and Streetsville, it was eventually whittled down to a choice between Brampton, Malton and Streetsville. Brampton was the clear winner, with 2,200 votes, with 1,682 votes for Malton and only 74 votes for Streetsville. The population of Streetsville continued to experience a gradual decline in the late-nineteenth century, despite the arrival of the Credit Valley Railway line to the village in 1879. At this time the population of Streetsville was approximately 700, and it remained so until the early 1940s (Urbaniak, 2002).

Despite the decline of Streetsville's mills, the closure of the last of the hotels in the 1940s, and decades of stagnant population growth, Streetsville experienced a resurgence following the Second World War, with rapid economic growth, a baby boom and an expanding middle class. This was further boosted by the village's proximity to thriving Toronto, and by 1959, just after Streetsville celebrated its centennial (a year late) as a then incorporated community, its population numbered 4,124 (Urbaniak, 2002). By the time Streetsville became a town in 1962, its population was 5,000. However, much to the dismay of many locals, in 1974 it was amalgamated into the new City of Mississauga (Heritage Mississauga, 2009, 2018b).

4.2.4 Credit Valley Railway

The Credit Valley Railway Company was incorporated in 1871 to build a railway line between Toronto and Orangeville (Heritage Mississauga, 2009). The project was backed by George Laidlaw, a Scot who immigrated to Canada in 1855. Laidlaw was known as the 'Prince of the Bonus Hunters' based on his ability to successfully find government agencies and municipalities willing to subsidize the construction of new railway lines (Boles, 2019). Construction on the Credit Valley Railway started in 1874, with several branches added to the proposed line in the subsequent years, including from Streetsville to Orangeville. The Credit Valley Railway line was laid in Streetsville in 1874 (Toronto Railway Historical



Association, 2022) and is first depicted on historical mapping in 1877 (Figure 3). The Streetsville Junction was completed in 1879 to the northwest of Streetsville, providing a branch line to St. Thomas and a connection to America via the Canada Southern Railway (Boles, 2019). This was to be the location of the first rail station serving Streetsville, opened in the same year, however many locals at the time considered this peripheral location inconvenient. The original station survives to the present, re-located to the northwest corner Ontario Street West and William Street. In 1881, the train was reported as covering the 21 miles from Streetsville to Toronto in 24 minutes (Boles, 2019). The history of the Credit Valley Railway was tumultuous, as it ran into several financial and logistical issues, before it was taken over by the Canadian Pacific Railway in 1883 (Boles, 2019). Two further stations, replacing the original, were constructed after this time. The first, only a ‘flag stop’, was created after local pressure for a more conveniently located station. By 1914, a more substantial brick and concrete station was constructed on the north side of Ontario Street, later demolished in 1982 (Toronto Railway Historical Association, 2022). By 1921, passenger rail service to Streetsville ran 21 times a day. However, during this period began a steep decline in rail passengers due to the increasing popularity of motor vehicles. By 1961, there were only two round trips a day timetabled, and by 1964, only three services a week.

4.2.5 Credit River

The Credit River Watershed drains an area of approximately 860 square kilometres from its headwaters in Orangeville, Erin, and Mono, passing through part of the Niagara Escarpment and the Oak Ridges Moraine, and draining into Lake Ontario at the town of Port Credit (Credit Valley Conservation, 2009). The river was named “Mis.sin.ni.he” or “Mazinigae-zeebi” by the Mississaugas, and surveyor Augustus Jones believed this signified “the trusting creek” or could also be translated as “to write or give and make credit.” The French name used when the river was first mapped in 1757 was “Riviere au Credit”. These names refer to the fur trading period, when French, British, and Indigenous traders would meet along this river (Gibson, 2002; Jameson, 1838; Rayburn, 1997; Robb et al., 2003; Scott, 1997; Smith, 1987). The Credit River was historically considered to be one of the best potential power sources for milling in all of southern Ontario, which



led to the development of early saw and grist mill industries, and later textile mills, distilleries, bottling plants, and hydro-electric plants spawned communities throughout the river valley, typically close to the Niagara Escarpment (Town of Caledon, 2009: Figure 7.1).

4.2.6 Historical Chronology and Setting of the Subject Property

The following provides a brief overview of the historical chronology of the subject property. It includes a history of the people who lived on or owned the property, as provided in available sources, as well as a mapping review. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, archival images, and historic photographs.

Historically, the subject properties were located on Lot 4, Concession 5 West of Centre Road or Hurontario Street in the Township of Toronto.

Lot 4, Concession 5 West of Hurontario Street

According to the Abstract Index to Deed Titles, the Crown Patent for the northeast half of Lot 4 was granted to James Glendenning in 1825 (Ontario Land Registry Access, no date). The patent was for all 100 acres. Glendenning sold two parcels to James Graham in 1826, composed of three acres and 95 acres, respectively. He also sold one-and-one-half acres to John Barnhart that same year. In 1828 Graham sold ten acres to John Barnhart and in 1829 sold 75 acres to John and William Glendenning. In 1830 John Glendenning and William Glendenning sold two acres to Robert Barnhart and sold two acres to John Crumbie in 1831. Also in 1831, John Glendenning sold 2.78 acres to Robert Barnhart. In 1833, the Bank of Upper Canada sold ten acres to Susan Washburn, who sold a parcel to John Fisher later that year. Also in 1833, John Glendenning sold two acres to Robert Young, John Crombie sold one acre to William Patterson and Simon Washburn sold a parcel to William Bradbury. Washburn also sold a one-and-one-half acre parcel to John Barnhart in 1834, which was quickly sold to George Truscott. As a result of its location within the growing Village of Streetsville, there are large numbers of transactions for this lot during the 1830s



and 1840s, with Graham, Truscott, and Barnhart selling lots back and forth, and other individuals acquiring small parcels.

Through the middle of the nineteenth century, much of the central portion of the subject property was situated on lands which came to be owned by John Crumbie. The 1868 Assessment Rolls for Streetsville list John Crumbie as a 73-year-old physician, who owned and occupied a number of parcels along Queen Street (Village of Streetsville, 1868). Dr. Crumbie owned two residences in the Streetsville area. The first, a country residence, as depicted in 1877 mapping (albeit with the surname shown as 'Crumby'), was located on the outskirts of Streetsville to the east, in Lot 3, Concession 2 (Figure 22). The second, his main family residence (see sketch below) and the probable location of his medical practice, is depicted within Lot 4, Concession 5, in the northern portion of the subject property fronting Queen Street on 1859 mapping (Figure 21). The sketch in the 1877 *Illustrated Historical Atlas of the County of Peel* (Figure 22) illustrates the Crumbie residence (no longer extant) as a two-storey brick dwelling with a rear frame extension and an outbuilding to its southeast, situated within a fenced, lightly treed yard. It is accessed from Queen Street via a gated laneway. A portion of 'Crumbie Street' remains to the present day in Streetsville, bounding the subject property on the southwest corner.





Figure 21: A sketch depicting the main residence of the late Dr. John Crumbie, located on the main thoroughfare of Streetsville (now Queen Street) (Pope, 1877b).

In 1874, 1.30 acres were sold by John Crumbie and his wife to the Credit Valley Railroad. In 1889, 29 and three-quarter acres were released to Mary Crumbie by the Canada Permanent Building and Savings Society and sold to Elizabeth Chester *et alia*. By 1907, these lands had come to be owned by Moses A. Sterling, and they were sold to Helena A. Sterling. This parcel was sold by Charles H. Bowyer, Helena A. Stirling, and Isaac J. Sterling to Ruth M. Russell and Joseph G. Russell in 1944.

In 1950, Ruth M. Russell and Joseph G. Russell acquired additional lands formerly owned by Florence L. Ardagh. Beginning in 1960, the Russell lands were acquired by Maurice C. Foster. It is unclear after this point the precise ownership history as most of these lands were developed as a commercial plaza.

By 1987 the residential property identified as 142 Queen Street South was sold by Alfred J. Grosvenor to Vincenzo and Elvira DeNapoli. This property was acquired by Edda DeNapoli in 1995.

Registered Plan STR-4 (Streetsville), dated 18 August 1856

In addition to lands identified more generally as Part of Lot 4, Concession 5 West of Hurontario Street, the subject property is also composed of Lots 5, 6, 7 and Part of Lots 1, 2, 3, 4 and 8 under Streetsville Municipal Plan STR-4, dated to August 18, 1856 (Ontario Land Registry Access, no dateb).

Lot 1, encompassing 4,000 square yards, was sold by John Crumbie and his wife to William Deady for £60 in 1847. It was purchased from William Deady and his wife by Hiram Caslor in 1852. The 1868 Assessment Rolls for Streetsville list Wilmot Clegg, a 35-year-old weaver, and his family of three as the occupants of a quarter-acre parcel on Lot 1 on Queen Street, owned by Hiram Caslor (Village of Streetsville, 1868). The lot was sold to Robert Irwin in 1881. It was purchased back by Hiram Caslor in 1894 and almost immediately sold to William Glendinning. In 1913, the west half of the lot was sold by Glenora (Lenora) Glendinning to George Sparling for \$350. The remaining, eastern half of the lot was sold to James I. Glendinning by the executors of the estate of William Glendinning the same year, for \$1,000. In 1917, the eastern half of the lot was sold by the executors of the estate of James I. Glendinning to Walter H. Buck. The western half was purchased from the executors of the estate of William G. Sparling by Charles W. Sparling in 1925. The east half was purchased by Mabel Graydon, Mysia Graydon, and Harriett Graydon in 1941, while the west half was obtained by Pearl I. L. Sparling seven years later. Following the death of Harriett Graydon, in 1962 the ownership of the east half of the lot was transferred to Mabel Graydon and Austin E. Graydon.

In 1856, John Crumbie and his wife sold Lot 2, a one-half-acre parcel, to Robert Leslie for £46.17. It was immediately sold again to John M. Morrison. It was purchased from John M. Morrison by William Hardy in 1871. Sarah A. Alexander would purchase the south half (one-quarter acre) in 1887, and the north half three years later. The entire Lot 2 was sold to James Cantelon in 1905, and then purchased in 1917 by Joseph S. Mason. Following his death, the lot, among other lands, was purchased for \$1 by Samuel Carter in 1928. These lands were purchased by Hilda M. Adams in 1931, however property was released via a



quitclaim deed to Kathleen May in 1937. Four years later it was sold to Rossalyn and Cyril S. Patterson.

In 1887, 15 and three-quarter acres in the east half of Lot 4, Concession 5 West of Hurontario Street were obtained from Mary Crumbie by the Canada Permanent Building and Savings Society. An agreement was made between the Canada Permanent Loan and Savings Company and John Dracass for the purchase of this parcel in 1891, and it was finally purchased by John Dracass from the Canada Permanent Mortgage Company in 1910. These lands contained Lots 3 to 7 under Plan STR-4.

Lot 3 and Lot 4, in addition to other lands, were sold by John H. Dracass and his wife to Doll M. Ardagh in 1921. It was sold to Harold F. Godard in 1937, and again in 1942 to Edward L. Godard. In 1946, the lots were sold to Florence L. Ardagh. The property was purchased by Mabel A. Borgstrom (three-quarters interest) and Brunhilde D. Borgstrom (one-quarter interest) in 1953. The lands were sold to Hill-Clark-Francis Limited in 1960.

Lots 5, 6 and 7 were sold by John H. Dracass and his wife to Doll M. Ardagh in 1921. They were similarly purchased by Harold F. Godard in 1937, and again in 1942 by Edward L. Godard. In 1945, parts of all three lots were sold to Imperial Oil Limited, while the remainder was obtained by Florence L. Ardagh in 1946. In 1950, Imperial Oil Limited sold their lands to Jacob R. Rehlinger, who sold them two years later to William A. Shaver and Walter S. Dawson, as 'Imperial Motors'. This parcel changed hands a number of times in the early 1950s, eventually returning to Imperial Oil Limited in 1956. Florence Ardagh sold her lands to Mabel A. Borgstrom (three-quarters interest) and Brunhilde D. Borgstrom (one-quarter interest) in 1953. The lands were sold to Hill-Clark-Francis Limited in 1960.

Through the 1960s, Lots 1 to 7 began to be acquired by Streetsville Investments Limited, and the individual lots were leased for mainly commercial purposes. They were gradually acquired by Jay-Mill Holdings Limited beginning in the mid 1960s and into the 1970s, and later by A. Papastamos by the mid-1970s. In 1975, these lands were sold to John De Zen, and then formally transferred to De Zen Realty in 1980.



Lot 8 is situated partially in the southeast part of the subject property and totals one-and-one-half acres. It was part of lands acquired by William H. Paterson from John Crumbie and his wife in 1833 and 1855. In 1855, Lot 8 was mortgaged to James B. Greenshields, and in 1856, the mortgage on the lot was taken up by Lewis Moffatt. Lot 8 was acquired by William J. Pinney from Lewis Moffatt and his wife in 1866. The 1868 Assessment Rolls for the Village of Streetsville list William J. Pinney as a Merchant, who was the owner of the full one-and-one-half acre Lot 8 on Queen Street (Village of Streetsville, 1868). The lot was sold by the administer and the executor of the estates of William J. Pinney and Minerva Pinney to John H. Atkinson in 1905. The same lands are also listed as having been obtained by John H. Atkinson in 1906, 1907 and 1908. In 1920 the northwest part of the lot was sold to William J. Feeke, who sold the parcel to Fred J. Elderfield and Hannah Elderfield ten years later. The southeast part of the lot was sold to Dorothy V. Atkinson and Maurice R. Atkinson in 1940. The western parcel was purchased by Mary A. Dowling in 1941, while the eastern parcel was purchased by John H. Atkinson in 1945. That parcel was sold by the estate of John H. Atkinson to Maurice R. Atkinson, Mary G. Norman, and Dorothy I. Hope in 1947. A smaller parcel of this eastern part was sold to Victor G. H. Hope in 1948 and another to Bernice E. Bailey and John H. Bailey in 1949. The Dowling and Bailey parcels were obtained by Olive Thompson and James Thompson in 1953 and 1958, respectively. In 1959, Victor G. H. Hope sold his parcel in the eastern part of the lot to Applewood Motors Limited. Olive and James Thompson sold a parcel to Laurino Rocca in 1975. These parcels were acquired by the De Zen Construction Company Limited in 1978, and transferred to the De Zen Realty Company Limited in 1981.

On both the 1859 *Tremaine Map of the County of Peel* (Figure 21) and the 1877 *Illustrated Historical Atlas of the County of Peel* (Figure 22), the subject property is depicted overlying part of Lot 4, Concession 5, West of Hurontario Street, within the schematic layout of the historic settlement of Streetsville. The property is shown fronting a concession road, now Queen Street South, the main thoroughfare of Streetsville, surrounded by a grid system of side roads (Pope,



1877b; Tremaine, 1859b).³ Whilst the earlier 1859 map depicts the built areas as more localised and shaded in black, the later 1877 map depicts a more generalized and larger view of the intended layout of Streetsville, illustrated using diagonal line shading. The Credit Valley Railway is depicted on the 1877 map, running in parallel to Queen Street, bounding the subject property on the southwest side. Both maps depict the Credit River and Mullet Creek (a tributary of the Credit River). The Credit River is depicted approximately 180 metres to the northeast, and Mullet Creek as between 180 and 250 metres to the southwest.

Both the 1859 *Plan of Streetsville* (Figure 21), and the 1877 *Map of the Southern Part of Streetsville* (Figure 23) provide a more detailed view of the layout of Streetsville with street names and subdivided town lots depicted (Pope, 1877a; Tremaine, 1859a). The *Plan of Streetsville* depicts the subject property as mainly situated within larger lands belonging to John Crumbie, Esquire, M.D. within Lot 4, Concession 5. The remainder is shown as subdivided into several smaller house lots (Parts of Lots 1 and 8, and Lots 2-7) fronting Queen Street. The 1859 *Plan* depicts at least four buildings within the subject property limits fronting Queen Street, one in Lot 2 in the northern corner, one within the main lot, Lot 4, Concession 5, and two in Lot 8 in the eastern corner. The dwelling within the main lot, set back approximately 60 metres from Queen Street, is that of Dr. John Crumbie, and in this mapping, extends slightly beyond the subject property limits to the east. The dwelling in the furthest southeast corner of the subject property was built by John Barnhart, the owner of the first village general store and trading post in Streetsville (Montreal House), in 1832 as a wedding gift for his daughter Minerva and her husband William Paterson. (City of Mississauga, 2018; Mackintosh, 2021). The land use history of this house is discussed in detail in the following subsection.

³ As is often the nature of historic mapping, both the depictions of the street layout of Streetsville in Figures 20 and 22 are generalized, and there are some discrepancies between the two. The subject property is overlain as accurately as possible, however as an example, the subject property did not overlay Queen Street or the rail line, as depicted in Figure 3. Queen Street can be seen as illustrated with an exaggerated width.



The 1877 *Map of the Southern Part of Streetsville* focuses only upon the street layout and excludes all buildings as well as the Credit Valley Railway line. The street layout is much the same as that seen on the earlier 1859 mapping, with the subject property illustrated as being composed of part of Lot 4, Concession 5, West of Hurontario Street, as well as subdivided house lots fronting Queen Street. No structures are shown on this map. Both maps depict the Credit River as approximately 180 metres to the northeast, and Mullet Creek as approximately 130 metres to the southwest.

The adjacent residence and its outbuilding shown to the southeast in the 1877 sketch of Dr. Crombie's house (see 1.2.2) are not illustrated on either the 1859 *Plan of Streetsville* or the 1877 *Map of the Southern Part of Streetsville*. However, their situation relative to the main Crumbie house suggests these structures were located predominantly in lands adjacent to the current subject property.

Early topographic mapping was also reviewed for the presence of potential historical features. Land features such as waterways, wetlands, woodlots, and elevation are clearly illustrated on this series of mapping, along with roads and structure locations. On the 1909 *Brampton Topographic Map* (Department of Militia and Defence, 1909) (Figure 24), Streetsville has expanded both to the northwest and southeast along Queen Street. There are at least six buildings of both brick and frame construction depicted within the subject property limits, and as previously, they are focused along the northeast side, fronting Queen Street. Four of these structures are illustrated in the approximate locations of structures present on the 1859 *Plan of Streetsville*, suggesting some continuity from that period. The Canadian Pacific Railway line, formerly the Credit Valley Railway, remains bounding the subject property to the southwest. The Credit River is depicted approximately 300 metres to the northeast of the subject property, and Mullet Creek is approximately 100 metres to the southwest. Contour lines within the property indicate an elevation of 525 feet (160 metres) above sea level.

On the 1939 *Streetsville Fire Insurance Plan*, the majority of the subject property is depicted in use as the Credit Vale Poultry Farm (Underwriters Survey Bureau Limited, 1939) (Figure 25). Four of the six houses depicted on the 1909



mapping remain. The first house, a two-storey wood-frame dwelling with a brick veneer front and a wooden outbuilding to the rear, is illustrated within the north corner of the subject property in Lot 2 and is identified as 142 Queen Street. The second house, and the former residence of Dr. Crumbie (as shown on mid-nineteenth-century mapping, see 1.2.2), consists of a large, two-storey brick dwelling with an outbuilding to the southeast, and is illustrated centrally along the northeastern property edge, set back approximately 20 metres from Queen Street. The house, identified as 124 Queen Street, features a frame extension to its rear, as well as an 'L'-shaped brick extension to the southeast. This house now appears to be associated with the Credit Vale Poultry Farm, which includes three frame hen houses, situated in the northwest (partially) and central portions of the subject property. The third and fourth residences, both wooden dwellings with outbuildings to their rear, are illustrated in the eastern corner of the subject property, approximately 10 metres apart and situated within Lot 8. The easternmost of these residences is 'Minerva's Bower'. The one-and-one-half storey frame building and its rear outbuilding shown at 136 Queen Street are of a similar plan and location to those illustrated in the sketch of the residence of Dr. John Crumbie in the 1877 *Illustrated Historical Atlas of the County of Peel*, located to the southeast of the Crumbie house. This suggests that these structures had remained from the 1870s until the time of the 1939 fire insurance plan. All are shown to have been situated outside the current subject property limits, with the exception of the extreme southwest portion of the rear outbuilding.

In order to further understand the previous land use on the subject property, twentieth-century aerial imagery (City of Mississauga, 2022; City of Toronto Archives, no date) and twenty-first-century satellite imagery was reviewed (Google Earth Pro, 2021) (Figure 26 to Figure 30).

In 1954 aerial imagery, there is little change from the 1939 fire insurance plan, with all the buildings remaining, including residences fronting Queen Street. The poultry farm, including the hen houses, are set within grassed areas divided by trees (Figure 26) (City of Mississauga, 2022). A rectangular structure with an associated parking area is now shown on the southern corner, at the end of Crumbie Street. Two additional buildings are visible fronting Queen Street South



along the northeastern property limits, in the eastern part of the subject property. The easternmost features a small front parking area. The structure and rear outbuilding located adjacent to the subject property along its northeastern limits (formerly 136 Queen Street), illustrated in earlier fire insurance mapping as well as an 1877 sketch, remains visible.

In 1966 aerial imagery, the subject property is greatly changed (City of Toronto Archives, no date) (Figure 27). The majority of the property is no longer in use as a poultry farm, with all associated buildings removed and in the process of being redeveloped for use as a commercial plaza. Of the four surviving historical dwellings depicted in 1939 mapping, only two remained in 1966, both in the eastern corner of the subject property fronting Queen Street South (including the c. 1832 Minerva's Bower building at 158 Queen Street South). An area of rear treed lawn associated with these two houses remains along the southeast side of the subject property. The central portion of the property has been completely graded and is now a large parking lot composed of what appears to be a combination of gravel and paved surfaces. The former residence of Dr. John Crumbie, initially depicted on 1859 mapping and later used as part of the Credit Vale Poultry Farm, has been removed. A large, newly constructed commercial building occupies the southwest side of the subject property. The northwestern and northern portions of the property are composed of scrubland and overgrown lawn areas. An additional commercial building has been constructed in the southern corner, surrounded by lawn and parking areas and accessed via a laneway from Tannery Street.

By 1975, aerial imagery shows the ongoing expansion of the commercial complex within the subject property (City of Toronto Archives, no date) (Figure 28). The main commercial building along the southwest side has been extended to the northwest and is now 'L'-shaped, with graded areas to the northwest and southwest. The central parking lot has been expanded and completely paved, particularly into the eastern section of the subject property. A new rectangular structure is visible in the central part of the eastern section of the property. The northern corner of the property has replaced earlier overgrown lawn and parking areas with landscaped lawns and formal, paved laneways.



Aerial imagery from 1985 continues to show the expansion of the commercial complex and removal of older buildings (City of Mississauga, 2022) (Figure 29). Additional landscaped lawn areas are visible in the northeast part of the subject property. Of the two historical residences in the east corner of the subject property, the only remaining is the c. 1832 wooden framed dwelling historically known as Minerva's Bower at 158 Queen Street South. By this time the Minerva's Bower building had been converted from residential to commercial use when it became a public house, extended to the rear, and entirely encased in a brick veneer, masking its original wooden construction (Mackintosh, 2021). A new row of staggered red brick townhouse-style commercial stores has been constructed along the east side of the property, to the rear of the Minerva's Bower building, where the rear lawn was formerly located. Former parking areas in the centre of the property have been replaced by landscaped lawn areas. The structure adjacent to the subject property on the central northeast side (formerly 136 Queen Street) has been demolished and replaced with an 'L'-shaped commercial building and paved parking.

Similarly, aerial imagery from 1997 continues to show changes to the commercial complex and the broader subject property through the later twentieth century (City of Mississauga, 2022) (Figure 30). There is now a vacant grassed area in the eastern section of the subject property, fronting Queen Street South, which had previously been the location of a mid-twentieth century service station and parking lot. A new commercial building is visible in the northern corner, surrounded by a landscaped lawn and parking areas. The rear lawn of the brick residence at 142 Queen Street on the central northeast side of the subject property has been completely replaced with a paved parking area. Redevelopment is also visible adjacent to the southeast side of the subject property, with the addition of a condominium and commercial complex.

Of the historical buildings to have once occupied the subject property, the c. 1832 former residence, now Cuchulainn's Irish Pub, is the only building to have survived modern development, albeit altered, to the present.





Figure 22: The project site overlaid on the 1859 *Tremain's Map of the County of Peel* (Tremain, 1859b).



Figure 23:
The project site overlaid on the 1859 *Tremain's Plan of the Southern Part of Streetsville* (Tremain, 1859a).

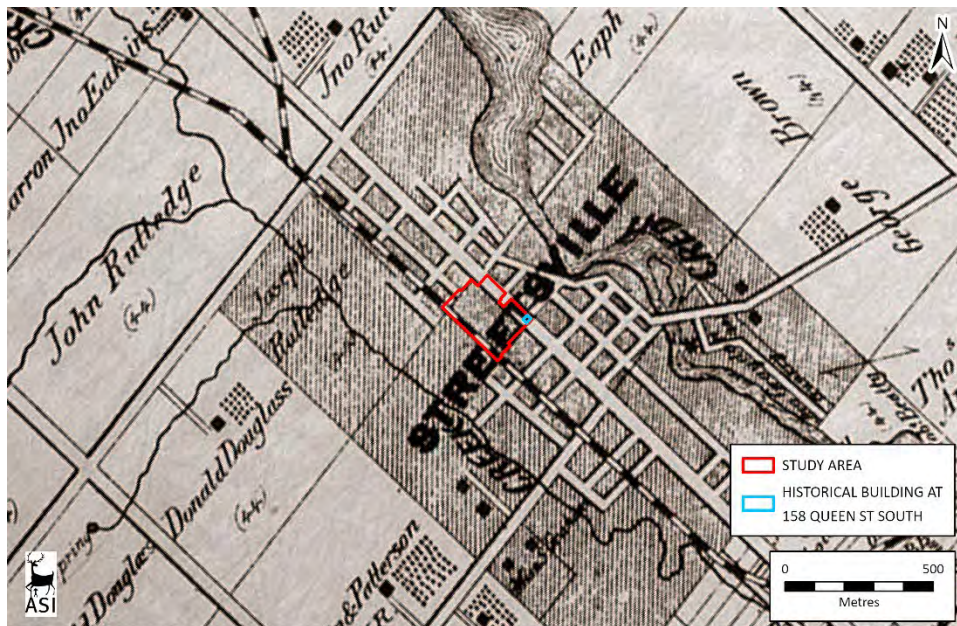


Figure 24: The project site overlaid in the 1877 Illustrated Historical Atlas of the County of York (Pope, 1877b).



Figure 25: The project site overlaid on the 1877 *Illustrated Historical Atlas' Plan of the Southern Part of Streetsville* (Pope, 1877a).

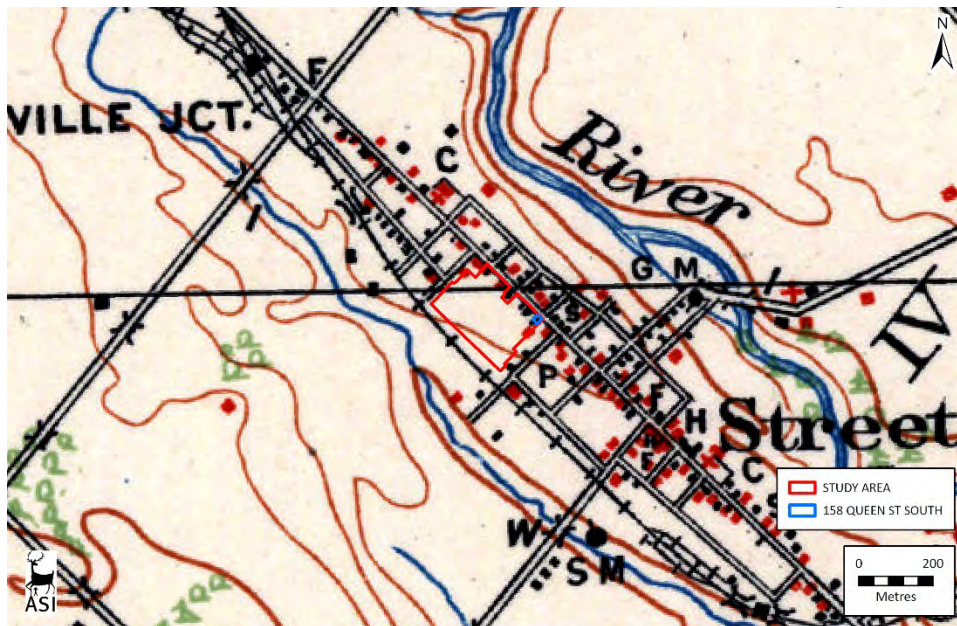


Figure 26: The project site overlaid on the 1909 topographic map of Brampton (Department of Militia and Defence, 1909).

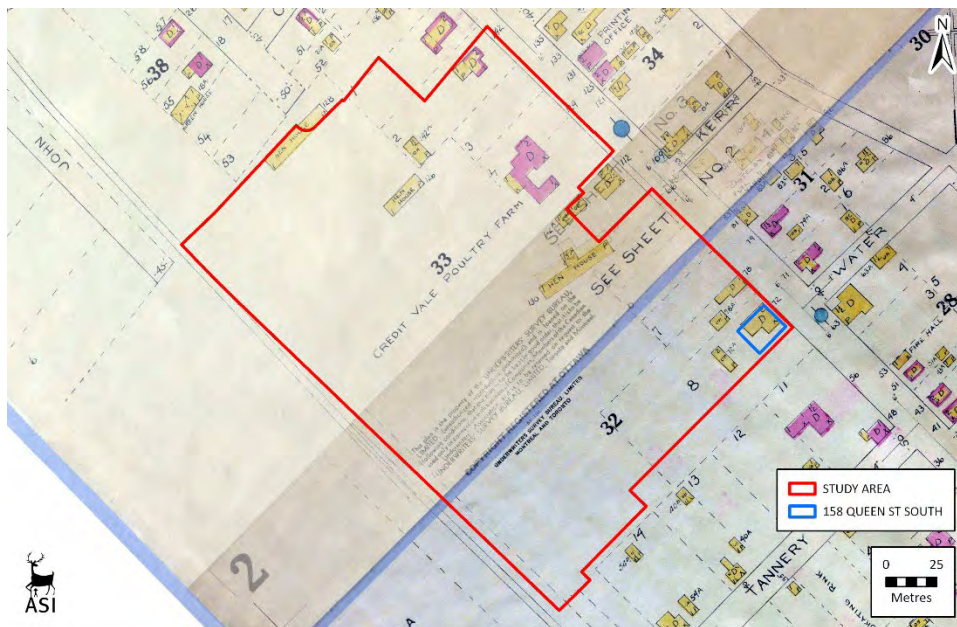


Figure 27: The project site overlaid on the 1939 Fire Insurance Plan (Underwriters Survey Bureau Limited, 1939).



Figure 28: The project site overlaid on the 1954 aerial photograph (Ontario Department of Lands and Forests, 1954).



Figure 29: The project site overlaid on the 1966 aerial photograph (City of Mississauga Maps).

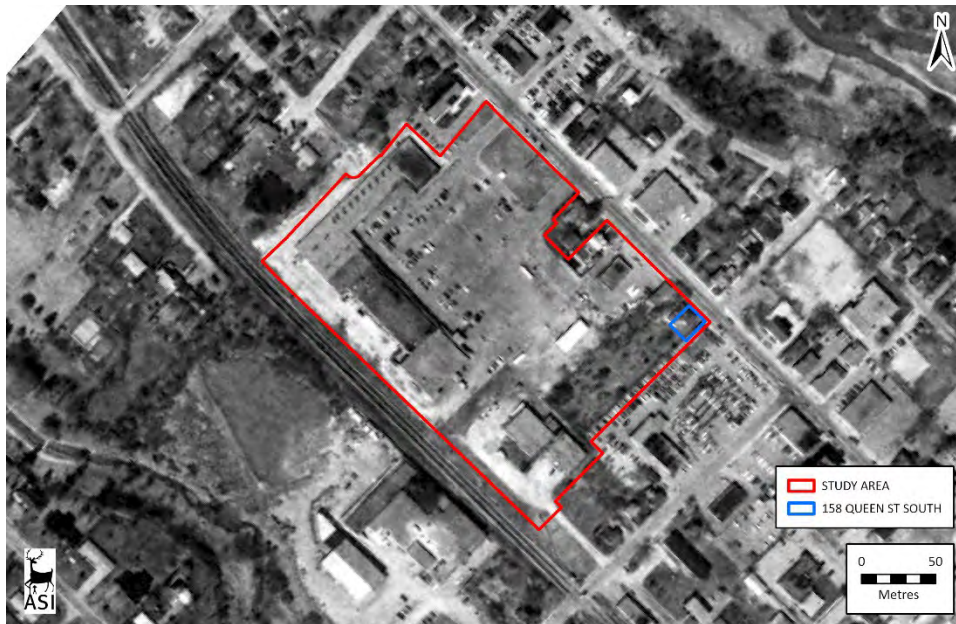


Figure 30: The project site overlaid on the 1975 aerial photograph (City of Mississauga Maps).

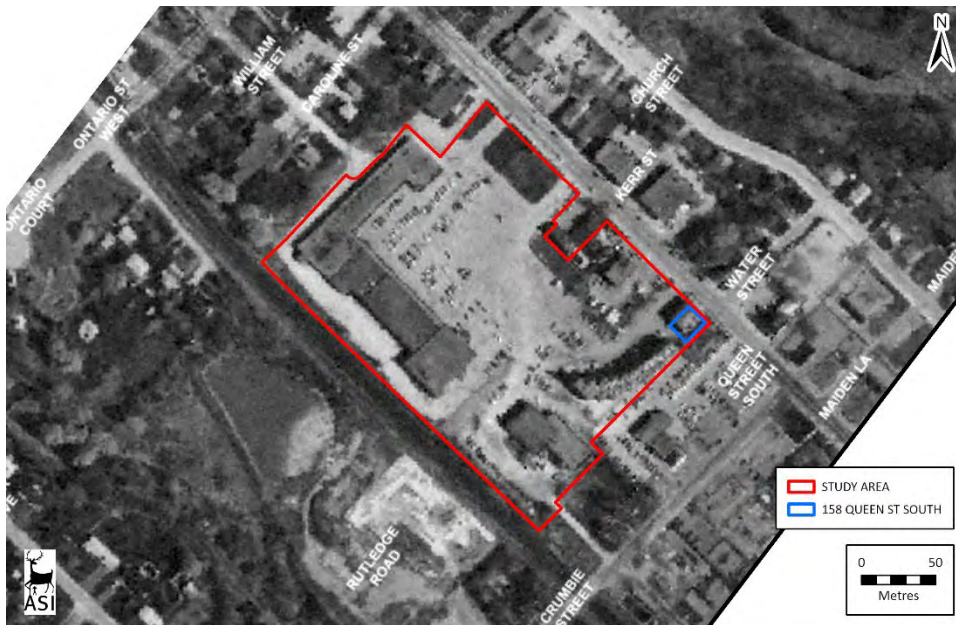


Figure 31: The project site overlaid on the 1985 aerial photograph (City of Mississauga Maps).

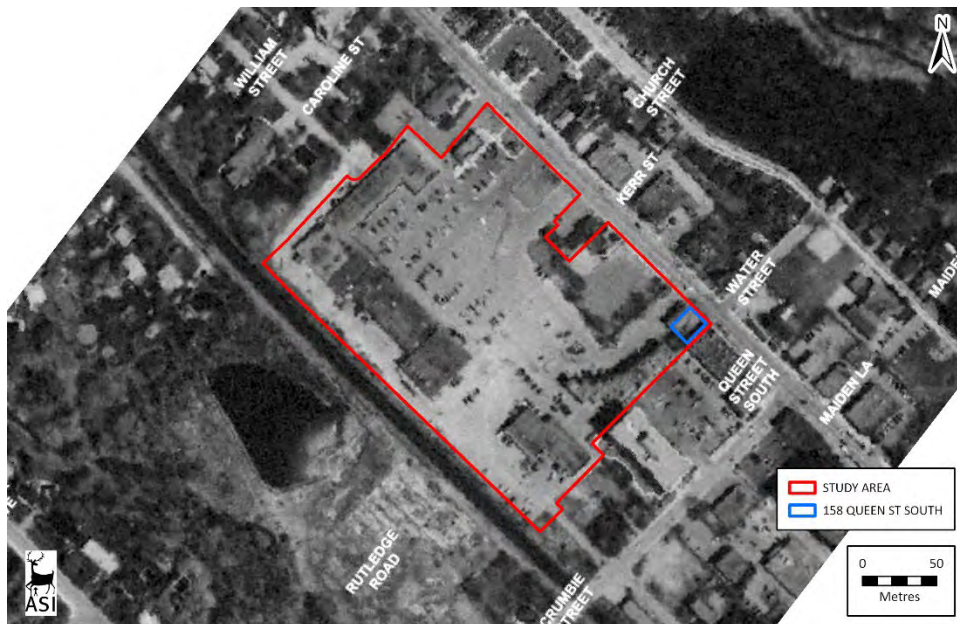


Figure 32: The project site overlaid on the 1997 aerial photograph (City of Mississauga Maps).

House at 158 Queen Street South

The house currently located at 158 Queen Street South was originally constructed around 1832 by John Barnhart Sr. as a wedding gift to his daughter Minerva and her new husband William H. Paterson (City of Mississauga, 2018; Mackintosh, 2021).

John Barnhart (1790-1863) came from a Pennsylvania United Empire Loyalist family and was one of the earliest settlers in the Streetsville area. He was born on Barnhart's Island in the St. Lawrence River (near Cornwall), where he was married to Olive Stilwell (1792-1862) and worked as a merchant. As part of the border adjustments which occurred in the period following the Revolutionary war, the island became part of the newly established republic to the south, and Barnhart moved with his wife and four children to Toronto Township (Charters, 1967:120,260; Hicks, 2008:11; Trinity Church Streetsville, no date).

Barnhart arrived in what would become Streetsville around 1821, establishing the settlement's first general store and trading post, known as the Montreal House,

to serve early settlers and the local Indigenous population. The store, located at 210 Queen Street South, continues to serve as a commercial building, and is designated under Part IV of the *Ontario Heritage Act* (Corporation of the City of Mississauga, 1991). Barnhart had also established a grist mill (Credit Mills) in Streetsville by 1825 and was involved in the lumber and fur businesses (Charters, 1967:58,260). The couple had a number of children and were known to have gifted houses to each upon their marriages (Charters, 1967:260; Hicks, 2008:12).

After their marriage around 1832, the newly constructed frame home at 158 Queen Street South was inhabited by William H. Paterson and Minerva Paterson (Barnhart) (1815-1901) (Hicks, 2008; Mackintosh, 2021). Lands in Lot 8, on which the house sat, were acquired by Paterson from Dr. John Crumbie and his wife in 1833 (Ontario Land Registry Access, no date [a]). William Paterson was a merchant, who arrived in Streetsville in 1825. He operated a store located at the northwest corner of Queen and Pearl Streets (across the street from the Montreal House) beginning in 1830, and served as president of the Credit Harbour Company (Hicks, 2008), which was chartered by the government of Upper Canada in 1834 to construct harbour facilities at the mouth of the Credit River (Robb et al., 2003). He also acted as a churchwarden for the Anglican Church (Hicks, 2008). Like his father-in-law, Paterson was also involved in the lumber business, and is credited as being the first merchant to ship Upper Canadian wheat to Montreal (Charters, 1967). Paterson served as one of Streetsville's early postmasters, from August 7, 1840 until his death around February, 1857 (Library and Archives Canada, 2023). Minerva Paterson is known to have run a school for girls out of the house (Mackintosh, 2021). The couple had at least six children (Library and Archives Canada, 1851).

A plan of Streetsville, dating to 1856, illustrates the residence within the larger Lot 8, under the ownership of W. H. Paterson (Bristow, Fitzgerald and Spencer, 1856). The residence is roughly L-shaped, fronting onto Queen Street. An additional, long L-shaped structure is illustrated to the west.

In December, 1856, the Paterson property was acquired by Lewis Moffatt. It is unclear whether he ever resided at the house during his ownership. Moffatt



(1809/1810-1892) was a prominent businessman in Toronto, who operated one of the largest wholesale businesses in the city beginning in the late 1830s. Moffatt was a director of the Toronto branch of the Bank of British North America, a charter member of Toronto's Board of Trade, and the director of the Toronto Exchange from 1855-1856. He had interest in a number of railway companies and served as the director of the Dominion Telegraph Company. He was the founding president of the Canada Landed Credit Company beginning in 1858, and at the same time served on the board of the Provincial Mutual and General Insurance Company (McCalla, 1990).

On the 1859 *Plan of Streetsville* (Tremaine, 1859a) the residence is illustrated much as it is in the 1856 mapping, although no ownership of the broader lot is given (Figure 21).

The property was sold by Lewis Moffatt to William J. Pinney in 1866. The 1868 Assessment Rolls for the Village of Streetsville list William J. Pinney as a merchant, who was the owner of the full one-and-one-half acre Lot 8 on Queen Street (Village of Streetsville, 1868). Pinney was a grocer and flour and feed dealer (Mitchell and Co., 1866), who later served as the Clerk and Treasurer of the Streetsville Municipal Council in the 1870s (Library and Archives Canada, 1871; Lynch, 1874:116). The 1871 census records Pinney as being English-born, and 39 years of age. His wife, Minerva, was 55 at the time.

The lot and residence were sold by the administer and the executor of the estates of William J. Pinney and Minerva Pinney to John H. Atkinson in 1905 (Ontario Land Registry Access, no date [b]). By the time of the 1921 census, John H. Atkinson was 54 years old, blind, and living with his 47-year-old wife Clara B. Atkinson and their three children, Morris, Mary, and Dorothy (aged 13, 12 and 8). The family inhabited a ten-room wood house on Queen Street in Streetsville, presently 158 Queen Street South (Library and Archives Canada, 1921).

On the 1939 *Streetsville Fire Insurance Plan*, (Underwriters Survey Bureau Limited, 1939) the residence is identified as 72 Queen Street. It is shown to have been an L-shaped wooden dwelling with a shingled roof and a two-storey



rectangular outbuilding to its rear (Figure 25). Although the northwestern and southeastern portions of the lot were subdivided and sold off during this period, it appears that John H. Atkinson retained ownership of the central part of the lot (which contained the residence now at 158 Queen Street South) until it was sold as part of his own estate in 1947, following his death. The property went to his children Maurice R. Atkinson, Mary G. Norman, and Dorothy I. Hope in 1947, and was sold to Bernice E. Bailey and John H. Bailey in December of 1949, for \$5,500. A narrow strip of land along the southeastern limits was acquired through a quitclaim deed in 1962. By this point, the property consisted of the residence at 158 Queen Street South, with frontage of just over 80', as well as a large rear portion, with a depth of 374.5' and a rear width of 122.4'. Aerial photography from 1954, 1966, and 1975 (Figure 26, Figure 27 and Figure 28) shows the residence fronting immediately onto Queen Street, with a large rear yard composed of lawn and trees.

Bernice and John Bailey retained ownership of the property until 1976, when it was purchased by Johnny Investments Limited in November of that year, likely with the intention of its future commercial use. A photograph from 1976 (Figure 31) shows that the original clapboard had been replaced with shingles. In August 1978, the property was purchased again, now by the De Zen Realty Company Limited. A photograph from 1978 illustrates the front and side porches (Figure 32) It was leased to Heritage Arms Incorporated, beginning on 1 December 1980, with an initial term of seven years, marking the beginning of the building's use as a restaurant/bar, which continues to the present. A 1982 photograph (Figure 33) shows that the house had been overclad in brick and the front and side porches had been removed, with the side porch on the south side being converted to a one-storey addition. The main entrance has also been altered. It would be operated as the Heritage Arms, then the Winchester Arms, before becoming Cuchulainn's Irish Pub in 2005 (Mackintosh, 2021).





Figure 33: The house at 158 Queen St. S., 1976 (Mississauga Library Photo Galleries)



Figure 34: The house at 158 Queen St., 1978 (Mississauga Library Photo Galleries)



Figure 35: The house at 158 Queen St., 1982 (Mississauga Library Photo Galleries)

4.3 Discussion of Physical and Design Value

The following discusses the physical and design value of the building historically known as Minerva's Bower at 158 Queen Street South.

4.3.1 Physical Characteristics

Exterior

The building at 158 Queen Street South is a two-storey frame house constructed c. 1832 with a generally rectangular footprint and a hipped roof. The house was overclad in buff brick c. 1980. The residence has been converted to a pub on the first floor and a day-care centre on the second floor.

The front (east) elevation of the house faces Queen Street South. The house has a symmetrical three-bay façade with large vinyl windows on both floors, with a one-

storey addition on the south side. The central main entrance features a wooden panel above the door and side lights (Figure 34).

The northern elevation is divided into two halves by a former chimney stack. The eastern half, on the first and second floors, is divided into two bays with a window in each. The western half has a covered entrance supported by brick pillars and a single bay containing a window on the first and second floors. On the east side of the covered entrance is an entrance to the second floor, and the north side contains a secondary entrance to the pub. Above the verandah is a circular window (Figure 35).

On the rear (west) elevation the kitchen extension to the south side of the building is clearly visible with a steeply sloping roof. Two doors on ground level access the kitchen. The rear elevation of the original building is divided into three bays. On the first floor, there are windows on the left and centre bays and on the second floor, there is a small window in the left bay (Figure 36).

The rear portion of the south elevation of the structure is not visible from the roadway and could not be photographed as the day-care facility uses that area as an outdoor play area. The front portion of the south elevation is bumped out on the first floor with a section of hipped roof above and two large windows. The second floor is clad in siding and contains two equal bays, each with a window (Figure 37).

Interior

Most of the interior of the first floor, other than the kitchen in the southern corner, serves as the pub dining room and bar. The main dining room is located in the front of the building. The seating area through the main doors and to the right is at ground level and the seating area to the left is on an elevated platform. Wooden wainscoting covers the lower half of the walls. On the far wall of the dining room is a central archway to the rear bar area and built in booths on either side. There are several large support beams in the dining room, the lower portions of which are clad in wood. The ceilings have an embossed pattern (Figure 38 and Figure 39).



To the rear of the dining room is the bar area. A large wooden bar occupies most of the southern wall of this room. The floor around the bar is tiled while the rest is the same wood as the dining room. Wooden wainscoting covers the lower half of the walls. The ceiling has a tin treatment (Figure 40). A door on the north wall leads to a small vestibule to the exterior door on the southern elevation. Also in the vestibule are stairs to the basement washrooms. The vestibule has a tiled floor, with a chair rail on the lower portions of the walls (Figure 41).

The basement of the pub is divided into the public washrooms on the north side and the bar's refrigerators, storage, mechanical room, and offices on the south side (Figure 42).

The second floor of the building is currently used as a day-care facility which could not be photographed at the time of field review, but a member of the A.S.I. team was permitted to enter for a brief inspection. The second floor consists of several large open areas, a small kitchen, and several other small rooms.



Figure 36: The front (east) elevation of the pub at 158 Queen Street South (A.S.I., 2023).



Figure 37: The north elevation of the pub at 158 Queen Street South (A.S.I., 2023).



Figure 38: The rear (west) elevation of the pub at 158 Queen Street West (A.S.I., 2023).



Figure 39: The front portion of the south elevation of the pub at 158 Queen Street South (A.S.I., 2023).



Figure 40: The pub dining room, looking west from the entrance doors (A.S.I., 2023).

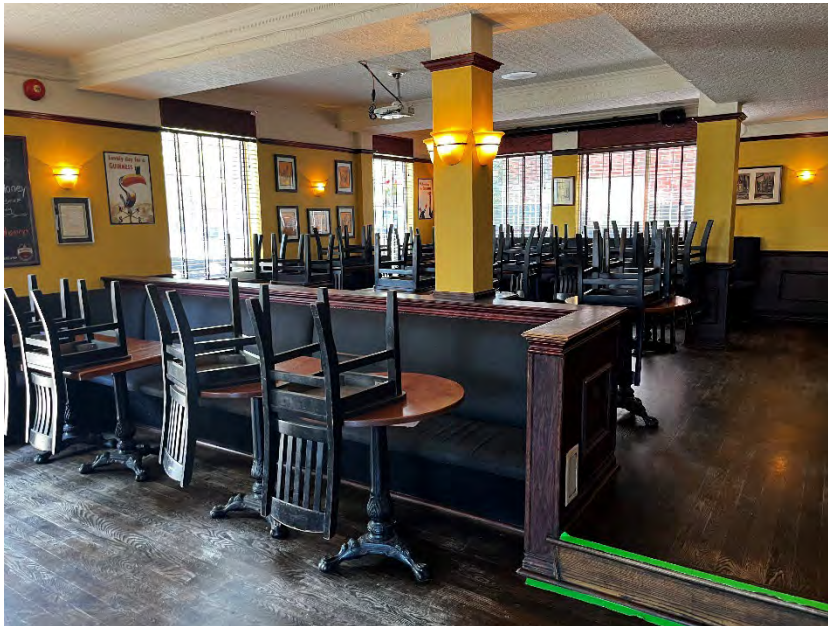


Figure 41: The pub dining room, looking east from the entry to the bar (A.S.I., 2023).



Figure 42: The bar, looking west from the dining room (A.S.I., 2023).



Figure 43: The vestibule, looking toward the bar from the north entrance. Stairs to the basement are to the left (A.S.I., 2023).



Figure 44: Entrance to the basement washrooms in the northern part of the basement (A.S.I., 2023).

4.3.2 Building Evolution and Alterations

Since its construction around 1832, Minerva's Bower has been altered and reclad in several different materials. The house was originally sheathed in clapboard (City of Mississauga, n.d.b), however, it was reclad c. 1970s with shingle, before being reclad with a brick veneer, likely in the 1980s when it was converted to use as a pub. The front entrance, including transom and side lights, has been altered and the original twelve-over-twelve paned double-hung sash windows have been replaced with vinyl windows. The drip pendant brackets in the eaves, south and north porches and front veranda have all been removed. Apparently the porches (since removed) were not original to the house but were added according to Minerva Barnhart's wishes (City of Mississauga, n.d.b). A newer covered entrance has been added to the east side of the building.

4.3.3 Building Style

A description of the subject house dating to the 1970s refers to it as a "Regency vernacular building" (City of Mississauga, n.d.b). The Regency style originated when English architect John Nash built the Royal Pavilion for the Prince Regent in 1815. Architects like Nash combined aspects of the neo-classical with the picturesque to create the Regency style. The style was brought to Ontario by retiring British officers and immigrating British merchants.

In Ontario, the Regency style was popular between 1815 and 1860. It was utilized in country houses and villas for British immigrants but was also adapted to a cottage form, which is where the Regency style is most commonly found in Ontario, and where the wrap-around verandah associated with the style is most often found.

Characteristics of the Regency style include a horizontal emphasis, simplicity of form, symmetrical three-bay façade, hipped roof, tall chimneys, large windows, entrance with transom and side lights, and select Classical detailing. The Regency Cottage style often features a wrap-around verandah with a bell-curve roof and trellis-like supports (Blumenson, 1990; Mikel, 2004).



Though the subject house has been altered, it retains several characteristics of the Regency style, in particular the horizontal emphasis, hipped roof, large windows, and symmetrical three-bay façade. However, due to the house's lack of details and alterations, it is not considered a representative, early, or unique example of the Regency Style.

4.4 Discussion of Contextual Value

The following section discusses the contextual value of the house at 158 Queen Street.

4.4.1 Setting and Character of the Property and Surroundings

The subject house is located on the west side of Queen Street South in a generally commercial context with some residential pockets. Surrounding the subject house is a large commercial plaza, several standalone commercial structures, and a row of townhouse-style commercial stores, and much of the surrounding area is occupied by parking lots for the contained commercial enterprises. The structure at 158 Queen Street South was constructed c. 1832, is listed on the City of Mississauga's Heritage Register, and is currently used as a pub.

Historically, the subject house is within the village of Streetsville on a concession road (Queen Street South). Throughout the mid-nineteenth century most of the land to the northwest of the subject house was owned by prominent local physician, Dr. John Crumbie, who had a large house fronting the west side of Queen Street South. The land on either side of Dr. Crumbie's property fronting the roadway was subdivided into town lots. In the 1859 Plan of Streetsville in Tremaine's *Map of the County of Peel*, most of the lots appear vacant (Figure 21). The opposite side of Queen Street South, however, appears to be considerably more developed. As late as 1909, the sparse residential development context of the area had stayed relatively the same. While some new structures can be seen in mapping from 1909, several of the lots facing Queen Street South remain vacant, as does the land west of these lots to the railway.



The neighbourhood's shift toward commercial and industrial ventures is evidenced in the 1939 Streetsville Fire Insurance Plan (Figure 25), which shows the land previously owned by Dr. Crumbie now housing the Credit Vale Poultry Farm. On the east side of Queen Street South there is also a printing office and a radio parts manufacturer. By the 1960s, development of the large commercial plaza adjacent to the subject house had begun, with the addition of a large multi-unit commercial structure along the southwest side of the lot and another commercial structure in the lot west of the subject house, near the rail line. The majority of the land northwest of the subject house was cleared for a large parking lot, serving these new commercial structures. The presence of larger buildings and other parking lots in the vicinity of the study area in aerial photographs from the 1960s are indicative of a general shift in the neighbourhood toward commercial development (Figure 27). The residence at 158 Queen Street South also eventually followed this trend of commercialization and was converted to a pub in 1980. In the 1970-1990s, the commercial plaza was extended along the northern boundary of the lot and a row of townhouse-style commercial stores was added west of the subject house. Also around this time, some mid-to-high-density residential developments were added including two adjacent mid-rise apartment buildings south of the subject house.

Today the subject house and surrounding area continue within the mixed commercial and residential context established in the mid-twentieth century. The area features a diverse blend of structures with nineteenth-century fabric and/or architectural references as well as buildings constructed in the post-World War-Two period, sometimes incorporating historicist features and in other instances, presenting contemporary designs and material finishes (Figure 43Figure 44Figure 45). While the property is within Streetsville's historic downtown, development in the mid-to-late twentieth century has altered the streetscape in this area. The west side of Queen Street South, north and west of the subject house, continues to be occupied almost entirely by the 1960s commercial plaza and large attached parking lot (Figure 46). South of the subject house on Queen Street South is a commercial row building, constructed in the 1990s with brick detail and stonework to mimic the historical fabric of the downtown (Figure 47). Directly across the street from the subject house are two historical homes that have been



converted for commercial use (Figure 48). Further south on Queen Street South, into the core of Streetsville, more of the historical commercial and residential structures have been retained. Some structures, particularly at, and south of, Main and Queen have retained massing, lotting, material and architectural features that strongly express their historical functions and nineteenth-century construction dates (Figure 49 and Figure 50). In other instances, north of this intersection, mid-twentieth century two-storey infill characterizes the Queen Street streetscape with occasional four-storey residential buildings stepped back from Queen Street (Figure 51 and Figure 52).



Figure 45: Library adjacent to the site at 112 Queen Street South (A.S.I., 2023)



Figure 46: 190 – 194 Queen Street South (A.S.I., 2023)



Figure 47: Plaza across Queen Street South from the site, looking southeast (A.S.I., 2023)



Figure 48: Queen Street South, looking southeast from the northern end of the 1960s commercial plaza. The subject house is visible on the far left (A.S.I., 2023).



Figure 49: The 1990s commercial row building next to the subject house, looking northwest (A.S.I., 2023).



Figure 50: Looking northwest on Queen Street South. The two extant historical homes opposite the subject house are visible on the right, the subject house is visible on the left (A.S.I., 2023).



Figure 51: Intersection of Queen and Main/Pearl Streets, looking south towards the east side of the street (A.S.I., 2023).



Figure 52: Intersection of Queen and Main/Pearl Streets, looking south with 210 Queen St s. in the foreground (A.S.I., 2023).



Figure 53: Intersection of Queen and Main/Pearl Streets, looking north towards the east side of the street (A.S.I., 2023).



Figure 54: Intersection of Queen and Main/Pearl Streets, looking north towards the west side of the street (A.S.I., 2023).

4.4.2 Community Landmark

The subject house at 158 Queen Street South is considered to be a landmark within the local context. It is identified in local heritage walking tours as one of the oldest surviving houses in Streetsville, and its current and long-standing use as a neighbourhood pub and gathering place makes it a well-known destination in downtown Streetsville.

4.5 Comparative Analysis

An analysis of Heritage Mississauga’s heritage walking tour brochure for Streetsville (Heritage Mississauga, 2019) was conducted to identify comparable buildings for the purposes of establishing a comparative context for evaluating this property. The results of the comparative analysis are presented below in **Error! Reference source not found.**1. As the City of Mississauga’s Heritage Register does not provide dates of construction, this brochure provides the most comprehensive information available about extant early buildings in Streetsville.

Table 1: Extant Houses in Streetsville Constructed Prior to 1855

Property Address	Property Name	Date of Construction
41 Mill Street	Timothy Street House	c. 1825
23 Main Street	Cuthbert House	c. 1835
13 Thomas Street	Thomas Paterson House	c. 1847
26 Main Street	James Gooderham House	c. 1850
27 Mill St	Abigail Street House	c. 1850
307 Queen St. S.	Scruton House	c. 1850
317 Queen St. S.	McKeith-Tolton House	c. 1852
85 Queen St. S.	William Graydon Jr. House and Shoemaker Shop	c. 1854

The subject house was constructed c. 1832. Based on the dates provided in Table 1, Minerva's Bower is the second-oldest surviving house in Streetsville. Further, it appears to be the fourth-oldest surviving building of any type within Streetsville. The earliest known building is Montreal House (a general store) at 210 Queen Street South, constructed c. 1821, and the second-earliest is John Embleton's store at 213 Queen Street South, constructed c. 1830 (Heritage Mississauga, 2019).

While comprehensive data on early buildings within the entire City of Mississauga was not available, a newspaper article written by Heritage Mississauga (2023) suggests that the five oldest buildings in the City were built between c. 1817 and c. 1830.

4.5.1 Summary

Based on analysis of available data, the subject house at 158 Queen Street South is considered to be an early surviving example of a house within the village of Streetsville and possibly also within the City of Mississauga.

5.0 Heritage Evaluation

The evaluation of the building historically known as Minerva's Bower at 158 Queen Street South using the criteria set out in Ontario Regulation 9/06 is presented in the following section. The following evaluation has been prepared in consideration of data regarding the design, historical/associative, and contextual values in the City of Mississauga.



5.1 Ontario Regulation 9/06

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:
 - The property meets this criterion. Constructed c. 1832, the building is one of the earliest extant examples of a purpose-built residential building type within the historical village of Streetsville. It may also be a relatively early extant building within the City of Mississauga. Although the house has been altered, it still expresses its early construction date and built form type, as well as some of its Regency architectural details, including its horizontal emphasis, hipped roof, large windows, and symmetrical three-bay façade
 - ii. displays a high degree of craftsmanship or artistic merit:
 - The property does not meet this criterion.
 - iii. demonstrates a high degree of technical or scientific achievement:
 - The property does not meet this criterion.
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:
 - The property meets this criterion. The building has direct associations with several people who contributed to the early development of Streetsville in the mid-nineteenth century.
 - The house was constructed by John Barnhart Sr. as a wedding gift to his daughter Minerva and her new husband William H. Paterson. Barnhart was one of the earliest settlers in the Streetsville area, arriving around 1821, and contributed to the development of the early settlement, establishing the first general store and trading post,



the Montreal House (still extant at 210 Queen St S.), as well as a grist mill.

- William H. Paterson, who lived in the house along with his wife Minerva, operated a store located across the street from the Montreal House. Paterson would have been well-known within the community as a merchant and also in his role as Streetsville postmaster from 1840 to 1857. He also served as president of the Credit Harbour Company, which developed the harbour at Port Credit, an historically important shipping port now located within the City of Mississauga.
 - Minerva Paterson would have been well-known within Streetsville, as she operated a school for girls in the house.
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:
- The property is not known to meet this criterion at this time.
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:
- The property is not known to meet this criterion. The builder and/or architect of the house is not known at this time.
3. The property has contextual value because it:
- i. is important in defining, maintaining or supporting the character of an area:
- The property meets this criterion. The property retains its original form, massing and location fronting onto Queen Street South. It forms part of a historically evolved streetscape of properties with shallow setbacks along Queen Street South within the village of Streetsville. As such, it supports and maintains the nineteenth-century village

character of Streetsville.

- ii. is physically, functionally, visually or historically linked to its surroundings:
 - The property meets this criterion. The property has significant historical links to the surrounding village of Streetsville. The first resident of the house, Minerva Paterson, operated a school for girls in the house.
- iii. is a landmark:
 - The property meets this criterion. The subject house is considered to be a landmark within the local context. It is identified on heritage walking tours as one of the oldest surviving houses in Streetsville, and its current and long-standing use as a neighbourhood pub and gathering place makes it a well-known destination in downtown Streetsville.

Based on available information, it has been determined that the subject house at 158 Queen Street South historically known as Minerva's Bower meets Ontario Regulation 9/06 criteria, specifically for its design/physical value, historical/associative value and contextual value.

6.0 Draft Statement of Cultural Heritage Value and Heritage Attributes

This section provides the description of the property, a description of its cultural heritage value or interest, and a list of associated heritage attributes.

6.1 Description of Property

The house historically known as Minerva's Bower is located at 158 Queen Street South in historical downtown Streetsville, City of Mississauga. Constructed as a residence c. 1832, it was converted to use as a restaurant in 1980 and currently houses Cuchulainn's Irish Pub and a daycare. The cultural heritage value of the property is limited to the house.



6.2 Cultural Heritage Value or Interest

The house at 158 Queen Street South, historically known as Minerva's Bower, is significant for its design/physical, historical/associative, and contextual value.

The house has design and physical value as one of the oldest houses in the historical village of Streetsville. Constructed c. 1832, it has undergone alteration and the original clapboard has been overclad in brick. However, it retains its original height, massing, roof profile, and window and door placement, all of which make it legible as an early-nineteenth-century residence.

The house's historical and associative value lies in its association with several significant early residents of Streetsville and with the significant theme of early community development. The house is associated with John Barnhart Sr., who had the house constructed as a wedding gift for his daughter Minerva and her husband William H. Paterson. Barnhart was one of the earliest settlers in the Streetsville area, arriving around 1821. He contributed to the early development of Streetsville as a merchant who established the settlement's first general store and trading post, the Montreal House (still extant at 210 Queen St S.). Barnhart also established a grist mill.

The house is also associated with William H. Paterson, who lived in the house with his wife Minerva. Paterson was a merchant who operated a store across the street from the Montreal House. He also served as Streetsville's postmaster from 1840 to 1857, and he would have been well-known in the community in these roles. Paterson was also president of the Credit Harbour Company, which developed the harbour at Port Credit, an historically important shipping port now located within the City of Mississauga.

The house is also associated with Minerva Paterson, for whom the house is named. She operated a school for girls in her house and would have been well-known in the community as a schoolmistress.

The house's contextual value lies in its importance in maintaining and supporting the nineteenth-century village character of Streetsville. The form,



location, and setback of the house fronting onto Queen Street South retain legibility and visibility from the public road right-of-way as an early residence, and it forms part of a historical evolved streetscape of properties within the village of Streetsville.

The house also has contextual value for its significant historical links to the surrounding village of Streetsville. The house would have had a social and functional relationship to the early settlement of Streetsville as the location of a school for girls, operated by Minerva Paterson.

The house is also considered to be a local landmark. Its current and long-standing use as a neighbourhood pub makes it a well-known destination in downtown Streetsville, and it is identified in local heritage walking tours as one of the oldest surviving houses in Streetsville.

6.3 Heritage Attributes

The heritage attributes of the house at 158 Queen Street South include:

- Location, orientation, and structure of the two-and-a-half-storey wood-frame house with a stone foundation
- Hipped roof
- Symmetrical three-bay front facade
- Window size and location
- Location of front entrance
- Shallow setback fronting onto Queen Street South

7.0 Proposed Development

7.1 Description of Proposed Development

Archaeological Services Inc. (A.S.I.) has reviewed the master plan for the proposed Centre Plaza redevelopment (Figure 55 and Figure 56). Designs have been developed to a level of detail to support the application for a proposed Official Plan Amendment and Zoning By-Law Amendment. The proposed

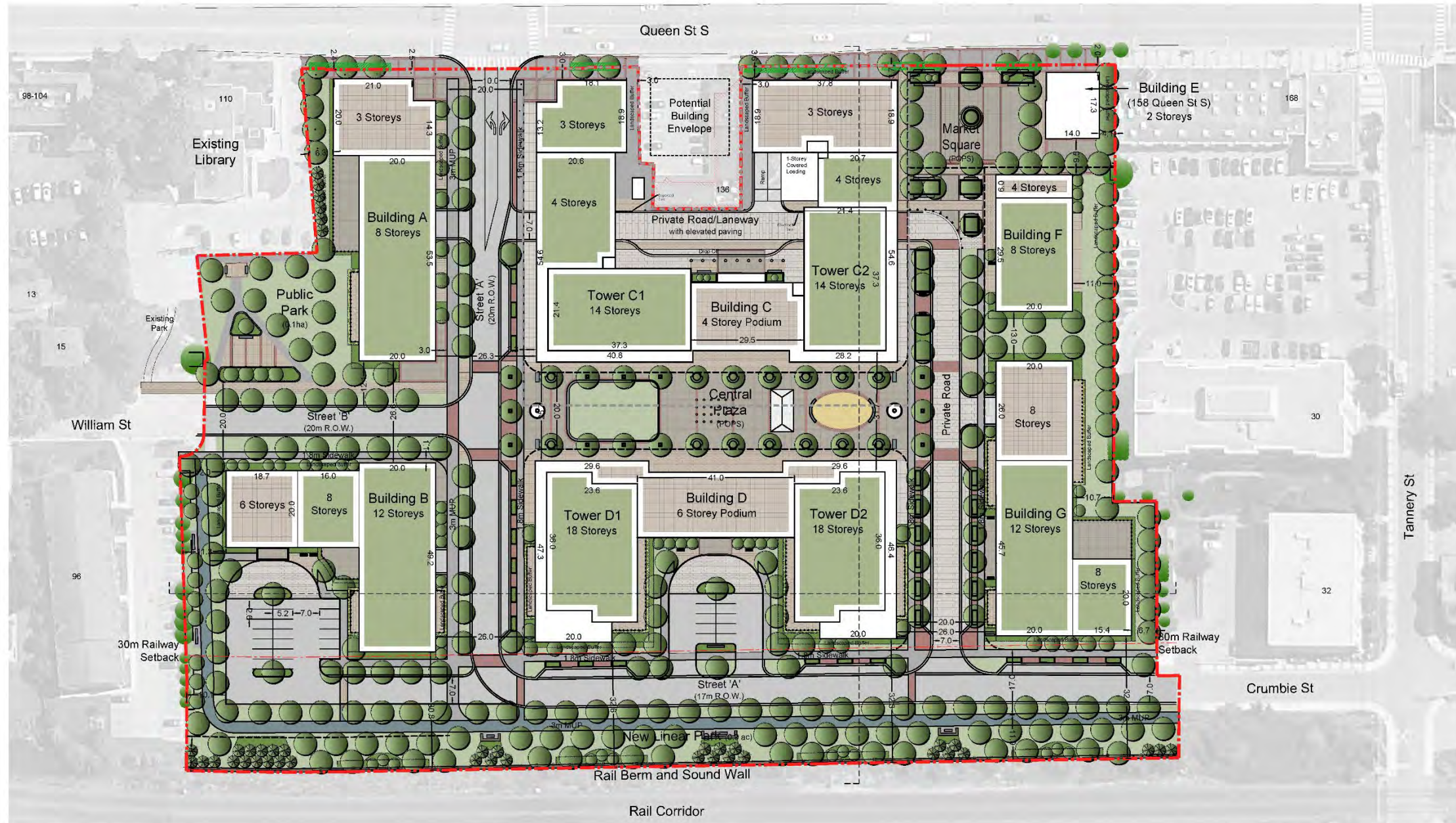


development involves the retention of the house at 158 Queen Street South and the removal of the existing commercial buildings and parking lot within the shopping plaza. A new mixed-use development is proposed to be located between Queen Street South and the railway line, and will include the following:

- Three-storey buildings with commercial frontages along Queen Street South
- Condominium towers with some commercial units at grade arranged around a central plaza
- A total of 1,761 residential units
- New streets
- Surface parking
- Public market square beside the house at 158 Queen Street South
- Public park
- Linear park along the railway line

The proposed development has been guided by the following urban design principles developed by the project team:

- Strengthen the main street character of Queen Street South by closing the gap in the street wall and reintroducing a fine-grained, low-rise retail form that responds to the historical storefront pattern and activates the site with new residential and commercial uses;
- Create a vibrant public realm around three major open spaces, with active uses on the ground floor;
- Focus height and density at the site's centre and rear, with a transition from the height peak to the surrounding existing built form;
- Retain and enhance the historical building at 158 Queen Street South;
- Connect to and extend the existing street network, with additional linkages for active transportation; and
- Provide a 30m setback from the rail corridor with safety berm



DeZen Realty
 Centre Plaza Redevelopment - Streetsville

SP0-1

142-148 Queen St S
 Streetsville (Mississauga), On

Master Plan Study

NOTE: Property line, buildings, drive access and street setbacks are all shown as appropriate. A detailed site survey must be provided prior to finalizing all conditions. Dimensions used are all based on reference plans and are not intended as legally binding. Archibent is not responsible for any changes that may occur due to verification of zoning, boundary conditions, CO or other regulations. The enclosed drawing is for reference and information purposes only.

D2034
 Aug. 11, 2023



SRM
 architects+
 urban*designers

Figure 55: Master plan of proposed development





DeZen Realty

Centre Plaza Redevelopment - Streetsville

SP5-1

142-148 Queen St S

Streetsville (Mississauga), On

Perspectives

Queen Street Facing

NOTE: Property line, buildings, drive access and street setbacks are all shown as approximate. A detailed site survey must be provided prior to finalizing all conditions. Dimensions used are all based on reference plans and are not intended as legally binding. Architect is not responsible for any changes that may occur due to verification of zoning, boundary conditions, CP, or other regulations. The enclosed drawing is for reference and information purposes only.

D2034
Aug. 11, 2023

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architects+
urban*designers

Figure 56: Perspective rendering of proposed development facing Queen Street.

7.1.1 Conservation Initiatives

The approach to redeveloping the site has been informed by key conservation strategies/initiatives that have been developed to appropriately conserve and enhance heritage attributes of the house at 158 Queen Street South and to appropriately respond to the site's location within a historical settlement centre and historical evolved streetscape:

- The house at 158 Queen Street South will be retained in situ.
- A market square (privately-owned public space) will be located next to the house on the northwest side. This square will provide a buffer between the house and Building C. Landscaping within the market square will provide opportunities to enhance the setting of the house.
- Landscape buffering around the house presents an opportunity to reinstate a softscaped area behind the house and reduce the hardscaping that has engulfed the house over time.
- The introduction of landscape buffering around the buildings throughout the site will assist in integrating it with the historical streetscape conditions along Queen Street to the north of the site.
- A three-storey height will be maintained for a depth of 20 metres into the site, which is generally consistent with the building footprint depth of the surrounding Queen Street streetscape.
- Buildings taller than three storeys have been located towards the centre and rear of the site to achieve a 41-degree angular plane from the opposite street edge of Queen Street South, which is below the required 45 degree angular plane.
- The location of the public park and landscape buffer along the edge of Building A will enhance pedestrian connectivity into the site and between

the adjacent existing public library property and the Rotary park and parkette.

- The remnant historical Crumbie Street right-of-way will be integrated into the proposed road network for the site.

7.2 Impact Assessment

To assess the potential impacts of the proposed development on the cultural heritage value of the house at 158 Queen Street South and on the Streetsville Village Core Cultural Heritage Landscape, the proposal was considered against a range of possible impacts described in the *Ontario Heritage Toolkit*, which include:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration to the historic fabric and appearance;
- Shadow impacts on the appearance of a heritage attribute or an associated natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Impact on significant views or vistas within, from, or of built and natural features;
- A change in land use where the change in use may impact the property's cultural heritage value or interest;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.

Based on these criteria, the following provides a discussion of how the proposed development will impact the cultural heritage value of the house at 158 Queen Street South and the Streetsville Village Core Cultural Heritage Landscape.

7.2.1 Official Plan Policies

The City of Mississauga's *Official Plan* (2023) presents policies to guide development within the Streetsville Community Node (Section 14). Policies from this section relevant to the proposed development are excerpted below:



Section 14 – Community Nodes

14.1.1 General

14.1.1.2 For lands within a Community Node a minimum building height of two storeys to a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.

14.1.1.3 Proposals for heights less than two storey, more than four storeys or different than established in the Character Area policies will only be considered where it can be demonstrated to the City's satisfaction, that: a. an appropriate transition in heights that respects the surrounding context will be achieved; b. the development proposal enhances the existing or planned development; c. the City Structure hierarchy is maintained; and d. the development proposal is consistent with the policies of this Plan.

Section 14.10 - Streetsville

14.10.1 Urban Design Policies

Community Identity and Focus

14.10.1.1 Development will be compatible with and enhance the village character of Streetsville as a distinct established community by integrating with the surrounding area.

14.10.1.2 Development with a high level of urban design, pedestrian amenity, landscaping and compact built form will be encouraged to create a strong sense of place and reinforce the role of the Community Node as the centre of activity for the surrounding community.

14.10.1.3 Queen Street South will remain the focus of the commercial core within the Streetsville Node.



Historic Character

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

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;



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.

Public Realm

14.10.1.10 The placement of parking areas to the rear of buildings and the consolidation of driveways will be encouraged along principal street frontages in the Streetsville Community Node to increase the area available for planting and public amenity.

14.10.1.11 The rear facades of developments which back onto places accessible to the public, including parking areas or laneways, should be designed to provide a level of detail, fenestration, and direct access appropriate to their role as secondary frontages.

14.10.6.6 Special Site 6

14.10.6.6.1 The lands identified as Special Site 6 are located on the west side of Queen Street South, north of Tannery Street.

14.10.6.6.2 Notwithstanding the provisions of the Mixed Use designation, lands identified as Area B and Area C will be permitted to develop for a residential apartment building ranging in height from three storeys to seven storeys with ground floor commercial uses.

14.10.6.6.3 Notwithstanding the provisions of the Mixed Use designation, drive-through facilities will not be permitted for lands identified as Area C and Area D.

14.10.6.6.4 Prior to development of lands identified as Area A and Area D, a concept plan will be required to address among other matters:

- a. a connecting public road network linking Queen Street South with Crumbie Street and William Street;



and b. the location of additional public open space for recreational and library purposes.

7.2.2 Historic Streetsville Design Guidelines

The *Historic Streetsville Design Guidelines* (City of Mississauga, 2011) presents guidance to assist property owners in complying with the Urban Design Policies for Streetsville presented in the *Official Plan*. The Guidelines identify that the study area falls within the Mainstreet Character Area of Streetsville.

Guidelines relevant to the proposed development are excerpted below:

General Recommendations: Heritage Character

Proposed alterations to cultural heritage resources, including repairs and alterations to buildings, landscapes, and open space environments, should respect and enhance the heritage character of Streetsville.

- Buildings and additions should be designed to reflect the nearby scale, character, and massing of construction with particular attention to detailing, trim, materials, colours, proportions, and the orderly arrangement of windows, dormers and roof forms.
- Designs rich in architectural detail, and which respect the rhythm and pattern of surrounding buildings through the alignment of windows, doors, cornices, and fascias, are encouraged.
- Predominantly vertical proportions are preferred in most cases.

Fenestration (Windows and Doors)

- Broad expanses of glass should be partitioned to create smaller rectangular units and vertical proportions.
- Window elements should be functional.



Materials

- The use of permeable hard surface materials is recommended for new pavement installations throughout Historic Streetsville.

Building Setbacks

- Building setbacks are determined through the requirements of Mississauga Zoning By-law # 0225-2007 and on the basis of neighbourhood context.
- The precedents established by surrounding development should be used to establish appropriate setbacks so that development reinforces the existing scale and character of the community.

Mainstreet Character Area: The Commercial Core

Heritage Character

- Restoration, renovation, and new construction within the mainstreet core must be consistent with the heritage character of Historic Streetsville in building style, placement, and reduced street line and side yard setbacks.

Style and Materials

- When planning changes to buildings, or in new construction, it is important to preserve the architectural character of the original structures and surroundings.
- Paint colours should be historic in nature and limited in range and contrast. It is not advisable to paint previously unpainted surfaces of historic buildings.



Rhythm and Proportion

- Historic Streetsville is characterized by a consistency of scale, rhythm, and proportion in the application of styles and materials. This uniformity must be preserved in building restoration, repair, and new construction.
- New development is to reflect the original lotting pattern of the surrounding community.
- Vertical elements, entrance spacing, fenestration patterns, and small variations in facades which reflect the original lot pattern are recommended, even when the consolidation of lots is required for cost-effective development.

Fenestration (Windows and Doors)

- At least 60% of the ground floor facade of commercial frontages should contain windows and doors.
- Install clear glass in doors and windows for a safe and more interesting pedestrian streetscape.

Entrances

- Recessed entrances are encouraged in new construction.

Rear and Side Elevations

- The rear and side facades of buildings which back onto parking areas or laneways should be designed to provide a level of detail, glazing, and direct access appropriate to their role as secondary frontages for purposes of safety and aesthetics.

Building Setbacks

- The front yard setback of new buildings should match the setbacks of adjacent buildings so as to create a uniform street wall.



- Where building setbacks on either side of a redevelopment site are not equal, the lesser setback should be used.

Parking

- Parking areas are not permitted between buildings and the principal street line.
- In order to increase the area available for planting and public amenity, the placement of parking areas to the rear of buildings, the consolidation of driveways, and the integration of parking opportunities through combined parking lots and rear lane access is encouraged.
- A safe and accessible barrier free path of travel from rear parking areas to the barrier free main front entrance of new buildings is required.

Building Height

- New buildings within the Mainstreet Character Area of Historic Streetsville must be at least two storeys and not more than three storeys in height.
- The apparent height of new construction is to be reduced through massing and design.
- Where zoning provisions permit increased building height away from mainstreet frontages, maximum heights will generally be determined by sight lines taken from the opposite sides of significant commercial roadways.

7.2.3 Discussion of Impacts to House at 158 Queen Street South

The two-storey house will be retained in situ. The market square proposed to be located next to the house on the northwest side will provide an appropriate buffer between the house and Building C. Landscaping within the market square will provide an opportunity to enhance the setting of the house. The height of the front wings of Building C provide a transition in height moving back from



Queen Street South, from three to four to 14 storeys. The proponent has worked with the heritage consultant to step down the front of Building F from eight storeys to four storeys and to shift Building F two metres farther back onto the site in order to provide an appropriate buffer and transition in height to the house. Landscape buffering around the house presents an opportunity to reinstate a softscaped area behind the house and reduce the hardscaping that has engulfed the house over time.

The introduction of the proposed development in the vicinity of the house will not result in any direct impacts to its heritage attributes. There is the potential for vibration impacts during construction, but these can be mitigated. Further, the proposed plan represents an opportunity to enhance the setting of the house, which is currently surrounded by asphalt and located next to vacant land on the northwest side. Currently, the house is somewhat isolated, located at the edge of the historical Queen Street streetscape (to the south). This streetscape then visually disintegrates north of the house in the area of the plaza and doesn't encourage high volume, consistent activity and/or through connections to the historical streetscape to the north of the plaza. The addition of buildings fronting onto Queen Street South will fill in this gap in the streetscape to the northwest of the house. Discussion of Impacts to Streetsville Cultural Heritage Landscape

As the subject properties and buildings comprising the shopping plaza have been determined not to have potential for cultural heritage value and are not considered heritage attributes of the Streetsville Village Core Cultural Heritage Landscape C.H.L. (with the exception of the house at 158 Queen Street South), the demolition of buildings and removal of the shopping plaza does not represent a negative impact to the C.H.L. Whereas the existing shopping plaza and vacant land do not complement or contribute to the historical village character of the C.H.L, the proposed development presents an opportunity to improve the streetscape along Queen Street South and enhance the village character of Streetsville. The introduction of buildings with commercial frontages at an appropriate height of three storeys along Queen Street South will extend the historical main street streetscape of downtown Streetsville.



While detailed designs for the proposed buildings have not yet been developed, at this stage, the master plan generally meets the requirements set out in the *Official Plan* policies and *Historic Streetsville Design Guidelines* for setbacks, building height, and the location of surface parking, as presented in Sections 7.2.1 and 7.2.2 above.

Proposed setbacks along Queen Street are shallow, in keeping with the historical lotting conditions on Queen Street (Figure 27), while also allowing space for green landscaping, which is consistent with the properties located northwest of the site (Streetsville Library, Streetsville Rotary Park, and 100 Queen Street South) (Figure 56). The buildings proposed behind the Queen Street frontage rise gradually in height, with the tallest towers focused at the centre and rear of the site. The towers are set back to achieve a 41-degree angular plane from the opposite street edge of Queen Street South and to maintain the existing visual experience along Queen Street South as a two-to-three storey main street streetscape. Surface parking is located at the rear of the site, with limited front access points and several rear access points.

The proposed market square will provide a public gathering space and animate the streetscape through landscaping and the provision of pedestrian amenities along Queen Street South.

The public park proposed adjacent to Building A is well-located to augment the existing public park northeast of William Street and the Streetsville Rotary Park northwest of the Streetsville Library.



The proposed development conforms to municipal policy, and meets the requirements of the *Provincial Policy Statement* and the *Growth Plan for the Greater Golden Horseshoe*.



Figure 57: Queen Street South, looking south along the west side of the street (A.S.I., 2023)

7.2.4 Standards and Guidelines for the Conservation of Historic Places in Canada

The proposal has been developed in consideration of the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010) (*Standards and Guidelines* hereafter) and its recommended approaches and processes. As the project progresses, the *Standards and Guidelines* should continue to be applied.

The conservation treatment for the house at 158 Queen Street South involves a combination of preservation and restoration, where appropriate. The

conservation treatment for the Streetsville Village Core Cultural Heritage Landscape reflects an approach of rehabilitation and adaptive reuse, as the historical village is being intervened with at a level and in a manner to address the historical context of the site's surroundings, while introducing new development.

Guidelines for Additions and Alterations to a Cultural Landscape

The Guidelines for “additions or alterations to a cultural landscape” presented below have provided the heritage parameters for the master plan to date, and should continue to be applied as the project progresses:

Recommended

Designing a new feature when required by a new use that is compatible with the past or continuing land use. For example, building a visitor access road along the margin of a field and woodlot in an historic farm site, so that both can continue to function.

Not Recommended

Adding a new feature that alters or obscures a continuing land use, such as locating a visitor parking lot in a character-defining farmyard. Introducing a new feature that is incompatible in function with the past or continuing land use.

Recommended

Designing a new feature when required by a new use that does not obscure, damage or destroy character-defining land patterns, such as locating a new road along the edge of a forest.

Not Recommended

Introducing a new feature that is incompatible in size, scale or design with the land pattern.



Recommended

Designing a new feature when required by a new use that is compatible with the character-defining spatial organization.

Not Recommended

Adding a new feature that alters or obscures the spatial organization, such as constructing a farmhouse addition on an area that was traditionally used as a kitchen garden. Introducing a new feature that is incompatible in size, scale or design with the spatial organization.

Recommended

Designing a new feature when required by a new use that respects the historic visual relationships in the cultural landscape. This can include matching established proportions and densities, such as maintaining the overall ratio of open space to building mass in an urban heritage district when designing an infill building.

Not Recommended

Introducing a new feature that alters or obscures the visual relationships in the cultural landscape, such as constructing a new building as a focal point, when a character-defining vista was traditionally terminated by the sky.

Recommended

Designing and installing a new circulation feature, when required by a new use, that is compatible with the heritage value of the historic place, including controlling and limiting new access points and intersections along an historic road.

Not Recommended

Installing a new circulation feature in a way that detracts from the historic circulation pattern; for example, creating a new bike path when an existing path can accommodate the new use. Introducing a new circulation feature that is



visually incompatible in terms of scale, alignment, surface treatment, width, edge treatment, grade, materials or infrastructure.

Recommended

Designing a new built feature, when required by a new use, to be compatible with the heritage value of the cultural landscape. For example, erecting a new farm outbuilding, using traditional form and materials, or installing signs and lighting compatible with the cultural landscape.

Not Recommended

Locating a new built feature in a manner that undermines the heritage value of the cultural landscape. Introducing a new built feature, such as an interpretive panel, that is visually incompatible with the cultural landscape.

Standards

Key standards from the *Standards and Guidelines* are presented below, with analysis of how the proposed development meets those standards:

Standard #1

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

Analysis

The house at 158 Queen Street South will be conserved and retained in situ. No alterations are planned to the house as part of the proposed development, and no negative impacts to its cultural heritage value are anticipated. As the shopping plaza site is not considered to be a character-defining element of the



Streetsville Village Core Cultural Heritage Landscape, the removal of the existing buildings will not impact the C.H.L.'s cultural heritage value.

Standard #11

Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Analysis

The proposed development will introduce five new building complexes to the property. The buildings will incorporate contemporary design and complementary materials, which will make them physically and visually compatible with and distinguishable from the existing historical streetscape along Queen Street South, including the house at 158 Queen Street South. Buildings taller than three storeys have been appropriately set back from Queen Street South so that they will be visually subordinate to the historical main street streetscape.

8.0 Mitigation

8.1.1 Mitigation

The proposed development is at the preliminary design stage. As the designs progress, the policies and guidelines outlined in Sections 7.2.1 and 7.2.3 provide useful guidance to mitigate any negative impacts to the cultural heritage value of the Streetsville Village Core Cultural Heritage Landscape, and further, to enhance the C.H.L. through thoughtful urban design. The *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010) should continue to be followed as the project progresses.

The form and character of the house at 158 Queen Street West, the historical houses located across from the site on Queen Street South, and the historical evolved streetscape conditions along Queen Street South should be used as a basis to guide design of new buildings to ensure successful integration with the historical commercial core. Recommendations for the design of the proposed development are provided below. The principles of these recommendations are derived primarily from Sections 14.11 and 16.24 of the City of Mississauga's *Official Plan* (2023) and the *Historic Streetsville Design Guidelines* (City of Mississauga, 2011):

- Match horizontal datum lines of the house at 158 Queen Street South in the design of new adjacent buildings;
- Large building facades fronting onto Queen Street South should be divided into smaller units using vertical elements, entrance spacing, fenestration patterns and small variations in facades to create a fine-grained streetwall reflecting the street's original narrow lots, and reference the roof profile and the rhythm and proportion of windows of the house at 158 Queen Street South;
- Masonry should be the primary cladding material (red brick is predominant in the commercial core, sometimes with buff brick accents);

- At least 60% of the ground floor façade of commercial frontages should be comprised of windows and doors, and recessed entrances are encouraged;
- The market square should address Queen Street South, acting as an extension of the historical evolved streetscape;
- Landscaping and/or plantings should be used on the northwest side of the house at 158 Queen Street to provide a buffer between the house and the market square;
- Consider taking inspiration from Streetsville Village Square at Queen Street South and Main Street for the design of the market square; and
- Consider opportunities to create pedestrian-scaled connections in and around the market square, with buildings that address the pedestrian network.

The conservation initiatives described in Section 7.1.1 should be carried forward as the project design progresses.

To ensure that the house at 158 Queen Street South is not adversely impacted by vibration during construction, baseline vibration monitoring should be undertaken during detailed design. Should this vibration assessment determine that the house will be subject to adverse impacts due to vibration, a vibration monitoring plan should be prepared and implemented as part of the detailed design phase of the project to lessen vibration impacts related to construction.

A conservation plan for the house at 158 Queen Street South should be prepared by a qualified heritage professional. The conservation plan should detail how the building's heritage attributes will be conserved and identify any maintenance and/or repairs needed to ensure the long-term conservation of the building. The conservation plan should be completed prior to the beginning of construction.



9.0 Summary Statement and Conservation Recommendations

The evaluation of the house at 158 Queen Street South was prepared in consideration of data regarding the design/physical, historical/associative, and contextual value within the City of Mississauga. This evaluation determined that the house at 158 Queen Street South meets at least two criteria outlined in Ontario Regulation 9/06, for its design/physical, historical associative, and contextual value. Therefore it retains cultural heritage value or interest and as such it meets the criteria for heritage designation under Part IV of the *Ontario Heritage Act*.

This report considers the impacts of the proposed development on the cultural heritage value of the house at 158 Queen Street South. The impact assessment found that the proposed development will not have adverse impacts on the cultural heritage value of the house at 158 Queen Street South. Indirect vibration-related impacts are possible during construction and can be avoided or mitigated with implementation of appropriate monitoring measures.

This report also considers the impacts of the proposed development on the cultural heritage value of the Streetsville Village Core Cultural Heritage Landscape. The proposed development has the potential to have an overall positive impact on the cultural heritage value of the Streetsville Village Core Cultural Heritage Landscape. The proposed plan is considered to: have regard for the conservation of significant built heritage resources and cultural heritage landscapes; be consistent with policies 2.6.1 and 2.6.2 of the Provincial Policy Statement (2020); conform to cultural heritage policies of the Growth Plan for the Greater Golden Horseshoe (2020); conform to municipal heritage policies and guidelines; and follow the *Standards and Guidelines for the Conservation of Historic Places in Canada*.



Based on the determined cultural heritage value of the house at 158 Queen Street South and based on assessment of the Streetsville Village Core Cultural Heritage Landscape, and a review of the proposed plans for redevelopment or site alteration, this report includes recommendations to conserve the house at 158 Queen Street South, and to avoid or mitigate potential impacts to the cultural heritage value of the house and to the cultural heritage value of the C.H.L. as it is currently defined based on existing studies and policies prepared by the City of Mississauga.

The following recommendations are proposed:

1. The house at 158 Queen Street South meets multiple criteria under Ontario Heritage Act Regulation 9/06 and therefore it is recommended that the property may be designated under Part IV of the *Ontario Heritage Act*.
2. Staging during construction should be carefully planned to ensure that no negative impacts occur to the house at 158 Queen Street South. Construction and staging plans should be provided to the City of Mississauga in advance of construction.
3. To ensure that the house at 158 Queen Street South is not adversely impacted by vibration during construction, baseline vibration monitoring should be undertaken during detailed design. Should this vibration assessment determine that the house will be subject to adverse impacts due to vibration, a vibration monitoring plan should be prepared and implemented as part of the detailed design phase of the project to lessen vibration impacts related to construction.
4. A conservation plan for the house at 158 Queen Street South should be prepared by a qualified heritage professional. The conservation plan should detail how the building's heritage attributes will be protected from damage during construction and identify any maintenance and/or repairs needed to ensure the long-term conservation of the building. The



conservation plan should be completed prior to the beginning of construction.

5. As designs for the project progress, the conservation initiatives outlined in Section 7.1.1 should be retained in the design. The mitigation recommendations presented in Section 8.1.2 should be integrated into the designs wherever appropriate. Designs should follow the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010), as well as municipal heritage policies and guidelines, wherever possible.
6. This report should be submitted by the applicant to heritage planning staff at the City of Mississauga for review and comment. The final report should be submitted to the City of Mississauga and Heritage Mississauga for their records.



10.0 List of Resources Consulted

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Appendix A: Qualified Persons Involved in the Project

Rebecca Sciarra, M.A., C.A.H.P.
Partner, Director - Cultural Heritage Division

The Senior Project Manager for this Cultural Heritage Report is **Rebecca Sciarra** (M.A., Canadian Studies). She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. Rebecca is a Partner and Director of the Cultural Heritage Division. She is responsible for the highest-level management of a busy and diverse team of heritage professionals who apply their expertise across a broad range of public and private sector clientele. Rebecca also provides oversight and quality assurance for all deliverables, maintaining responsive and prompt client communications, and providing heritage clients with a direct connection to corporate ownership. In addition to her role as Director of the Cultural Heritage Division, Rebecca is academically trained in heritage conservation principles and practices. She has led a range of high profile and complex heritage planning and conservation management projects for public and private sector clients. Her experience in both the private and public sectors has involved providing expertise around the strategic development of policies and programs to conserve Ontario's cultural heritage resources as part of environmental and land-use planning processes. She has worked with municipal, provincial, federal and private sector clients to lead heritage evaluations and assessment as part of area planning studies, including secondary plans, heritage conservation district studies, and master plans. Rebecca is a member of I.C.O.M.O.S. Canada and the Canadian Association of Heritage Professionals.



**Laura Wickett, B.A. (Hon.), Dipl. Heritage Conservation
Cultural Heritage Specialist, Project Manager - Cultural Heritage Division**

The Project Manager for this Cultural Heritage Report is **Laura Wickett** (B.A. (Hon.), Diploma Heritage Conservation), who is a Cultural Heritage Specialist and Project Manager within the Cultural Heritage Division. She was responsible for day-to-day management activities, including scoping and conducting research activities and drafting of study findings and recommendations. Trained in the theoretical and technical aspects of heritage conservation, Laura has seven years' experience working in the field of cultural heritage resource management. She began working in A.S.I.'s Cultural Heritage Division as a Cultural Heritage Technician in 2017, providing support for a range of cultural heritage assessment reports, including Cultural Heritage Resource Assessments, Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and Secondary Plan assessments. She has also contributed to Heritage Conservation District studies, Cultural Heritage Landscape inventories and Heritage Register reviews.

**Leora Bebko, M.M.St.
Cultural Heritage Technician, Technical Writer and Researcher - Cultural Heritage Division**

One of the Cultural Heritage Technicians for this project is Leora Bebko (M.M.St.), who is a Cultural Heritage Technician and Technical Writer and Researcher within the Cultural Heritage Division. She was responsible for preparing and contributing research and technical reporting. In Leora's career as a cultural heritage and museum professional she has worked extensively in public programming and education within built heritage spaces. Leora is particularly interested in the ways in which our heritage landscapes can be used to facilitate public engagement and interest in our region's diverse histories. While completing her Master of Museum Studies she was able to combine her interest in heritage architecture and museums by focusing on the historic house museum and the accessibility challenges they face. As a thesis project, Leora co-curated the award-winning exhibit *Lost & Found: Rediscovering Fragments of Old Toronto* on the grounds of Campbell House Museum. Since completing her



degree she has worked as a historical interpreter in a variety of heritage spaces, learning a range of traditional trades and has spent considerable time researching heritage foodways and baking in historic kitchens. In 2022, she joined ASI's Cultural Heritage team as a Cultural Heritage Technician.

Appendix B: Curriculum Vitae (C.V.) for Qualified Persons





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REBECCA SCIARRA

Curriculum Vitae

EDUCATION

M.A., Canadian Studies, Carleton University, 2007
B.A. (Honours.), Political Science, McMaster University, 2004

POSITION

Partner | Principal Heritage Specialist, Archaeological Services Inc., 2016-present

PROFESSIONAL AFFILIATIONS AND ASSOCIATIONS

Canadian Association of Heritage Professionals
(Professional Member in Good Standing; Areas of Practice: Environmental Assessment and Planning)

The National Trust

Ontario Association of Impact Assessment

PROFESSIONAL EXPERIENCE

2014-2016	Cultural Heritage Specialist & Manager, Business Development, Archaeological Services Inc.
2013-2014	Environmental Project Manager, Capital Infrastructure, Metrolinx
2010 – 2013	Cultural Heritage Specialist & Manager, Built Heritage and Cultural Heritage Landscape Planning, Archaeological Services Inc.
2007 – 2010	Heritage Planner, Environmental Assessment Division, Archaeological Services Inc.
2006	Project Officer, Rideau Heritage Initiative, Ministry of Culture
2003-2006	Contract Researcher, McMaster University and Carleton University

SUMMARY OF PROFESSIONAL EXPERIENCE

Heritage Planning (2007 – 2020)

- Extensive project and management experience in a variety of conservation projects for public and private sectors clients pursuant to the *Ontario Heritage Act* and *Planning Act*, including Official Plan policy development for built heritage resources and cultural heritage landscapes; preparation of heritage impact assessments for municipalities and private sector clients; identification and evaluation of cultural heritage resources as part of Secondary Plans; preparation of background research, analysis and heritage evaluations using Ontario Regulation 9/06 of the *Ontario Heritage Act* for purposes of listing on a Municipal Heritage Register or designation under Part IV of the *Ontario Heritage Act*; preparation of research, analysis and heritage evaluations for heritage conservation district studies. Major projects have included heritage impact assessments of significant provincial heritage complexes, including preparation of a visual impact assessment in relation to a condominium application proposed to impact **Queen's Park** in the City of Toronto and assessment of impacts of proposed transit infrastructure and a new visitor centre facility at the Fort York National Historic Site.

Environmental Assessment (2007 – 2020)

- Extensive experience identifying and evaluating cultural heritage resources as part of infrastructure planning and design processes undertaken as part of Individual or Class Environmental Assessment processes. I identified and **evaluated cultural heritage resources for some of the province's largest** infrastructure projects in the last 10 years: prepared cultural heritage evaluations of over 30 properties as part of the 407 East Extension (2010 – 2014) and recently provided senior technical heritage services as part of the Transit Project Assessment Process for electrification of the GO Transit Network (2015 – on-going).
- Reviewed and managed technical heritage studies and Environmental Assessment studies for Metrolinx to ensure compliance with the *Ontario Heritage Act*, the *Ontario Environmental Assessment Act* and applicable Ministry of Tourism Culture and Sport guidelines for addressing heritage resources as part of the Environmental Assessment process or under the Standards and Guidelines for Provincial Heritage Property.
- Principal in charge of providing heritage consulting services on retainer to provincial agencies such as Metrolinx, Ministry of Transportation and Ontario Power Generation.

Guideline Development and Expert Advice (2010 – 2018)

- Development of guidelines for Parks Canada Agency to use for assessing visual impacts on cultural heritage landscapes.
- Development of processes and a protocol for implementing Ministry of Tourism Culture and Sport Guidelines for Provincial Heritage Property within Metrolinx and Ontario Power Generation.
- Provided technical heritage expertise to Senior Management at Metrolinx regarding sufficiency of consultant reports regarding interpretation and application of Ontario Regulation 9/06 of the *Ontario Heritage Act*, including provision of input regarding appropriate classification of assets as Heritage Property.
- Invited by the Ministry of Tourism Culture and Sport to review guidelines for Heritage Impact Assessments
- Provision of expert witness testimony for Conservation Review Board and Local Planning Appeal Tribunal

AREAS OF CULTURAL HERITAGE EXPERTISE

- Inventory and evaluation of cultural heritage resources using provisions of the *Ontario Heritage Act*
- Preparation of Heritage Impact Assessments for Environmental Assessments and matters pursuant to the *Planning Act*



- Statement of Significance writing
- Cultural heritage landscape assessments
- Visual impact assessments as part of heritage studies
- Thematic history research
- Official Plan, secondary planning and area planning policy and guideline development pursuant to cultural heritage resources

ARTICLES, PRESENTATIONS AND ROUNDTABLES

- **“Large Landscape Conservation: Policy Approaches for Managing a Sense of Place”**. Presentation at the 21st Annual Heritage Day Workshop, February 16th 2018, Waterloo, Ontario.
- **“Policies, Regulations and Projects for Promoting Large Landscape Conservation”**. Presentation at National Trust for Canada Annual Conference, October 13 2017, Ottawa, Ontario.
- **“Policy Planning for Managing Cultural Heritage Landscapes: A Case Study”** in *Good Footings*, the Newsletter of the Ontario Chapter of the Canadian Association of Heritage Professionals, No. 3 Spring 2017. <http://asiheritage.ca/wp-content/uploads/2017/06/Policy-Planning-for-Managing-Cultural-Heritage-Landscape.pdf>
- Roundtable discussant, **“The Future of Heritage in Ontario”** at Association of Critical Heritage Studies Annual Conference, Monday June 7 2016, Montreal, Quebec.
- **“Cultural Heritage Policy Implementation Across Large-Scale Landscapes in Southwestern Ontario”**. Article presented in July 2015 E-Forum of the Canadian Association of Heritage Professionals. <http://cahp-acecp.ca/wp-content/uploads/2015/08/CAHP-Summer-Issue-v.2-eforum.pdf>
- **“The Niagara Escarpment: Exploring Bioregional Approaches to Cultural Heritage Landscape Management”**. Paper prepared in collaboration with Annie Veilleux, Joel Konrad, and Heidi Schopf and presented by Annie Veilleux at Cultural Landscapes and Heritage Values Conference, University of Massachusetts, Amherst, May 15 2015.
- **“Regional Borders and Cultural Heritage Landscapes in Ontario”**. Presentation prepared in collaboration with Annie Veilleux and Joel Konrad and presented by Rebecca Sciarra at the Borders in Globalization Conference, Carleton University, September 26 2014. <http://biglobalization.org/carleton-conference-presentations>
- **“Swipe and Zoom: GIS, Smart Phones, and Community Engagement”**. Presentation given at the Heritage Canada | National Trust Annual Conference, October 3 2014. https://www.nationaltrustcanada.ca/sites/www.heritagecanada.org/files/ASI%20Presentation_HCNT%20Oct%202014_for%20public.pdf
- **“Cultural Heritage Landscapes in the Province of Ontario: Identification, Evaluation and Impact Assessment”**. Presentation given at Willowbank School of Restoration Arts, April 5 2012.
- **“Assessing Cultural Heritage Landscapes in the City of Toronto: Out of the Black Creek Watershed and into the Hydro Corridor”**. Presentation given at Carleton University Symposium on Municipal Heritage Planning Issues in Canada, March 27 2010.
- **“To Save a Butterfly, Must One Kill It? The Historic Places Initiative in a Rural Context”**. Paper prepared in collaboration with Stephen Irving, Francesco Manganiello, and Christopher Wiebe and presented at *In Focus*



Speakers' Series Workshop on the Arts and Heritage in Rural Communities, May 3 2007.
<http://www.slideshare.net/FrancescoManganiello/final-pdf-rural-heritage-initiative>

VOLUNTEER APPOINTMENTS

Juror, Canadian Association of Heritage Professional Awards, 2016
Juror, Heritage Toronto Awards, 2017

AWARDS

Canadian Association of Heritage Professionals Award for Heritage Planning and Policy for preparation of new heritage policies for inclusion in the City of Toronto's Official Plan (2013).





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Laura Wickett

Curriculum Vitae

EDUCATION

Dipl. Heritage Conservation, Willowbank, 2017
BA (Hon.) Fine Art, University of Guelph, 2008

POSITION

2021 – present Cultural Heritage Specialist | Project Manager
Cultural Heritage Division, Archaeological Services Inc.

PROFESSIONAL EXPERIENCE

2021 - present Cultural Heritage Specialist | Project Manager, ASI
2017 – 2021 Cultural Heritage Technician | Technical Writer and Researcher, ASI
2016 – 2017 Cultural Heritage Researcher, Ontario Heritage Trust
2016 Heritage Communications Officer, City of Peterborough
Heritage Preservation Office
2015 Crew member, John Laundry Heritage Masonry
2010 -2012 Communications and Public Relations Specialist, TVO
2008 - 2010 Audience and Donor Relations Representative, TVO

PROFILE

I am a cultural heritage professional combining specialized training in heritage conservation with a background in public relations and fine art. My diploma in Heritage Conservation trained me in both the theoretical and technical aspects of heritage conservation. My professional experience in the public and private sectors of the cultural heritage field has focused on the historical research, identification, and evaluation of historical buildings, neighbourhoods and landscapes across Southern Ontario. I have experience in the evaluation of potential resources against Ontario Regulations 9/06 and 10/06 of the Ontario Heritage Act. I also have experience developing and facilitating public and stakeholder consultation strategies for heritage conservation district studies and heritage register projects.

AREAS OF EXPERTISE

- Cultural heritage evaluation and impact assessment
- Public and stakeholder consultation
- Heritage survey techniques
- Identification and assessment of cultural heritage landscapes
- Thematic and archival historical research

SELECT CULTURAL HERITAGE RESEARCH AND REPORTS

Heritage Conservation Districts

- Galt Core Heritage Conservation District Study and Plan, City of Cambridge, 2021 - ongoing
- Beeton Heritage Conservation District Plan, Town of New Tecumseth, 2019 (with ASI/Fotenn)
- Beeton Heritage Conservation District Study, Town of New Tecumseth, 2017 – 2018
- Heritage Conservation District Heritage Alteration Permitting Process and Toolkit, 2016 (with City of Peterborough)

Large-scale Cultural Heritage Resource Planning Studies

- Lower Doon Secondary Plan, City of Kitchener, 2022 - ongoing
- East Galt Cultural Heritage Landscape Study, City of Cambridge, 2021 - ongoing
- Township of Centre Wellington Cultural Heritage Landscape Study, 2019 - 2020
- Waterdown Community Node Secondary Plan Cultural Heritage Review, 2019-2020
- Exhibition Place Cultural Heritage Landscape Assessment, City of Toronto, 2018 – 2019
- Brantford Heritage Register, City of Brantford, 2017 - 2019
- Don Mills Crossing Cultural Heritage Resource Assessment, City of Toronto, 2017 – 2019

Cultural Heritage Resource Assessments (CHRA) and Cultural Heritage Evaluation Reports (CHER), Heritage Impact Assessment (HIA) and Strategic Conservation Plan (SCP) Reports

- Decew Valve House HIA, Region of Niagara, 2022 – ongoing
- Macdonell and Allan Bridge HIA, City of Guelph, 2021 - ongoing
- Downtown Guelph Infrastructure Revitalization Program CHRA, City of Guelph, 2021 - ongoing
- Niagara-on-the-Lake Museum HIA, 2021
- Waterfront East LRT CHRA, City of Toronto, 2021 - ongoing
- CHRA, CHERs, and Documentation Report for new Trent River Crossing, Campbellford, County of Northumberland, 2020 - ongoing
- Premier Gateway Phase 2B Employment Area Secondary Plan, Halton Hills, 2020
- Credit Meadows Park Expansion HIA, Mississauga, 2020 - 2022
- Westmount Road Improvements CHRA, Kitchener, 2020
- Durham-Scarborough Bus Rapid Transit, Pickering Village CHERs, Ajax, 2020
- Front Street Reconstruction CHRA, Thorold, 2020
- Metrolinx Barrie Rail Corridor Expansion CHRA, York Region, 2020
- Metrolinx OnCorr CHER for Applewood Creek Culvert, Cooksville Creek Bridge and Mississauga Road Bridge, Mississauga, 2020
- Metrolinx OnCorr Lakeshore West Rail Corridor CHRA, 2019-2020



- Davenport Diamond Cultural Heritage Assessment Report, 2019
- 23 Queen Street HIA, Tottenham, 2019
- 33 Centre Street SCP, Vaughan, 2018
- Edwards Gardens HIA, Toronto, 2017
- East Fenwick Secondary Plan CHRA, Pelham, 2017
- St. Thomas Psychiatric Hospital CHER, Ontario Heritage Trust, 2016
- Chatham Courthouse and Jail CHER, Ontario Heritage Trust, 2016

AWARDS

- Canadian Association of Heritage Professionals (CAHP) Award of Merit, Documentation and Planning, for the Exhibition Place Cultural Heritage Landscape Assessment, 2019





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Leora Bebko

Curriculum Vitae

EDUCATION

MMSt, Museum Studies, University of Toronto, 2018
BA, Honours English Language and Literature, York University, 2012

POSITION

Cultural Heritage Technician | Technical Writer and Researcher, Cultural Heritage Division,
Archaeological Services Inc., 2022-present

PROFESSIONAL EXPERIENCE

2022 - present	Cultural Heritage Technician, Cultural Heritage Division, ASI
2021	Historical Interpreter, Campbell House Museum
2019-2020	Education Interpreter, Historic Programs, Black Creek Pioneer Village
2017-2018	Co-curator, <i>Lost & Found: Rediscovering Fragments of Old Toronto</i> , Campbell House Museum and University of Toronto iSchool

PROFILE

In my career as a cultural heritage and museum professional I have worked extensively in public programming and education within built heritage spaces. I am particularly interested in the ways in which our heritage landscapes can be used to facilitate public engagement and interest in our region's diverse histories. While completing my Master of Museum Studies I was able to combine my interest in heritage architecture and museums by focusing on the historic house museum and the accessibility challenges they face. As a thesis project, I co-curated the award-winning exhibit *Lost & Found: Rediscovering Fragments of Old Toronto* on the grounds of Campbell House Museum. The permanent exhibit uses large installations of salvaged architectural fragments from demolished Toronto buildings to tell the story of redevelopment and heritage conservation in the city. Since completing my degree I have worked as a historical interpreter in a variety of heritage spaces, learning a range of traditional trades, and have spent considerable time researching traditional foodways and baking in historic kitchens. My experiences working in and with heritage buildings have given me a unique understanding of the ways in which these spaces were used historically and have evolved over time. In 2022, I joined ASI's Cultural Heritage team as a Cultural Heritage Technician.

AREAS OF EXPERTISE

- Public programming, education and engagement
- Archival historical research and report writing
- 19th century social history (Ontario and Great Britain)
- Content creation and digital marketing
- Editing and Content Management

PRESENTATIONS

Bebko, Leora

2020 Lost & Found: Rediscovering Fragments of Old Toronto and The Grange's Relic Park Initiative. Public lecture and fundraising event at the Royal Canadian Yacht Club, Toronto, Canada

Bebko, Leora

2018 Host and presenter at public opening event and heritage industry panel discussion for Lost & Found: Rediscovering Fragments of Old Toronto exhibit, Campbell House Museum, Toronto, Canada

AWARDS

2019 Winner-Public Education and Engagement Award for Lost & Found Rediscovering Fragments of Old Toronto exhibit, awarded by the Architectural Conservancy of Ontario to curatorial team, Toronto, Canada

2019 Nominee-Heritage Toronto Public History Award for Lost & Found Rediscovering Fragments of Old Toronto exhibit, Heritage Toronto, Toronto, Canada



Appendix C: Statement of Significance for Streetsville Cultural Heritage Landscape



Statement of Significance

Cultural Heritage Value

The Streetsville Village Core has cultural heritage value as a cultural heritage landscape due to its design and physical value, historical and associative value, and contextual value.

The Streetsville Village Core has design and physical value as it contains the largest concentration of historic buildings in the City of Mississauga, with a relatively consistent scale of buildings and shop fronts within the village core providing a consistent historical aesthetic. Churches, cemeteries, public buildings and the former Streetsville Grammar School, together with generally sensitive contemporary infill within the Village Core, contribute to the historic aesthetic and scenic quality of the community.

The Streetsville Village Core has historical and associative value due to its historical associations with nineteenth-century milling activities along the Credit River, early settlement in Mississauga, and Timothy Street, the founder of Streetsville. Interpretive plaques throughout the Streetsville Village Core commemorate the early settlement of Streetsville and its history of milling activities, and historic commercial and residential buildings within the Streetsville Village Core serve as a visual reminder of the early rural community that has existed in this area continuously since the early nineteenth century.

The Streetsville Village Core also has contextual value as a distinct historic district within the City of Mississauga, one of the early crossroad communities connected to surrounding historic settlements by the Credit River and Mississauga Road. The Streetsville Village Core also has contextual value as a tourist destination in the City of Mississauga and is known for the Bread and Honey Festival established in 1973 and for its associations with Hazel McCallion, the former Mayor of Mississauga who began her political career in Streetsville.

Community Value

The Streetsville Village Core is valued as a cultural heritage landscape due to its community value. Historic tours, commemorative plaques, designation of properties under Part IV of the Ontario Heritage Act and historic street names signify Streetsville's connection to its history, and many local history books discuss the importance of Streetsville's beginnings as they are relevant today. The Streetsville Village Core is the setting for popular local events including the Bread and Honey Festival, which has been taking place annually since 1973. Known locally as "The Village in the City", Streetsville is a popular tourist destination within the City of Mississauga. Finally, Character Area policies in the City of Mississauga's Official Plan speak to the importance of maintaining Streetsville's character through planning tools and policy and underline the importance of the Streetsville Village Core as part of the larger City of Mississauga.

Historical Integrity

The Streetsville Village Core is valued as a cultural heritage landscape due to its historical integrity. The Streetsville Village Core has been continuously used as a commercial centre since the nineteenth century, while residential use along the side streets within the Streetsville Village Core has also remained constant. Many historic commercial and residential buildings remain throughout the area, intermixed with contemporary commercial and residential infill buildings. Historically linked with the Credit River and Credit River Valley, views from the Streetsville Village Core to the Credit River to the east have remained relatively consistent since the founding of the village by Timothy Street.

Cultural Heritage Attributes

- The scale, form, massing and architectural details of the historic commercial buildings along Queen Street throughout the Streetsville Village Core
- The scale, form, massing and architectural details of the historic residential buildings along side streets throughout the Streetsville Village Core
- The historic aesthetic and scenic quality of the Streetsville Village Core, including existing churches, cemeteries, public buildings and the former Streetsville Grammar School
- Views along Queen Street through the Streetsville Village Core to the north and to the south
- Views to the Credit River and Credit River Valley
- Views to the steeple of St. Andrew's Presbyterian Church
- Physical, visual, and historical associations and connections with the Credit River and related features.

1.1 Boundary

The boundary for an H.C.D. study of the Streetsville Village Core Cultural Heritage Landscape is as follows:

- Britannia Road to the north;
- The railway tracks to the west and south; and
- The east side of the Credit River.

The boundary is illustrated in Figure 12-19.

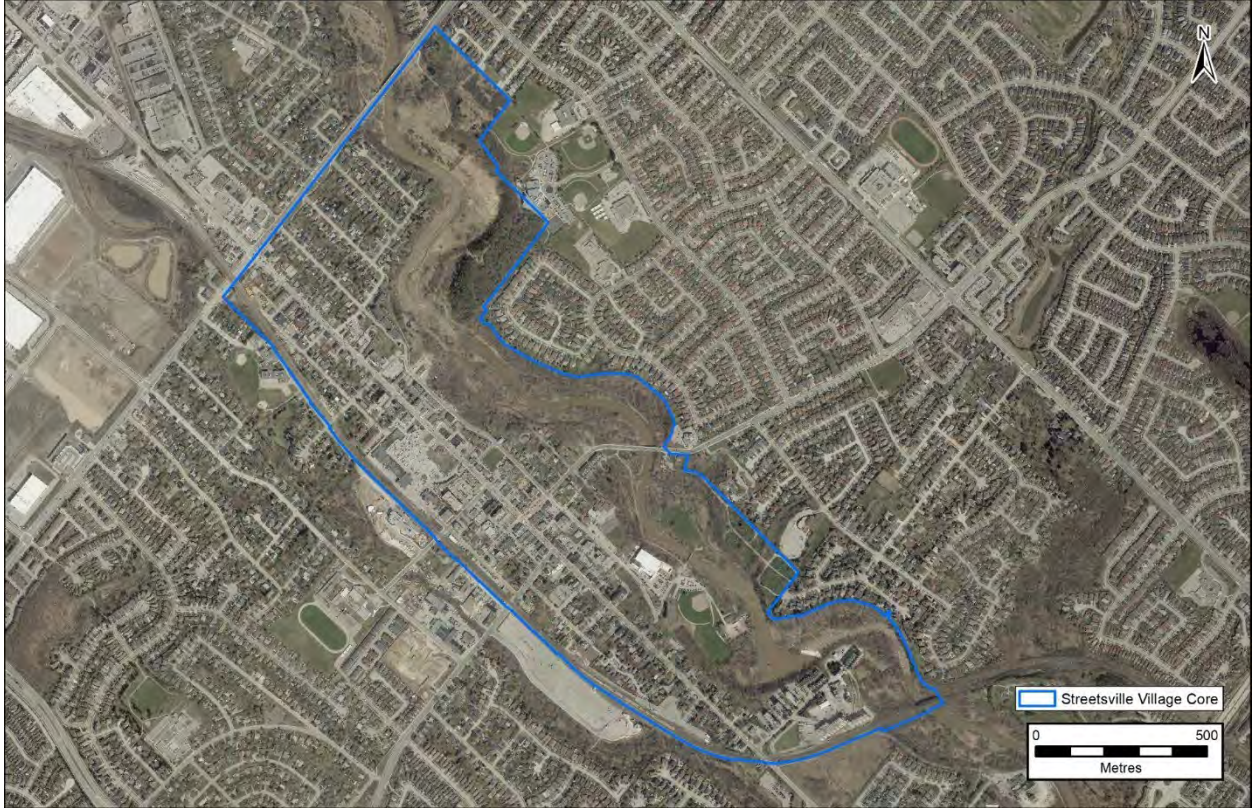


Figure 12-1: Boundary for the Streetsville Village Core Cultural Heritage Landscape