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THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 38-99

A by-law to designate the property located at 29 Mississauga Road North, as being of architectural value

WHEREAS The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of architectural value or interest;

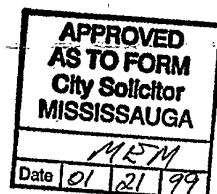
AND WHEREAS Notice of Intention to so designate the property located at 29 Mississauga Road North, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Clerk of The Corporation of the City of Mississauga;

AND WHEREAS the reasons for the said designation are set out as Schedule 'A' hereto;

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

1. That the real property located at 29 Mississauga Road North, City of Mississauga, and legally described in Schedule 'B' attached hereto, be designated as being of architectural value under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as amended.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Foundation, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
3. That Schedules "A" and "B" form an integral part of this by-law.
4. That the Office of the City Solicitor is hereby directed to register a copy of this by-law against the property located at 29 Mississauga Road North in the proper land registry office.

ENACTED AND PASSED this 10th day of February, 1999.




MAYOR


CLERK DEPUTY

SCHEDULE "A" TO BY-LAW NO. 38-99

REASONS FOR DESIGNATION

The property at 29 Mississauga Road North has been recommended for heritage designation, under the terms and conditions of the Ontario Heritage Act, for reasons of its architectural significance.

The residential structure is a two-and-a-half storey red brick building, built circa 1912, in the Edwardian Classicism style. The window patterns, three-over-one on the second floor, and two-over-two on the ground floor, are generally covered by storm windows in a two-over-two pattern. The gently sloping hip roof has a simple dormer on the north, west, and south facades. The plain styled dormers and front gable end of the front facade projecting wing are finished in wood shingles.

A wide porch wraps around from the front facade to the south facade. Over the front entrance is a low rising pediment in the porch roofline. The porch columns are plain squared wood posts resting on brick pillars, joined by a brick balustrade. The underside of the porch roof is finished in wood tongue and groove.

There are two tall chimneys, one at the north facade of the building, and the other at the rear facade.

The house has had no significant updates or additions which has resulted in the maintenance of the original interior finishes. The front entrance is wood panelled to a three quarter wall height, and the Newell posts and balusters remain in excellent condition. Throughout the house the oak baseboards, door and window frames, plate and picture rails remain intact from their original installation.

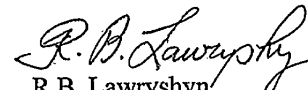
To the north side of the property, a short distance from the house, is a carriage house, two stories high. This wood frame structure rests on a concrete pad and appears to be in stable condition showing no real signs of deterioration. There are very few coach houses of this style remaining in the City of Mississauga.

The context of this property is equally important to the built structures. Along the west facade of the property facing Mississauga Road North is a low stone wall, an important landscape feature that helps to define the property. Mature trees along the property perimeter also define the property and provide a streetscape on both Mississauga Road North and High Street West. The house sits on a plinth, or ridge, which bisects the site into two distinct areas and provides a variety of elevations that enhance the landscape and positioning of the house in relation to the property and streetscape.

SCHEDULE 'B' TO BY-LAW 38.99

Description: All of Lots 6, 7 and 8 North Side of High Street West of the Credit River
and Part of Lots 6, 7 and 8 South Side of Park Street West of the Credit River
Plan 300W
(To be designated under the Ontario Heritage Act).

In the City of Mississauga, Regional Municipality of Peel (formerly Village of Port Credit,
County of Peel), Province of Ontario and being composed of all of Lots 6, 7 and 8 on the North
Side of High Street West of the Credit River, and those parts of Lots 6, 7 and 8 on the South Side
of Park Street West of the Credit River, according to a plan of the Village of Port Credit known
as Plan 300W, designated as Parts 1 and 2 on a plan of survey deposited in the Land Registry
Office for the Registry Division of Peel (No. 43) as Plan 43R-22306.


R.B. Lawryshyn
Ontario Land Surveyor

January 12, 1999
RBL/lw