Heritage Impact Assessment of the Property at 800 Hydro Road and of the Vicinity, Mississauga

by Paul Dilse, Heritage Planning Consultant
with Photography by Paul Till

for the Property Owner and the City of Mississauga

February 27, 2019; revised June 18, 2020

View looking from
Lakefront Promenade Park headland
eastward across development site
to downtown Toronto skyline

Acknowledgements

The author appreciates the assistance of the following people in conducting his research:

- Lisa Casselman, Survey Records Clerk, Ontario Ministry of Natural Resources and Forestry;
- Dan Hannaford, President, South Peel Rod & Gun Club;
- Lorraine Longmuir, Program Manager, Rose Hercia, Program Manager, and Catherine Smith, Real Estate Section, Regional Municipality of Peel;
- Maurice Luchich, Senior Planner, and Arleigh Hack, Planner, Glen Schnarr & Associates Inc.;
- Brian Sutherland, Project Manager, Lakeview Community Partners Ltd.;
- Matthew Wilkinson, Historian, Heritage Mississauga; and,
- Paula Wubbenhorst, Heritage Planner, City of Mississauga.

Heritage Impact Assessment of the Property at 800 Hydro Road and of the Vicinity, Mississauga

Background and Purpose of the Assessment

In 2005, the City of Mississauga adopted recommendations from a city-wide survey of cultural landscapes by The Landplan Collaborative Ltd. and its associates. Among the cultural landscapes that were identified and described were the Arsenal Lands and the Water Tower there, the Lakeview Generation Plant and its four smokestacks called the Four Sisters, and Lakefront Promenade and the views it affords of the Mississauga shoreline.

The Arsenal Lands and the Water Tower were described as follows:

> "In World War I, Canada's first aerodrome and flying school was established on the Arsenal Lands by the Curtis Aeroplane Company (later supplanted by Malton/Pearson). Between 1917 and 1919, the area was used as a training centre for the Cadet Wing of the Royal Flying Corps. In World War II, the Canadian Small Arms School, a rifle range, and a munitions plant operated by Small Arms Limited occupied the Arsenal Lands. The water tower, perimeter fence, administrative building, rifle range and semi-subterranean rifle range in the form of a concrete bunker are the last visible remnants of the former uses of this site. Hydro One and the Police Cadet Training School presently occupy the administrative building, and the semi-subterranean rifle range is still used by a private gun club. Now primarily a park and open space, the Arsenal Lands are associated with both the natural environment and with significant historical developments.
>
> "The water tower is the last visible remnant of the former munitions plant that occupied this site. It is a significant cultural feature because it reminds the citizens of Mississauga of an important period in history and specifically a former industry that helped to shape and define the City as it is known today."

The description for the Lakeview Generation Plant said:

> "The Lakeview Generating Station is one of five hydro generation plants along the north shore of Lake Ontario. Lakeview is a highly visible landscape feature from the air, from well out on Lake Ontario, and from much of the lake shore area of Mississauga. The strong architectural massing of the building, coal piles and loading terminal creates a

distinct zone in the Lakeshore Road area, around which other industrial and recreational activities have developed. The site is symbolic of industrial development and the history of power generation in the Province of Ontario.

"While the Lakeview Generating Station's precinct is relatively confined, the visual impact of its four smoke-stacks has an expansive and distinct impact on the appearance of the surrounding cultural landscape and identifies Mississauga over a greater area than any other specific cultural feature in the city save, perhaps, Pearson Airport. The strong architectural massing, prominent outline of the building and the 'four sisters' create a distinct viewshed along the Lake Ontario shoreline. The landmark stacks are used as a navigational reference point by vessels on Lake Ontario and are symbolic of industrial development and the history of power generation in the province of Ontario."

Lakefront Promenade and views from it were described thus:

"One approach to increasing recreational opportunities along the developed shorelines of Lake Ontario in the 1960's, 1970's and 1980's was to use surplus fill from construction sites to create artificial islands, points and lagoons at strategic locations along the urbanized part of the shoreline. Ontario Place, Tom Thompson Park and Bluffers Park [in Toronto] are a few examples. One of the more successful of these lakefill projects is Lakefront Promenade, designed by Hough Stansbury Woodland Associates of Toronto. This artificial land mass increased the shoreline length providing new protected beaches, small craft harbours, boat launches and several passive recreation areas for picnicking, sunbathing and walking. Changes in landscape aesthetics has allowed some of the shoreline areas to be naturalized providing better habitat for shore birds, mammals and fish. Although it is unlikely that similar developments will occur along the shoreline in the future, Lakefront Promenade is recognized for its landscape architectural and engineering achievements and for its significant contribution to the recreational opportunities along the Lake Ontario shoreline.

"The outer edge of Lakefront Promenade Park provides wonderful views of the Mississauga shoreline. Views to the east from the shore trail have the Lakeview Generating Plant in the foreground and terminate with the Toronto skyline in the background. Views to the west focus on shoreline areas of Port Credit and on clear days the south shore of the Lake around Hamilton. This area is a favorite location for photographers and those wishing to enjoy the panoramic views of the waterfront, the changes of season and special weather events."

Since adoption of the Cultural Landscape Inventory, the Lakeview Generating Station

located at 800 Hydro Road has largely been demolished. To the east of the former generating station, the "Indoor Rifle Range," "Outdoor Firing Range," Small Arms Inspection Building and Arsenal Lands' Water Tower have been protected through designation under the *Ontario Heritage Act*. The City continues to recognize Lakefront Promenade, which is situated west of the former generating station, as a cultural landscape.

The owner of the property at 800 Hydro Road, a consortium of five land development companies active in the Golden Horseshoe, plans to build a new mixed-use community called Lakeview Village on the site. The property owner is submitting a rezoning application and an application for draft plan of subdivision.

In accordance with the Provincial Policy Statement, the City of Mississauga has requested an evaluation of the proposed development's potential effect on the Indoor Rifle Range and Outdoor Firing Range, which are located on the adjacent property. The City has also asked for an assessment of any impact the proposed development could have on the Lakefront Promenade cultural landscape.

The heritage impact assessment serves to assess impact from the planned development on the designated Indoor Rifle Range and Outdoor Firing Range as well as on the Lakefront Promenade cultural landscape. The assessment also considers the cultural heritage significance of the few remaining built features at 800 Hydro Road. Last, the assessment discusses interpreting the history of the site and vicinity.

The following sections in the report respond to the terms of reference for heritage impact assessments in Mississauga and the terms of reference specifically for cultural landscape heritage impact assessments.

The Site's Location in Mississauga and Existing Land Use and Zoning

The development site at 800 Hydro Road, where the Lakeview Generating Station once stood, lies south of Lakeshore Road East and west of Dixie Road. Access to the 176-acre site is via Hydro Road (see Figure 1 in Appendix A).

At its northern end, the site reaches Lakeshore Road East. A Provincial plaque commemorating Canada's first aerodrome stands on the site near the southeast corner

of Lakeshore Road East and Hydro Road.

The site extends southward to the Lake Ontario shoreline, and the pier and breakwater on site project another 2,000 feet into the lake. The water lots add 18 acres to the site's 158 acres of land for the 176-acre total.

On the east, the site is bounded by the G.E. Booth (Lakeview) Wastewater Treatment Facility which the Region of Peel operates to process sewage and waste water coming from Bolton, Caledon East, Brampton and the eastern parts of Mississauga. The route from Lakeshore Road East into the plant, opposite Fergus Avenue, also provides access to the South Peel Rod & Gun Club which leases the Indoor Rifle Range on the Region of Peel property. A locked gate restricts entry to the club's long gravel laneway, terminating in a parking lot in front of the Indoor Rifle Range. Channelized Serson Creek, whose mouth is currently being redesigned by the addition of lake fill, flows through the Region's property to the west of the Indoor Rifle Range.

Farther east, at the foot of Dixie Road, lies Lakeshore Park which contains the Small Arms Inspection Building (now used by the City of Mississauga as a space for exhibits, events, educational programs and other cultural activities) and the Arsenal Lands' Water Tower. The Outdoor Firing Range bordering Lakeshore Park is found in the easternmost part of the grounds of the sewage treatment plant. Unlike the mowed lawn on the plant's western side, the eastern edge is characterized by meadow, forest and the shallow valley of Applewood Creek. Structures remaining at the Outdoor Firing Range are separated one from the other by a chain-link security fence for discouraging unlawful entry to the plant from the east. Lakeshore Park in Mississauga is contiguous with Marie Curtis Park in Toronto.

On the west, the site is bounded by parkland along Lakefront Promenade – a meandering route that links a series of City parks named Lakeview Park, Douglas Kennedy Park, A.E. Crookes Park, Lakefront Promenade Park and R.K. McMillan Park. Lakeview Park actually occupies the northwest part of the site: It is leased to the City. Beyond Lakeview Park, between Rangeview Road and Lakeshore Road East, are small factories.

A dedicated bicycle and pedestrian path, the Waterfront Trail, brushes the site and connects the parkland uses on either side of the site (Fig. 2).

Zoning in the vicinity matches existing land use as shown in Figure 3, but at the site itself the zoning reflects the former land use of the power generating facility.

The site's full legal description is a paragraph long. Principally, the site is contained within parts of Lots 7 and 8 of Concession 3, South of Dundas Street, in the former Toronto Township. A small piece of Lot 9 is also included. In addition to land, the legal description references water lots.

History of the Site and Environs

The following history of the use of the land at 800 Hydro Road on Lots 7 and 8 and in the vicinity is told chronologically in four thematic periods – 1) Indigenous Use; 2) Farm Use; 3) Military Use; and, 4) Industrial and Recreational Uses. Each thematic period describes the predominant land use at that time.

Indigenous Use, Prior to 1806

The Mississauga people, Ojibway-speaking Anishinaabeg who lived along the Mississagi River and the north shores of Lake Huron and Lake Superior, moved into Southern Ontario after the fur trade wars of the late 1600s. After the peace treaty of 1701 they established themselves along the north shores of the lakes from the Rouge River on Lake Ontario to Long Point on Lake Erie. In their seasonal migrations, the Mississauga fished, hunted, trapped game, harvested wild plants, and traded pelts with European fur traders in exchange for guns, iron axes, brass kettles, woven fabrics and other European products. In addition to their economic ties with Europeans, intermarriage between Anishinaabe women and European fur traders who lived with their wives and children in Anishinaabe camps cemented bonds between Indigenous and European cultures.

Following the American revolutionary war which had uprooted Americans who were supporters of the British Crown (United Empire Loyalists), the British government needed to resettle the refugees in British North America and wanted to increase population in their remaining land holdings. This meant dispossessing the Mississauga (and other Indigenous people near the American border) of their fishing, hunting and harvesting grounds. Through a series of land surrenders beginning in 1781, their territory was progressively diminished (Fig. 4). In 1806, the Mississauga lost 85,000 acres

of land along the lake between Etobicoke Creek and Burlington Bay except for reserves beside Twelve Mile Creek, Sixteen Mile Creek, the Credit River and Etobicoke Creek. Treaty Number 14 (the Head of the Lake Treaty) assured these reserves for " ... the people of the Missisagua Nation of Indians, and their posterity for ever." The development site lies within the area surrendered in 1806.

In 1818, the Mississauga lost the 648,000 acres in the interior of the Mississague Tract through Treaty No. 19 (Ajetance Treaty). And in 1820, their rights to the creek and river reserves were extinguished. They were left with 200 acres on the Credit River. Destitute, they accepted the invitation of the Six Nations of the Grand River to relocate to the southeastern part of their reserve (which before the American Revolutionary War had been their territory). Their descendants, the Mississaugas of the Credit First Nation, live there today.

Farm Use, 1806 to 1891

On the ceded lands, Samuel Street Wilmot, provincial land surveyor, laid out the southern part of Toronto Township in 1806 (Fig. 5). He used Dundas Street running east-west as the centre line. His survey, which became known as the Old Survey, created a grid of two concessions north of Dundas Street and three concessions south of Dundas Street (plus another really truncated concession at the lake). In his survey, Concession 3 South of Dundas Street had farm lots extending from the south side of the concession line (Lakeshore Road East) southward to the irregular shoreline. This third concession was, therefore, a concession with a broken front. Tenders for roadwork and bridges along the 33-foot-wide surveyed Lake Shore Road, a straightened alignment of the Road to York which followed a Mississauga trail and ran to the south, had appeared in 1804 in anticipation of settlement. Between Lots 5 and 6 in the concession, Wilmot drew a side road extending all the way to the lake (the side road which became Dixie Road terminates at Lakeshore Road East today). Wilmot's field notes described a stoney shore and a ten-foot bank along the lake from Lot 5 in the concession west to Lot 13. The land along the bank was clay, and the trees that grew there were pine, oak, white maple (silver maple) and some hickory.

The surrender and survey enabled the British Crown to release the land which had been communally held by the Mississaugas into the private real estate market.

Soon after Wilmot's survey, in 1809, the Crown issued a patent for 95 acres in Lot 7, Concession 3, South of Dundas Street to Thomas Lucas. He sold the lot to Hon. Samuel Smith (1756-1826), whose estate was at the mouth of Etobicoke Creek. Smith's purchase of Lot 7 in 1818 occurred while he was administrator of the Province of Upper Canada. In 1846, Smith's son, Samuel Boies Smith, sold the lot to Richard Cuthbert, a Toronto bookseller. In 1855, Richard Cuthbert sold the 95 acres in Lot 7 to Michael Barnes, a yeoman; and the next year Cuthbert received the Crown patent for the six-acre water lot in front of Lot 7. By 1859 when George R. Tremaine published his map of Peel County, Michael Barnes had erected a permanent farmhouse on Lot 7 (Fig. 6).

Although the history of land transfers in Lot 7 had begun in 1809, issuing the Crown patent for Lot 8, Concession 3, South of Dundas Street waited until 1855. Lot 8, set aside to benefit the Church of England, was one of the many scattered Clergy Reserves, which taken together comprised one-seventh of the land in Upper Canada. Within a few months of John Burnsides obtaining the Crown patent, he sold Lot 8 to James Neilson, a Toronto produce merchant.

In 1872, James Neilson exchanged Lot 8 for Walter Dalziel's 100 acres in Vaughan Township. In 1877 on J.H. Pope's map of the southern half of Toronto Township, Walter Dalziel is labelled as a non-resident on Lot 8 where a farmhouse had been built and an orchard planted (Fig. 7). In 1885, Walter Dalziel entered into an agreement with Joseph Owen, a Streetsville auctioneer, to pay down the mortgages on Lot 8. Owen sold Lot 8 to Hancocks Rennick, a Toronto grocer, in 1886.

In 1881, Mary Barnes, Michael Barnes' widow, defaulted on a mortgage taken on Lot 7 in 1861. Frederick Charles Denison paid off the mortgage, and became the owner of Lot 7.

Frederick Charles Denison (1846-96) practised law, acquired real estate, and represented a City of Toronto ward. As City Alderman, he promoted the extension of College Street westward to his family's land holdings – the Rusholme estate where he had been born. He also promoted the City's annexation of Rosedale, Riverside, and Brockton where the Denisons held land. He later became Member of Parliament for Toronto West. He was long active in the Canadian militia. In 1870, he joined the expedition to quell the Red River resistance in Manitoba. In 1884-85, he commanded a civilian force of Canadian boatmen in the expedition to British Sudan – Canadians' first military venture overseas as part of an imperial force.

Military Use, 1892 to 1957

The Ontario Rifle Association, established in 1868, practised on the Garrison Commons Rifle Range in the City of Toronto. By the late 1880s, the shooting of rifles there on the Toronto waterfront was conflicting with the growth of the city. The use of the Garrison Commons Rifle Range particularly conflicted with the expanding Toronto Industrial Exhibition and the new Dufferin Street wharf, and in 1891 the last prize meeting of the Ontario Rifle Association was held at the Garrison Commons Rifle Range. The City of Toronto found a new remote site on the Toronto Township waterfront as a safe place for shooting practice – Lot 8 in Concession 3, South of Dundas Street. In 1892, the City of Toronto purchased the property from Hancocks Rennick, entered into a lease with the federal government's Department of Militia and Defence which would manage the new range, equipped it, acquired a right-of-way from the Grand Trunk Railway line south to the site, and agreed to subsidize the rail fare for active militiamen travelling between Toronto and the new range. The new rifle range, operational by 1893, was named the Long Branch Rifle Ranges because of its proximity to the village of Long Branch in nearby Etobicoke Township. In 1896, the Department of Militia and Defence arranged to pay the Ontario Rifle Association an annual grant for maintaining and managing the Long Branch Rifle Ranges.

In addition to hosting shooting matches, the Long Branch Rifle Ranges more importantly offered training to militia who volunteered to serve in the British Empire's fight against the independent Afrikaner republics of the Transvaal and the Orange Free State in South Africa. The South African War, also known as the Boer War, of 1899-1902, marked the first time Canada would send soldiers overseas wearing Canadian uniforms into battle.

The ranges were extended considerably in 1902 so that there were 20 targets at 200 yards, 40 at 600 yards and 20 at 800 yards but still only four at 900 yards.

Conditions at, and transportation to, the ranges were described in an article *The Toronto Daily Star* published in 1906:

> "Just at present, however, the conditions at the Long Branch rifle ranges, where the two thousand or three thousand militiamen of Toronto and vicinity are supposed to receive training in the art of straight shooting, are somewhat discouraging to those who have at heart the best interests of the Canadian militia and its efficiency.

> "Some time ago a contractor was employed by the Government to make considerable alterations at the Long Branch ranges. He made the alterations, according to specifications, but he left the general contour of the ground around the butts in a state akin to chaos. As the indirect result only about half the targets at the main range (six hundred yards) are at the present time in satisfactory working order. ... It has also been discovered that the good shooting at some of the longer ranges is practically prohibitive, owing to the nature of the earthworks. ...
>
> "The conditions prevailing are especially unfortunate, because there were never such adequate means of transportation to the ranges as at present. The special trains of the Grand Trunk Railway, which had the unfortunate habit of leaving the city at inconvenient periods for some who wished to utilize the ranges, are now not the only means of getting out. The electric cars, departing every half hour or so, pass along Lake Shore road, just outside the gate of the ranges."

In 1914 on the eve of the First World War, the Department of Militia and Defence expanded the Long Branch Rifle Ranges on Lot 8 by expropriating Lot 7 from the heirs of Frederick Charles Denison. At this enlarged site, soldiers trained for battle in the First World War of 1914-18.

In 1915, the Department of Militia and Defence granted J.A.D. (Douglas) McCurdy permission to convert part of the Long Branch Rifle Ranges – Lot 7 where the development site is located – to an airfield and aerodrome for the Curtiss Aviation School. Curtiss Aeroplanes and Motors Ltd. on Strachan Avenue in Toronto manufactured the training planes. McCurdy, an engineer who had flown a half mile at Alexander Graham Bell's Baddeck, Nova Scotia experimental site in 1909, managed the company's Toronto operation. The field was levelled and telephone wires relocated for runways and a three-bay corrugated metal hanger with elliptical roofs. Although the school had closed at the end of 1916, the Department of Militia and Defence took over the aerodrome – Canada's first – in 1917. Pilots who trained at the private school or the government-run camp served in the Royal Naval Air Service or the Royal Flying Corps. Their training for the First World War represents the start of military flight training in Canada.

Travel to the Long Branch Rifle Ranges was facilitated by further improvements to Lakeshore Road – in 1917 when it became the first cement highway in Ontario.

After the war, efforts were made to restore the ranges which had been damaged due to the airfield and its buildings. In 1923, local regiments participating in rifle competition constructed wooden bungalows for their regimental club houses near the entrance to the ranges. The long-range butts and firing points were improved in 1928, which permitted the reintroduction of the 900-yard range.

In 1931, the City of Toronto transferred ownership of Lot 8 to the Department of National Defence, making both Lots 7 and 8 under the direct control of the department. The transfer agreement contained the proviso that the department reconvey Lot 8 to the City should the land cease to be used for military purposes.

In 1932, 700 men made unemployed by the Great Depression were housed in a relief camp on the ranges. They were put to work, improving site drainage, repairing the butts, and renovating and painting the buildings. Six months into the relief program, the men went on strike, demanding an increase in the 20-cent-per-day wage. The Royal Canadian Mounted Police and Provincial police quickly quashed the short-lived strike, the camp was closed, and the huts where the men had lived were dismantled.

As in the First World War, the ranges were greatly affected by the Second World War. A comparison of topographical maps produced by the Department of Militia and Defence or Department of National Defence in 1922, 1938 and 1942 recorded the transformation on the ranges, which by 1940 at least encompassed Lots 4, 5, 6, 7, 8, 9 and part of Lot 10 (Fig. 8 to 10). The section of Dixie Road south to the lake was closed, and the cottages along the lake removed. On the eastern part of the Long Branch Rifle Ranges, the Department of Munitions and Supply, Small Arms Limited, built a factory, inspection facility, warehouses and office on the ranges for manufacturing rifles, machine guns, submachine guns, and pistols. The site was equipped with a water tower. Far from Britain whose factories were vulnerable to German attack, Small Arms Limited played its part in providing a reliable supply of arms to Britain. At its peak performance in 1943, Small Arms Limited employed about 5,300 workers, 65 per cent of them women, who travelled in from Toronto or who lived in prefabricated houses and a girls' dormitory.

Immediately to the west of Small Arms Limited, the Canadian Small Arms School (Eastern Canada) offered courses in small arms weapons training, chemical warfare and physical training to non-commissioned officers and junior officers. Men learned how to use a variety of weapons on the open firing range outdoors – now referred to as the

"Outdoor Firing Range" – and indoors in a new enclosed concrete structure for use when the weather was inclement and during the winter – the "Indoor Rifle Range." Farther west, the No. 3 Militia Training Centre was constructed for training recruits.

After the war, the City of Toronto through Soldiers' Housing Emergency Premises (SHEP) housed tenants who had been evicted from Toronto rental buildings in 28 vacated camp buildings (Fig. 11).

The Department of National Defence restored the ranges almost to their pre-war appearance. In 1956, the ranges were described as having:

> " ... shockingly green grass on each side of the double row of trees forming a tentative avenue from the Irish Regiment's club house down toward the lake. On the right was F range with a depth of 400 yards where the short range matches and the Bren gun team matches were shot. On the left was the 500 and 600 yard C and D ranges with a substantial backstop down at the lake ... . On the extreme left was the abandoned 900 and 1000 yard long range ... ."

James Kaakee, son of the range warden of the Long Branch Rifle Ranges in the 1950s, sketched the layout of the ranges as they were then (Fig. 12).

By this time, the ranges themselves were in the line of fire. Toronto Township petitioned the federal government in the early 1950s to release the lands for industrial development, water and sewage treatment plants, and parks. A site was parcelled off for the Township's Lakeview Water Filtration Plant, which opened in 1953.

Just as evolving land use choices had forced the closure of the Garrison Commons Rifle Range in Toronto, the development boom in the Toronto area after the Second World War drove the closure of the Long Branch Rifle Ranges. The Ontario Rifle Association held its last shooting match at the Long Branch Rifle Ranges in 1957.

Industrial and Recreational Uses, 1958 to Today

Successful in securing the available lands, Toronto Township sold lots between Lakeshore Road East and Rangeview Road for small factories. The township also opened the Lakeview Water Pollution Control Plant on Lot 6 in 1961 to treat sewage. The small plant's capacity was subsequently expanded, and today the G.E. Booth

(Lakeview) Wastewater Treatment Facility processes sewage and waste water from Bolton, Caledon East, Brampton and the eastern parts of Mississauga.

The development of greatest scope on the retired rifle ranges was the Lakeview Generating Station set on parts of Lots 7 and 8. In 1958, the federal government sold about 76 acres in Lot 7 along with six acres in the water lot to the Hydro-Electric Power Commission of Ontario. The same year, the federal government reconveyed Lot 8 to the City of Toronto since military use had ceased, and the City transferred 81 acres in that lot to the Commission. When Lakeview Generating Station officially opened in 1962, it was the world's largest thermal-electric power plant. The station's design required altering the shoreline with an extensive breakwater (see Figure 13, reflecting topographical conditions in 1960). Boulders hauled to the site by truck were dropped into the lake to form two jetties framing an intake channel. The intake channel turned west into a sheltered forebay where intake pumps drew water for the generating station. Lake water entered the powerhouse to produce steam and to cool condensers, and then was released back into the lake through a discharge channel at the site's western edge. A docking causeway constructed of rock-and-concrete-filled steel cells extended from the breakwater's western jetty farther into the lake. The breakwater's eastern jetty was later extended by placing three concrete-filled steel barges into the lake. Conveyor belts running along the 1,970-foot docking causeway transported coal mechanically from lake freighters to a yard able to hold 2.5 million tons of coal. Smoke from burning the coal rose in four 146-metre (479-foot) concrete stacks dubbed "The Four Sisters." North of the powerhouse, the switch yard's power lines transmitted the generated electricity to transmission towers. At its peak in 1969, eight 300,000-kilowatt generating units were in service.

While Lakeview Generating Station was reaching its full potential, planning for the development of the Lake Ontario shoreline within the Metropolitan Toronto Planning Area proceeded. The Credit Valley Conservation Authority retained engineering and planning consultants, Crysler & Lathem, to prepare a conceptual plan for the Mississauga sector of the waterfront planning area. In 1972, they took photographs of Lakeview Generating Station and vicinity (Fig. 14 to 17); and offered a description of the generating station's imprint on the land and water:

> "Visible from this point, beyond the [sewage] treatment plant, is the massive coal pile and huge bulk of the Lakeview Generating Station of Ontario Hydro. This facility forms an impassible barrier on the waterfront, a situation that is not difficult to appreciate on

the grounds of plant security and public safety. However, no one in the vicinity of the plant – even within mere sight of it – can help but be impressed by its size, complexity, energy, and obvious symbolism of our technological age.

"While the bulk of the generating station and its serried stacks block the skyline, other station facilities give perspective to its massiveness and draw attention to other parts of the site. Inland, for instance, is the transformer and switching yard that directly connects to overhead transmission lines – a clear advertisement of the station's function.

"To the south, jutting out into the lake from the station are the twin piers of the coal delivery bay and the plant's cold water intake channel. At times a coal freighter or barge can be seen being unloaded at this spot – a reminder that this section of Lake Ontario is permanently linked to other parts of North America, and the world.

"Again, plant security and public safety preclude public access onto these piers – or to the filled land that forms the south-western perimeter of the station. It is interesting to note, however, that Ontario Hydro has acknowledged the tenacity of local sport fishermen who insist on using the warm water stream of the station's cooling water outlet. This fast-flowing stream of up to 500,000 gallons per minute attracts various species of lake fish and is thus an irresistible attraction to the angler.

"To the north of the Lakeview station, stretching all the way to the Lakeshore Rd., is an industrial development that has yet to fully mature and for which there are expansion prospects.

"To the west of the Lakeview station, the public can once again gain access to the lakefront at a point adjacent to the plant's cooling water outlet channel (where a gate to admit fishermen has been provided by Ontario Hydro). This land is owned by the Ontario Water Resources Commission but leased to the Town of Mississauga who operate it as a park. In summer, community games are organized and the land is well used.

"Adjacent is the A.E. Crookes Park which has some water frontage on a shingle beach. In general terms, these two parks serve a community that extends west, and north west to the banks of Cooksville Creek."

The Crysler & Lathem plan recommended lake fill at A.E. Crookes Park to take advantage of the microclimate created at the generating station. They said:

> "Lake Ontario is a very large body of water, and has many moods. It is rarely a gentle lake, and is capable of exhibiting great violence, often at very short notice. Those sailing on its open waters must constantly guard against the unexpected squall. Only for relatively short periods of the year is the water really warm enough for pleasurable swimming and enjoyment of the shallows.
>
> "To substantially increase the opportunity for enjoyment of this great natural resource – both for boating and swimming – it will be necessary to form protective screens to shelter against wind and storm, and to take maximum advantage of the summer warming of the water. ...
>
> "The discharge from the generating station provides an unusual opportunity to create a warm water swimming area.
>
> "The shoreline in front of the A.E. Crookes Park is stoney, and less than ten feet high. It is proposed to create an outer headland and an inner island extending from the generating station to Cooksville Creek. As visualized, this will create nearly one mile of beach on the mainland and on the island. Between the island and the headland will be a small craft basin capable of providing safe dockage for well in excess of 600 boats. The warm water will thus provide pleasant swimming as well as create an ice-free harbour."

In 1976, the Credit Valley Conservation Authority started implementing the Crysler & Lathem scheme by placing lake fill beside Albert E. Crookes Memorial Park (compare Fig. 18 to 19). Their proposal for an island did not materialize, but by 1994 a series of parks with headlands and lagoons – Lakeview Park, Douglas Kennedy Park, A.E. Crookes Park, Lakefront Promenade Park and R.K. McMillan Park – had been created.

In 1992, the Toronto and Region Conservation Authority purchased Lot 5 for parkland as a complement to Marie Curtis Park in Lot 4. The Small Arms Limited factory was demolished, leaving only the Small Arms Inspection Building and the Arsenal Lands' Water Tower on Lot 5 and the Outdoor Firing Range and Indoor Rifle Range on the grounds of the sewage treatment plant in Lot 6.

In 1995, the Lake Ontario Waterfront Trail opened through the grounds of Lakeview Generating Station, connecting the Lakefront Promenade park system with the parkland east of the sewage treatment plant.

The Lakeview Generating Station, which Crysler & Lathem had described as a permanent

feature of the shoreline, began its decline in 1993 when four of the station's eight generating units were decommissioned. The remaining four – rehabilitated and installed with acid gas control equipment – continued to operate for awhile. In 2005, the station was closed as part of the phasing out of coal-fired electrical generating plants in Ontario. Its buildings and structures were demolished in stages. The station's jetties and causeway, gatehouse, transmission towers and massive concrete foundations were all that was left at the time when the current property owner purchased the property in early 2018. Presently, the concrete debris is being removed and deposited as lake fill for the new Lakeview Waterfront Connection (the Jim Tovey Lakeview Conservation Area) at the mouth of Serson Creek.

Conclusions and Further Research

The development site and vicinity have experienced tremendous change in land use over the 212 years since the Mississauga surrendered their lands. Further transformational change is underway.

The waterfront from Etobicoke Creek westward to the Lakefront Promenade park system has a very interesting history of local, provincial and national significance.

Primary research for the heritage impact assessment was limited to:

– treaty texts;

– historic maps;

– Wilmot's field notes;

– a land title search for both Lots 7 and 8 in Concession 3, South of Dundas Street, from the Crown patent onwards to the late 1950s when the Hydro-Electric Power Commission of Ontario acquired its site for Lakeview Generating Station (see Appendix B); and,

– the plan and photographs produced by Crysler & Lathem.

Secondary sources were relied on to fill in the narrative, but discrepancies were noted

among the published and unpublished sources; and questions remain.

Today's students in Mississauga and citizens resident in the City have inherited an eastern waterfront whose history has considerable educational value. The story of the eastern waterfront would benefit from further research of primary sources, including research of all land title abstract books and related instruments where the Long Branch Rifle Ranges were located. As public access to the historic land records in Ontario is curtailed and finally made inaccessible to the general public for all intents and purposes, this research should not be delayed.

Existing Appearance of the Site and Surroundings

The present-day appearance of the site and surroundings is illustrated with photographs taken on October 10 and 24, 2018. Since then, the transmission towers that stood on the site have been removed.

The Site

The northeastern corner of the development site at Lakeshore Road East and Hydro Road contains a rest area for bicyclists using the Waterfront Trail and a Provincial plaque commemorating Canada's first aerodrome (Fig. 20 and 21).

A stretch of land along the east side of Hydro Road connects to the secured entrance to the former generating station. The Waterfront Trail winds its way through the stretch (Fig. 22).

At the foot of Hydro Road stands the gatehouse to the former generating station (Fig. 23). West of the gated entrance stand the remaining transmission towers (Fig. 24). The towers can also be seen from the northwestern corner of the site, which is leased to the City of Mississauga for parkland (Fig. 25). The Waterfront Trail passes by the towers.

Inside the gated entrance is the former coal yard, which has undergone some initial remediation (Fig. 26).

An east-west perimeter road inside the chain-link fence extends from the gated entrance to the site's western edge, where the road bends southward (Fig. 27 and 28).

The perimeter road leads to the former station's discharge outlet and discharge channel (Fig. 29 to 31). Here, the tremendous job of clearing concrete rubble from the former station's foundations can be appreciated.

Close to the lake is the exposed intake channel and its sheltered forebay (Fig. 32). The utilitarian appearance of the railing at the point where the channel would have entered the powerhouse matches the railing at the discharge outlet.

A chain-link fence marks where the breakwater for the intake channel's sheltered forebay meets the lake (Fig. 33). The breakwater served to protect the intake channel and sheltered forebay from the lake's storms.

Of the remaining built features on the site, the docking causeway is the most impressive (Fig. 34 to 44). The docking causeway projects about 2,000 feet into the lake from a western breakwater of boulders that, along with an eastern breakwater of boulders and concrete-filled steel barges, frames the north-south intake channel. The docking causeway is a pier built up of rock-and-concrete-filled steel cells whose cylindrical shapes edge the east and west sides of the pier with arcs. The docking causeway ramps up in a northward direction where it would have once supported an elevated conveyor carrying coal from lake freighters to the coal yard. Unobstructed views of the downtown Toronto skyline can be seen from the docking causeway looking eastward, and views of the towers in Uptown Mississauga can be seen looking westward.

Indoor Rifle Range

Adjacent to the development site but buffered from it by the forested lands along Serson Creek is the Indoor Rifle Range. It is hidden from public view. A gated entrance at the access road to the sewage treatment plant restricts entry (Fig. 45). A long gravel lane leads from the gated entrance to a parking lot in front of the rifle range (Fig. 46 and 47). The range's obscurity is enhanced by its partial burial in the ground (Fig. 48). The flat-roofed range has concrete walls, mostly exposed but in part covered by corrugated metal (Fig. 49 to 53). A wooden, shed-roofed porch has been added on the range's north side. Actively used by the South Peel Rod & Gun Club, the Indoor Rifle Range is well-maintained.

Small Arms Inspection Building, Arsenal Lands' Water Tower and Outdoor Firing Range

At a considerable distance from the development site is the Small Arms Inspection Building on Lakeshore Road East, at the foot of Dixie Road (Fig. 54 to 57). The complex consists of a long, two-storey, brick-clad component facing Lakeshore Road East and, connected behind it, a large, one-storey component with factory-style glazing. The building is used by the City of Mississauga.

Southeast of the Small Arms Inspection Building, the abandoned Water Tower for the Small Arms Limited munitions factory survives whereas the factory has vanished (Fig. 58). With its stilt-like supports, drum-shaped tank and conical roof, the metal Water Tower is a landmark in the area.

Unlike the inconspicuous Indoor Rifle Range, the Outdoor Firing Range south of the Small Arms Inspection Building stands wide open along the Waterfront Trail as it approaches Marie Curtis Park. The Outdoor Firing Range is comprised of a collection of nailed and bolted, slender and tapered wooden structures, varying in height and width, and a massive, concave-shaped, concrete structure (Fig. 59 to 73). The wooden structures functioned as baffles to deaden the sound of gun fire, and the concrete structure served as a backstop to catch bullets from leaving the rifle ranges. The wooden baffles and the concrete backstop are set in vine-choked meadow and forest – a far cry from their original tended setting on the ranges. The baffles vary in their degree of deterioration. Holes in the wood, vines engulfing them, graffiti sprayed on them and one which has collapsed entirely are evidence of serious decay in the collection. A north-south chain-link fence erected to deter unlawful entry to the sewage treatment plant west of the Outdoor Firing Range separates a couple of baffles from the others. The fence also separates the backstop from the collection of baffles. Near the backstop, a hole has been cut in the fence low to the ground to permit entry to an open-air hangout beside the backstop. On the backstop's lower walls or above the backstop's canopy on the north side, the concrete has been covered extensively with graffiti. An area on the backstop's north face shows exposed rebar in the concrete wall, which was likely damaged from incoming bullets and later by water in the annual freeze/thaw weather cycle. The backstop is located south of the baffles, nearest the lake, and Applewood Creek runs west of the baffles and backstop (Fig. 74).

Lakefront Promenade Park

Immediately to the west of the development site is Lakefront Promenade Park (Fig. 75 to 81). The former generating station's discharge channel meets the park's inlet. From a wide boardwalk beside the inlet views to the development site presently show the discharge outlet and channel, the removal of concrete debris in process, and the sewage treatment plant in the far distance. At the time of the park's design and opening, eastward views from the park's boardwalk were far different, blocked by the powerhouse and switch yard. If one walks up the headland in Lakefront Promenade Park, a new view has emerged looking eastward across the cleared development site to the downtown Toronto skyline. Westward views from the Lakefront Promenade Park boardwalk or headland look toward the marina and the lake beyond.

Cultural Heritage Significance of the Site and Nearby Properties

The reasons for identifying the former Lakeview Generating Station as a cultural landscape were lost with the demolition of the massive powerhouse and its landmark smokestacks in 2006-07. Built features remaining on the development site in 2018 included the eastern and western breakwaters framing the north-south intake channel, the docking causeway (without the coal conveyor) projecting from the western breakwater, the sheltered east-west forebay of the intake channel, the intake structure, the discharge outlet and channel, the gatehouse, five transmission towers, chain-link fences and the perimeter road. Although the major feature of the Lakeview Generating Station is missing, the remnants provide some physical evidence of what was once the world's largest thermal-electric power plant. Of particular historic interest are the shoreline breakwaters, the docking causeway, and structures associated with the intake and discharge of lake water.

The discharge outlet and channel relate to the eastern end of Lakefront Promenade Park and its historical development. Engineers and planners, Crysler & Lathem, had noticed how the emitted water stream, warmed inside the powerhouse, attracted lake fish and anglers. To take advantage of this microclimate, they recommended creating through lake fill a sheltered warm water swimming area and an ice-free harbour for boaters. The resulting Lakefront Promenade Park retains many of the qualities it possessed when it was identified as a cultural landscape, but views looking eastward from the park's boardwalk have been completely changed by the removal of the powerhouse and its

smokestacks.

There are no standing features on the development site preceding the development of Lakeview Generating Station. Stage 1 and Stage 2 archaeological assessments conducted in 2016 did not result in the identification of archaeological finds on the highly disturbed site (the recreation fields in Lakeview Park were not assessed).

The remaining physical legacy of the Long Branch Rifle Ranges, of which the development site was once part, is located at a distance from the development site. The cultural heritage value of the Indoor Rifle Range, Outdoor Firing Range, Small Arms Inspection Building and Arsenal Lands' Water Tower have been recognized through their designation under the *Ontario Heritage Act*.

The Proposed Development and Its Heritage Impact

Official Plan Amendment 89, which was enacted by By-law Number 0169-2018 on July 4, 2018, permits redevelopment of the site as a complete community with a mix of land uses, including residential, retail, office, cultural, institutional and recreational uses. The official plan amendment names the development site a Major Node – one of three in the City of Mississauga – and changes the land use designations on the development site from Utility, Business Employment and Greenlands to Residential Medium Density, Mixed Use, Public Open Space, Institutional, Business Employment and Greenlands. The official plan amendment envisions a built form that is predominately mid-rise in height. Following City Council's approval of the Lakeview Village Development Master Plan on November 6, 2019, maximum permitted building heights were increased beyond the range of building heights foreseen in OPA 89. An amendment to OPA 89 will bring the official plan policies for the site into conformity with the Development Master Plan.

The draft zoning by-law amendment dedicates most of the site's parcel blocks to be built on to residential apartments and various forms of townhouses. Maximum permitted building heights vary across the residential blocks, from twelve storeys in two of the blocks to 40 storeys in a parcel near the southwestern corner of the site. Nine residential parcels, or 45 per cent of the total, have a maximum permitted building height of 15 storeys. About four per cent of the site is devoted to Mixed Use zoning. Maximum permitted building heights in Mixed Use zoning range from twelve to 15 storeys, and one Mixed Use building can reach 22 storeys. On the site's eastern side,

about five per cent of the site is zoned for Employment use and another five per cent for Institutional use. The maximum permitted building height in both the Institutional zone and the Employment zone is 15 storeys. About two per cent of the site is zoned for Mixed Use Cultural Hub. The Mixed Use Cultural Hub is distinguished by the permitted uses of creative industry incubator space and cultural infrastructure facilities. The maximum permitted building height in a Mixed Use Cultural Hub zone is twelve storeys. About thirty-eight per cent of the site is set aside for Park, Natural Heritage System and "Cultural Pier" uses.

The draft plan of subdivision lays out a modified grid of blocks of varying size. Four north-south roads lead to Lakeshore Road East: Hydro Road extended southward, realigned Lakefront Promenade, an entirely new street located south of Ogden Avenue and another new street near the eastern side of the development site. Small parks laid out linearly cross the development site north to south and east to west; and the lakefront with its existing intake channel and the existing discharge channel are reserved in open space. The development site's eastern edge along the treed Serson Creek channel is reserved for Natural Heritage System use.

Figures 82 to 86 illustrate the proposal.

The Indoor Rifle Range, east of Serson Creek and buffered by its forested banks, would remain inaccessible from the development site. Its low profile would remain hidden from the development site. The blocks in the eastern part of the proposed subdivision, closest to the Indoor Rifle Range, would have buildings that do not exceed 15 storeys in height. However, the tops of tall new buildings on the development site may be seen in the far distance from the Indoor Rifle Range.

The Outdoor Firing Range is farther east still from the development site. In addition to the visual blocking of the treed Serson Creek channel, the treed valley of Applewood Creek further separates the Outdoor Firing Range from the development site. The new buildings would not be seen from the Outdoor Firing Range.

New buildings on the development site would have no impact on the appreciation of the Outdoor Firing Range as an historic site and minimal impact on the Indoor Rifle Range.

The tall towers proposed east of Lakefront Promenade Park would close views looking east from the park. As when the Lakeview Generating Plant filled the foreground of eastward-looking views, the new towers would do the same except that views would be punctuated by a variety of stepped building heights rather than focussed on a single monolithic plant. In describing the Lakefront Promenade cultural landscape in 2005, views eastward from the park were noted for a foreground dominated by the massive generating plant (Fig. 87).

Parkland and natural heritage lands around the existing discharge channel are proposed to connect to Lakefront Promenade Park. A continuous, publicly accessible shoreline from Lakefront Promenade Park, through the development site's lakefront park reserve, across the Jim Tovey Lakeview Conservation Area and to Marie Curtis Park is envisaged. Views of the downtown Toronto skyline would be afforded from the continuous park system and on the Waterfront Trail relocated there. The current condition of the cleared development site would be replaced with a built-up condition more like the condition when the power plant stood beside Lakefront Promenade Park, but the opportunities for viewing the Toronto skyline would be greater. Public access to the docking causeway would especially offer outstanding views to park visitors.

Interpreting the History of the Site

The June 2014 Inspiration Lakeview Master Plan contains eight guiding principles for planning the Lakeview Waterfront area. One of the principles concerns interpreting the area's history in new development. This principle is repeated in Official Plan Amendment 89 which states: Remember: commemorate history while creating a new legacy. This will be reflected in public art and other opportunities to interpret the area's history.

Four thematic periods in the history of the land at 800 Hydro Road and vicinity are identified in the heritage impact assessment. The opportunity exists to commemorate each of the periods in new development at the site.

The property owner intends to carry out the official plan guiding principle of interpreting the site's history in public art and in other ways. The property owner is committed to preparing an historical interpretation plan after the draft plan of subdivision is approved. The property owner will collaborate with City staff, the

Mississaugas of the Credit First Nation, Heritage Mississauga, the Lakeview Ratepayers' Association and others.

Summary Statement of Cultural Heritage Value and Conservation Recommendations

The development site at 800 Hydro Road contains some physical evidence of what was once the world's largest thermal-electric power plant. Of particular historic interest at the former Lakeview Generating Station are the shoreline breakwaters, the docking causeway, and structures associated with the intake and discharge of lake water. The draft zoning by-law amendment and the draft plan of subdivision see the lakefront with its existing intake channel and the existing discharge channel reserved as open space (Park and Natural Heritage System uses). The shoreline breakwaters, the docking causeway and intake/discharge structures would remain in the open space reserve.

Applying Provincial criteria for determining cultural heritage value or interest, the extant features are a unique example of a construction method; they demonstrate a high degree of technical achievement; and they are directly associated with the history of electrical power generation in Ontario. The opportunity exists to conserve the shoreline breakwaters, docking causeway and intake and discharge channels in the open space reserve.

Opportunities also exist to interpret on the development site all four of the thematic periods in the site's and area's history. In addition to maintaining the former generating station's breakwaters, docking causeway, intake channel and discharge channel, Indigenous use, farm use, military use and recreational use could be interpreted on the site.

Located at a distance from the development site, both the Indoor Rifle Range and Outdoor Firing Range would suffer no or negligible visual intrusion from new buildings anticipated at the development site. The Indoor Rifle Range is buffered by the treed channel of Serson Creek, and the Outdoor Firing Range is additionally buffered by the treed valley of Applewood Creek. Neither historic site would be accessible from the development site.

Eastward-looking views from Lakefront Promenade Park would have a foreground

composed of a variety of buildings. Views terminating in the downtown Toronto skyline would be enhanced by public access to a continuous shoreline from Lakefront Promenade Park, through the development site's lakefront park reserve, across the Jim Tovey Lakeview Conservation Area and to Marie Curtis Park.

Other Recommendations

Although the Indoor Rifle Range in active use is well-maintained, the wooden baffles and the concrete backstop at the Outdoor Firing Range are deteriorating. In addition to natural aging and weathering, the range has been vandalized. In its present-day setting of overgrown meadow and bush, the range appears to be abandoned – an invitation to vandals. Removing vegetation from the baffles (with hand tools), erecting a sign to announce it as a protected heritage property and to explain its historical significance, and conducting an assessment of the baffles' and backstop's physical condition should be a top priority in the City's work plan. The work could be carried out by City and Regional staff and by a consultant team qualified by the Canadian Association of Heritage Professionals. Assistance through the Designated Heritage Property Grant Program or special project funding should be sought for this initial phase. Funding for conservation work recommended in the condition assessment may come from City, Regional and community partner support.

A fuller understanding of the Long Branch Rifle Ranges through study of primary sources is desirable for historical interpretation along the Waterfront Trail and branch trails. Trail markers at either end of the former lands and trail-side pictorial plaques describing the former aerodrome and surviving Small Arms Inspection Building, Water Tower and the Outdoor Firing Range would explain the national importance of these features.

It is recommended that the City distribute this report to Heritage Mississauga and the Region of Peel for their attention.

Bibliography

Canada. Army Survey Establishment, *Brampton, Ontario, 30M/12, Edition 4*. current as of 1960, printed 1964.

-----. Department of Energy, Mines and Resources, *Brampton, Ontario, 30M/12, Edition 5*. current as of 1976, printed 1979.

-----. Department of Militia and Defence. *Topographic Map, Ontario, Brampton Sheet, No. 35, 30M/12*. 1913, with corrections 1922.

-----. Department of National Defence. *Brampton, Ontario, 30M/12*, 1942.

-----. Department of National Defence. *Topographic Map, Ontario, Brampton Sheet, 30M/12*. 1938.

-----. Energy, Mines and Resources Canada, *Brampton, 30M/12, Edition 6*. from aerial photos taken in 1980, culture check 1981, published 1985.

-----. Indigenous and Northern Affairs Canada. "Treaty Texts – Upper Canada Land Surrenders: Toronto Purchase, Treaty Number 13, 1 Aug. 1805, ratifying agreement on 23 Sept. 1787; Head of the Lake Treaty Number 14, 12 Sept. 1806; and Ajetance Treaty Number 19, 28 Oct. 1818." www.aadnc-aandc.gc.ca/eng/1370372152585/1370372222.

Chadwick, Edward Marion. "Smith of Etobicoke, U.E.L." and "Denison of Rusholme." in *Ontarian Families: Genealogies of United-Empire-Loyalist and other Pioneer Families of Upper Canada*. V. 1. Toronto: Rolph, Smith & Co., 1894.

Chen, Liwen. "Canada's First Aerodrome: Long Branch Curtiss Aviation School." Mississauga, Ont.: Heritage Mississauga, n.d.

Cooke, O.A. "Denison, Frederick Charles." in *Dictionary of Canadian Biography*. V. 12. University of Toronto and Université Laval, 2003 – , accessed 14 Nov. 2018. http://www.biographi.ca/en/bio/denison_frederick_charles_12E.html.

Crysler, Ralph E. "Mississauga Waterfront: A Plan for the Development of the Mississauga Waterfront Sector of the Metro' Toronto Planning Area." Willowdale, Ont.: Crysler & Lathem, 1972. Toronto Reference Library.

Dean, Jan. "Lakeview celebrates 60 years of treating water." *Mississauga News*. 11 Apr. 2013.

Dilse, Paul, Henderson, Heather et al. "Heritage Conservation Feasibility Study of Old Port Credit Village: Stage 1 Report." 28 Nov. 2003.

Dilse, Paul and Stewart, Peter. "Heritage Designation Report: Belfountain Conservation Area (Mack's Park)." 20 Mar. 2017.

Dilse, Paul. "Land Title Search for Lots 7 and 8, Concession 3, South of Dundas Street, Toronto Township." 13 & 15 Nov. 2018.

Fish, Lawrence A. *The History of the Ontario Rifle Association, 1868-1973*. n.p.: Lawrence Fish, 1974.

Foot, Richard and Miller, Carman. "Canada and the South African War." *The Canadian Encyclopedia*. 21 Dec. 2006/ 18 Nov. 2016. www.thecanadianencyclopedia.ca/en/article/south-african-war.

Gilbert, Mike. *Lakeview GS: 43 years of service to the Province of Ontario: A pictorial retrospective of Lakeview Generating Station*. Toronto: Ontario Power Generation, [2005]. http://www.ontla.on.ca/library/repository/mon/16000/269120.pdf.

Gillespie, Ann. "Heritage Impact Statement for the Small Arms Inspection Building, 1352 Lakeshore Road East, Lakeview, City of Mississauga." 1 Mar. 2009.

Gray, Charlotte. *Reluctant Genius: The Passionate Life and Inventive Mind of Alexander Graham Bell*. Toronto: HarperCollins, 2006.

Guillet, Edwin C. "Roads and Road-Builders" in *Early Life in Upper Canada*. Toronto: Ontario Publishing, 1933.

Hicks, Kathleen A. *Lakeview: Journey From Yesterday*. Mississauga, Ont.: Mississauga Library System, 2005.

Mealing, S.R. "Smith, Samuel." in *Dictionary of Canadian Biography*. V. 6. University of Toronto/Université Laval, 2003 – , accessed 14 Nov. 2018, http://www.biographi.ca/en/bio/smith_samuel_6E.html.

Mississauga, City of. Community Services. Culture Division. "Long Branch Indoor Rifle Range, 1300A Lakeshore Road East: Cultural Heritage Assessment." Jun. 2011.

-----. Community Services. Culture Division. "Long Branch Outdoor Rifle Range, 1300 Lakeshore Road East: Cultural Heritage Assessment." Sept. 2013.

Ontario Power Generation (Ernie U.). "Ontario Power Generation Lakeview Site Heritage Impact Statement." 13 Aug. 2013.

Pope, J.H. *Illustrated Historical Atlas of the County of Peel, Ont.* Toronto: Walker & Miles, 1877.

Racher, P.J. et al. "Stage 1 and 2 Archaeological Assessments: Ontario Power Generation Lakeview Generating Station, 800 Hydro Road, City of Mississauga, Regional Municipality of Peel, Multiple Lots and Concessions, Geographic Township of Toronto, Former Peel County, Ontario." 13 Mar. 2017.

Rose, George Maclean. "Wilmot, Samuel." *A Cyclopedia of Canadian Biography* ... . V. 1 Toronto: Hunter Rose, 1886.

Toronto and Region Conservation. "Arsenal Lands Master Plan Addendum." Nov. 2007.
Toronto Daily Star. "Rifle Ranges Good and Bad." 14 Jul. 1906. p. 2.

Tremaine, George R. *Tremaine's Map of the County of Peel, Canada West*. Toronto: G.R. and G.M. Tremaine, 1859.

Weeks, Verna Mae. *Lakeview: More Than Just Land, 1804-1939*. V. 1 & *op. cit. 1939-1967* V. 2 Chesley, Ont.: Verna Mae Weeks, 1990.

Wilmot, Samuel S. “Field Notes of the Traverse of the Lake Shore between the River Etobicoke and Head of Lake Ontario. 28 Jun. 1806. Ontario Ministry of Natural Resources and Forestry. Office of the Surveyor General. Crown Land Surveys. FNB 569.

-----. “Plan of the First, or East Township. or Township of Toronto. In the Tract of Land lately Purchased from the Mississagua Indians – A. 35.” 28 Jun. 1806. Ontario Ministry of Natural Resources and Forestry. Office of the Surveyor General. Crown Land Surveys. SR 2226. C30.

Appendix A: Illustrations

Fig. 1 Google satellite image with the development site highlighted in pink

Fig. 2 Detail of Waterfront Trail route around site as of Jan. 2017 (from www.waterfronttrail.org).

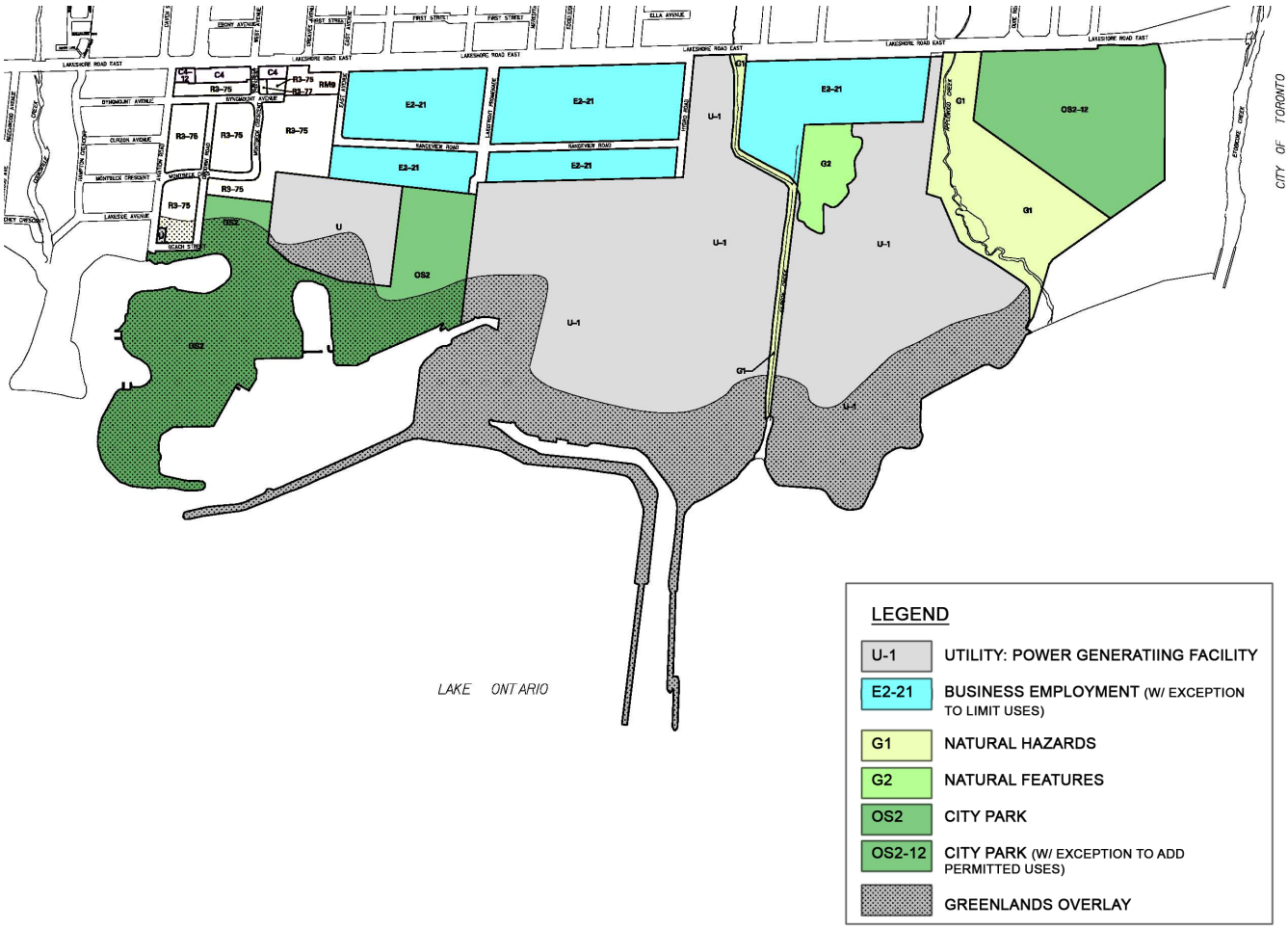


Fig. 3 Zoning at the site and in its vicinity (from City of Mississauga Zoning By-law No. 0225-2007, revised 31 Jan. 2018).

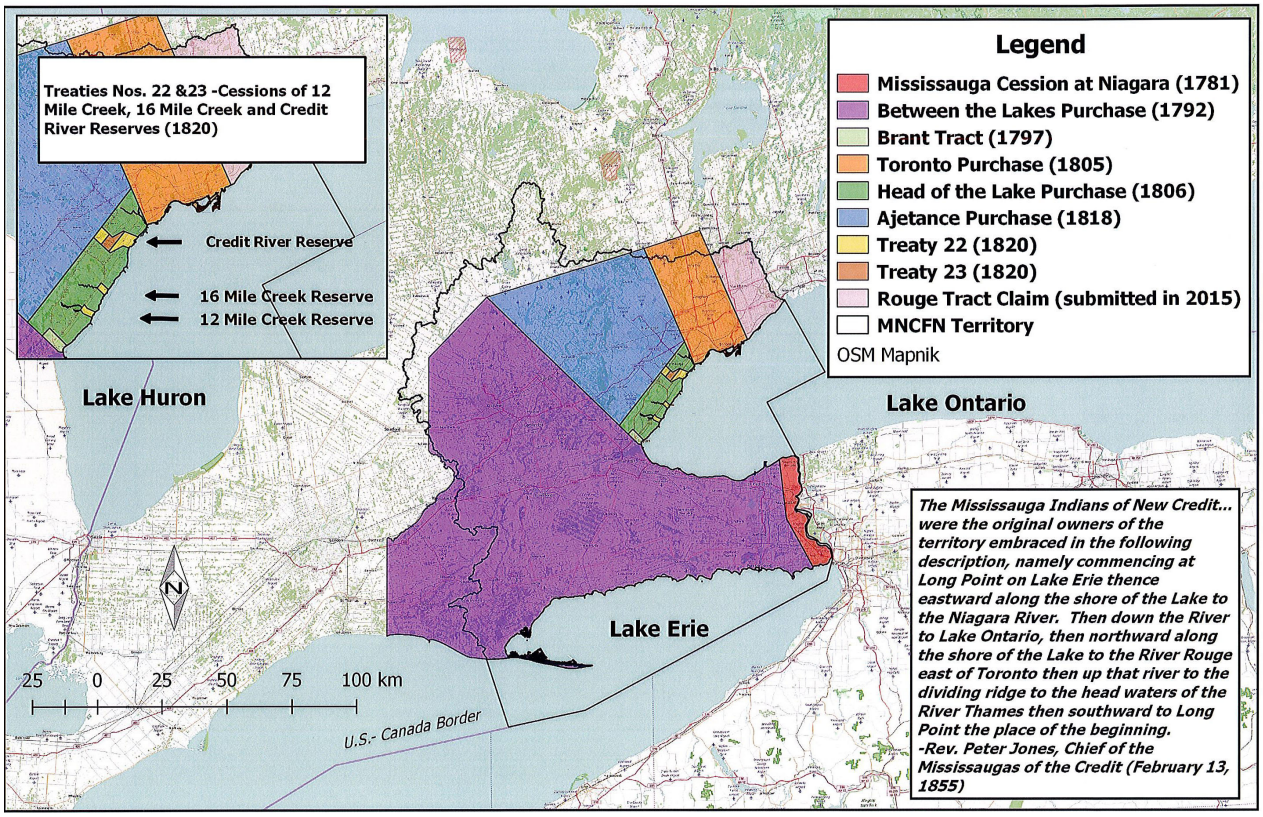


Fig. 4 "Mississaugas of the New Credit First Nation Land Cessions 1781-1820 and Rouge Tract Claim, 2015," http://mncfn.ca/wp-content/uploads/2017/01/Treaty-Map-Description.jpg.

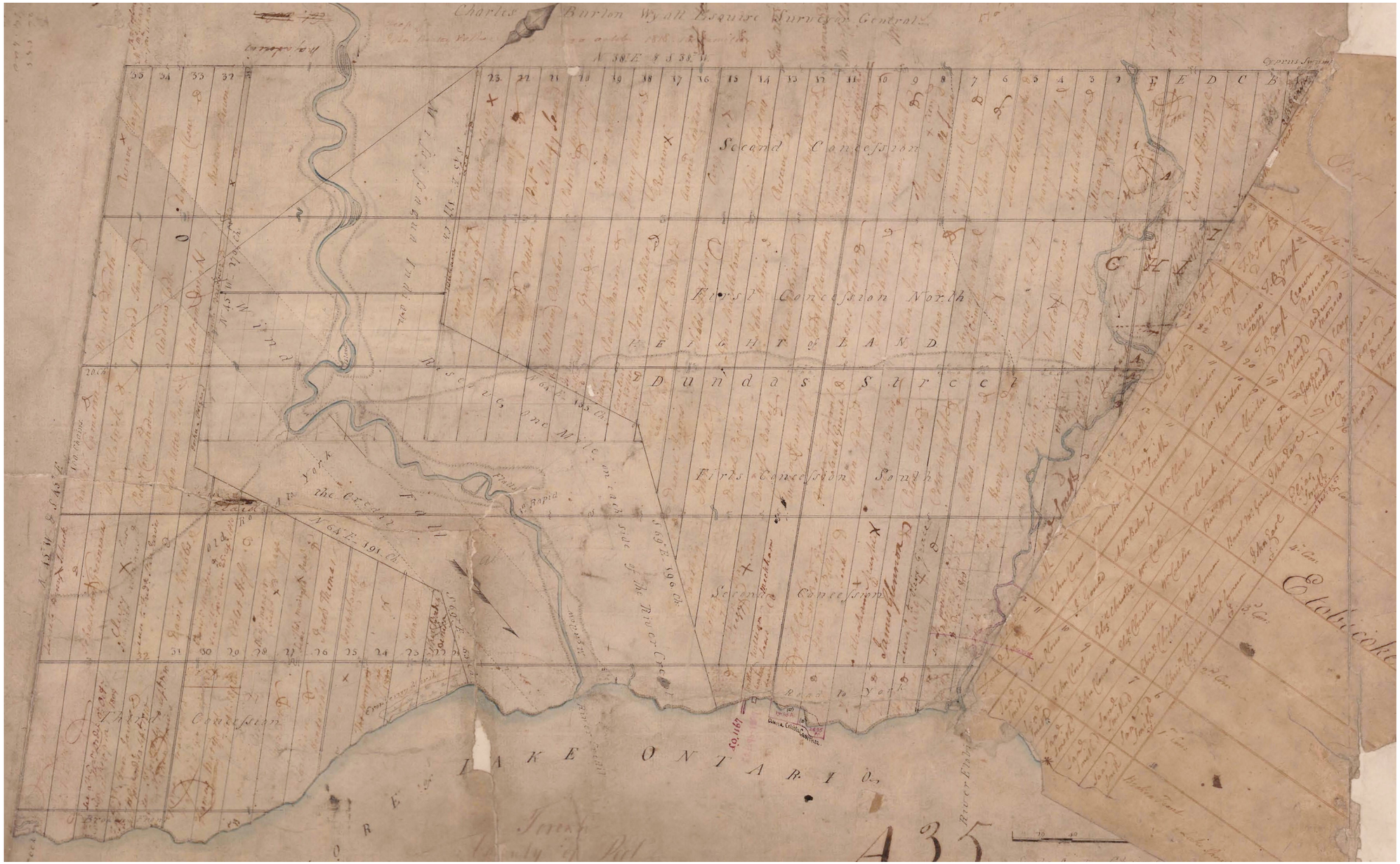


Fig. 5 Detail from Samuel S. Wilmot's "Plan of the First, or East Township. or Township of Toronto. In the Tract of Land lately Purchased from the Mississagua Indians – A.35," 28 Jun. 1806, Ontario Ministry of Natural Resources and Forestry. Office of the Surveyor General, Crown Land Surveys, SR 2226, C30.

Fig. 6 Detail from George R. Tremaine, *Tremaine's Map of the County of Peel, Canada West* (Toronto: G.R. & G.M. Tremaine, 1859).

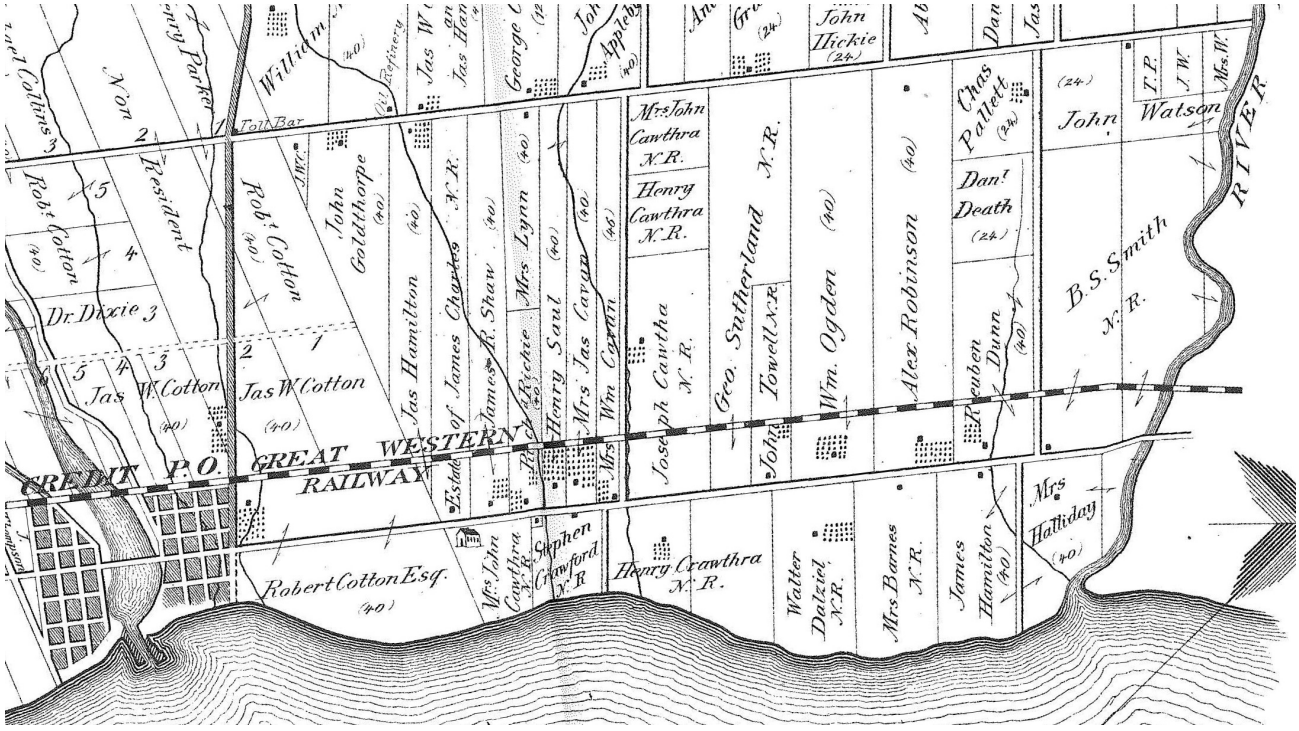


Fig. 7 Detail from J.H. Pope, "Southern Half Toronto Township" in *Illustrated Historical Atlas of the County of Peel, Ont*. (Toronto: Walker & Miles, 1877), p. 25.

Fig. 8 Detail from Canada, Department of Militia and Defence, *Topographic Map, Ontario, Brampton Sheet, No. 35, 30 M/12*, 1913, with corrections 1922.

Fig. 9 Detail from Canada, Department of National Defence, *Topographic Map, Ontario, Brampton Sheet, 30M/12*, 1938.

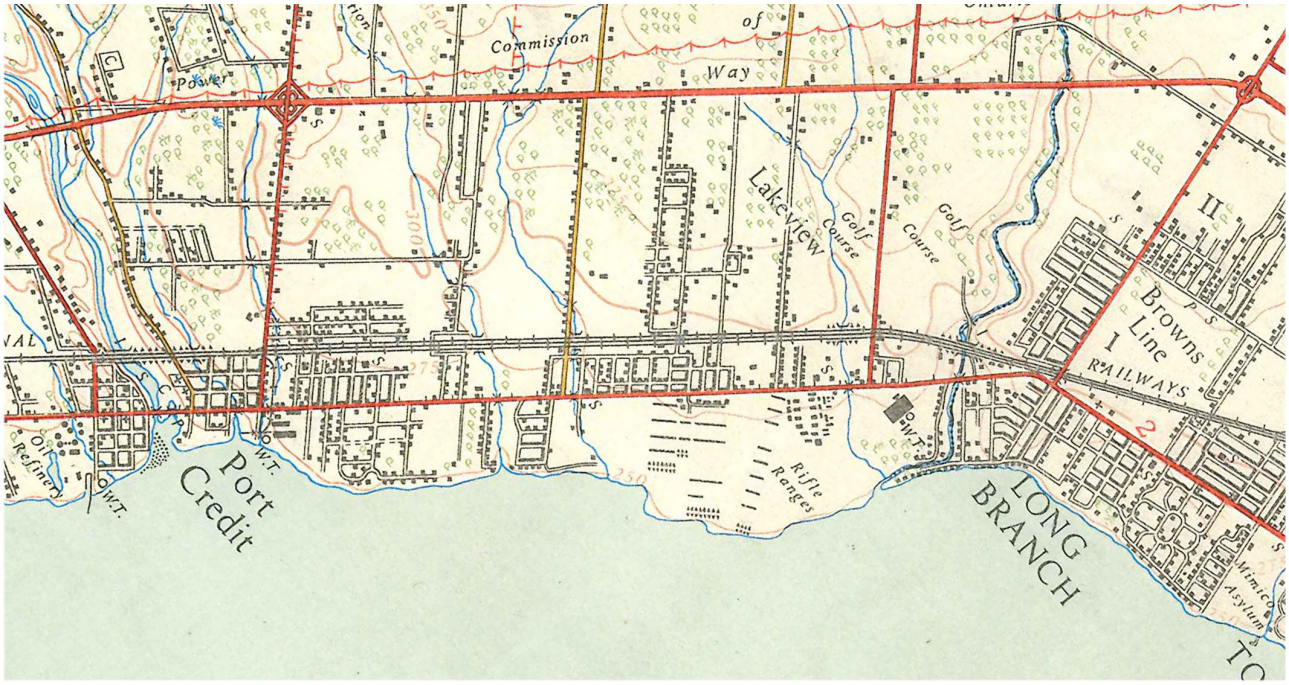


Fig. 10 Detail from Canada, Department of National Defence, *Brampton, Ontario, 30M/12*, 1942.

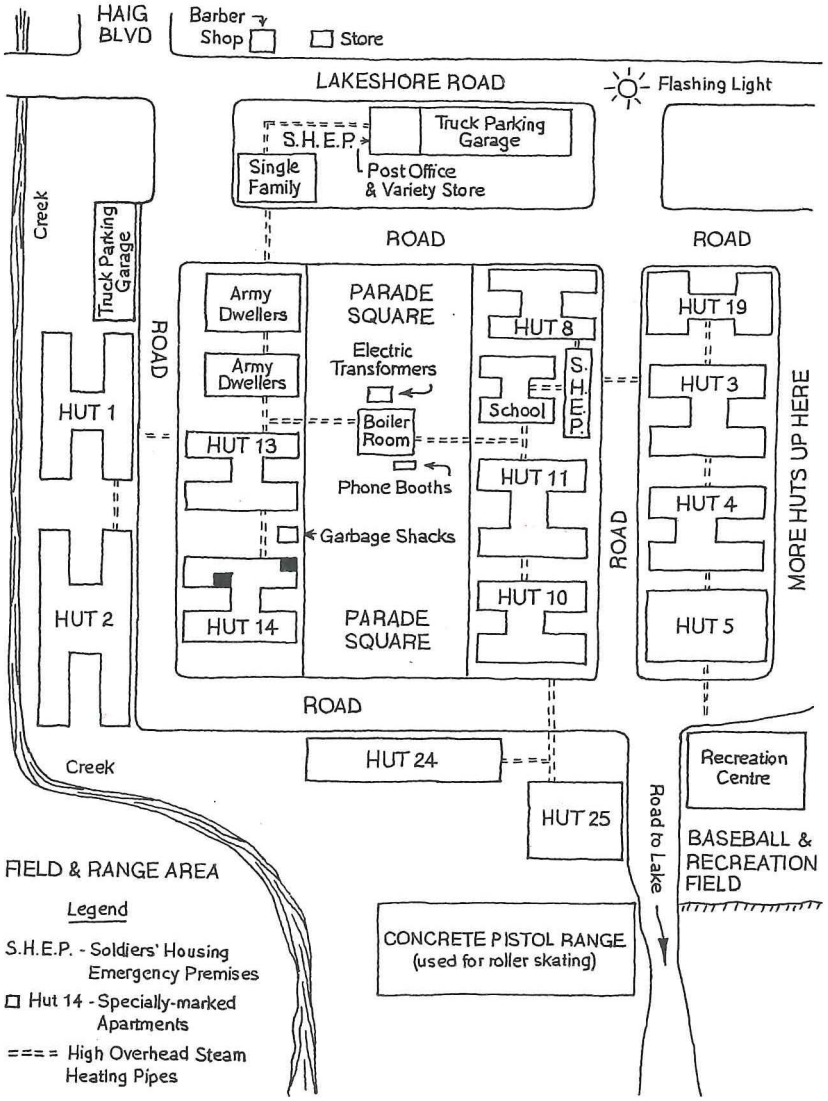


Fig. 11 "Map of SHEP (Soldiers' Housing Emergency Premises)," from Jack and Wanda Pickford's original drawing, in Verna Mae Weeks, *Lakeview: More Than Just Land, 1939-1967* V. 2 (Chesley, Ont.: Verna Mae Weeks, 1990), p. 96.

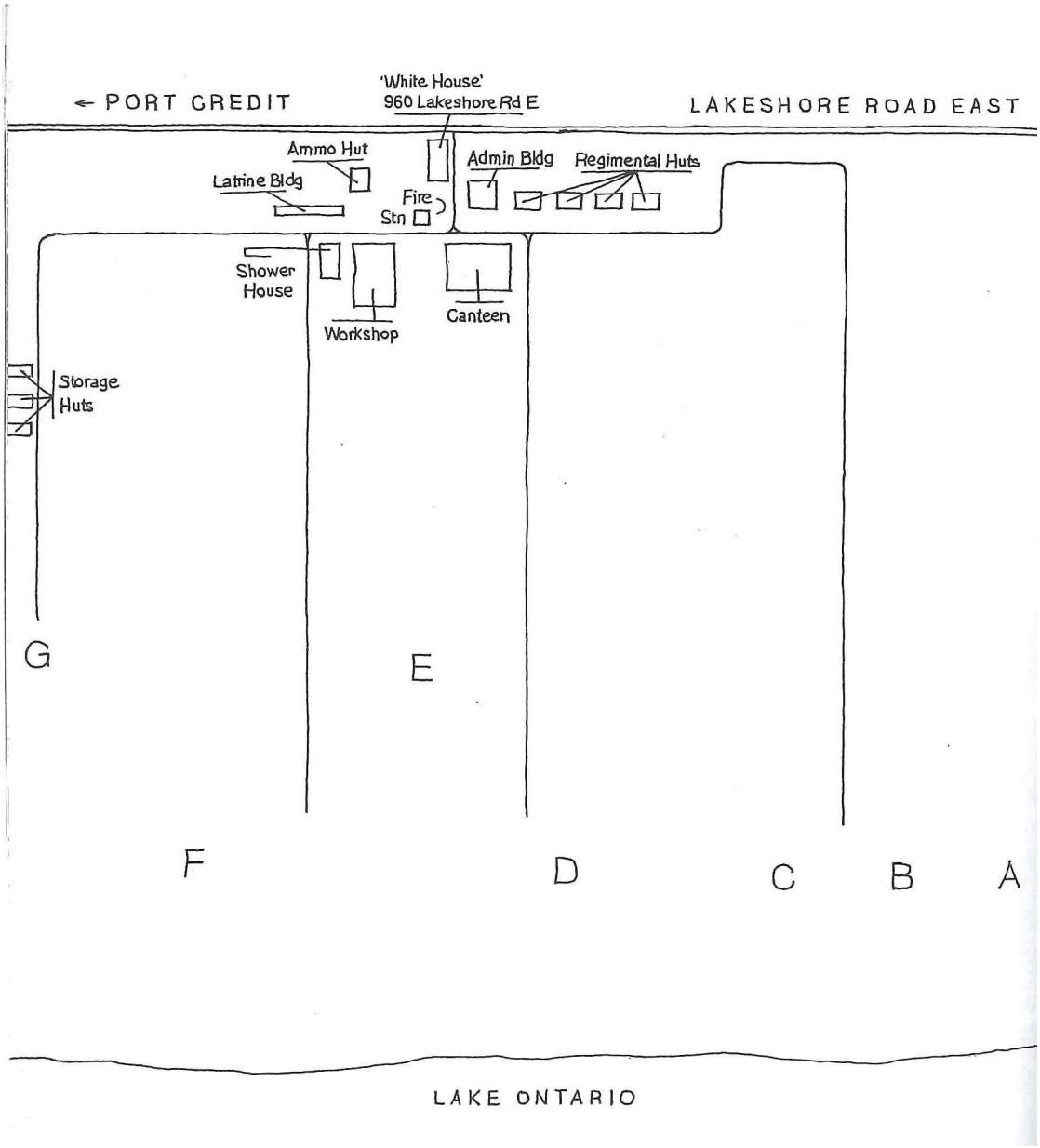


Fig. 12 "Map of the Long Branch Rifle Ranges at Lakeview," from James Kaakee's original drawing, in Verna Mae Weeks, *Lakeview: More Than Just Land, 1939-1967* V. 2 (Chesley, Ont.: Verna Mae Weeks, 1990), p. 220.

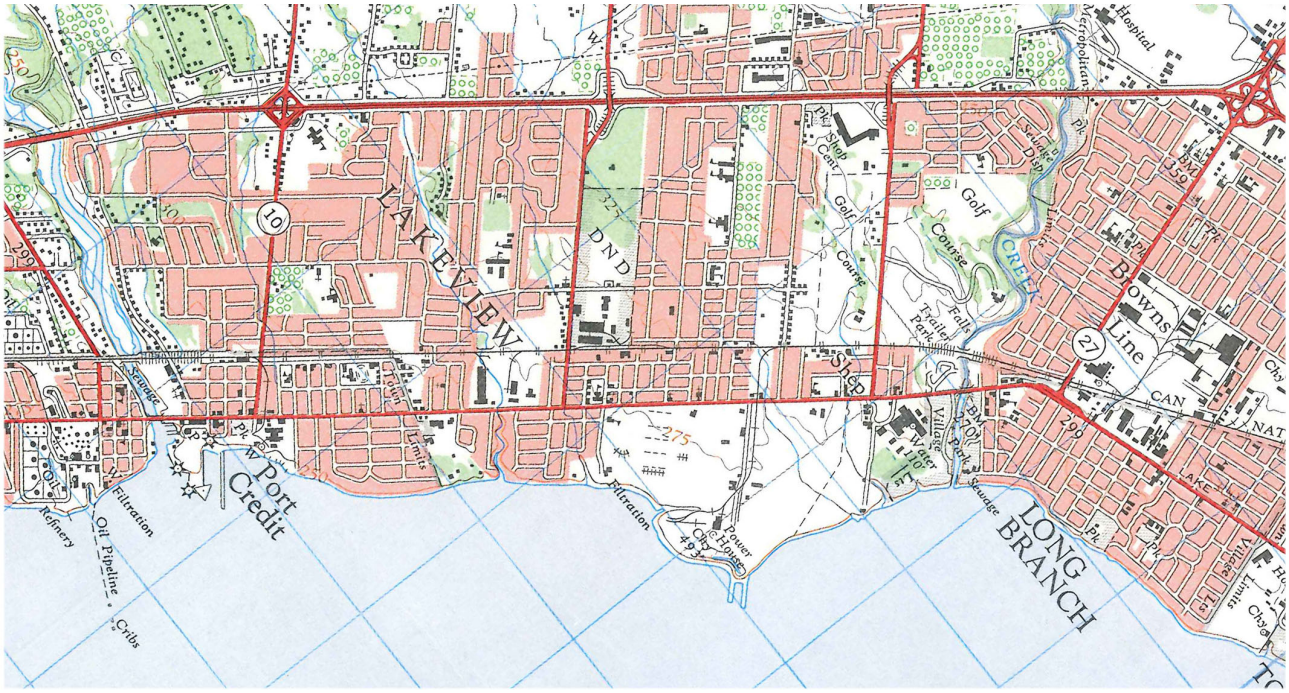


Fig. 13 Detail from Canada, Army Survey Establishment, *Brampton, Ontario, 30M/12 Edition 4*, current as of 1960, printed 1964.

Fig. 14 Ralph Crysler, "Lakeview Generating Station, Aerial Photo," 1972, City of Mississauga Historic Images Gallery, Lakeview Gallery, LG_R196.jpg. The photograph is centred on the station's intake channel, powerhouse and coal yard. North of the station, along Rangeview Road and Lakeshore Road East, are factories. Immediately to the east is the sewage treatment plant. Farther east are the former buildings of Small Arms Limited.

Fig. 15 Ralph Crysler, "Lakeview Generating Station, Aerial View," 1972, City of Mississauga Historic Images Gallery, Lakeview Gallery, LG_R135.jpg. The oblique aerial photograph captures the massiveness of the station with its four smokestacks already covered in soot. Note how the coal conveyor is elevated over the intake channel, which it crosses on its way to the coal yard.

Fig. 16 Ralph Crysler, "Lakeview Generating Station Pier," 1972, City of Mississauga Historic Images Gallery, Lakeview Gallery, LG_R169.jpg. Note the truss structure of the elevated coal conveyor.

Fig. 17 Ralph Crysler, "Lakeview Generating Station, Discharge," 1972, City of Mississauga Historic Images Gallery, Lakeview Gallery, LG_R141.jpg. The discharge channel is in the foreground, and the switch yard is in the background.

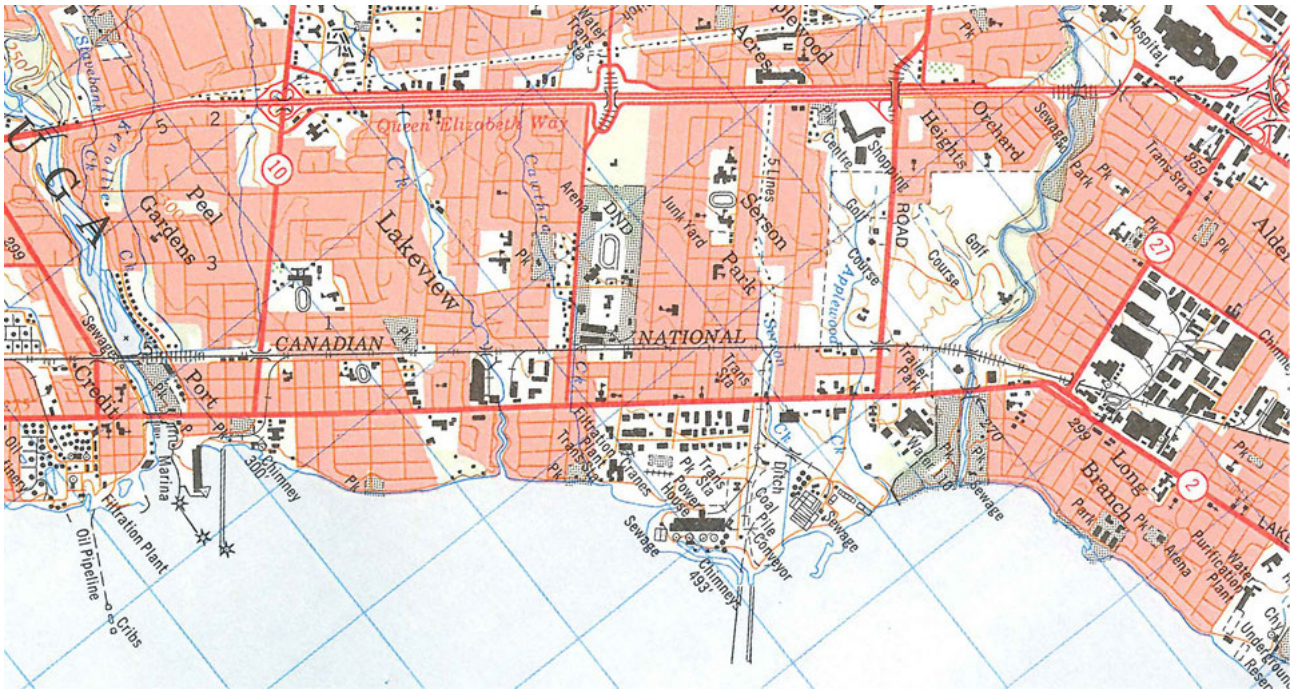


Fig. 18 Detail from Canada, Department of Energy, Mines and Resources, *Brampton, Ontario, 30M/12, Edition 5*, current as of 1976, printed 1979. The topographical map shows the lakefront just before lake fill was added beside Albert E. Crookes Memorial Park.

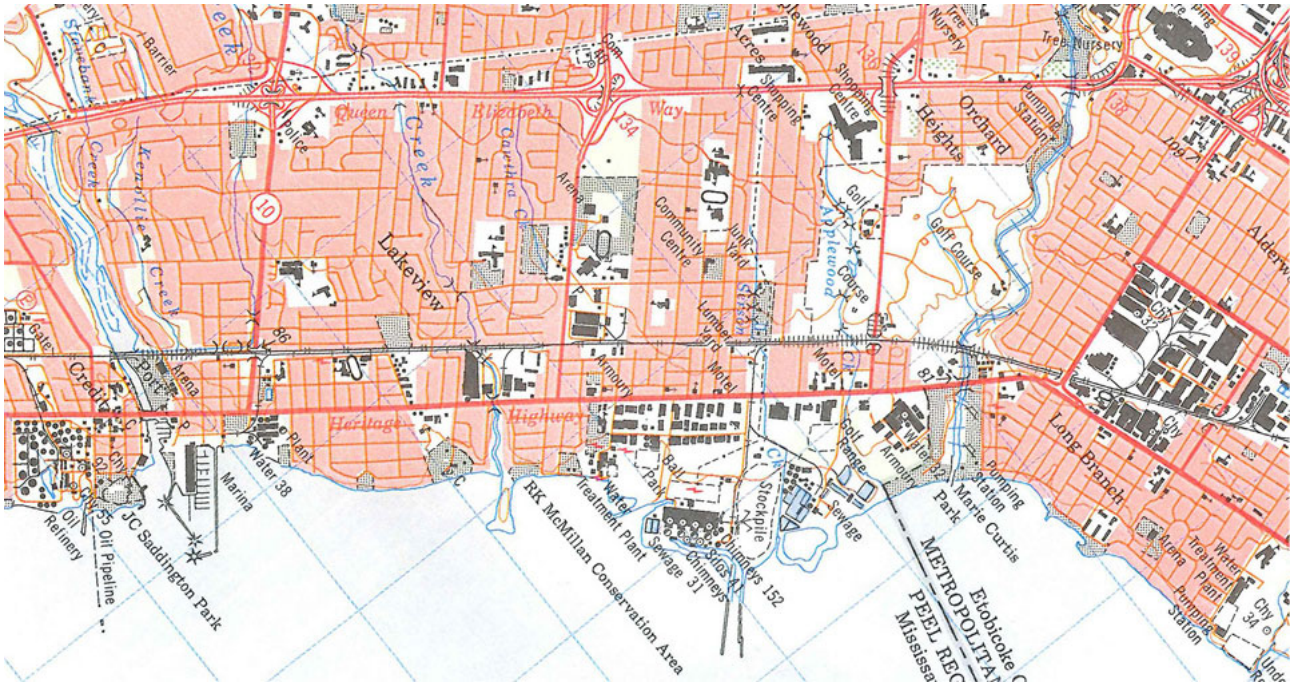


Fig. 19 Detail from Canada, Energy, Mines and Resources Canada, *Brampton, 30M/12, Edition 6*, from aerial photos taken in 1980, culture check 1981, published 1985. The topographical map shows the peninsula created beside Albert E. Crookes Memorial Park (R.K. McMillan Conservation Area).

Fig. 20 Northeastern corner of the development site at Lakeshore Road East and Hydro Road

Fig. 21 Provincial plaque commemorating Canada's first aerodrome

Fig. 22 View looking south from the corner of Lakeshore Road East and Hydro Road. The winding Waterfront Trail is shown on the left, and Hydro Road is on the right. In the far distance, the gatehouse at the secured entrance to the former generating station can be glimpsed.

Fig. 23 Gatehouse at the foot of Hydro Road. Public access is restricted at this point.

Fig. 24 View looking west of the gated entrance and showing the remaining transmission towers

Fig. 25 View looking east from the headland baseball diamond in Lakeview Park, which is leased to the City of Mississauga. The Waterfront Trail passes by the transmission towers.

Fig. 26 Former coal yard inside the gated entrance. The view looks east toward the sewage treatment plant.

Fig. 27 View on the east-west perimeter road, looking east to the sewage treatment plant and the downtown Toronto skyline beyond. The transmission towers are located on the other side of the chain-link fence, in Lakeview Park.

Fig. 28 View on the perimeter road as it bends southward and showing the City of Mississauga maintenance building immediately west of the site

Fig. 29 View of the former station's discharge outlet, looking southward across the discharge channel to land being cleared of concrete rubble. Lake water, heated through the powerhouse, used to empty at the discharge outlet into the discharge channel.

Fig. 30 View from the south end of the discharge outlet, looking south over concrete rubble and rebar

Fig. 31 View from the discharge outlet, looking west along the discharge channel and into Lakefront Promenade Park

Fig. 32 Exposed intake channel and its sheltered forebay where lake water would have entered the powerhouse. The chain-link fence seen in the background marks the edge of the lake.

Fig. 33 Chain-link fence along the lakefront. It marks where the breakwater for the intake channel and its sheltered forebay meets the lake. Looking southeastward in the distance is the former station's docking causeway which juts out into the lake.

Fig. 34 View on the docking causeway near its north end, looking southward. The docking causeway ramps up steeply near its north end. To the left of the docking causeway is the north-south intake channel. In the far left is the eastern breakwater, which in this view is the part made of concrete-filled steel barges.

Fig. 35 Another southward view on the docking causeway, showing the intake channel. In this view, on the far left, the eastern breakwater is made of concrete-filled steel barges. In the foreground, the western breakwater for the docking causeway is constructed of boulders.

Fig. 36 View eastward from the docking causeway, showing the eastern breakwater's concrete-filled steel barge in the foreground, the Jim Tovey Lakeview Conservation Area under construction in the middle of the photograph, and in the distance the Long Branch community in Toronto

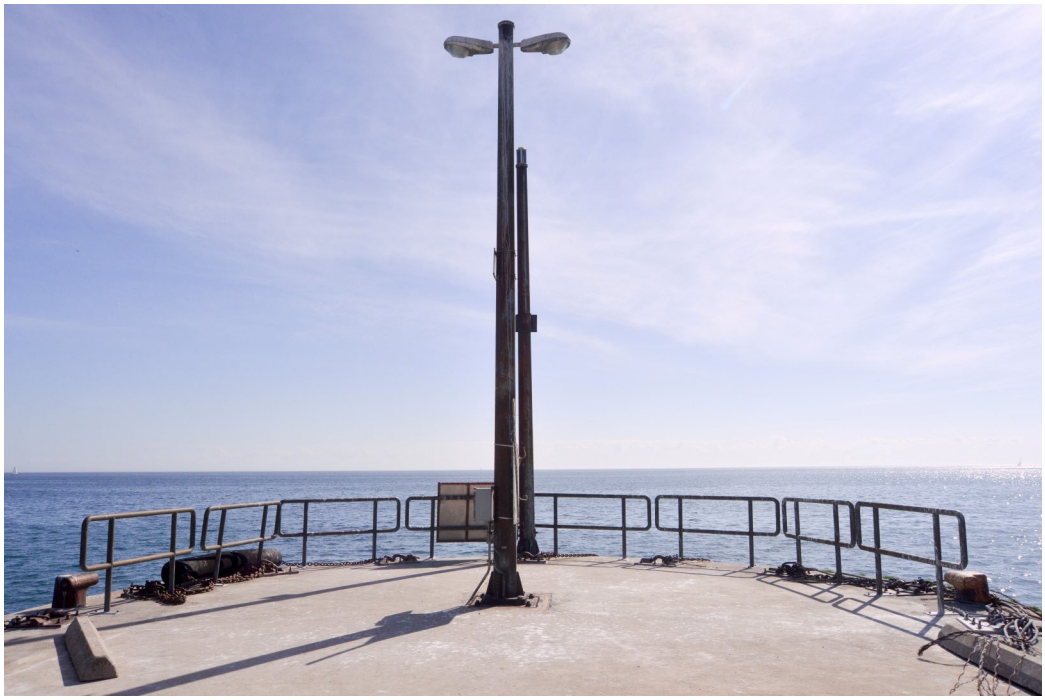


Fig. 37 South end of the docking causeway, looking south over the lake

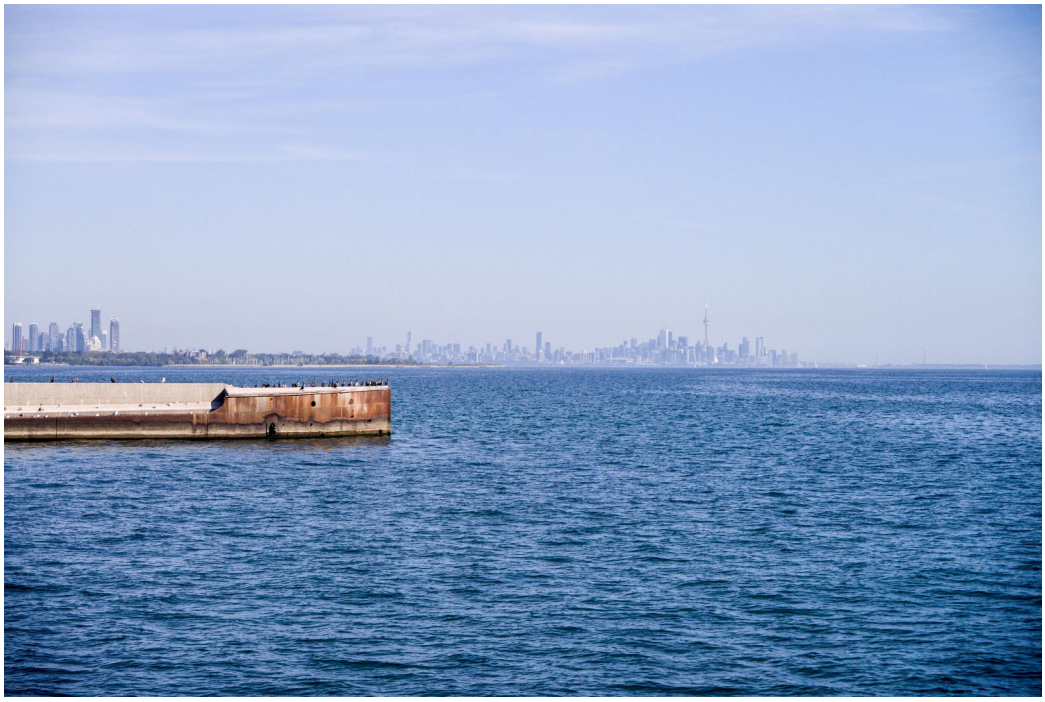


Fig. 38 View on the docking causeway near its south end, looking east toward the eastern breakwater's southernmost concrete-filled steel barge (in the foreground) and the downtown Toronto skyline in the far distance

Fig. 39 View on the docking causeway near its south end, looking northwest to the site's transmission towers and beyond to the towers of Uptown Mississauga. Note how the docking causeway's cylindrical-shaped steel cells form a series of arcs along its edge.

Fig. 40 View on the docking causeway, looking north

Fig. 41 Another northward view on the docking causeway. The open lake is to the left of the causeway, and the protected intake channel is to the right.

Fig. 42 View on the docking causeway, looking north where it starts to ramp up

Fig. 43 View on the docking causeway, showing two concrete structures (their former purpose unknown). Were they the concrete bases to coal hoppers?

Fig. 44 Another view showing the concrete structures, both defaced with graffiti

Fig. 45 Gated entrance to the Indoor Rifle Range. A long gravel lane leading to the range intersects with the access road to the sewage treatment plant.

Fig. 46 Gravel parking lot in front of the Indoor Rifle Range

Fig. 47 View across the parking lot, looking west to the forested buffer between the Indoor Rifle Range and the development site

Fig. 48 Corner view of the Indoor Rifle Range, showing the east elevation buried in the ground and the front (north) elevation with a shed-roofed wooden porch added on

Fig. 49 West elevation of the Indoor Rifle Range, which is partly buried in the ground

Fig. 50 Detail of the west elevation, showing corrugated metal cladding on the left and the range's exposed concrete construction on the right

Fig. 51 Detail of the west elevation's concrete wall, clearly showing the striations of poured concrete

Fig. 52 Detail of the west elevation, showing where it becomes subterranean

Fig. 53 Corner view of the Indoor Rifle Range, showing the south (rear) and east elevations. The concrete walls are barely visible.

Fig. 54 Front facade (north elevation) of the Small Arms Inspection Building

Fig. 55 City plaque recognizing the heritage designation of the Small Arms Inspection Building

Fig. 56 East elevation of the Small Arms Inspection Building, showing the one-storey part on the left and the two-storey part on the right

Fig. 57 Corner view of the Small Arms Inspection Building, showing the west and south (rear) elevations

Fig. 58 Water Tower, located east of the Small Arms Inspection Building

Fig. 59 Northernmost baffle in collection of baffles at Outdoor Firing Range. Note the rectangular hole revealing sand inside the baffle's cavity.

Fig. 60 Southernmost baffle at Outdoor Firing Range as seen from the Waterfront Trail in the foreground

Fig. 61 Another view of the southernmost baffle and a baffle near it

Fig. 62 Yet another view of the southernmost baffle, showing its north side marked with graffiti

Fig. 63 Another baffle vandalized by graffiti

Fig. 64 A baffle overtaken by vines

Fig. 65 A severely deteriorated baffle

Fig. 66 A collapsed baffle found in the bush

Fig. 67 A long baffle beyond (west of) the chain-link security fence erected by the Region of Peel

Fig. 68 North face of the concrete backstop, west of the security fence, with the Waterfront Trail in the foreground

Fig. 69 Canopy on north face of backstop. The canopy is formed of concrete and has a wooden underside. Graffiti has been sprayed on the lower portion of the backstop's concrete wall and above the canopy.

Fig. 70 Detail of spalled concrete and exposed rebar on the backstop's north wall and of damaged wood on the canopy's underside

Fig. 71 South side of the backstop as seen from the Applewood Creek flats. Note the backstop's concave shape and the graffiti sprayed within reach of the ground.

Fig. 72 Detail showing striations in the backstop's poured concrete

Fig. 73 Brick rubble along the south side of the backstop

Fig. 74 Applewood Creek, located west of the baffles and backstop

Fig. 75 Lakefront Promenade Park pavilion and parking lot

Fig. 76 View on the Lakefront Promenade Park boardwalk, looking east to the former generating station's discharge outlet and discharge channel

Fig. 77 View from the eastern end of the Lakefront Promenade Park boardwalk, looking to the former generating station's discharge channel, discharge outlet, the removal of concrete debris on the development site and, in the far distance, the sewage treatment plant

Fig. 78 View on the Lakefront Promenade Park boardwalk, looking west to the marina

Fig. 79 View from the western end of the Lakefront Promenade Park boardwalk, looking west to the marina's clubhouse and north to the water filtration plant

Fig. 80 View from the Lakefront Promenade Park headland, looking east across the development site to the downtown Toronto skyline in the far distance

Fig. 81 View from the Lakefront Promenade Park headland, looking west to the marina and the lake beyond. Note the barn swallow nesting shelter in the foreground.

Fig. 82 Site plan taken from Sasaki, "Lakeview Village Development Master Plan 4.0," Oct. 2019.

Fig. 83 Axonometric representation of proposed building massing and height across the site in Sasaki, "Lakeview Village Development Master Plan 4.0," Oct. 2019.

Fig. 84 Site plan detail showing southwest corner of the property in Sasaki, "Lakeview Village Development Master Plan 4.0," Oct. 2019.

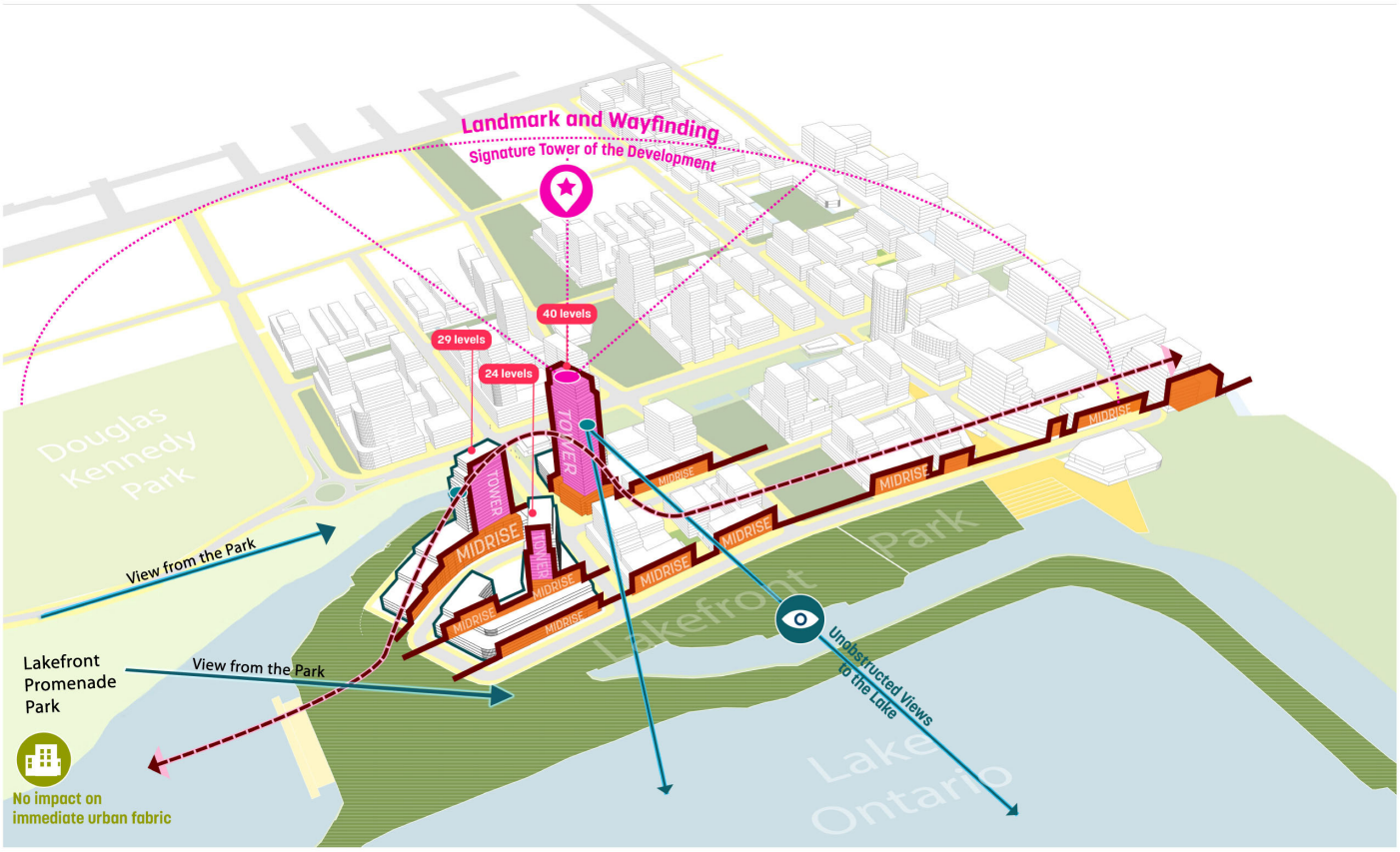
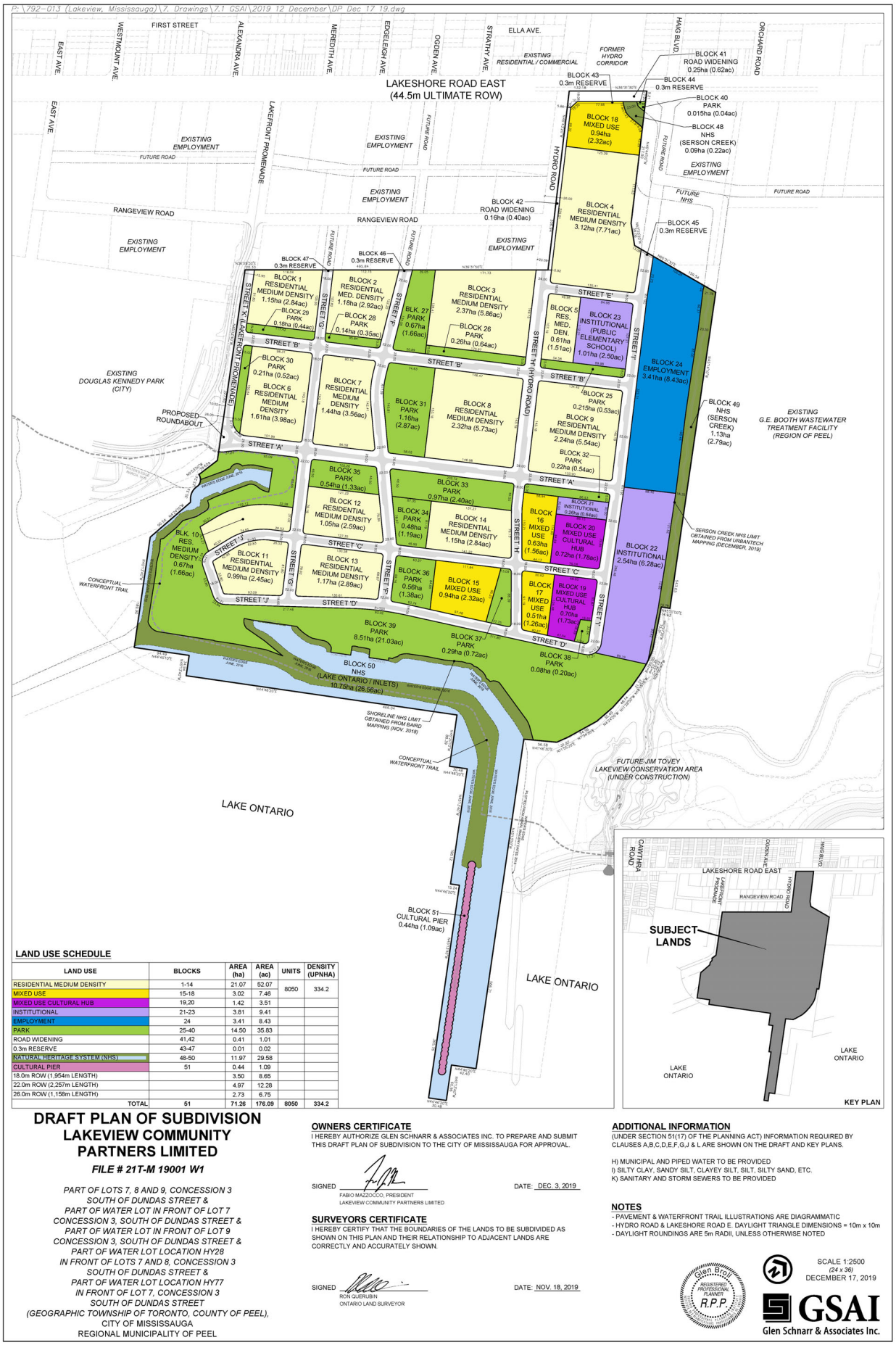


Fig. 85 Proposed view corridor, looking east from Lakefront Promenade Park, in Sasaki, "Lakeview Village Development Master Plan 4.0," Oct. 2019.



LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPNHA)
RESIDENTIAL MEDIUM DENSITY	1-14	21.07	52.07	8050	334.2
MIXED USE	15-18	3.02	7.46		
MIXED USE CULTURAL HUB	19,20	1.42	3.51		
INSTITUTIONAL	21-23	3.81	9.41		
EMPLOYMENT	24	3.41	8.43		
PARK	25-40	14.50	35.83		
ROAD WIDENING	41,42	0.41	1.01		
0.3m RESERVE	43-47	0.01	0.02		
NATURAL HERITAGE SYSTEM (NHS)	48-50	11.97	29.58		
CULTURAL PIER	51	0.44	1.09		
18.0m ROW (1,954m LENGTH)		3.50	8.65		
22.0m ROW (2,257m LENGTH)		4.97	12.28		
26.0m ROW (1,158m LENGTH)		2.73	6.75		
TOTAL	51	71.26	176.09	8050	334.2

DRAFT PLAN OF SUBDIVISION
LAKEVIEW COMMUNITY PARTNERS LIMITED
FILE # 21T-M 19001 W1

PART OF LOTS 7, 8 AND 9, CONCESSION 3 SOUTH OF DUNDAS STREET & PART OF WATER LOT IN FRONT OF LOT 7 CONCESSION 3, SOUTH OF DUNDAS STREET & PART OF WATER LOT IN FRONT OF LOT 9 CONCESSION 3, SOUTH OF DUNDAS STREET & PART OF WATER LOT LOCATION HY28 IN FRONT OF LOTS 7 AND 8, CONCESSION 3 SOUTH OF DUNDAS STREET & PART OF WATER LOT LOCATION HY77 IN FRONT OF LOT 7, CONCESSION 3 SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL), CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF MISSISSAUGA FOR APPROVAL.

SIGNED _____ DATE: DEC. 3, 2019
FABIO MAZZOCCO, PRESIDENT
LAKEVIEW COMMUNITY PARTNERS LIMITED

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED _____ DATE: NOV. 18, 2019
RON QUERUBIN
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SILTY CLAY, SANDY SILT, CLAYEY SILT, SILT, SILTY SAND, ETC.
K) SANITARY AND STORM SEWERS TO BE PROVIDED

NOTES
- PAVEMENT & WATERFRONT TRAIL ILLUSTRATIONS ARE DIAGRAMMATIC
- HYDRO ROAD & LAKESHORE ROAD E. DAYLIGHT TRIANGLE DIMENSIONS = 10m x 10m
- DAYLIGHT ROUNDINGS ARE 5m RADII, UNLESS OTHERWISE NOTED

Glen Broll REGISTERED PROFESSIONAL PLANNER R.P.P.

SCALE 1:2500
(24 x 36)
DECEMBER 17, 2019

GSAI
Glen Schnarr & Associates Inc.

Fig. 86 Glen Schnarr & Associates Inc., "Draft Plan of Subdivision, Lakeview Community Partners Limited," 17 Dec. 2019.

Fig. 87 Eastward view from Lakefront Promenade Park, published in Mike Gilbert, *Lakeview GS: 43 years of service to the Province of Ontario: A pictorial retrospective of Lakeview Generating Station*, [2005].

Appendix B: Summary of Land Title Searches

Title Search for Lot 7, Concession 3, South of Dundas Street, Toronto Township

Instrument #	Date of Instrument	Instrument Type	Grantor	Grantee	Consideration	Remarks
Patent	27 Nov. 1809		The Crown	Thomas Lucas		All (95 acres)
3126	21 Mar. 1818	B & S	Thomas Lucas	Hon. Samuel Smith	£140	All (95 acres)
27987	10 Dec. 1846	B & S	Samuel Boies Smith of Montreal, formerly of Toronto	Richard Cuthbert of Toronto, bookseller	£475	95 acres
1653	28 Feb. 1855	B & S	Richard Cuthbert et ux	Michael Barnes, yeoman	£1,150	95 acres
Patent	14 Mar. 1856		The Crown	Richard Cuthbert		6 acres of water lot in front of Lot 7
1458	27 Sept. 1873	Convey.	John Barnes et al, co-heirs of Michael Barnes	Mary Barnes, widow of Michael Barnes	$1	All (95 acres)
16454	9 May 1881	B & S	Mary Barnes et al, who defaulted on mortgage from 1861	Frederick Charles Denison of Toronto, barrister-in-law who paid off mortgage	$6,800	All (95 acres)
16498	4 Dec. 1895	Will	Frederick C. Denison of Rusholme in Toronto who died with a large estate	Gordon Denison, Frederick's son		Among other bequests
16599	11 Apr. 1914	B & S	Frederick Denison's heirs and executors	His Majesty The King by expropriation	$87,935.35	All (95.601 acres on land & 6 acres in water lot granted to Richard Cuthbert)
111474	10 Jun. 1958	Grant	Her Majesty The Queen	The Hydro-Electric Power Commission of Ontario	$374,510	Part. Sketch attached. 74.782 acres on land & 6 acres in water lot
125865	4 Dec. 1959	Grant	Her Majesty The Queen	The Hydro-Electric Power Commission of Ontario		To correct deed dated 10 Jun. 1958. 76.482 acres on land & 6 acres in water lot

Title Search for Lot 8, Concession 3, South of Dundas Street, Toronto Township

Instrument #	Date of Instrument	Instrument Type	Grantor	Grantee	Consideration	Remarks
Patent	22 Feb. 1855		The Crown	John Burnsides		87 acres
2500	10 Jul. 1855	B & S	John Burnsides, yeoman	James Neilson, merchant	£1,100	87 acres
1039	12 Mar. 1872	Convey. to exchange parcels of land	James Neilson of Toronto, produce merchant	Walter Dalziel of Toronto who had 100 acres in Vaughan Township	$1,000 for difference in value between parcels	All (87 acres). Formerly a Clergy Reserve.
5396	28 May 1885	Trust Deed	Walter Dalziel of Toronto Township et ux	Joseph G. Owen of Streetsville, auctioneer	$400 toward outstanding mortgages	95 acres
5772	31 Aug. 1886	B & S	J.G. Owen et al	Hancocks Rennick of Toronto, grocer	$6,700	95 acres
7939	20 Jun. 1892	B & S	Hancocks Rennick et ux	Corp. of City of Toronto	$20,000	All (95 acres)
8155	16 Jul. 1892	Lease	Corp. of City of Toronto	Her Majesty The Queen, represented by the Minister of Militia and Defence	$1 yearly for 6 years & 8 months	All & R.O.W. over Part Lot 8, Concession 2 (a strip of land 40 feet wide south of the Grand Trunk Railway). “For the purposes of a Rifle Range.”
9353	1 Jan. 1896	Lease	Her Majesty The Queen, represented by the Minister of Militia and Defence	John James Mason of Hamilton, acting as trustee for, and on behalf of, the Ontario Rifle Association	$1 yearly for 5 years & $800 annual grant	All & R.O.W. “For the care and maintenance and management of the Long Branch Rifle Ranges.”
13511	31 May 1909	Lease	Corp. of City of Toronto	His Majesty The King, represented by the Minister of Militia and Defence		References 13 Feb. 1893, 16 Jul. 1892 & 13 Feb. 1899 indentures. Extends lease another 21 years.
20313	1 Oct. 1919	Surrender of Lease	His Majesty The King	Corp. of City of Toronto	$1	R.O.W.
34221	31 Jan. 1931	Grant	Corp. of City of Toronto	His Majesty The King by Minister of National Defence of Canada	$1 & c.	All. Until such time as the land ceases to be used for military purposes.
109620	14 Mar. 1958	Grant	Her Majesty The Queen	Corp. of City of Toronto	$1	All. Since military use has ceased.
111949	10 Jun. 1958	Grant	Corp. of City of Toronto	The Hydro-Electric Power Commission of Ontario	$2	81 acres (South part reaching the lake); North part reaching Lakeshore Road excluded. Plan attached (shows “High Water Mark Nov. 1957”).

Appendix C: Author's Qualifications

Paul Dilse has specialized in heritage planning and historical study since his graduation from the professional planning school at the University of Waterloo in 1979.

He has written official plan policies on heritage conservation for the former Municipality of Metropolitan Toronto and for the City of Cambridge (his related official plan background study, in which he delineated the boundaries of prospective heritage conservation districts, remained a reference document there for three decades). He has surveyed the entire rural and exurban municipality of the Town of Caledon to compile a comprehensive inventory of built heritage resources located on 1,643 properties. He has assessed the cultural heritage value of two French Canadian Roman Catholic churches in rural Essex County as well as the cultural heritage landscape of the David Dunlap Observatory in Richmond Hill, and successfully defended their designation under the *Ontario Heritage Act* at Conservation Review Board hearings. He has also provided expert witness testimony at the Ontario Municipal Board, successfully defending the designation of the first heritage conservation district in the Town of Markham and contributing to the positive outcome in favour of retaining a complex of rare garden apartments in the Leaside neighbourhood of Toronto.

In addition to the Thornhill-Markham heritage conservation district, he has produced heritage conservation district plans for Old Port Credit Village in Mississauga, the MacGregor/Albert neighbourhood in Waterloo, Lower Main Street South in Newmarket and Werden's Plan neighbourhood in Whitby. Another study of his – pertaining to the George Street and Area neighbourhood in Cobourg – has supported its designation as a heritage conservation district. He is also the author of a report on the feasibility of establishing heritage conservation districts in downtown Brampton. His knowledge of heritage conservation districts spans 35 years – from the time when he reviewed heritage conservation district plans for the provincial government in the early 1980s to the post-2005 era when amendments to the *Ontario Heritage Act* clarified and strengthened Part V of the Act. As well, he has prepared conservation-based design guidelines for the historic commercial centres of Alliston, Beeton, Tottenham and Picton.

Since 2004 when municipalities in Central and Southwestern Ontario started requesting heritage impact assessments from him, he has completed 59 such reports – 14 for subjects in Mississauga. In addition to the heritage impact assessments, he has

described and evaluated many other historic properties, for instance, Delta Collegiate Institute in Hamilton. Its 2014 designation under the *Ontario Heritage Act* was the first in Hamilton in five years.

He has written text for commemorative plaques, including several for the Ontario Heritage Trust, and has planned an extensive program to interpret the history of the Freeport Sanatorium at the Grand River Hospital in Kitchener. His major work in 2011, a history of the Legislative Building in Queen's Park and a statement on its cultural heritage value, forms part of an historic structure report commissioned by the Legislative Assembly of Ontario. In 2016, he prepared a strategic conservation plan for the Hamilton GO Centre Station, formerly, the Toronto, Hamilton & Buffalo Railway Station. Its historic significance is recognized in the station property's designation under the *Ontario Heritage Act* by the City of Hamilton, a rating as a Provincial Heritage Property of Provincial Significance and designation under the *Heritage Railway Stations Protection Act* by the Historic Sites and Monuments Board of Canada. In 2017, his report in support of the designation of Belfountain Conservation Area under the *Ontario Heritage Act* was adopted by the Town of Caledon.

Paul Dilse is qualified as a planner and historian by the Canadian Association of Heritage Professionals, of which he is a founding member.