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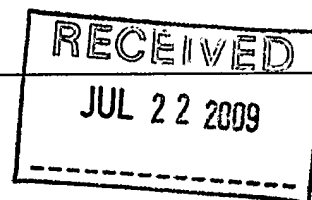
Corporate Services Department
Legislative Services Division
Office of the City Clerk

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

FAX: 905-615-4181
www.mississauga.ca



Leading today for tomorrow



VIA REGISTERED MAIL
Maurice J. Neirinck & Associates
Attention: Michael G. McQuade
20 Adelaide Street East, Suite 1100
Toronto, ON M5C 2T6

Dear Mr. McQuade:

Re: Heritage Designation – Bickell Estate Residence
1993 Mississauga Road, Ward 8
Your Client: Silvana Rehani, the owner of the property
Clerk's File: CS.08.MIS

We are enclosing herewith for your retention, a copy of By-law 0229-2009 passed by Council on July 8, 2009 designating the property located at 1993 Mississauga Road as being of cultural heritage value or interest under the *Ontario Heritage Act*.

Thank you,

A handwritten signature in cursive script that reads "Jessica Reid".

Jessica Reid
Legislative Coordinator
Phone: 905-615-3200 Ext. 5423
E-Mail: Jessica.Reid@mississauga.ca

Encl.

- c.c. Ontario Heritage Trust, 10 Adelaide Street East, Toronto, ON M5C 1J3 (VIA REGISTERED MAIL) (w/enclosure)
Paul Mitcham, Commissioner of Community Services (w/enclosure)
Mark Warrack, Heritage Coordinator, Community Services (w/enclosure)
Tim Gallagher, Supervisor Permit Administration, Planning & Building (w/enclosure)
Councillor Katie Mahoney, Ward 8 (w/enclosure)



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER . 0229-2009

A By-law to designate the Bickell Estate Residence
located at 1993 Mississauga Road
as being of cultural heritage value or interest

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 Bickell Estate Residence located at 1993 Mississauga Road, 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 October 26, 2007 by way of letter dated October 25, 2007 from one person;

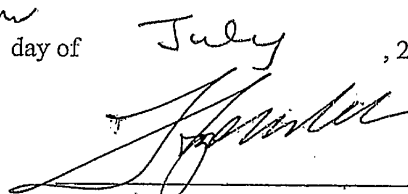
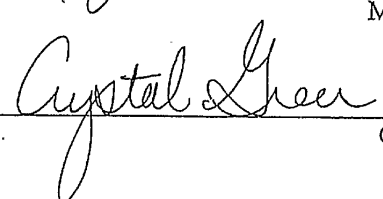
AND WHEREAS on May 13, 2009 the City Clerk's Office received notice that the objector withdrew their objection to the proposed heritage designation;

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, known as the Bickell Estate Residence located at what is municipally known as 1993 Mississauga Road, 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 0.18, as amended.
2. That the reasons for designating the property known as the Bickell Estate Residence located at 1993 Mississauga Road, 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 1993 Mississauga Road in the proper land registry office.

ENACTED AND PASSED this 8th day of July, 2009.

APPROVED AS TO FORM City Solicitor MISSISSAUGA KEZ Date July 6 09
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MAYOR

CLERK

SCHEDULE 'A' TO BY-LAW 0229-2009

Summary: Part of Lots 9 and G and Part of the Mill Block, Range 3 Credit Indian Reserve
(To be designated under the Ontario Heritage Act)

(Ward 8, City Zone 16, in the vicinity of Mississauga Road and Shawanaga Trail)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed part of Lots 9 and G and part of the Mill Block, Range 3 Credit Indian Reserve, of the said Township, designated as Part 2 on a Plan of Survey deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as Plan 43R-20984, SAVE AND EXCEPT Parts 1 and 2 on a Plan of Survey deposited in the said Registry Office as Plan 43R-21197 and Part 1 on a Plan of Survey deposited in the said Registry Office as Plan 43R-21036 .



Alnashir Jeraj
Ontario Land Surveyor

SCHEDULE 'B' TO BY-LAW NO. 0229-2009

DESIGNATION STATEMENT

Bickell Estate Residence, 1993 Mississauga Road

Description of Property – Bickell Estate Residence, 1993 Mississauga Road

The Bickell Estate Residence is a multilevel mansion located on the northeast side of Mississauga Road, north of the Queen Elizabeth Way.

Statement of Cultural Heritage Value or Interest

The Bickell Estate Residence has cultural heritage value as a rare and unique example of the early twentieth century Spanish Eclectic, or Mission style in Mississauga. The Bickell Residence and Service Building, to the northwest, are the only examples of the early Spanish Eclectic, or Mission style in Mississauga. The Bickell Residence is also a unique example of the style, within the context of a former multiple building estate property, highly visible from Mississauga Road.

The Bickell Estate Residence has cultural heritage value because it displays a high degree of craftsmanship and artistic merit. Exterior and, based on images, interior detailing, demonstrate skill and artistic expression.

The Bickell Estate Residence's cultural heritage value lies in its association with John Paris Bickell. Bickell was significant in the early twentieth century not only to the local community but also nationally. He was known as "Canada's richest bachelor" and is legendary for becoming a millionaire by age thirty. He made his initial money in the brokering and, shortly thereafter, the mining business. He was President of McIntyre Porcupine Mines. He supplied aircraft during World War II with England's Ministry of Aircraft Production, and was President and Chairman of Victory Aircraft in Malton. He helped finance the St. Pat's hockey club, forerunner to the Maple Leafs, and Maple Leaf Gardens. Bickell has been inducted into both the Mining and Hockey Halls of Fame. He founded Camp Bickell and the McIntyre Community Building, Timmins, an arena for miners. He sat on many boards and was an active philanthropist, funding such organizations as the Art Gallery of Toronto (now Ontario). At his request, the Bickell Foundation was established upon his death. Half of its funds support the Hospital for Sick Children, while the remainder fund a variety of causes including mining scholarships and artistic endeavours.

The Bickell Estate Residence's cultural heritage value lies in its association with mining financier Allen Elias Rosen and developer Bruce McLaughlin. Rosen was an important businessman who entertained many dignitaries at the subject estate. McLaughlin was an important developer in Mississauga's history. He developed much of Mississauga's "City Centre," including Square One Shopping Centre.

The Bickell Estate Residence has cultural heritage value as it yields information that contributes to an understanding of 1920s and mining prosperity, as well as to the adjacent Mississauga (sic) Golf & Country Club culture. The Bickell Estate is a product of the wealth and romanticism that have come to epitomize the "roaring twenties." Its creation and subsequent ownership is also a product of mining industry fortune. As one of the first permanent estates around the Mississauga Golf & Country Club, it yields information about the role of the club in stimulating local development and residency.

The Bickell Estate Residence's cultural heritage value lies in its association with its architect Murray Brown. Brown is a notable architect that designed a variety of structures. These include Postal Station K in Toronto and many Famous Players theatres, including Port Hope's Capital Theatre.

The Bickell Estate Residence's cultural heritage value lies in its association with its artist Alexander Scott Carter. Carter is a well-known heraldic artist. His artistry ornaments sites across the province, including many notable works at the University of Toronto.

DESIGNATION STATEMENT

Bickell Estate Residence, 1993 Mississauga Road

The Bickell Estate Residence's cultural heritage value lies in the fact that it is a landmark that defines, maintains and supports the character of the area, and is physically, functionally, visually and historically linked to its surroundings. It set the lavish tone for the area and continues to maintain and support that character. It is linked to the Mississauga Golf & Country Club and to the other wealthy estates located in and around this amenity.

Description of Heritage Attributes

Key attributes that reflect the Bickell Estate Residence's value as a rare and unique example of the early twentieth century Spanish Eclectic, or Mission style in Mississauga as can be viewed from Mississauga Road:

- its multiple levels
- its red tile and copper roofing and rainwear materials (eavestroughs, scuppers, and downspouts)
- its asymmetrical composition, including overall form, gable and window placement, as well as varied sizes and shapes of windows
- its red-tiled and/or elaborated chimney tops
- its low pitch roofs with minimal overhang
- its round arches, including doorways, windows, blind arches and chimney tops
- its tower
- its main entry portico
- its sconces and grills, including window and balcony/balconet grills
- its stucco walls
- its asymmetrical placement of windows
- its horizontal emphasis (from street view)
- its Mission style contours
- its Renaissance-inspired Classical detailing, including pilasters interspersed by carved swags on the one-storey northeast wing front facade

Key attributes that reflect the Bickell Estate Residence's value as a display of a high degree of craftsmanship and artistic merit:

- its sculptural decoration including heraldic carvings, decorative exposed roof rafter ends, decorative stone work/accents, swags, pilasters, entablature and base mouldings
- its exterior doors, door and window surrounds, window headers and lintels
- its decorative brick headers over the windows
- its grillwork, including sconces, as well as balcony/balconet and window grills, brackets, decorative or otherwise
- its balcony shapes and forms
- its chimney detailing, including lintels at openings, sculpted profiles, contrasting colours
- its stucco finish and texture
- its brickwork, including the base around the main entry and the northeast wing

Key attributes that reflect the Bickell Estate Residence's association with John Paris Bickell:

- its opulence and extravagance
- its lavish materials, including copper and stone

Key attributes that reflect the Bickell Estate Residence's association with Allen Elias Rosen and Bruce McLaughlin:

- the modifications made under their ownerships, garages on the residence and the replacement of the Classical style porch with a Spanish style one (these are McLaughlin)

Key attributes that reflect the Bickell Estate Residence's value as a contributor to our understanding of 1920s and mining prosperity, as well as the culture of Mississauga Golf & Country Club area development:

SCHEDULE 'B' TO BY-LAW NO. 0229-2009

DESIGNATION STATEMENT

Bickell Estate Residence, 1993 Mississauga Road

- its opulence and extravagance
- its lavish materials, including copper and stone
- its romantic style of architecture
- its playful details, including whimsical decoration, such as grillwork and carving
- its location adjacent to the Mississauga Golf & Country Club at the top of bank overlooking the Credit River Valley
- its hilltop placement and height that allows inhabitants to overlook the Mississauga Golf & Country Club
- its circle driveway, with two access points, suitable for chauffeured traffic, emphasized by defining stone gateposts and dry-laid stone walls at Mississauga Road

Key attributes that reflect the Bickell Estate Residence's association with architect Murray Brown:

- its entire original design and detail, including form, massing, finishes and layout, which includes placement of structure on edge of steep valley and its relationship to the road

Key attributes that reflect the Bickell Estate Residence's association with heraldic artist Alexander Scott Carter:

- its exterior decoration/ornamentation

Key attributes that reflect the Bickell Estate Residence's contextual value:

- its location on Mississauga Road adjacent to the Mississauga Golf & Country Club and near other estates
- its visibility from the road
- the mature trees and vegetation on the property
- the low Credit Valley dry-laid stone wall at the road's edge
- its placement on the top of bank overlooking the Credit River valley
- its relationship to extant structures and features of the former Bickell Estate