

APPENDIX I

Heritage Overview Memo

To:	Corporation of the City of Mississauga 300 City Centre Drive Mississauga ON L5B 3C1	From:	Stantec Consulting Ltd. 49 Frederick Street Kitchener ON N2H 6M7
File:	165010564	Date:	February 23, 2015

Reference: **Courtneypark Drive East, Kennedy Road to Dixie Road**

INTRODUCTION

Stantec Consulting Ltd. (Stantec) has been retained by the City of Mississauga (the City) to conduct a Built Cultural and Heritage Overview (the Heritage Overview) for a Schedule "C" Municipal Class Environmental Assessment (Class EA) Study and Preliminary Design for Courtneypark Drive East. The Heritage Overview was undertaken in the preliminary planning and design phase of the Class EA in accordance with the *Municipal Class Environmental Assessment* document prepared by the Municipal Engineers (October 2000, as amended in 2007), approved under the *Ontario Environmental Assessment Act* (Government of Ontario 1990).

The Study Area includes a 2.8 kilometre portion of the existing Courtneypark Drive East, from Kennedy Road to Dixie Road, as well as the intersections therein. More specifically, the study area includes parts of Lots 8 and 9, Concession 1 East (E), Parts of Lots 7 to 9, Concession 2E, Parts of Lots 7 and 8, Concession 3E, and Parts of Lots 7 and 8, Concession 4E, in the former Township of Toronto, Peel County, now the City of Mississauga, Ontario.

The Heritage Overview was prepared by James Sebele, Cultural Heritage Assistant with Stantec, and Meghan Rivard, Heritage Consultant, also with Stantec. Ms. Rivard, a member in good standing with the Canadian Association of Heritage Professionals specializes in the identification of heritage resources as part of the EA process and the evaluation of cultural heritage value or interest (CHVI).

METHODOLOGY

The Heritage Overview was composed of a program of agency consultation and desktop review in order to complete the Ministry of Tourism, Culture, and Sport (MTCS) *Check Sheet for Environmental Assessments* (November 2010) (the Check Sheet). Where a heritage resource was identified, Stantec obtained information regarding the property, including the municipal by-law which outlines identified heritage attributes (see attached). Agency consultation was conducted to determine the presence of protected properties within the Study Area. Protection of Heritage Resources may include, but is not limited to, designation under the *Ontario Heritage Act* (OHA), a provincial easement made under the OHA, or listing/registering of potential resources. Consultation included correspondence with the following agencies and individuals:

- Ministry of Tourism, Culture, and Sport (MTCS), formerly Ministry of Tourism and Culture (MTC);
- Ontario Heritage Trust (OHT); and
- City of Mississauga Heritage Planning staff.

For the purposes of this overview, a desktop review of the Study Area was completed. Given the generally modern character of the Study Area, a site visit was not undertaken. Instead, historical

Reference: Courtneypark Drive East, Kennedy Road to Dixie Road

resources were consulted to determine areas where the potential for identifying potential heritage resources was high.

Throughout this overview, the term Study Area refers to any land or structure in, on, or over which part of the Project is proposed plus a 50m area surrounding the Project components. The broader interest area is roughly bounded by Highway 407 to the north, Dixie Road to the east, Highway 401 to the south and Hurontario Street to the west.

RESULTS**AGENCY CONSULTATION**

Deborah Hossack, Registrar, Register Developer, Heritage Advisor with the MTCS reported that there were no properties on the List of Provincial Heritage Properties within the vicinity of the Study Area. Michael Sawchuck, Manager, Acquisitions and Conservation Services with the OHT, reported that there is no OHT easement site in the vicinity of the Study Area. Paula Wubbenhorst, Senior Heritage Coordinator at the City of Mississauga, reported six heritage resources within the vicinity of the Study Area. One of these resources was determined to be situated within the Study Area. The findings of consultation are summarized in Table 1.

Table 1 Protected and Previously Identified Properties

Municipality	Municipal Address	Description	Relation to Project	Level of Protection
City of Mississauga	6487 Dixie Road	Hornby-Scarlett House	Within Study Area	Designated Part IV
City of Mississauga	Various	Pearson International Airport	Outside of Study Area	Listed
City of Mississauga	6933 Tomken Road	Cemetery	Outside of Study Area	Listed
City of Mississauga	1411 Derry Road East	Mount Charles House	Outside of Study Area	Listed
City of Mississauga	7085 Dixie Road	Cemetery	Outside of Study Area	Designated Part IV
City of Mississauga	1520 Britannia Road East	Cemetery	Outside of Study Area	Designated Part IV

DESKTOP REVIEW

A desktop review of the Study Area was undertaken to identify any potential heritage resources as well as any potential cultural landscapes. Following the desktop review, contemporary mapping was consulted to determine the extent or boundaries of a potential heritage resource, if identified. There were no potential heritage resources identified nor were there any areas determined to have high potential for the presence of heritage resources during this review.

Reference: Courtneypark Drive East, Kennedy Road to Dixie Road

CHECK SHEET FOR ENVIRONMENTAL ASSESSMENTS

The MTCS Check Sheet provides a three step process for screening the presence of recognized and potential heritage resources, including both built heritage resources and cultural heritage landscapes, within the Study Area (see Check Sheet attached). In addition, where a heritage resource is identified, either recognized or potential, the Check Sheet provides a screening exercise to determine the need for further studies. The results of Steps 1 through 2 are provided below. For the Courtneypark Drive East EA, the Hornby-Scarlett house situated at 6487 Dixie Road was identified as a designated property under the *Ontario Heritage Act*.

Step 1 Screening for Recognized Cultural Heritage Value			
Yes	No	Unknown	Screening Criteria
X			1. Is the subject property designated or adjacent* to a property designated under the Ontario Heritage Act?
	X		2. Is the subject property listed on the municipal heritage register or a provincial register/list? (e.g. Ontario Heritage Bridge List)
	X		3. Is the subject property within or adjacent to a Heritage Conservation District?
	X		4. Does the subject property have an Ontario Heritage Trust easement or is it adjacent to such a property?
	X		5. Is there a provincial or federal plaque on or near the subject property?
	X		6. Is the subject property a National Historic Site?
	X		7. Is the subject property recognized or valued by an Aboriginal community?

Step 2 Screening Potential Resources			
Yes	No	Unknown	Screening Criteria
Built heritage resources			
	X		1. Does the subject property or an adjacent property contain any buildings or structures over forty years old† that are:
	X		• Residential structures (e.g. house, apartment building, shanty or trap line shelter)
	X		• Farm buildings (e.g. barns, outbuildings, silos, windmills)
	X		• Industrial, commercial or institutional buildings (e.g. a factory, school, etc.)
	X		• Engineering works (e.g. bridges, water or communications towers, roads, water/sewer systems, dams, earthworks, etc.)
	X		• Monuments or Landmark Features (e.g. cairns, statues, obelisks, fountains, reflecting pools, retaining walls, boundary or claim markers, etc.)

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Step 2 Screening Potential Resources			
Yes	No	Unknown	Screening Criteria
	X		2. Is the subject property or an adjacent property associated with a known architect or builder?
	X		3. Is the subject property or an adjacent property associated with a person or event of historic interest?
	X		4. When the municipal heritage planner was contacted regarding potential cultural heritage value of the subject property, did they express interest or concern?
Cultural heritage landscapes			
	X		5. Does the subject property contain landscape features such as:
	X		• Burial sites and/or cemeteries
	X		• Parks or gardens
	X		• Quarries, mining, industrial or farming operations
	X		• Canals
	X		• Prominent natural features that could have special value to people (such as waterfalls, rocky outcrops, large specimen trees, caves, etc.)
	X		• Evidence of other human-made alterations to the natural landscape (such as trails, boundary or way-finding markers, mounds, earthworks, cultivation, non-native species, etc.)
	X		6. Is the subject property within a Canadian Heritage River watershed?
	X		7. Is the subject property near the Rideau Canal Corridor UNESCO World Heritage Site?
	X		8. Is there any evidence from documentary sources (e.g., local histories, a local recognition program, research studies, previous heritage impact assessment reports, etc.) or local knowledge or Aboriginal oral history, associating the subject property/ area with historic events, activities or persons?

Where a heritage resource is identified, additional screening is required to determine the potential for impacts. Where the potential for an impact is identified, a heritage impact assessment is required. Where no impacts are identified, no further study is required.

In order to determine the potential for impacts resulting from the Project, the heritage attributes of the heritage resource must be determined and referenced against the proposed undertaking. In the case of 6487 Dixie Road, the single heritage resource identified within the Study Area, the municipality was contacted to obtain the Designation By-Law along with the Reasons for Designation. Contained within the Reasons for Designation are heritage attributes.

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In the case of the Hornby-Scarlett house, a former farmhouse situated close to its original site that has been integrated into a modern commercial centre, the heritage attributes address architectural elements exclusively. Although the siting and landscape features present were identified to assist in retaining some design value, these features as well as the architectural features, were determined to not be affected by the Project given the distance of the resource from the proposed undertaking (approximately 150 metres), no impacts are anticipated (see Proposed Project Boundary attached). Therefore, no further work is required. The findings are summarized in below.

Step 3 Screening Potential Impacts		
Yes	No	Will the proposed undertaking/project involve or result in any of the following potential impacts to the subject property or an adjacent* property?
	x	Destruction, removal or relocation of any, or part of any, heritage attribute or feature.
	x	Alteration which means a change in any manner and includes restoration, renovation, repair or disturbance.
	x	Shadows created that alter the appearance of a heritage attribute or change the exposure or visibility of a natural feature or plantings, such as a garden.
	x	Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.
	x	Direct or indirect obstruction of significant views or vistas from, within, or to a built or natural heritage feature.
	x	A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
	N/A	Soil disturbance such as a change in grade, or an alteration of the drainage pattern, or excavation, etc.

RECOMMENDATIONS

Based on consultation with the appropriate regulatory bodies, one protected heritage resources was identified within the Study Area. The MTCs Check Sheet was used to screen for potential impacts resulting from the Project. Given the distance of the heritage resource from any proposed Project activity, no further work is required. If the Project boundaries are modified, the Check Sheet should be revised to determine if any impacts are anticipated as a result of the modifications.

CLOSURE

This report has been prepared for the sole benefit of The City of Mississauga and may not be used by any third party without the express written consent of Stantec Consulting Ltd. and the City of Mississauga.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.



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Sincerely,

Stantec Consulting Ltd.

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Attachment: *By-Law 21-92: A by-law to designate the "Hornby-Scarlett House" located at 6487 Dixie Road, as being of architectural significance*
MTCS Check Sheet for Environmental Assessments
Proposed Project Boundary



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER ...21-92...

A by-law to designate the "Hornby-Scarlett House" located at 6487 Dixie Road, as being of architectural significance

WHEREAS The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS Notice of Intention to so designate the "Hornby-Scarlett House" located at 6487 Dixie Road, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Council of the Corporation of the City of Mississauga.

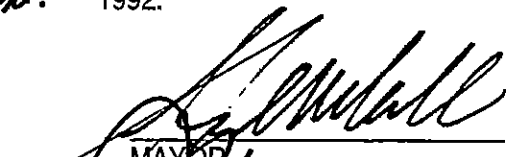

WHEREAS the reasons for the said designation are set out as Schedule 'A' hereto;

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

1. That the real property, more particularly described in Schedule 'B' hereto, known as the "Hornby-Scarlett House" located at 6487 Dixie Road, be designated as being of architectural significance under Part IV of The Ontario Heritage Act, R.S.O. 1990, c. 0.18.
2. 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 Foundation, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
3. That the City Solicitor is hereby directed to register a copy of this by-law against the subject property.

ENACTED AND PASSED this 21st day of Jan. 1992.

APPROVED AS TO FORM OF EXECUTION City Solicitor MISSISSAUGA			
MGM			
Date	92	01	21


MAYOR

CLERK

SCHEDULE "A" TO BY-LAW NO. 21-92

SHORT STATEMENT OF THE REASONS FOR
THE DESIGNATION

The Hornby-Scarlett house, 6487 Dixie Road, has been recommended for designation for reasons of its architectural significance.

The former farmhouse, built circa 1865, is a one-and-a-half storey red brick structure with a low pitch gable roof, return eaves on the gable ends, and a front central gable. The front facade has a projecting frontispiece with a lancet window over the front recessed entrance of a panelled door, and rectangular transom.

The frontispiece and quoins are accented in a buff brick, as are all the vertical brick window heads. The front facade has a decorative runner course of buff brick, as well as a decorative frieze and brackets under the eaves.


The front vergeboard and finial is of a unique design. The front porch has been a recent addition, based upon documentation of the original porch design. The windows are six-over-six and well proportioned to the structure. The house, being of a T-shape design, has two interior chimneys at either end of the main portion of the house and a central chimney in the rear portion.

The house, now relocated close to its original site and used as a restaurant, has been incorporated and attached to a larger complex. However the siting and landscape features assist in retaining the architectural integrity of the structure.

SCHEDULE B TO BY-LAW 21-92

Description: Block 3, Registered Plan M-339
(to be designated under the Ontario Heritage Act)

In the City of Mississauga, Regional Municipality of Peel,
Province of Ontario and being composed of that part of Block 3
in accordance with a plan of subdivision registered in the Land
Registry Office for the Land Titles Division of Peel (No. 43)
as Plan M-339, designated as Part 1 on a plan of survey
deposited in the said Registry Office as Plan 43R-18941.


R.B. Lawryshyn
Ontario Land Surveyor

December 20, 1991

RBL/lis

Screening for Impacts to Built Heritage and Cultural Heritage Landscapes

This checklist is intended to help proponents determine whether their project could affect known or potential cultural heritage resources. The completed checklist should be returned to the appropriate Heritage Planner or Heritage Advisor at the Ministry of Tourism and Culture.

Step 1 – Screening for Recognized Cultural Heritage Value

YES	NO	Unknown	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Is the subject property designated or adjacent* to a property designated under the <i>Ontario Heritage Act</i> ?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Is the subject property listed on the municipal heritage register or a provincial register/list? (e.g. Ontario Heritage Bridge List)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Is the subject property within or adjacent to a Heritage Conservation District?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Does the subject property have an Ontario Heritage Trust easement or is it adjacent to such a property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Is there a provincial or federal plaque on or near the subject property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Is the subject property a National Historic Site?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Is the subject property recognized or valued by an Aboriginal community?

Step 2 – Screening Potential Resources

YES	NO	Unknown	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Built heritage resources
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Does the subject property or an adjacent property contain any buildings or structures over forty years old[†] that are:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Residential structures (e.g. house, apartment building, shanty or trap line shelter)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Farm buildings (e.g. barns, outbuildings, silos, windmills)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Industrial, commercial or institutional buildings (e.g. a factory, school, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Engineering works (e.g. bridges, water or communications towers, roads, water/sewer systems, dams, earthworks, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Monuments or Landmark Features (e.g. cairns, statues, obelisks, fountains, reflecting pools, retaining walls, boundary or claim markers, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Is the subject property or an adjacent property associated with a known architect or builder?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Is the subject property or an adjacent property associated with a person or event of historic interest?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. When the municipal heritage planner was contacted regarding potential cultural heritage value of the subject property, did they express interest or concern?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cultural heritage landscapes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Does the subject property contain landscape features such as:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Burial sites and/or cemeteries
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Parks or gardens
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Quarries, mining, industrial or farming operations
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Canals
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Prominent natural features that could have special value to people (such as waterfalls, rocky outcrops, large specimen trees, caves, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Evidence of other human-made alterations to the natural landscape (such as trails, boundary or way-finding markers, mounds, earthworks, cultivation, non-native species, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Is the subject property within a Canadian Heritage River watershed?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Is the subject property near the Rideau Canal Corridor UNESCO World Heritage Site?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Is there any evidence from documentary sources (e.g., local histories, a local recognition program, research studies, previous heritage impact assessment reports, etc.) or local knowledge or Aboriginal oral history, associating the subject property/ area with historic events, activities or persons?

Note:

If the answer is "yes" to any question in Step 1, proceed to Step 3.

The following resources can assist in answering questions in Step 1:

Municipal Clerk or Planning Department – Information on properties designated under the Ontario Heritage Act (individual properties or Heritage Conservation Districts) and properties listed on a Municipal Heritage register.

Ontario Heritage Trust – Contact the OHT directly regarding easement properties. A list of OHT plaques can be found on the website: [Ontario Heritage Trust](#)

Parks Canada – A list of National Historic Sites can be found on the website: [Parks Canada](#)

Ministry of Tourism and Culture – The Ontario Heritage Properties Database includes close to 8000 identified heritage properties. Note while this database is a valuable resource, it has not been updated since 2005, and therefore is not comprehensive or exhaustive. [Ontario Heritage Properties Database](#)

Local or Provincial archives

Local heritage organizations, such as the municipal heritage committee, historical society, local branch of the Architectural Conservancy of Ontario, etc.

Consideration should also be given to obtaining oral evidence of CHR. For example, in many Aboriginal communities, an important means of maintaining knowledge of cultural heritage resources is through oral tradition.

If the answer is "yes" to any question in Step 2, an evaluation of cultural heritage value is required. If cultural heritage resources are identified, proceed to Step 3.

If the answer to any question in Step 1 or to questions 2-4, 6-8 in Step 2, is "unknown", further research is required.

If the answer is "yes" to any of the questions in Step 3, a heritage impact assessment is required.

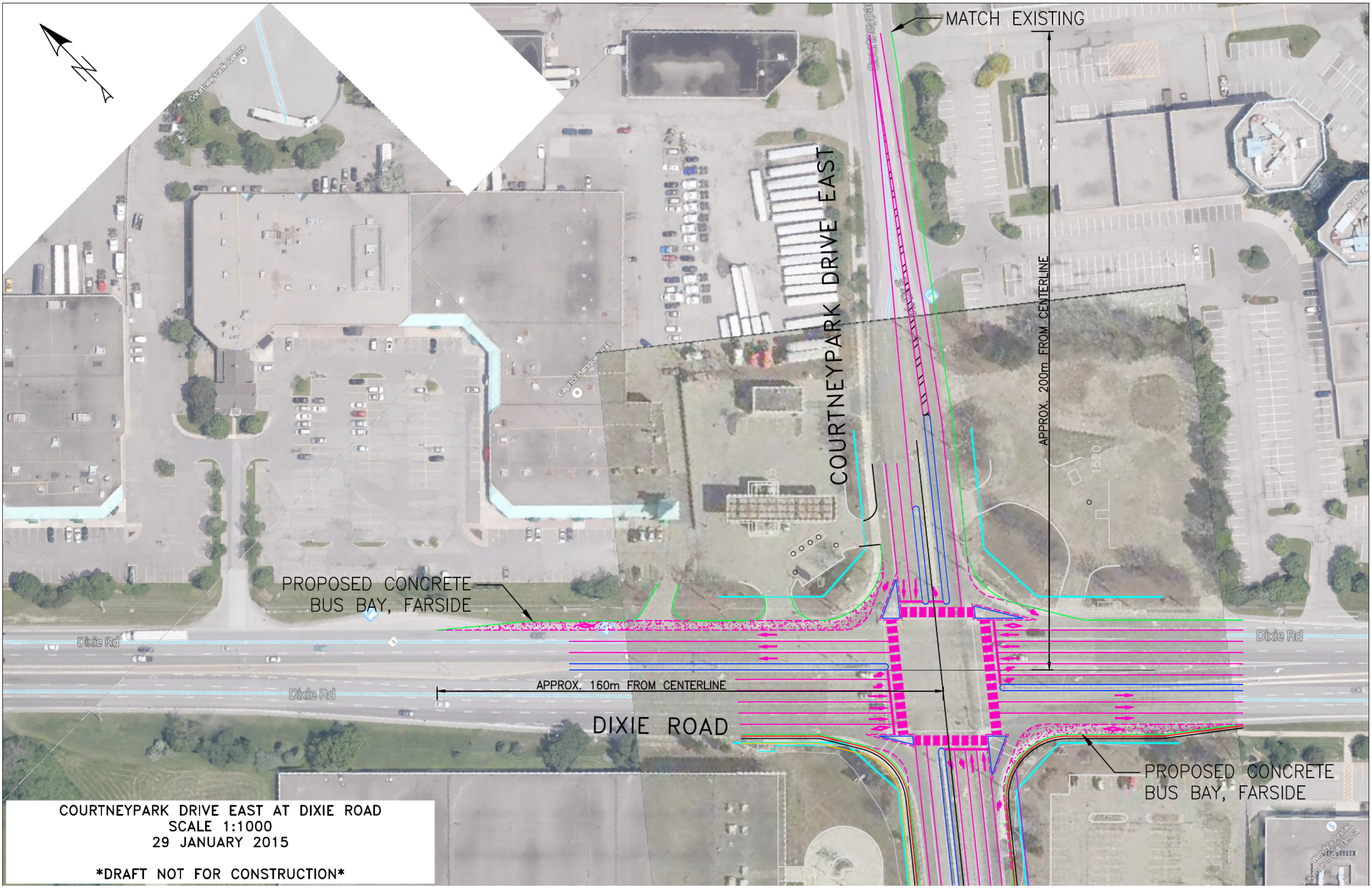
If uncertainty exists at any point, the services of a qualified person should be retained to assist in completing this checklist. All cultural heritage evaluation reports and heritage impact assessment reports must be prepared by a qualified person. Qualified persons means individuals (professional engineers, architects, archaeologists, etc.) having relevant, recent experience in the identification and conservation of cultural heritage resources. Appropriate evaluation involves gathering and recording information about the property sufficient to understand and substantiate its heritage value; determining cultural heritage value or interest based on the advice of qualified persons and with appropriate community input. If the property meets the criteria in Ontario Regulation 9/06 under the Ontario Heritage Act, it is a cultural heritage resource.

[†] The 40 year old threshold is an indicator of potential when conducting a preliminary survey for identification of cultural heritage resources. While the presence of a built feature that is 40 or more years old does not automatically signify cultural heritage value, it does make it more likely that the property could have cultural heritage value or interest. Similarly, if all the built features on a property are less than 40 years old, this does not automatically mean the property has no cultural heritage value. Note that age is not a criterion for designation under the *Ontario Heritage Act*.

Step 3 – Screening for Potential Impacts

YES	NO	Will the proposed undertaking/project involve or result in any of the following potential impacts to the subject property or an adjacent* property?
<input type="checkbox"/>	<input type="checkbox"/>	Destruction, removal or relocation of any, or part of any, heritage attribute or feature.
<input type="checkbox"/>	<input type="checkbox"/>	Alteration (which means a change in any manner and includes restoration, renovation, repair or disturbance).
<input type="checkbox"/>	<input type="checkbox"/>	Shadows created that alter the appearance of a heritage attribute or change the exposure or visibility of a natural feature or plantings, such as a garden.
<input type="checkbox"/>	<input type="checkbox"/>	Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.
<input type="checkbox"/>	<input type="checkbox"/>	Direct or indirect obstruction of significant views or vistas from, within, or to a built or natural heritage feature.
<input type="checkbox"/>	<input type="checkbox"/>	A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
<input type="checkbox"/>	<input type="checkbox"/>	Soil disturbance such as a change in grade, or an alteration of the drainage pattern, or excavation, etc.

* For the purposes of evaluating potential impacts of development and site alteration "adjacent" means: contiguous properties as well as properties that are separated from a heritage property by narrow strip of land used as a public or private road, highway, street, lane, trail, right-of way, walkway, green space, park, and/or easement or as otherwise defined in the municipal official plan.



COURTNEYPARK DRIVE EAST AT DIXIE ROAD
SCALE 1:1000
29 JANUARY 2015

DRAFT NOT FOR CONSTRUCTION