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Corporate Services Department  
Office of the City Clerk

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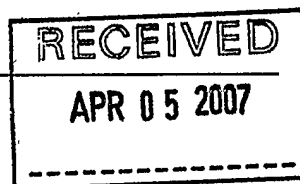
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City of Mississauga  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1



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FAX: 905-615-4181  
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March 30, 2007

[Redacted address block]

REGISTERED MAIL

Dear [Redacted]:

Re: Heritage Designation – 863 Sangster Avenue  
Reference: GC-0368-2006  
File: CS.08.Sangster Avenue (863) (W2)

I have attached for your retention, a copy of By-law 0088-2007 regarding the heritage designation of 863 Sangster Avenue which was passed by Council on March 28, 2007.

Yours truly,

*B. Luckhurst*

Brenda Luckhurst  
Committee Coordinator  
905-615-3200 ext. 3795

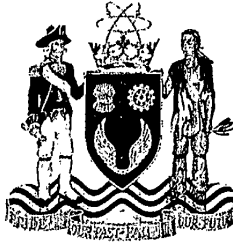
Attachment

cc: . Ontario Heritage Trust, 10 Adelaide Street East, Toronto,  
Ontario M5C 1J3 (REGISTERED MAIL) (w/attachment)  
Mr. Paul Mitcham, Commissioner of Community Services (w/attachment)  
Mr. Mark Warrack, Heritage Coordinator, Community Services (w/attachment)  
Ms. Denise Mahoney, Supervisor, Administration and Cemeteries (w/attachment)  
Mr. Art Leonard, Building Section, Planning & Development (w/attachment)  
Councillor Pat Mullin, Ward 2 (w/attachment)

(2)

May 28/07

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THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER **0088-2007**

A By-law to designate "The Pines"  
located at 863 Sangster Avenue  
as being of cultural heritage 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 cultural heritage value or interest;

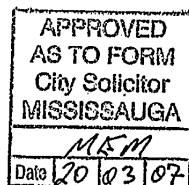
AND WHEREAS Notice of Intention to designate the "The Pines" located at 863 Sangster Avenue, in the City of Mississauga, has been duly published and served, and an objection to the proposed heritage designation was received by the Clerk of The Corporation of the City of Mississauga on June 15, 2006 by way of letter dated June 14, 2006 from one person;

AND WHEREAS on March 6, 2007 the City Clerk's Office received notice that the objector withdrew their objection to the proposed heritage designation;

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

1. That the property, including all the buildings and structures thereon, located at 863 Sangster Avenue, City of Mississauga, and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended.
2. That the reasons for designating the property located at 863 Sangster Avenue, in the City of Mississauga, under section 1 of this By-law, are duly set out in Schedule "B".
3. 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 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 863 Sangster Avenue in the proper land registry office.

ENACTED AND PASSED this 28 day of March, 2007.



D. Corbason  
ACTING MAYOR

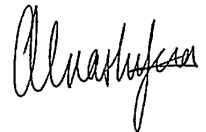
Crystal Green  
CLERK

SCHEDULE 'A' TO BY-LAW 0088-2007

Description: All of Lot 14, Block H and Lot 16, Block H, Registered Plan B-88  
(To be designated under the Ontario Heritage Act)

(Ward 2, City Zone 2, in the vicinity of Lakeshore Road West and Tennyson Avenue)

In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of all of Lot 14, Block H and Lot 16, Block H, in accordance with a plan of subdivision registered in the Land Registry Office for the Registry Division of Peel (No. 43) as Plan B-88.



Alnashir Jeraj  
Ontario Land Surveyor

**STATEMENT OF REASONS FOR DESIGNATION**  
**"The Pines", 863 Sangster Avenue**

The property known as 863 Sangster Avenue be designated as being of cultural heritage value pursuant to Part IV of the *Ontario Heritage Act*, for reasons of its historical, architectural and contextual significance.

**Description of Property**

The Pines is a two-storey dwelling, located at the foot of Sangster Avenue in Lorne Park Estates.

**Statement of Cultural Heritage Value or Interest**

The Pines' cultural heritage value lies in it being one of the few remaining cottages of the Toronto and Lorne Park Summer Resort Company. This rare planned community project, including the cottages, was the work of one of Canada's most historically significant architectural firms, Langley and Burke, specifically the latter partner, Edmund Burke. The structure itself is a rare example of Canadian summer resort architecture built in the Queen Anne Revival vein.

The Pines' cultural heritage value also lies in its association with Lorne Park's history as a pleasure ground for Toronto's elite, in particular with businessman William J. Davis. Davis was co-founder of stationary manufacturer, Davis and Henderson. (Henderson was one of the Resort Company's founding board members.) Davis commissioned the cottage in 1888 and he and his family were actively involved in the park's social activities.

The Pines' cultural heritage value also lies in its evolution over time to adapt to changing needs. As Toronto Township evolved into a permanent residential district, rather than just seasonal use, successive owners winterized and expanded the dwelling for year-round use.

The Pines is also of cultural heritage value because it is a landmark, within the Park, one lot north of Lake Ontario, at the southeast corner of the historic "Commons." Moreover, it is both physically and historically linked to this shared property that defines the planned community within which it formed a founding part.

**Description of Heritage Attributes**

Key attributes of the Pines that reflect its value as a Toronto and Lorne Park Summer Resort Company cottage:

- the site and form of the lot
- its mature trees
- the entire structure in and of itself
- its steep simple half-hipped gable roof
- its timber frame construction clad in wood block boarding and wood shingles
- its rectangular, simple, symmetrical plan
- its tall chimneys and random fenestration with simple wood surrounds
- its ground-hugging proportions and horizontal composition
- its variety of materials, textures and shapes referenced to the original construction
- its simple massing and form
- the outbuilding, believed to be original to the site, at the northeast corner of the lot

STATEMENT OF REASONS FOR DESIGNATION  
"The Pines", 863 Sangster Avenue

Key attributes of the Pines that reflect its value as an important link to the history of Lorne Park and William J. Davis:

- its location in Lorne Park, near the lake and Commons where the Davis family participated in sporting events

Key attributes of the Pines that reflect its evolutionary value:

- its enclosed verandas, with clustered windows flanked by smaller windows on the upper storey
- its rear addition in keeping with the scale of the original structure and secondary to it
- its scalloped wood siding that appears as fish scale shingles

Key attributes of the Pines that reflect its contextual value:

- its location near the lake and fronting the "Commons," within the original lot pattern of the Park
- the compatibility of the siting of the structure in relation to the mature trees
- its scale and massing that are compatible with the other structures on the street
- the location of the structure within the boundary of the lot, whereby an open space is created to the south of the building, connecting the property to the lakefront