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Via Registered Mail and Email

December 15, 2025

The Owner  
4646 Heritage Hills Blvd  
Mississauga, ON

**RECEIVED**  
**2025/12/15**  
**(YYYY/MM/DD)**  
**Ontario Heritage Trust**

Dear Sir/Madam:

Re: Notice of Intention to Pass a By-law to Designate 4646 Heritage Hills Blvd (Ward 4)  
Reference No: HAC-0054-2025  
Office of the City Clerk: File: CS.08.HER

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The Heritage Advisory Committee at its meeting on November 4, 2025 considered a Corporate Report dated October 1, 2025 regarding the above-noted property. It was determined by the Heritage Advisory Committee to designate the lands and premises and the following recommendation was approved by General Committee through Recommendation GC-0556-2025 on November 12, 2025 and adopted by Council Resolution 0239-2025 at its meeting on November 19, 2025:

HAC-0054-2025

That the City designate the property at 4646 Heritage Hills Boulevard (Ward 4) under the Ontario Heritage Act for its physical, design, historical, associative and contextual value, as per the report from the Commissioner of Planning and Building, dated October 1, 2025, and that the appropriate City officials be authorized to give effect thereto.  
(HAC-0054-2025)

For your ease of reference, the November 4, 2025 Heritage Advisory Committee Agenda may be accessed on the City's website at the link noted below to the Council and Committee calendar.

<https://www.mississauga.ca/council/council-activities/council-and-committees-calendar/>

In accordance with the requirements of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, I am enclosing a copy of the Notice of Intention to Pass a By-law to Designate 4646 Heritage Hills Boulevard (Ward 4) to be of cultural value and interest. A copy of this notice can be accessed on our website at the following link:

<https://www.mississauga.ca/projects-and-strategies/public-notices/>

For more information, please contact the Heritage Planning Unit at 905-615-3200 ext 4061 or [heritage.planning@mississauga.ca](mailto:heritage.planning@mississauga.ca)

Notice of Objection to the Designation may be served on the Clerk of the City of Mississauga within 30 days after the date of publication of the Notice of Intention in the City of Mississauga's Public Notices website. Therefore, the Notice of Objection may be served on the Clerk no later than 4:30 p.m. on **January 14, 2026** to the following address: The City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1 or by email to the City Clerk, at [city.clerk@mississauga.ca](mailto:city.clerk@mississauga.ca) with a copy of myself at [martha.cameron@mississauga.ca](mailto:martha.cameron@mississauga.ca).

Sincerely,

*Martha Cameron*

Martha Cameron  
Legislative Coordinator  
Legislative Services Division, Office of the City Clerk  
905-615-3200, ext 5438 – [Martha.cameron@mississauga.ca](mailto:Martha.cameron@mississauga.ca)

Re:

Notice of Intention to Pass a By-law to Designate 4646 Heritage Hills Blvd, (Ward 4)

Reference: HAC-0054-2025

Office of the City Clerk File: CS.08.HER

Cc (mail): Registrar, Ontario Heritage Trust, 10 Adelaide Street East, Toronto, ON M5C 1J3

Cc (email) Councillor John Kovac (Ward 4)  
Andrew Whittemore, Commissioner of Planning and Building  
Jason Bevan, Director, City Planning Strategies  
Ben Phillips, Executive Manager Official Plan  
Diana Rusnov, Director, Legislative Services & City Clerk  
Sacha Smith, Manager of Legislative Services, Deputy City Clerk  
Kathryn Pfaff, Legal Counsel, Planning and Development Law  
John Dunlop, Manager, Indigenous Relations, Heritage and Museums  
Paula Wubbenhorst, Heritage Planner  
Andrew Douglas, Heritage Analyst  
Jillian Manser, Law Clerk, Planning and Development Law  
Mariachristina Cappuccitti, Legal Assistant, Planning and Development Law

Encl. Notice of Intention to Pass a By-Law to Designate 4646 Heritage Hills Blvd.,  
(Ward 4)

## **Notice of Intention to Pass a By-Law to Designate 4646 Heritage Hills Boulevard to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, Chapter 0.18)**

**Take Notice** that the Council of The Corporation of the City of Mississauga intends to pass a by-law under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the lands and premises located at 4646 Heritage Hills Boulevard in the City of Mississauga, in the Province of Ontario as of November 18, 2025 (HAC-0054-2025).

4646 Heritage Hills Boulevard is a 1.5 storey house connected to a strip mall on the south side Eglinton Avenue West, east of Confederation Parkway.

### **Statement of Cultural Heritage Value or Interest**

Constructed in approximately 1860 by Hugh Kee, the property has contextual value as a landmark due to the scarce local 19<sup>th</sup> century-built form and the 1957 benchmark used for surveying purposes by the Township. It is also physically linked to the plaza and subdivision, "Heritage Hills," the design and naming of which, was inspired by it. The house also defines and supports the character of Kee Square and Heritage Hills subdivision.

The property has physical and design value as a rare and more ornamental example of a 19<sup>th</sup> century dichromatic brick house in Mississauga.

The property also has historical and associative value. It is a remnant of 19<sup>th</sup> century agricultural settlement, which is a significant aspect of Toronto Township's history.

### **Heritage Attributes**

Contextual:

- The property's location on the east side of Eglinton Avenue West, set back and visible from the road
- Metal benchmark near lower righthand corner on façade

Physical and design:

- Rectilinear shape and form
- Gable roof with cornice returns and symmetrically installed chimneys
- Symmetrical rectilinear fenestration
- Flemish bond red brickwork on façade
- Common bond red brickwork on sides
- Buff brick ladder corners offset from façade
- Buff brick voussoirs
- Buff lintels
- Raised buff gable medallions with interior crosses
- Buff entryway quoining
- Recessed buff window aprons with crosses
- Imbrication of alternating red and buff brick with raised red brick banding above and below
- Buff band of recessed crosses just below frieze, with raised buff brick banding above and below

- Dashed buff banding atop front windows and doorway

**Further information** respecting the notice of intention to designate the property is available from the municipality upon request at [heritage.planning@mississauga.ca](mailto:heritage.planning@mississauga.ca) or 905-615-3200, ext. 4061.

Any notice of objection to this notice of intention to designate the property, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice. **Notice of objection to the designation may be served on the City no later than 4:30 p.m. on January 14, 2026** to the following address: City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2<sup>nd</sup> floor, Mississauga, ON, L5B 3C1.

**Dated** at the City of Mississauga  
This 15th day of December, 2025

Diana Rusnov, City Clerk  
City of Mississauga