



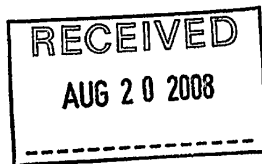
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CERTIFIED A TRUE COPY

Crystal Greer
CRYSTAL GREER, CITY CLERK
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0263-2008

A By-law to designate the Bickell Estate
Service Building located at 2025
Mississauga Road 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;

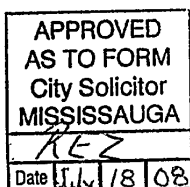
AND WHEREAS Notice of Intention to designate the Bickell Estate Service
Building located at 2025 Mississauga Road, in the City of Mississauga, has been duly
published and served, and an objection to the proposed heritage designation was received by
the Clerk of The Corporation of the City of Mississauga on October 25, 2007 by way of
letter dated October 24, 2007 from one person;

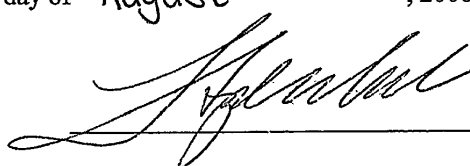
AND WHEREAS on July 9, 2008 the City Clerk's Office received notice that the
objector withdrew their objection to the proposed heritage designation;


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 Service Building located at what is municipally known as 2025 Mississauga Road, in the 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 known as the Bickell Estate Service Building located at 2025 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 2025 Mississauga Road in the proper land registry office.

ENACTED AND PASSED this 6 day of August, 2008.




MAYOR

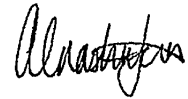

CLERK

SCHEDULE 'A' TO BY-LAW 0263-2008

Summary: Part of Lot 9, 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 of Part of Lot 9, Range 3 Credit Indian Reserve, of the said Township, designated as Part 3 on a Plan of Survey deposited in the Land Registry Office for the Registry Division of Peel (No.43) as Plan 43R-20984 and Part 1 on a Plan of Survey deposited in the said Registry Office as Plan 43R-21036.



Alnashir Jeraj
Ontario Land Surveyor

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST
2025 MISSISSAUGA ROAD, IN THE CITY OF MISSISSAUGA**

That the property known as the Bickell Estate Service Building, at 2025 Mississauga Road, 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 – Bickell Estate Service Building, 2025 Mississauga Road. The Bickell Estate Service Building, which is part of the larger Bickell Estate, is located on the northeast side of Mississauga Road, north of the Queen Elizabeth Way. It includes a multi-vehicle garage with living quarters originally intended for the service staff, and heating system for both this structure and the main house.

Statement of Cultural Heritage Value or Interest

The Bickell Estate, which includes the Service Building, the tennis court lot and the main house, has cultural heritage value as a rare and unique example of the early twentieth century Spanish Eclectic style in Mississauga. The Bickell Estate is the only example of the early Spanish Eclectic style in Mississauga. The Service Building was designed to compliment the main house, located to the southeast, also in the Spanish Eclectic style. These two structures which form the estate, are the only examples of this style in Mississauga.

The Bickell Estate has cultural heritage value because it displays a high degree of craftsmanship and artistic merit. Exterior and interior detailing, demonstrate skill and artistic expression. The design, massing and materials of this building, all of high quality, signify the importance of integrating a secondary building within the context of the overall estate design.

The Bickell Estate'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's cultural heritage value lies in its association with its former owners mining financier Allen Elias Rosen and developer Bruce McLaughlin. 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 has cultural heritage value as it yields information that contributes to an understanding of domestic and related services that were the product of 1920s and mining prosperity, as well as to the adjacent Mississauga (sic) Golf & Country Club culture. The Bickell Estate Service Building is a product of the wealth and romanticism that have come to epitomize and exceed the extravagance related to the "roaring twenties." More specifically, the Service Building yields information that contributes to an understanding of the respectful domestic service quarters and opulent vehicle service and storage area that were part of an elaborate 1920s lifestyle.

The Bickell Estate'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's cultural heritage value lies in its presumed 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.

The Bickell Estate's cultural heritage value lies in the fact that it contributes to defining, maintaining and supporting the character of the area, and is physically, functionally, visually and historically linked to its surroundings. It contributes to setting the lavish tone for the area and continues to maintain and support that character. It is linked to the Bickell Estate Associative Landscape, 2009 Mississauga Road, Residence, 1993 Mississauga Road, 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 exterior of the Bickell Estate Service Building's value as a rare and unique example of the early twentieth century Spanish Eclectic style in Mississauga:

- its red tile roofs¹
- its asymmetrical composition, including overall form, gable and window placement, as well as varied sizes and shapes of windows on all elevations
- its red-tiled and/or elaborated chimney tops
- its low pitch roofs with minimal overhang
- its round arches, including windows and chimney tops
- its grills, including window and balcony/balconet grills
- its stucco walls

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

- its sculptural decoration including heraldic carvings, sculpted faces on the exposed roof rafter ends, decorative stone work/accents
- its doors, door and window surrounds, window headers and lintels and window base mouldings
- its decorative brick headers over the windows
- its shutters
- its grillwork, as well as balcony/balconet and window grills, brackets, decorative or otherwise
- the shape and form of the balcony including its decorative railing
- its chimney detailing, including sculpted profiles and contrasting colours
- its stucco finish
- substantial number of original windows
- garage door openings and decorative trim
- its materials, including copper and stone, such as, but not limited to, copper eavestroughs, leaders and leader straps, as well as stone surround of the main door and window sills

Key attributes that reflect the exterior of the Bickell Estate Service Building's value as a contributor to our understanding of the domestic support services afforded by 1920s and mining prosperity, as well as the culture of Mississauga Golf & Country Club area development:

- its playful details, including zigzag carving on garage door surrounds and whimsical decoration, including grillwork and carving
- its relationship to the other components of the former Bickell Estate
- its location adjacent to the Mississauga Golf & Country Club
- its hilltop placement and height that allows inhabitants to overlook the Mississauga Golf & Country Club

¹ It is unclear as to whether the red tile roof is the original roof and it is currently in disrepair. The roof may be repaired and/or replaced upon the owner receiving a heritage permit.

Key attributes that reflect the exterior of the Bickell Estate Service Building's association with architect Murray Brown:

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

Key attributes that reflect the exterior of the Bickell Estate Service Building's presumed association with heraldic artist Alexander Scott Carter:

- its decoration/ornamentation

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

- its location on Mississauga Road adjacent to the Mississauga Golf & Country Club and near other estates
- its setback from the road
- its placement on the top of the bank overlooking the Credit River valley
- its relationship to extant structures and features of the former Bickell Estate