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October 8, 2024

VIA REGISTERED MAIL

Registrar  
Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Received

OCT 10 2024

Ontario Heritage Trust

Re: 2470 Jarvis Street, Mississauga, ON, (Ward 7)  
Office of the City Clerk File: CS.08.JAR

I am enclosing, for your retention, a copy of the certified By-Law 0139-2024 passed by Mississauga City Council on August 1, 2024 designating the property located at 2470 Jarvis Street (Ward 7) as being of cultural heritage value or interest under the *Ontario Heritage Act* which has now been registered on title as per instrument number PR4386088.

Sincerely,

*Martha Cameron*

Martha Cameron  
Legislative Coordinator  
Phone: 905-615-3200, ext. 5438  
E-Mail: [Martha.cameron@mississauga.ca](mailto:Martha.cameron@mississauga.ca)

Encl: Copy of Certified By-law 0139-2024  
Registration Instrument PR4386088

cc:

(by email) Councillor Dipika Damerla, Ward 7

Jodi Robillos, Commissioner of Community Services  
Nadia Paladino, Director, Parks, Forestry and Environment  
Katie Pfaff, Legal Counsel, Planning and Development Law  
John Dunlop, Manager Indigenous Relations, Heritage and Museums  
Paula Wubbenhorst, Heritage Planner, Indigenous Relations, Heritage and Museums  
Andrew Douglas, Heritage Analyst, Indigenous Relations, Heritage and Museums  
Diana Rusnov, Director of Legislative Services and City Clerk  
Sacha Smith, Manager, Secretariat and Access & Privacy  
Jillian Manser, Law Clerk, Planning and Development Law  
Mariachristina Cappuccitti, Legal Assistant, Planning and Development Law

Properties

PIN13359 - 0432   LT

DescriptionPCL 25-1, SEC M48; LT 25, PL M48 ;; CITY OF MISSISSAUGA

Address2470 JARVIS ST  
MISSISSAUGA

Applicant(s)

This Order/By-law affects the selected PINs.

NameTHE CORPORATION OF THE CITY OF MISSISSAUGA

Address for ServiceCorporate Services Department  
City Clerk's Office  
300 City Centre Drive  
Mississauga, Ontario L5B 3C1

This document is being authorized by a municipal corporation The Corporation of the City of Mississauga, per by-law 0139-2024, signed by Carolyn Parrish, Mayor and Diana Rusnov, City Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Mariachristina Cappuccitti300 City Centre Drive  
Mississauga  
L5B 3C1

acting for  
Applicant(s)

Signed2024 10 02

Tel905-615-3200

Fax905-896-5106

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORPORATION THE CITY OF MISSISSAUGA300 City Centre Drive  
Mississauga  
L5B 3C1

2024 10 04

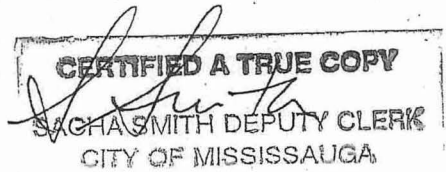
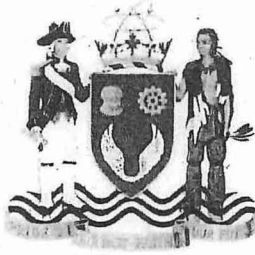
Tel905-615-3200

Fax905-896-5106

Fees/Taxes/Payment

Statutory Registration Fee\$69.95

Total Paid\$69.95



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0139-2024

A By-law to designate 2470 Jarvis Street as being of cultural heritage value or interest

WHEREAS Section 29 of 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 located at 2470 Jarvis Street in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution GC-0164-2024;

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. The Property, including all the buildings and structures thereon, located at 2470 Jarvis Street 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 *Heritage Act*.
2. The reasons for designating the Property, including an explanation of the cultural heritage value and interest of the Property and a description of the heritage attributes of the Property, are set out in Schedule "B" to this By-law.
3. The City Clerk shall cause a copy of this By-law and prescribed information under section 29(8) of the *Heritage Act* to be served upon the owner of the Property and on the Ontario Heritage Trust, and cause notice of this By-law to be posted on the City's website in lieu of in a newspaper having general circulation in the City of Mississauga as per the City's Notice By-law 215-2008, as amended.
4. When this By-law comes into force, the City Clerk shall cause a copy of this By-law to be registered against the Property described in Schedule "A" in the proper land registry office.

ENACTED AND PASSED this 15<sup>th</sup> day of August, 2024.

Approved by Legal Services City Solicitor City of Mississauga
Katie Pfaff
Date: July 12, 2024
File: CS.08-24.02

	MAYOR.
	CLERK

SCHEDULE 'A' TO BY-LAW 0139-2024

Legal Description

2470 Jarvis Street

In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of Lot 25, Registered Plan M48.

## SCHEDULE 'B' TO BY-LAW 0139-2024

### **Description of Property – Riverbend: 2470 Jarvis Street**

Riverbend is a two-storey house, including attached garage, on the west side of Jarvis Street at the start of the curve when heading south, in what was the original Erinedale Village. Originally located at the very end of Jarvis Street, it was moved to its current location in 1973.

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

The property has design value as it is a representative example of the French (colonial/provincial) style of architecture. This style is identified by narrow windows and doors and steeply pitched roofs with either hipped or side gables. This style can also include narrow dormers and doors framed by simple narrow surrounds. This architectural style is rare in Mississauga with only one other known example.

This property has historical and associative value, as the architect who designed this house was Allward & Gouinlock. This architectural firm owned by Hugh Lachlan Allward and G. Roper Gouinlock won numerous awards both nationally and internationally for their designs. Their firm was one of first to introduce a modernist aesthetic to institutional buildings in post-war Toronto and was responsible for the design of Mississauga's Small Arms Inspection Building.

### **Description of Heritage Attributes**

Design attributes include:

- Steep pitched hipped roof - contributes to the cultural heritage value of the property because it is associated with the French style of architecture
- Narrow windows - contributes to the cultural heritage value of the property because it is associated with the French style of architecture
- Stone Façade - contributes to the cultural heritage value of the property because it is associated with the French style of architecture
- Tall narrow hipped dormers - contributes to the cultural heritage value of the property because it is associated with the French style of architecture
- Tagged door surround - contributes to the cultural heritage value of the property because it is associated with the French style of architecture
- Asymmetrical stone chimney placement - contributes to the cultural heritage value of the property because it is associated with the French style of architecture
- Asymmetrical placement of window and door apertures - contributes to the cultural heritage value of the property because it is associated with the French style of architecture
- Decorative pediment entablature - contributes to the cultural heritage value of the property because it is associated with the French style of architecture