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JAN 12 2015

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

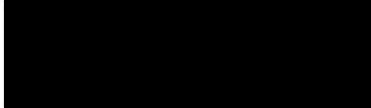


RECEIVED

Leading today for tomorrow

January 6, 2015

VIA REGISTERED MAIL



Re: **T.I. Bowie Medical Hall**  
**264 Queen Street South, Mississauga, ON, Ward 11**  
**Office of the City Clerk File: CS.08.QUE**

I am enclosing, for your retention, a copy of By-Law 0276-2014 passed by Mississauga City Council on December 17, 2014 designating the property located at 264 Queen Street South as being of cultural heritage value or interest under the *Ontario Heritage Act*.

Sincerely,

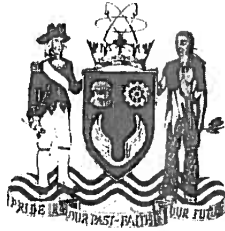
Mumtaz Alikhan  
Legislative Coordinator  
Phone: 905-615-3200, ext. 5425  
E-Mail: [Mumtaz.Alikhan@mississauga.ca](mailto:Mumtaz.Alikhan@mississauga.ca)

Encl: Copy of By-law 0276-2014

cc:

(by email) Councillor George Carlson, Ward 11  
Paul Mitcham, Commissioner of Community Services  
Marcia Taggart, Legal Counsel  
Paul Damaso, Acting Director, Culture Division  
Paula Wubbenhorst, Senior Heritage Coordinator  
Laura Waldie, Heritage Coordinator  
Crystal Greer, Director of Legislative Services and City Clerk  
Diana Rusnov, Manager of Legislative Services and Deputy Clerk  
Mark Warrack, Acting Manager, Culture and Heritage Planning

✓ cc (by registered mail)  
Jim Leonard, Registrar, Ontario Heritage Trust, Heritage Programs & Operation,  
10 Adelaide Street East, Toronto, ON, M5C 113



CERTIFIED A TRUE COPY

DIANA RUSTHOV, DEPUTY CLERK  
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0276-2014

A By-law to designate the T.I. Bowie Medical Hall  
located at 264 Queen Street South  
as being of cultural heritage value or interest

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.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 T.I. Bowie Medical Hall located at 264 Queen Street South, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Clerk of The Corporation of the City of Mississauga;

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 T.I. Bowie Medical Hall located at what is municipally known as 264 Queen Street South, 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 O.18, as amended.
2. That the reasons for designating the property known as the T.I. Bowie Medical Hall located at 264 Queen Street South, 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 264 Queen Street South as described in Schedule 'A' in the proper land registry office.

ENACTED AND PASSED this 17 day of December, 2014.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MJT			
Date	10	12	14

Bonnie Cronbie  
MAYOR

Crystal Green  
CLERK

SCHEDULE 'A' TO BY-LAW 0276-2014

**Summary:** All of Lot 3, Block 1, Plan STR-4 Streetsville bounded by Queen Street South, Thomas Street, Victoria Street and William Street (aka Barry Avenue)  
(To be designated under the Ontario Heritage Act)

(Ward 11, City Zone 39E, in the vicinity of Queen Street South and Thomas Street)

**Legal Description:** In the City of Mississauga, Regional Municipality of Peel, Province of Ontario and being composed of all of Lot 3, Block 1, Plan STR-4 Streetsville bounded by Queen Street, Thomas Street, Victoria Street and William Street (aka Barry Avenue).

Alnashir Jeraj  
Ontario Land Surveyor

**DESIGNATION STATEMENT**

**T.I. Bowie Medical Hall, 264 Queen Street South**

**Description of Property - T.I. Bowie Medical Hall, 264 Queen Street South**

The T.I. Bowie Medical Hall is a mid to late 19<sup>th</sup> century structure, located on the west side of Queen Street, south of Thomas Street, in the former village of Streetsville.

**Statement of Cultural Heritage Value or Interest**

The T.I. Bowie Medical Hall has historical/associative value as it has direct associations with activities that were significant to the community including the provision of early telephone service and health care; it has direct associations with people who were significant to the community, including J.E. Wilkinson, R.H. McClung, and Dr. T.I. Bowie. The property yields, or has the potential to yield, information that contributes to an understanding of Streetsville in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

The T.I. Bowie Medical Hall has physical/design value as an early example of late 19<sup>th</sup> century mixed use commercial/residential architecture. The portico displays a high degree of craftsmanship and artistic merit.

The T.I. Bowie Medical Hall has contextual value as it defines, maintains and supports the character of Streetsville's historic streetscape from a time when Streetsville played a role in serving the needs of the late 19<sup>th</sup>/early 20<sup>th</sup> century rural farming community. The property has value as it serves to define purpose-built mid to late 1800s architecture. Specifically, the structure was built for both commercial and residential use. It helps to define how people lived and worked in the area. Further, the T.I. Bowie Medical Hall remains physically, visually and historically linked to its surroundings.

**Description of Heritage Attributes**

Attributes of the T.I. Bowie Medical Hall that reflect its historical or associative value:

- its location within the village of Streetsville;
- its proximity to and visibility from other historic buildings on Queen Street South, specifically, but not limited to, the United Church, Lee Funeral home, the former Falconer's General Store, the Franklin House, the Odd Fellow's Hall;
- its two-storey massing, which is reflective of mid to late 19<sup>th</sup> century rural village commercial buildings;
- its recessed front commercial entrance way, which is reflective of local mid to late 19<sup>th</sup> century rural village commercial buildings;
- the open space between the sidewalk and the portico;
- the relationship between the commercial entrance and the sidewalk.

Attributes of the T.I. Bowie Medical Hall that reflect its physical/design value:

- its two-storey massing;
- its underlying symmetrical composition;
- its red brick façade;
- its rubble stone foundation;
- its rectangular plan;
- its gable roof, with the end gable facing Queen Street South;
- its recessed entranceway, on the ground floor, which leads into the historically commercial section of the structure;
- its transom topped commercial entrance door;
- its slightly arched headed wood windows which are capped with segmentally arched red brick voussoirs or stone lintels;

- its single/double hung wood windows;
- its two-over-two windows;
- its one-over-one windows;
- its ten-over-one window;
- its stone sills;
- its functional wood shutters, which were removed sometime in the recent past, which should be replicated/restored;
- its exterior chimney on the main structure's north wall;
- its square, two-storey, red-brick portico;
- its stone cap, which wraps around the portico at the intersection of the red-brick and the wood shiplap/vinyl/aluminum siding;
- its decorative red-brick corbels, located on the portico, that cascade down to a point;
- its opening in the south wall of the portico, with its stone lintel and stone header which is supported, and/or decorated, with two white, wood columns that are situated at the extreme ends of the opening, which allows light and air to penetrate into the portico enclosure;
- its decorated arched brick detail, on the entry into the portico, which is embellished with a combination of protruding red-brick and, historically what appears to have been protruding rough stone, between the two layers of flush red-brick work;
- the portico's red-brick interior;
- its small, divided wood window, located on the east wall of the portico, to the north of the arched entryway, which is capped with a stone header, which appears to match the header and lintel of the south-wall opening
- its small, divided wood window, located on the east wall of the portico, to the north of the arched entryway which is divided into three sections; being a horizontal transom-like section, in a five-over-five configuration, which sits above two rectangular lites;
- its small, divided wood window, located on the east wall of the portico, to the north of the arched entryway, with its wood muntin bars. Specifically its horizontal wood muntin bar which is embellished with decorative wood carving;
- the open space between the portico and the sidewalk;
- its mid-section, which, like the front-section of the building, is a rectangular, two-storey red brick structure, set on a ninety-degree angle to the front-section of the structure;
- its mid-section which on the south façade juts out from behind the front-section of the building and on the north façade sits flush with the front-section of the building;
- its mid-section with its wooden fire escape on the west wall.
- the massing of the post-1939 addition, on the west end of the building.

Attributes of the T.I. Bowie Medical Hall that give it contextual value:

- its location on Queen Street South within the historical commercial core of the early community;
- its visibility from Queen Street South;
- its relationship to the neighbouring historical United Church and historical Lee Funeral Home;
- its proximity to other heritage properties in the area.