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(via Registered Mail)
Owner
25 Pinetree Way,
Mississauga, ON

ONTARIO HERITAGE TRUST

SEP 20 2017

RECEIVED

City of Mississauga
Corporate Services Department
Office of the City Clerk
300 City Centre Drive
MISSISSAUGA ON L5B 3C1

September 18, 2017

Re: Notice of By-law Enactment designating property at 25 Pinetree Way (Ward 1)
Office of the City Clerk File: CS.08.PIN

I am enclosing, for your retention, a copy of By-Law 0145-2017 designating the property located at 25 Pinetree Way (Mary Fix House) 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
905-615-3200, ext. 5425
mumtaz.alikhan@mississauga.ca

Encl: Certified By-law 0145-2017

cc (by email): Councillor Jim Tovey, Ward 1
Paul Mitcham, Commissioner of Community Services
Diana Rusnov, Director of Legislative Services and City Clerk
Marcia Taggart, Deputy City Solicitor
Paul Damaso, Director, Culture Division
Mark Warrack, Acting Manager, Culture and Heritage Planning
Paula Wubbenhorst, Senior Heritage Coordinator

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



CERTIFIED A TRUE COPY
[Signature]
Diana Rusnov CITY CLERK
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0145-2017

A By-law to designate the Mary Fix Property located
at 25 Pinetree Way 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 approved the designation of the property known as the Mary Fix Property located at 25 Pinetree Way in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution 0015-2017;

AND WHEREAS in accordance with the requirements of the *Heritage Act*, a Notice of Intention to designate the Property was duly published and served, and no notice of objection to such designation was received by the Clerk of The Corporation of the City of Mississauga;

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

1. That the property, including all the buildings and structures thereon, known as the Mary Fix Property located at 25 Pinetree Way in the City of Mississauga and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.
2. That the reasons for designating the Property are duly set out in Schedule 'B' attached hereto.
3. That the City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the Property and upon 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.
4. That Schedules 'A' and 'B' form an integral part of this By-law.
5. That the City Solicitor is hereby directed to register a copy of this By-law against the property located at 25 Pinetree Way as described in Schedule 'A' in the proper land registry office.

ENACTED AND PASSED this 13 day of September, 2017.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MST			
Date	31	8	17

[Signature]
MAYOR

[Signature]
CLERK

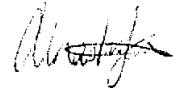
SCHEDULE 'A' TO BY-LAW 0145-2017

Summary: Part of Lot 1, Range 2, Credit Indian Reserve

(To be designated under the Ontario Heritage Act)

(Ward 1, City Zone 8, in the vicinity of Hurontario Street and Queen Elizabeth Way)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of Part of Lot 1, Range 2, Credit Indian Reserve, designated as Parts 2 and 6, Plan 43R-30995.



Alnashir Jeraj
Ontario Land Surveyor

Description of Property – Mary Fix Property, 25 Pinetree Way

The Mary Fix Property lies immediately south of the Queen Elizabeth Way highway, west of Hurontario Street and northeast of Pinetree Way.

The property contains a modestly embellished 1½-storey, rectangular wood frame structure which was constructed as a single family home by and for Mary and Albert Fix. The house connects to the original 1-storey garage via the now enclosed 1-storey breezeway. The structure is capped by side-gabled roofs including the former living area's roof which is punctured, slightly off-centre, by the original brick chimney. The building's short-plank wood cladding was made to resemble shingles and is notable for its approximately half metre length. The front façade faces northeast and is laid out in a three-bay configuration, including two original, matching, true-divided-light wood windows which flank the original formal front entryway. The house is set well back on the lot.

Statement of Cultural Heritage Value or Interest

The Mary Fix Property has historical and associative value because it has a direct association with Mary Fix, an accomplished and celebrated politician and philanthropist; it has direct associations with Toronto Township's mid-20th century political institution; and, it yields, or has the potential to yield, information that contributes to an understanding of Toronto Township's mid-20th century community and culture.

The former Mary Fix home has design and physical value as a representative example of a Colonial Revival Cape Cod style building, which, in keeping with the simplicity of Colonial Revival architecture, was constructed as a modestly-embellished, 1-½ storey wood frame building. Physically, the building represents the sociological influences and building practices prevalent in the period between the two world wars. Archaeological attributes are a significant element of the cultural heritage resources within and around the Mary Fix Property. Further, there is clear potential for both pre-contact and historical archaeological resources within, and around the property. They shall be conserved.

The Mary Fix Property has contextual value in that it defines, maintains and supports the historic character of the area, which at the time of the home's construction, was transitioning from a predominantly agrarian community to a suburban one. The property remains physically, visually and historically linked to its surroundings, as one of the few remaining late 1930s residential structures. The shape, form, design and massing of the former Fix home make it easily distinguishable from the nearby, more contemporary, residential structures. The structure is modest in form and is located within the surrounding mature woodlot, which makes up part of Mary Fix Park. Because it is highly-visible from both the Queen Elizabeth Highway right-of-way and Hurontario Street, the property is a local landmark.

Description of Heritage Attributes

Key heritage attributes of the Mary Fix Property that reflect its historical and associative value include:

- its direct association with Mary Fix who was Ottawa's first female lawyer
- its direct association with Mary Fix who as a 16-year-old co-founded with a friend the Equal Franchise Association which worked toward achieving the vote for women
- its direct association with Toronto Township's mid-20th century political institutions, as the residence of Mary Fix who:
 - was an accomplished and celebrated politician
 - was Toronto Township's first female politician upon her election in January 1953 when she was elected as Deputy-Reeve
 - amongst other political positions, served as Reeve, and as Peel County's first female Warden
 - impacted and guided local and regional post-war growth and development in the township, including:
 - the development of the industrial areas of Dixie and Clarkson

- the development of regional shopping centres like Dixie Plaza, which drew people from Toronto and beyond
 - ensured that development servicing costs were covered by developers and not by her constituents through further taxation
- its direct associations with Toronto Township's mid-20th century community and culture, as the residence of Mary Fix who:
 - was an accomplished and celebrated philanthropist
 - volunteered for a number of philanthropic organizations including The Victorian Order of Nurses and The Mississauga Library Board
 - pushed to amend the Province's Municipal Act to permit townships to have historical societies which resulted directly in the formation of the Toronto Township Historical Foundation
 - as a volunteer with the Toronto Township Historical Foundation, was fundamental in championing the retention and restoration of the Lewis Bradley House
 - fought to save the trees in her own neighbourhood, a place now commemorated as the Mary Fix Park
 - after her death, transferred the subject property to the Town of Mississauga for \$1.00

Key heritage attributes of the Mary Fix Property and home that reflect its design and physical value, include:

- the property's known, and potential, pre-contact and historical archaeological resources

The building's:

- artistic merit as a well-built and aesthetically pleasing building
- materials and construction methods which physically embody the sociological influences and building practices prevalent in the period between the two world wars
- 1 and 1-½ storey massing
- wood frame structure
- four distinct sections, being the original 1-½ storey living area, the 1-storey breezeway, the 1-storey garage, and the subsequently constructed 1-storey garage door entryway section
- four distinct section's shape and form as simple, rectangular boxes, which when considered as a whole creates an asymmetrical, roughly "H" shaped structure
- later garage door entryway section which was constructed in keeping with the shape, form and materials of the original structure, yet remains secondary and complementary to it
- its moderately steep-pitched, side-gabled roof, which:
 - includes a 'broken' ridge roof line over the former 1-½ storey living area and reflects the differing roof heights of the former living area
 - in typical Colonial Revival Cape Cod style is punctured, slightly off-centre, by the living room's original brick chimney
- roof height over the 1-storey breezeway and garage sections, which sits lower than the roof over the former 1-½ storey living area
- roof height over the 1-storey garage entryway section, which sits lower than both the former, 1-½ storey living area and the 1-storey breezeway and garage sections
- front façade which is configured in three bays
- short-plank wood cladding, that was made to resemble shingles and its notable, approximately half a metre length
- concrete block foundation, overlaid by three courses of brick; the first two brick courses laid in common bond and the third topped by a Rolock (or Rowlock) course
- former living area which, atypical of Colonial Revival Cape Cods, appears to be comprised of two distinct segments, including:
 - the larger, southeast portion of the former living area
 - and, the smaller, northeast portion of the former living area
- larger portion of the former living area, which has an asymmetrical front façade, and includes:
 - the formal front entryway, which sits slightly off-centre and very close to the northeast corner of the building
 - the south window, which sits further away from the southeast corner of the building, relative to the distance between the front door and the northeast corner of the building
- smaller portion of the former living area, which:
 - sits slightly recessed from the larger, southeast section
 - makes up approximately one-third of this section
 - and, includes a centrally-placed north window
- former living area, which when viewed as a whole, appears balanced and symmetrical

- former living area's original windows and doors remain in situ and include:
 - the formal front entryway's two, fifteen-over-fifteen, double-hung, true-divided-light wood windows
 - the three side (northwest) façade windows, including a single eight-over-eight, double-hung, true-divided-light wood window, centrally located under the side-gabled roof's peak; and, two symmetrically placed fifteen-over-fifteen, double-hung, true-divided-light wood windows, which are identical to the front windows
 - the three remaining side (southeast) façade windows, which match each other; are symmetrically placed, fifteen-over-fifteen, double-hung, true-divided-light wood windows; and are identical to the front and northwest façade windows
 - the original, rear (southwest) façade, breezeway door, which:
 - exited from the Fix house and led, via the covered breezeway to their garage
 - is a plain, wooden, frame-and-panel style door, of which the top third includes a 6-pane (three-over-three) true-divided-light window
 - the original, rear (southwest) façade, kitchen door, which:
 - is a plain, wooden, frame-and-panel style door, topped by an elaborate, 20-pane, true-divided-light window, which comprises roughly two-thirds of the length of the door
 - is flanked on either side by two symmetrical, 4-pane, true-divided-light wood sidelight windows, which atypically run only halfway down the length of the door, and are casement and not fixed pane windows.
 - the two original, rear (southwest) façade windows, which include:
 - a small 9-pane, casement, true-divided-light wood window, lying between the now enclosed breezeway door and the kitchen door
 - a large wood window assembly, configured in three sections; the largest of which is a single-pane, fixed window, which is flanked on both sides by matching 12-pane casement, true-divided-light wood windows, and lies to the south of the kitchen door
- breezeway, with its:
 - shape, form and massing that which mirror the simple, clean lines and minimal embellishments on the living area and garage
 - 1-storey massing
 - atypically long short-plank wood cladding, as found on the rest of the house, which is notable for being added later at the time the breezeway was enclosed and in keeping with the overall aesthetic of the original construction materials
 - three-bay configuration
 - simple wooden square-post columns
 - six arched bays, which, being reflected in the garage's arched, multi-pane wood window, visually ties the breezeway to the garage; and, act as an exception to the breezeway's otherwise aesthetic minimalism
- garage, with its:
 - shape, form and massing, which mirror the simple, clean lines and minimal embellishments on the living area and breezeway
 - 1-storey massing
 - wood frame structure built upon a concrete block foundation
 - short-plank wood cladding, that was made to resemble shingles and its notable, approximately half a metre, length
 - original arched multi-pane true-divided-light wood window
 - original wooden, double garage doors topped by the original half-moon, fixed-pane, wood window
- the garage door entryway's:
 - shape, form and massing, which mirror the simple, clean lines and minimal embellishments on the living area and breezeway
 - 1-storey massing
 - wood frame structure built upon a concrete block foundation
 - short-plank wood cladding, that was made to resemble shingles and its notable, approximately half a metre, length

Key internal heritage attributes of the Mary Fix Property that reflect its design and physical value, include:

- its typical "English hall and parlor" (rectangular, two rooms, one-room deep) floor plan, which remains intact
- the hallway, toward the back of the house, which provides access to the living area's two principle rooms as well as to the kitchen and bathroom
- the centrally-located staircase, situated within the small formal entryway foyer leading to the upper floor
- any remaining original plaster walls, including those identified in the foyer closet

- the original wooden mouldings and baseboards
- the original wooden doors
- the original/early door hardware
- the original wooden windows
- the original/early window hardware
- the original wooden floors
- the original wooden stair railing, posts, treads, balusters and newel posts
- the original red brick fireplace
- the original built-in wooden shelving unit, inset into a cavity beside, and flush with the red brick fireplace
- the original wooden fireplace surround and wooden mantelpiece, which encompasses both the red brick fireplace and the built-in wooden shelving unit
- the original red-tile hearth
- the fireplace's two matching, original/early, electrical, metal wall sconces
- original/early light fixtures
- the kitchen's original/early solid-board wooden cupboards
- the kitchen's original/early perforated-board wood cupboards
- the kitchen's original/early white, hexagonal tile counters
- the kitchen's original/early white, rectangular tile counter backsplash
- the kitchen's original/early white and yellow, square tile sink backsplash
- the kitchen's original/early, inset, white ceramic/porcelain sink
- the kitchen's original/early, rounded, tile counter edge
- the bathroom's original/early ceramic/porcelain sink and bathtub
- the bathroom's original/early hardware
- the basement's concrete block and brick foundation walls
- the basement's original three-pane, true-divided-light, casement wood windows and the atypical use of a partial, three-courses brick, supporting wall
- the basement's original/early one-pane wood window and the atypical use of a partial, three-courses brick, supporting wall
- the basement's internal, mixed concrete block walls which are capped by a brick course
- the basement's original/early light fixtures
- the basement stairway's original/early wood stair, treads and bead board wainscoting

Key heritage attributes of the Mary Fix Property that reflect its contextual value, include:

- its location within the one mile strip of land, known as the Credit Indian Reserve, as created by authority of the Crown, in the 1806 "Old Survey"
- its proximity to the Queen Elizabeth Way, Canada's first inter-city divided highway
- its proximity to Canada's first cloverleaf interchange, at Hurontario Street/Highway 10
- the shape and form of the subject property
- the structure's modest form and its location relative to and within the surrounding mature woodlot, which makes up part of the namesake Mary Fix Park
- the building's shape, form, design and mass:
 - defines, maintains and supports the historic character of the area, which at the time of home's construction, was transitioning from a predominantly agrarian community to a suburban one
 - distinguishes it from the nearby, more contemporary, residential buildings
- as one of few remaining late 1930s residential structures
- its visibility from both the Queen Elizabeth Highway right-of-way and Hurontario Street
- it is a local landmark