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MISSISSAUGA

August 16, 2018

City of Mississauga  
Corporate Services Department  
Legislative Services Division  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1  
mississauga.ca

REGISTERED MAIL

Owners  
2625 Hammond Road  
Mississauga, ON  
L5K 1T3

ONTARIO HERITAGE TRUST

Dear Sirs,

AUG 17 2018

Re: Notice of Enactment of By-law 0175-2018  
2625 Hammond Road, Ward 8

RECEIVED

Please find for your retention, a copy of By-Law 0175-2018 passed by Mississauga City Council on July 4, 2018 to amend By-law 224-84 that designates 2625 Hammond Road as being of cultural heritage value or interest under the Ontario Heritage Act.

Sincerely,

Mumtaz Alikhan,  
Legislative Coordinator,  
Legislative Services Division, Office of the City Clerk

Encl: By-law 0175-2018

cc (by email): Councillor Matt Mahoney, Ward 8  
Paul Mitcham, Commissioner of Community Services  
Diana Rusnov, Director of Legislative Services and City Clerk  
Sacha Smith, Manager of Legislative Services and Deputy Clerk  
Lia Magi, Legal Counsel  
Paul Damaso, Director, Culture Division  
Joe Muller, Supervisor, Heritage Planning  
Paula Wubbenhorst, Heritage Planner

✓ cc: (by registered mail)  
Erin Semande, Registrar, Ontario Heritage Trust, 10 Adelaide Street East,  
Toronto ON, M5C 1J3



CERTIFIED A TRUE COPY

*Sachia Smith*  
SACHIA SMITH DEPUTY CLERK  
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0175-2018

A By-law of The Corporation of the City of  
Mississauga to amend By-law 224-84 that  
designates 2625 Hammond Road as being of cultural  
heritage value or interest

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

AND WHEREAS Council for the Corporation of the City of Mississauga (the "City") enacted By-law 224-84 designating the southern half of 2625 Hammond Road, known as Hammond Farmhouse (the "Property") under Part IV of the Heritage Act;

AND WHEREAS in accordance with the requirements of the Heritage Act, a Notice of Intention to designate the entire Property and revise the reasons for designation was duly published and served on September 18, 2014, a notice of objection to which was received by the City Clerk, resulting in a report by the Conservation Review Board ("CRB") dated November 12, 2015, the recommendations of which was considered by Council;

AND WHEREAS City Council approved revisions to the reasons for designation of the Property, consistent with the intent of the CRB report, through Resolution 0115-2018;

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

1. That Schedule "A" to By-law 224-84 providing the reasons for designating the Property be deleted and replaced with Schedule "A" attached hereto;
2. That the City Clerk is hereby authorized to cause a copy of this amending By law and a statement explaining the revisions to the cultural heritage value or interest of the property and a description of the revision to the heritage attributes of the property to be served upon the owner of the Property and the Ontario Heritage Trust, and to cause notice of this By law to be published in a newspaper having general circulation in the City of Mississauga.
3. That the City Solicitor is hereby directed to register a copy of the By law against the property located at 2625 Hammond Road as described in Schedule 'B' of By-law 224-84 in the proper land registry office.

ENACTED AND PASSED this 4<sup>th</sup> day of July, 2018.

*Bonnie Crombie*

MAYOR

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
<i>Ria Majumdar</i>			
Date	2018	06	27

*W. G. [Signature]*

CLERK

## SCHEDULE 'A' TO BY-LAW NO. 0175-2018

Description of Property – Hammond Farmhouse, approximately the south half of 2625 Hammond Road

The Hammond Farmhouse is a two storey brick residence located on the east side of Hammond Road, south of Dundas Street West. The property includes an outbuilding atop a root cellar at the ravine edge.

### Statement of Cultural Heritage Value or Interest

The Hammond Farmhouse has design value as it is representative of the vernacular Italianate style of architecture with the use of Gothic detailing organized around a symmetrical arrangement of façades and building forms.

The Hammond Farmhouse has historical and associative value because it is associated with the Hammond family, a family that was significant to the local community of Erindale and Toronto Township. As a Toronto Township farmer, merchant, auditor and justice of the peace, Oliver Hammond contributed to the development of the local nineteenth century community. Son Thomas Hammond was also a successful farmer and fruit grower. The Hammond family contributed financially to the 1886 reconstruction of the second St. Peter's Anglican Church.

The property also has historical and associative value as it yields information that contributes to an understanding of Toronto Township's evolving farm culture. Major Harry Gilmore Pepall owned the property from 1934 to 1967. He was a "gentleman farmer" who generally hired others to run his farm. He built a small cottage, which he dubbed "roothouse," on the ravine edge atop an existing root cellar. It served as extra sleeping quarters for the family and their guests, as well as farmhands.

The Hammond Farmhouse has contextual value because it is a landmark within its community and it is visually linked to its surroundings.

### The former Hammond Farmhouse: Description of Heritage Attributes

- The shape, form and materials of the Hammond Farmhouse, its vernacular Italianate style, symmetrical proportions and Gothic detailing
- The shape and form of the original Hammond Farmhouse roof
- The symmetrical projecting frontispiece
- The tall symmetrical brick chimneys and their shape, form and materials
- The stone quoining at the corners of the original Hammond Farmhouse
- The symmetrical and rectangular window openings of the original Hammond Farmhouse
- The stone window lintels and sills and their placement, shape, form and materials
- The paired round headed windows with round louvres, their placement, form and material
- The bracketed eaves, their material, shape form and location
- The molded brackets, their shape, form and materials and location
- The exterior panelled frieze and its shape form, materials and location
- The Credit Valley stone foundation
- The small outbuilding on the ravine edge at the rear of the property, its shape and form and original materials and stone foundation, i.e. the former root cellar
- The house's siting on an elevated location on the property
- The driveway alignment, which follows the traditional path of the laneway as depicted in the 1877 Peel atlas
- The visibility of the house from the property edge