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Corporate Services Department  
Office of the City Clerk

City of Mississauga  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1



Leading today for tomorrow

FAX: (905) 615-4181

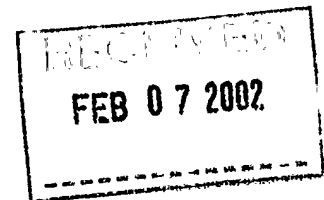
File Feb 22/02

REGISTERED MAIL

February 4, 2002

[Redacted Address]

Dear [Redacted Name]



Re: 1173 Queen Victoria Avenue, Mississauga, Ontario  
File: CS.08.Queen Victoria (1173)

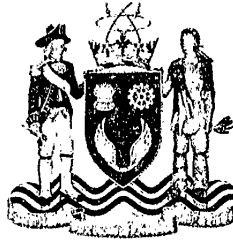
I enclose for your retention, a copy of By-law 0002-2002, a by-law to designate the property located at 1173 Queen Victoria Avenue, Mississauga, Ontario.

Yours truly,

A handwritten signature in cursive script.

Denise Peternell  
Committee Coordinator  
905-896-5423

cc: Ontario Heritage Foundation, 10 Adelaide Street East, Toronto, Ontario  
M5C 1J3 (REGISTERED MAIL) (w/encl)  
Mr. P. Mitcham, Commissioner of Community Services (w/encl)  
Mr. M. Warrack, Community Services (w/encl)  
Mr. A. Leonard, Building Section, Planning & Development (w/encl)  
Councillor P. Mullin, Ward 2  
File (w/encl)



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER *0002-2002*

A by-law to designate the property located at 1173 Queen Victoria Avenue  
as being of architectural and contextual significance

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;

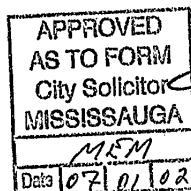
AND WHEREAS Notice of Intention to so designate the property located at 1173  
Queen Victoria Avenue, in the City of Mississauga, has been duly published and served,  
and no notice of objection to such designation has been received by the Clerk of The  
Corporation of the City of Mississauga;

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 1173 Queen Victoria Avenue, City of Mississauga,  
and legally described in Schedule 'B' attached hereto, is hereby designated as  
being of historic 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 1173 Queen Victoria Avenue in the proper  
land registry office.

ENACTED AND PASSED this *16th* day of *January*, 2002.



*[Signature]*  
MAYOR

*[Signature]*  
ACTING DEPUTY CLERK

SCHEDULE "A" TO BY-LAW NO. 0602-2002

STATEMENT OF THE REASONS FOR DESIGNATION

1173 Queen Victoria Avenue

The property at 1173 Queen Victoria Avenue is being recommended for heritage designation under the terms and conditions of the Ontario Heritage Act for reasons of its architectural and contextual significance.

This Bungalow style residence was built circa 1914. The building exhibits many of the true Bungalow style with its low, extended roof line, wrap-around porch, and multi-paned windows. There is a bit of a Tudor influence on the side gables with half timbering and stucco finish,

The gentle sloping roof line, extending out over the porch, is punctuated on the front facade with a large dormer of three bays and casement windows. The dormer is finished in shingles to match and blend with the roof line. The porch is supported by large rounded pillars in the Tuscan style, symmetrically placed, separating full length (floor to ceiling) multipaned windows. Each window section has 35 individual panes. The front door is central to the facade, with 21 panes, flanked on either side by sidelights of 21 panes each. On the south facade, within the porch is an open fireplace, constructed of brick and painted white.

On the front facade within the porch are three sets of french doors, each door panel having ten panes. On the south facade, within the porch are three sets of casement windows separate by the large open fireplace and deep mantle. The ground floor exterior is finished with a white, rough cast stucco.

An addition has been put on the rear of the house. The rear windows are also in a casement, multipaned style like those found on the rest of the house.

Contextually the house rests on a large lot which is well treed and landscaped, which provides for a garden-like setting. The generous set-back from the road, soft shoulder of the road-way, retain an almost rural aspect to this property.

SCHEDULE 'B' TO BY-LAW 0002. 2002

Description: Part of Lots 1, 2 and 3, Registered Plan H-13  
(To be designated under the Ontario Heritage Act)

(Ward 2, City Zone 9, in the vicinity of Lorne Park Road and Queen Victoria Avenue)

In the City of Mississauga, Regional Municipality of Peel, Province of Ontario and being composed of part of Lots 1, 2 and 3 in accordance with a plan of subdivision registered in the Land Registry Office for the Registry Division of Peel (No. 43) as Plan H-13, designated as Part 1 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Peel (No. 43) as Plan 43R-25806.



G.T. Stidwill, P. Eng.  
Ontario Land Surveyor