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Corporate Services Department
Office of the City Clerk

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

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mississauga.ca



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JAN - 4 2005

CONSERVATION REVIEW BOARD
DEC 22 2004

December 20, 2004

Mr. Jeff Smith, Manager, Realty Services
City of Mississauga
300 City Centre Drive
Mississauga, Ontario L5B 3C1

Dear Mr. Smith:

Re: 1461, 1465, 1475 Burnhamthorpe Road West, Mississauga, Ontario
File: CS.08.Burnhamthorpe Road West (1475) (Ward 6)

I enclose for your retention, a copy of By-law 0505-2004, a by-law to designate the properties located at 1461, 1465, 1475 Burnhamthorpe Road West, Mississauga, Ontario.

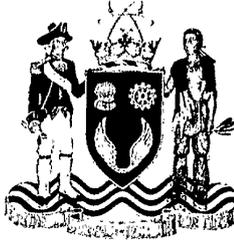
Yours truly,

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. K. Owen, Director of Facilities and Property Maintenance
Mr. B. Carr, Manager, Planning and Administration, Community Services
Mr. M. Warrack, Community Services (w/encl)
Mr. A. Leonard, Building Section, Planning & Development (w/encl)
Councillor G. Carlson, Ward 6
File (w/encl)



*Jan 6/05
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THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER . 0505 2004

A by-law to designate the property located at
1461, 1465 and 1475 Burnhamthorpe Road West
as being of historical, 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 1461, 1465 and 1475 Burnhamthorpe Road West, 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;

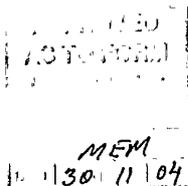
NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. That the real property located at 1461, 1465 and 1475 Burnhamthorpe Road West, 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 City Solicitor is hereby directed to register a copy of this by-law against the property located at 1461, 1465 and 1475 Burnhamthorpe Road West in the proper land registry office.

ENACTED AND PASSED this 15th day of December, 2004.

ACTING MAYOR

CLERK



SCHEDULE "A" TO BY-LAW NO. 0505-2004

STATEMENT OF THE REASONS FOR DESIGNATION

"Riverwood", 1465, 1461 & 1475 Burnhamthorpe Road West
(Also known as the Parker, Chappell, and MacEwan Estates)

The property known as Riverwood, 1447 Burnhamthorpe Road West, has been recommended for heritage designation for reasons of its historical, architectural and contextual significance.

The Reasons for Designation were written in the context of the completed Garden Park Master Plan and the Garden Park Cultural Resource Management Plan.

Historical Background:

The original patent from the crown for Lots 4 and 5, Range 4, went to Peter McDougall in 1833. The adjacent Lot 6 was a patent from the crown to William MacGrath, who owned the property south of Burnhamthorpe Road. The properties changed hands several times until June of 1913, when Lots 4, 5 and 6 were bought by W.R.P Parker, from Allen Case.

From 1913 onwards the Parkers, who resided in Toronto, gradually rebuilt a stone cottage from what existed of a former stone building on the site. The Parkers then used this cottage, now known as the MacEwan house, as a summer home. In 1919 Mr. Parker hired A.S. Mathers, later of the firm Mathers and Haldenby, to design an elegant Arts-and-Crafts residence on the property. The new home, called "Riverwood," was designed to blend with its impressive natural surroundings, and soon became a centre for entertaining and relaxation. Mr. Parker was a Toronto lawyer and businessman and was politically well-connected, and among many of the celebrated guests to stay at Riverwood was a close family friend, William Lyon Mackenzie.

North of Riverwood was the "upper farm," now known as the Zaichuk property. The farm was then operated by the Plumb family, who assisted the Parkers in managing the estate, and Harry Plumb was also responsible for much of the construction throughout the property, perhaps including supervision of the building of Riverwood itself.

In 1931 Mr. Parker died and, due to the stock market crash of 1929, left his widow with scant financial resources. The house was then rented out to Jim Rattray, who later owned the large Rattray Estate on the shores of Lake Ontario. Mrs. Parker sold off the upper farm to the Zaichuk family and the old stone house to her daughter, Margaret MacEwan. Eventually the financial strain forced Mrs. Parker to sell the main house in 1956 to Hyliard and Grace Chappell.

Mr. Chappell, also a lawyer and politician, resided in the house for many years. In 1986 Mrs. Chappell, then a widow, sold the property to the Credit Valley Conservation Authority, in conjunction with the City of Mississauga.

Archaeological studies conducted on the property have also proven the lands to be of native prehistoric significance, dating from the Middle to Late Iroquoian Periods. These components have been removed through archaeological investigations.

Architectural and other Heritage Resources:

The Riverwood property is recognized to be organized into four areas: the Bird terrace, the MacEwan Estate, the Chappell Estate, and the Zaichuk property.

The Bird terrace is located on the floodplain adjacent to the Credit River and immediately north of the Burnhamthorpe Road West Bridge. The name derives from the surname of the last inhabitants on this property. The residence and outbuildings have all been removed, though the oldest foundations of the house, which may date from the mid-nineteenth century, probably remain. The only visible remnants of these former residential structures are the landscape features of a stone retaining wall and terrace at the top of the valley, and a nearby stone wall which runs orthogonal to the valley. It is believed that the Norway Spruce Allé was created to provide a windbreak for the orchard which was planted southeast of the allé on the terrace and up the hill to the MacEwan terrace. A few remnants of the orchard remain.

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SCHEDULE "A" TO BY-LAW NO. 0505-2004

Along the north side of Burnhamthorpe Road West is the stone wall and drive entrance which was a defining landscape feature that denoted this property as a private estate. Although the wall and gates have been relocated and altered over time, they provide a significant cultural landscape on Burnhamthorpe Road West. It is recognized that portions of this wall may be altered or removed as the park develops.

The MacEwan House is a single-storey, Credit River stone structure, parts of the original portion believed to date from the mid-nineteenth century. It is an elongated "L" in plan, the bottom of the "L" being the rebuilt older portion. As a result of grade differences around the building, much of the cellar portion is fully exposed. This situation is also the reason for a small stone bridge at the east facade, which connects the upper floor to the adjacent grade level. The windows are multi-paned casement units, and the medium-pitched roof has stucco gable ends with mock-Tudor work over the porch. In the earlier portion of the house, the roof (formerly shingled) has a slight bellcast. The house rests not far from the top-of-bank and would have had a dominant view of the river valley when the grounds were clear of trees. An interior feature of particular note is the fireplace in the main room, which was part of the original structure.

Directly to the east of the MacEwan House is the MacEwan Barn. The barn is typical of a small English-style barn and dates from the mid-nineteenth century. The barn is built in two phases, the later addition having a shed roof and poured concrete floor. The roof pitches now have a variety of cladding materials, with the north pitch of the older portion now clad horizontal boards, which presumably replace original wooden shingles.

The main house, named "Riverwood" by the Parker family, was built in 1919 of Credit Valley stone collected on the property. This Arts-and-Crafts style structure was designed by W.S. Mathers (later of Mathers and Haldenby, which company also worked here), who took a holistic view of the property and had walkways, gardens, woodland pool, and patios all designed to integrate into the marvelous landscape. The one-and-a-half storey stone house is designed in a "U" shape, with two wings extending from a dominant central core. The original landscaping adjacent the house was designed by Harries and Hall, Landscape Architects and Engineers (of Toronto and Buffalo), in association with Arthur M. Kruse, and is an important example of their work.

The high, pitched, wood-shingled roof with flanged eaves provides a dominant feature, broken at the front facade by a massive stone chimney with a decorative, hand-carved stone shield indicating the date "1919". This main chimney served the living room and upper storey fireplaces. The house was built for entertaining, which provided for a separate bedroom wing, servants wing, and central dining and reception area.

The main living room has hand-hewn B.C. fir ceiling beams and a large walk-in fireplace built of red brick. Above the mantel is a hand-painted folk-art depiction of the property when it was fully developed, painted by Estelle Kerr about 1935.

The windows are multi-paned casement units and the doors leading onto the rear flagstone patio were formerly multi-paned French doors. On either side of the chimney on the front facade, the roofline is broken by two dormers. These provide light into the only room on the second floor, which also has a large single dormer at the rear of the structure. A second, less dominant internal chimney served the kitchen area, and a third chimney rises from the bedroom wing. From the bedroom wing there are exits to the garden by a north door of the original master bedroom, with its many multi-paned windows, and a second exit onto the rose garden on the east facade of the house.

A full cellar extends throughout the house, and includes a large walk-in safe under the front entrance.

The house and grounds are surrounded by many landscape features. At the front is the courtyard, with circular drive around the central lily pond and with stone wall and trellis to the south. This stone wall forms the wall for the garage, which is set below grade. There are walkways that lead away from the house into the gardens. To the southeast of the garage is an above-ground stone cistern associated with the woodland pool and (lost) fountain. An extant, but unused set of stone steps leads from the house rear lawn down to the river valley. A second stairway leads from the rear yard to the woodland pool, now in poor condition, but once a major garden and landscape feature on the property, fed by the waters of MacEwan Creek. Throughout the entire site are remnants of earlier landscape features such as bridge abutments, old roadways, and numerous fence lines and paths.

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SCHEDULE "A" TO BY-LAW NO. OSOS-2004

Contextual Significance:

The "Riverwood" site, comprised of its four major components, MacEwan House and Barn, Bird Terrace, Chappell Estate, and Zaichuk property, has numerous built and natural heritage resources. The property is bordered on the south by Burnhamthorpe Road West, to the east is the rail line, on the west is the Credit River and to the north, Highway 403. The most significant feature of this property is its relationship to the Credit River corridor and the related creeks that feed into this river. The site has been the location of human habitation for hundreds of years, whereby its occupants have always had a respect for the natural landforms and unique qualities between upper table lands and low valley floodplain. The site is noted for its natural heritage features and provides a significant green space within the urban context, while also reflecting on the cultural development of the property over time. It is the careful integration of open space, forest, gardens and built forms that make this property a significant cultural landscape.



SCHEDULE 'B' TO BY-LAW 0505-2004

Description: Part of Lots 3, 4, 5, 6 and 7, Range 4 North of Dundas Street
(To be designated under the Ontario Heritage Act)

(Ward 6, City Zone 31, in the vicinity of Burnhamthorpe Road West and
Creditview Road)

In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto,
County of Peel), Province of Ontario and being composed of:

FIRSTLY: Part of Lots 4, 5, 6 and 7, Range 4 North of Dundas Street, of the said Township,
designated as Parts 1, 2, 3, 4 and 5 on a plan of survey deposited in the Land
Registry Office for the Registry Division of Peel (No. 43) as Plan 43R-13158
and Parts 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 on a plan of survey deposited in the said
Registry Office as Plan 43R-9772.

SECONDLY: Part of Lots 3, 4 and 5, Range 4 North of Dundas Street, of the said Township,
designated as Part 1 on a plan of survey deposited in the said Registry Office as
Plan 43R-19545, Part 1 on a plan of survey deposited in the said Registry Office
as Plan 43R-5061, Part 1 on a plan of survey deposited in the said Registry
Office as Plan 43R-5821, Part 5 on a plan of survey deposited in the said
Registry Office as Plan 43R-9773 and Part 1 on a plan of survey deposited in the
said Registry Office as Plan 43R-5550, save and except Part 3 on a plan of
survey deposited in the said Registry Office as Plan 43R-6228.

THIRDLY: Part of Lots 5 and 6, Range 4 North of Dundas Street, of the said Township, as
described in Instrument Number RO499454, save and except Parts 1, 2 and 3 on
a plan of survey deposited in the said Registry Office as Plan 43R-6252.



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