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May 7, 2010

VIA REGISTERED MAIL

Orlando Corporation
Attention: Gary Kramer
6205 Airport Road
Mississauga, ON L4V 1E3

VIA REGISTERED MAIL

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

Re: Amendment to Heritage Designation By-law
Forster-Finan House, 820 Britannia Road West
File: CS.08.BRI Ward 6

Subsequent to our letter dated January 25, 2010, our Legal Counsel had issues with registration on title of By-law 0009-2010 due to changes in the legal description of the property. Accordingly, a new Amending By-law was passed by Council on April 28, 2010 which also repealed By-law 0009-2010.

Please retain the enclosed By-law 0107-2010 passed by Council on April 28, 2010, a By-law to amend the Heritage Designation By-law 436-90 for the property located at 820 Britannia Road West, to revise the Heritage Impact Statement to reflect the owner's conservation efforts and the current building fabric, to revise the legal description of the property, and to repeal By-law 0009-2010.

Regards,


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

Enclosure: Copy of By-law 0107-2010

c.c. Councillor Carolyn Parrish, Ward 6 (w/enclosure)
Paul Mitcham, Commissioner of Community Services (w/enclosure)
Susan Burt, Director of Culture Division (w/enclosure)
Paula Wubbenhorst, Acting Senior Heritage Coordinator, Culture Division (w/enclosure)
Fernando Mores, Project Coordinator, Facilities & Property Management (w/enclosure)





THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER *0101-2010*

A By-law to Amend By-law 436-90 a Heritage Designation by-law for the Forster-Finan House located at 820 Britannia Road West

WHEREAS Section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended, provides that the Council of a municipality shall pass a by-law to repeal a by-law, or any part thereof, designating a property under section 29, if the owner of the property has applied in writing to the council for consent to the demolition or removal of a building or structure on the property and the council consents to the application;

AND WHEREAS on May 25, 2009, the owner of the Forster-Finan House located at 820 Britannia Road West, in the City of Mississauga (the "Property") requested permission from the City of Mississauga ("City") to remove the rear portion of the Forster-Finan House and to rebuild the rear portion and renovate the original house located on the Property, which was approved by the Council of The Corporation of the City of Mississauga ("Council") Resolution 0139-2009 dated July 8, 2009;

AND WHEREAS the owner's conservation efforts have since clarified the City's understanding of the building fabric and by Resolution 0284-2009 dated December 9, 2009, Council approved revisions to the Heritage Designation Statement under "Appendix 2";

AND WHEREAS written notice of Council's consent to the alterations to the Property and written notice of the proposed amendment to the designating by-law for the Property, have been duly published and served, and no notice of appeal has been received by the City Clerk;

AND WHEREAS the legal description of the Property has changed as a result of a deposit of a reference plan;


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

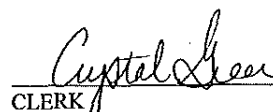
1. That Schedule 'B' of By-law 436-90 be and is hereby repealed and replaced with the document attached hereto and referred to as "Schedule A".
2. That Schedule 'A' of By-law 436-90 be and is hereby repealed and replaced with the document attached hereto and referred to as "Schedule B".
3. That the City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the 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 the City Solicitor is hereby directed to register a copy of this By-law against the Property as described in Schedule "A" in the proper land registry office.

5. That Schedules "A" and "B" attached hereto form an integral part of this By-law.
6. That By-law 0009-2010 be and is hereby repealed.

ENACTED AND PASSED this 28th day of April, 2010.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
D.			
Date	2010	04	14


MAYOR


CLERK

SCHEDULE "A" TO BY-LAW NO. 434-90

Legal Description

PIN: 13189-0215 (LT)

Legal Description: Part of Lot 5 in Concession 2 West of Hurontario Street being parts 12 and 16 on Reference Plan 43R30772, Mississauga and subject to instrument TT101454, City of Mississauga, Regional Municipality of Peel.

SCHEDULE "B" TO BY-LAW NO. 436-90

DESIGNATION STATEMENT
Forster House, 820 Britannia Road West

Description of Property – Forster House, 820 Britannia Road West

The Forster House is a two storey Georgian style farmhouse located on the south side of Britannia Road, west of Mavis Road.

Statement of Cultural Heritage Value or Interest

The Forster House's cultural heritage value lies in it being a representative example of Georgian style architecture that displays a high degree of craftsmanship and artistic merit. The house exemplifies the symmetry, order, materials and formality of the Georgian style.

The Forster House has direct associations with the Forster family, significant for being area pioneers. James Forster and his family immigrated to the area from Brampton, England, in 1828. James was the first owner of the subject property. His son John presumably built the subject house after acquiring the property in 1848. John's children were active community members, one became Oakville Reeve/Mayor and another was Superintendent of the Queen Street Mental Hospital. The property also yields information that contributes to an understanding of nineteenth century farming.

The Forster House is a landmark that is important in defining the historical character of the immediate area. It is historically and physically linked to Meadowvale Village and the mostly lost village of Britannia. John Forster was active in the Britannia Church and Meadowvale School. His family was active in the Meadowvale Band.

Description of Heritage Attributes

Key attributes of the Forster House that reflect its high degree of craftsmanship and artistic merit and its value as a representative example of the Georgian style:

- the symmetrical and ordered arrangement of the windows across the façade and sides
- its five bay front façade
- its rectilinear plan
- its double hung sash windows in their original location on the front and side facades
- the small size of the windows (relative to other historic periods)
- its pair of internal chimneys, symmetrically placed near the gable ends
- the shutters of accurate width and proportion for the window size
- its medium pitch roof
- the quarter-round windows on the south side
- its shallow moulded wood cornice at the eaves
- the gable returns
- its Classical detailing:
 - the wood window sills
 - its projecting wood frontispiece with Doric pilasters, entablature, plain frieze and dentils
 - the wood moulded door casing with thin Doric pilasters that extend to the top of the transom light, the transom light, sidelights, paneled baseboards and all other mouldings
- its red brick walls comprised of hand moulded red brick
- the Flemish bond brick pattern on the north, south and west faces
- its Credit Valley stone foundation
- its rear one storey "tail" to the building which originally would have been an important functioning service area of the house
- its centre hall plan
- the main entry hall cast iron ceiling moulding, patterned with acanthus leaves
- the wood staircase, including balustrade, balusters, handrail and newel post

- the original internal doors and their casings
- the original internal window surrounds
- the Classical wood mantle and projecting chimney breast
- original built-in cabinets
- the original baseboards

Key attributes of the Forster House that reflect its association with the Forster family:

- its location, near to the original Canadian Forster farm and on original Forster property
- its proximity to other areas in Peel, Halton and Toronto where the Forsters lived and contributed

Key attributes of the Forster House that yield information that contributes to an understanding of nineteenth century farming:

- its rural orientation, i.e. not facing a road as an urban house would
- its location in an originally farming area
- its location near the crest of a hill providing a view to the Credit River

Key attributes of the Forster House that reflect its physical and historical link to Britannia and Meadowvale Village:

- its location near to Meadowvale Village and the area that once served as the village of Britannia

Key attributes of the Forster House that make it a landmark:

- its large size
- the generous open space that surrounds it
- its proximity to Britannia Road West