

**Heritage Impact Assessment
6432 Ninth Line
City of Mississauga, Region of Peel
(Formerly Town of Milton, in the Regional Municipality of Halton), Ontario**

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Original Report

EXECUTIVE SUMMARY

Under a contract awarded in May 2018 by Mattamy Homes, Land Development, Archaeological Research Associates Ltd. (ARA) carried out a Heritage Impact Assessment (HIA) of the property at 6432 Ninth Line, in the City of Mississauga, Ontario. This HIA is an update to a Heritage Impact Statement completed for the property in 2010 (ARA 2010). 6432 Ninth Line is a listed heritage property on the *City of Mississauga's Municipal Register of Property of Cultural Heritage Value or Interest*. It is listed as the "Douglass-Kelly House" and was included on the register due to its architectural value.

The property located at 6432 Ninth Line was originally located within the boundaries of the Town of Milton. On January 1, 2010 lands situated east of Highway 407, including the subject property, were annexed to the City of Mississauga (City of Mississauga 2009). The property is located within the eastern half of Lot 8, Concession 9, New Survey, in the former Geographic Township of Trafalgar, in the former Halton County, Ontario.

The Heritage Impact Assessment approach consisted of the following:

- Background research concerning the project context, natural context and historical context of the study area;
- Consultation with the City's of Mississauga Heritage Planner;
- Identification of any designated or recognized cultural heritage properties within and adjacent to the subject lands;
- On-site inspection and identification of all properties with potential Built Heritage Resources (BHR) and Cultural Heritage Landscapes (CHL) within, adjacent to or otherwise in close proximity to the subject lands;
- A description of the location and nature of potential cultural heritage resources;
- Evaluation of potential cultural heritage resources against the criteria set out in Ontario Regulation 9/06 for determining *cultural heritage value or interest* (CHVI);
- Evaluation of potential project impacts of the proposed development; and
- Provision of suggested strategies for the future conservation of identified cultural heritage resources.

Following consultation, historical research, field survey and evaluation against the criteria set out in O. Reg. 9/06 of the *Ontario Heritage Act*, the property at 6432 Ninth Line was found not to meet any of the criteria. 6432 Ninth Line has had significant modifications that have impacted the integrity of the structure's architectural features and as such it is no longer representative of the Ontario Cottage or Gothic Revival Cottage style. The property is associated primarily with the Watsons, McCurdys, Douglasses and McCarrons who were long-time farming families in the area. Research conducted did not suggest any notable contributions made by the individuals who lived on the property to the community. The contextual value of the property has been diminished through adjacent and proposed contemporary suburban development.

The proposed development will have direct impacts on the subject property. The development entails the demolition and removal of the existing dwelling at 6432 Ninth Line and the construction of three- to six-storey, medium-density residential buildings with rear lane townhomes, front loaded townhomes and six-storey condominiums located along the west side of Ninth Line.

Various conservation and mitigation measures were evaluated for 6432 Ninth Line including: Retention *In Situ*; Relocation; Reuse and Salvage of Materials; and Symbolic Conservation. RAND Engineering Corporation determined that the 6432 Ninth Line dwelling is situated in a location that requires significant grading by raising the site by 3-4 meters to facilitate site drainage and sewer flows, making it necessary to relocate the structure. Zaretsky Consulting Engineers Inc.'s analysis noted that the structure is too fragile for relocation. Furthermore, the feasibility of stucco removal and brick restoration appears uncertain. The historic fabric of the house may be worthy of salvage and reuse. Materials salvaged from the structure could be made available for use in other heritage structures or in potential future symbolic conservation project(s) within the proposed development.

The 2014 *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2014). Accordingly, the system by which heritage is governed in this province places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
 BHR – Built Heritage Resource
 CHVI – Cultural Heritage Value or Interest
 CHL – Cultural Heritage Landscape
 HIA – Heritage Impact Assessment
 MCL – (Former) Ministry of Culture
 MTC – (Former) Ministry of Tourism and Culture
 MTCS – Ministry of Tourism, Culture and Sport
 OHA – Ontario Heritage Act
 OHT – Ontario Heritage Trust
 O. Reg. – Ontario Regulation
 PPS – Provincial Policy Statement

PERSONNEL

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Technical Writers: K. Jonas Galvin, P. Young and C. Richer, M.Sc.Pl., L. Benjamin M.E.S, CAHP

MINIMUM REPORT REQUIREMENTS CHART

City of Mississauga Minimum Requirements	ARA Equivalent
2.1 Site History	3.0 Site History
2.2 Description of Existing Structures	5.0 Description of Buildings and Structures
2.2 Statement of Conclusions (Significance and Heritage Attributes of the Cultural Heritage Resource)	6.0 Heritage Assessment 10.0 Mandatory Statement
2.2 Location Map	1.0 Project Context
2.3 Documentation of Existing Conditions (Current Internal and External Photographs)	Appendix A: 6432 Ninth Line Images
2.3 Documentation of Existing Conditions (Measured Drawings – Elevations, Floor Plans, and a Site Plan or Survey)	5.0 Description of Buildings and Structures
2.3 Documentation of Existing Conditions (Historical Photos, Drawings or Other Archival Material)	Appendix D: Historical Photos, Drawings and Other Archival Material
2.4 Outline of the Proposed Development	7.0 Proposed Development
2.5 Full Architectural Drawings	7.1 Description of Proposed Development
2.6 Assessment of Alternative Development Options and Mitigation Measures	8.0 Assessment of Alternative Development Options and Mitigation Measures
2.7 Summary of Conservation Principles	8.0 Assessment of Alternative Development Options and Mitigation Measures
2.8 Proposed Demolitions/Alterations	7.0 Proposed Development
2.9 Alternatives for Salvage Mitigation	8.3 Reuse and Salvage of Materials
3. Summary Statement and Conservation Recommendations	9.0 Summary Statement and Conservation Recommendations
4. Mandatory Recommendation	10.0 Mandatory Statement
5. Qualifications	Appendix E: Key Team Member Two-Page Curriculum Vitae

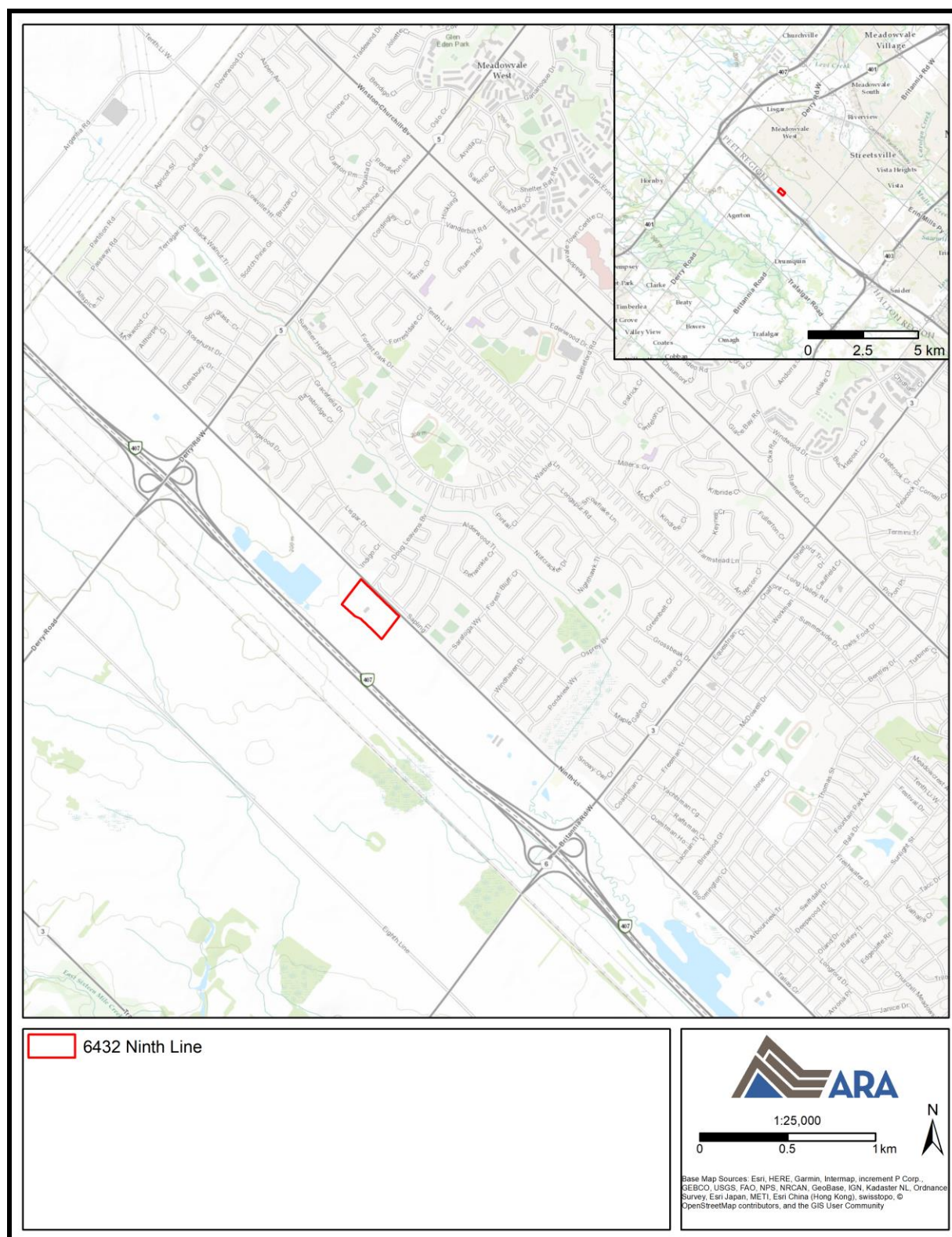
1.0 PROJECT CONTEXT

Under a contract awarded in May 2018 by Mattamy Homes, Land Development, Archaeological Research Associates Ltd. (ARA) carried out a Heritage Impact Assessment (HIA) of the property at 6432 Ninth Line, in the City of Mississauga, Ontario. This HIA is an update to a Heritage Impact Statement completed for the property in 2010 (ARA 2010). 6432 Ninth Line is a listed heritage property on the *City of Mississauga's Municipal Register of Property of Cultural Heritage Value or Interest*. It is listed as the "Douglass-Kelly House" and was included on the register due to its architectural value.

The property located at 6432 Ninth Line was originally located within the boundaries of the Town of Milton. On January 1, 2010 lands situated east of Highway 407, including the subject property, were annexed to the City of Mississauga (City of Mississauga 2009). The property is located within the eastern half of Lot 8, Concession 9, New Survey, in the former Geographic Township of Trafalgar, in the former Halton County, Ontario (see Map 1). The property is listed on the City of Mississauga Municipal Heritage Register.

The purpose of this assessment is to identify and evaluate the cultural heritage resources within the study area that may be impacted by the proposed development. This assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Policy Statement* (2014), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, *City of Mississauga Official Plan* (2018), and the *City of Mississauga Heritage Impact Assessment Terms of Reference* (2017a).

All notes, photographs and records pertaining to the heritage assessment are currently housed in ARA's processing facility located at 1480 Sandhill Drive – Unit 3, Ancaster, Ontario. Subsequent long-term storage will occur at the same location.



2.0 METHOD

The framework for this assessment report is provided by provincial planning legislation and policies as well as municipal Official Plans and guidelines. Section 2 of the *Planning Act* indicates that a council of a Municipality have regard for matters of provincial interest such as: “(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.” Section 3 of the *Planning Act* directs a municipal Council’s decisions to be consistent with the *Provincial Policy Statement* (PPS 2014). Policy 2.6.1 states: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

With respect to cultural heritage, the *Mississauga Official Plan* Policy 7.4.1 states that “Mississauga’s cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such, are imperative to conserve and protect” (2018a:7.7). Additionally, Policy 7.4.1.12 states that “the proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource, or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment (HIA), prepared to the satisfaction of the City and other appropriate authorities having jurisdiction” (2018:7.8). Additionally, the *City of Mississauga Heritage Impact Assessment Terms of Reference* (2017a) outline the required elements for HIAs prepared on properties situated within the City of Mississauga.

2.1 Key Concepts

The following concepts require clear definition in advance of the methodological overview; proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06 namely historic or associate value, design or physical value and/or contextual value. Provincial significance is defined under *Ontario Heritage Act (OHA)* O. Reg. 10/06.
- **Built Heritage Resource (BHR)** can be defined in the *PPS* as: “a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *OHA*, or included on local, provincial and/or federal registers” (MMAH 2014:39).
- **Cultural Heritage Landscape (CHL)** is defined in the *PPS* as: “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site)” (MMAH 2014:40).

It is recognized that the heritage value of a CHL is often derived from its association with historical themes that characterize the development of human settlement in an area (Scheinman 2006). In Ontario, typical themes which may carry heritage value within a community include, but are not limited to: 1) Pre-Contact habitation, 2) early European exploration, 3) early European and First Nations contacts, 4) pioneer settlement, 5) the development of transportation networks, agriculture and rural life, 6) early industry and commerce, and/or 7) urban development. Individuals CHLs may be related to a number of these themes simultaneously.

The *Operational Guidelines for the Implementation of the World Heritage Convention* defines several types of CHLs: 1) designed and created intentionally by man, 2) organically evolved landscapes which fall into two-subcategories (relic/fossil or continuing), and 3) associative cultural landscapes (UNESCO 2008:86). MCL (at the time) *Information Sheet #2 Cultural Heritage Landscapes* (MCL 2006c) repeats these definitions to describe landscapes in Ontario.

- **Conserved** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2014:40).
- **Heritage Attributes** are defined in the *Ontario Heritage Act* as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest” (Government of Ontario 2009).
- **Significant** in reference to cultural heritage is defined as: “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people” (MMAH 2014:49).

Key heritage definitions from the *City of Mississauga Official Plan* are as follows:

- **Heritage Impact Assessment** is defined as “a statement that will identify all heritage resources of a property; describe and evaluate their heritage significance; and, evaluate their sensitivity to a proposed development, use or reuse, including, where possible, measures to mitigate deleterious consequences” (City of Mississauga 2018:20-4).

2.2 Types of Recognition

BHRs and CHLs are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario.

The National Historic Sites program commemorates important sites, people or events that had a nationally significant effect on, or illustrate a nationally important aspect of, the history of

Canada. The Minister of Canadian Heritage on the advice of the Historic Sites and Monuments Board of Canada (HSMBC) makes recommendations to the program. Yet another form of recognition at the federal level is the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural and recreational heritage. It is important to note that both of these federal commemoration programs do not offer protection from alteration or destruction.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 plaques located across the province recognizing key people, places and events that shaped Ontario. Additionally, properties owned by the province may be recognized as a “provincial heritage property” (MTC 2010).

Protected properties are those designated under Part IV (individual properties) or Part V (Heritage Conservation District) of the *OHA*. Once designated, a property cannot be altered or demolished without the permission of the local council. A cultural heritage resource may also be protected through a municipal or OHT easement. Many heritage committees and historical societies provide plaques for local places of interest.

Under *Section 27* of the *OHA*, a municipality must keep a Municipal Heritage Register. A register lists designated properties as well as other properties of cultural heritage value or interest in the municipality. Properties on this list that are not formally designated are commonly referred to as “listed.” Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition if a demolition request is received.

2.3 Approach

The City of Mississauga’s *Heritage Impact Assessment Terms of Reference* outlines the contents required to determine the impacts to known and potential heritage resources within a defined area proposed for future development. This HIA records a detailed site history; a location map; complete listing and full written descriptions of all existing structures on the property; documentation, including current photographs, and floor plans; an outline of the proposed development; an assessment of alternative development options and mitigation measures; a summary of conservation principles; an explanation of proposed demolitions/alterations; alternatives for salvage mitigation; and a clear statement of the conclusions regarding the significance and heritage attributes of the cultural heritage resource (City of Mississauga 2017a).

2.3.1 Historical Research

Background information is obtained from aerial photographs, historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records), published secondary sources (online and print) and local historical organizations. Given that research is constrained to sources in the public record and conducted in a limited time frame there is the possibility that additional historical information exists but may not have been identified.

2.3.2 Consultation

Consultation with the local community is essential for determining the community value of cultural heritage resources. At project commencement, ARA contacted the relevant local municipalities to inquire about: 1) protected properties in the study area, 2) properties with other types of recognition in the study area, 3) previous studies relevant to the current study, and

4) other heritage concerns regarding the study area or project. Where possible, information was sought directly from the MTCS and OHT. In this case, the City of Mississauga was contacted to obtain feedback on the potential cultural heritage resources in the vicinity as well as the scope of the study.

2.3.3 Field Survey

The field survey component of an assessment involves the collection of primary data through systematic photographic documentation of all potential cultural heritage resources within the study area, as identified through historical research and consultation. Additional cultural heritage resources may also be identified during the survey itself. Photographs capturing all properties with potential BHRs and CHLs are taken, as are general views of the surrounding landscape. The site visit also assists in confirming the location of each potential cultural heritage resource and helps to determine the relationship between resources.

2.4 Evaluation of Significance

In order to objectively identify cultural heritage resources, O. Reg. 9/06 made under the *OHA* sets out three principal criteria with nine sub-criteria for determining CHVI (MCL 2006a:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These criteria include: design or physical value, historical or associative value and contextual value.

Design or Physical Value manifests when a feature:

- is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- when it displays a high degree of craftsmanship or artistic value; or
- when it displays a high degree of technical or scientific achievement.

Historical or Associative Value appears when a resource has:

- direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community;
- yields or has the potential to yield information that contributes to the understanding of a community or culture; or
- demonstrates or reflects work or ideas of an architect, builder, artist, designer or theorist who is significant to the community.

Contextual Value is implied when a feature:

- is important in defining, maintaining or supporting the character of an area;
- is physically, functionally, visually or historically linked to its surroundings; or
- is a landmark.

If a potential cultural heritage resource (BHR or CHL) is found to meet any one of these criteria, it can then be considered an identified resource.

2.5 Evaluation of Impacts

Any potential project impacts on identified BHRs or CHLs must be evaluated, including direct and indirect impacts. *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:3) provides an overview of several major types of negative impacts, including but not limited to:

- Destruction of any, or part of any, significant heritage attributes;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- 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; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

2.6 Mitigation Strategies

If potential impacts to identified heritage resources are determined, proposed conservation or mitigative/avoidance measures must be recommended.

The Ministry of Culture's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:3) lists several specific methods of minimizing or avoiding a negative impact on a cultural heritage resource, including but not limited to:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations; and
- Buffer zones, site plan control, and other planning mechanisms.

Many of these mitigation strategies are echoed in the City of Mississauga's *Heritage Impact Assessment Terms of Reference* that also lists salvage mitigation, relocation, ruinification and symbolic conservation (2017a).

2.7 Summary of Approach

The approach outlined herein is supported by the best practices, guidelines and policies of the following:

- The *Provincial Policy Statement* (2014);
- The *Ontario Heritage Act* (R.S.O. 1990);

- The *Ontario Heritage Tool Kit* series (MCL 2006a);
- City of Mississauga *Official Plan* (2018); and
- City of Mississauga *Heritage Impact Terms of Reference* (2017a).

The Senior Review was undertaken by P.J. Racher, M.A., CAHP. The Heritage Operations Manager was K. Jonas Galvin, M.A., CAHP and the Project Manager was P. Young, M.A., CAHP. The site visit was completed by K. Jonas Galvin and P. Young. S. Clarke, B.A. completed the historical research and Andrea Carswell, B.A., D.CCM provided conservation information. C. Richer, M.Sc.Pl., K. Jonas Galvin, P. Young and L. Benjamin M.E.S, CAHP were the technical writers. Curriculum Vitae for these key personnel can be found in Appendix E.

3.0 SITE HISTORY

The research documented below includes research outlined in the Heritage Impact Statement completed for the property in 2010 (ARA 2010) and builds upon it in Sections 3.1-3.3.

3.1 Trafalgar Township, Former County of Halton

The early history of the study area can be effectively discussed in terms of major historical events. The principal characteristics associated with these events are summarized in Table 1.

Table 1: County and Township Settlement History
(Wilson's Publishing Co. 2000, Warnock 1862; Cumming 1971; Town of Oakville 2008)

Historical Event	Timeframe	Characteristics
Loyalist Influx	Late 18 th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada.
Peel County Development	Late 18 th and early 19 th century	Area initially adjacent to York County's 'West Riding'; Became part of York County's 'West Riding' in 1798; Southern portion acquired as part of the 'First Purchase of the Mississauga Tract' in 1805; Northern portion acquired as part of the 'Second Purchase' or 'Ajetance Purchase' in 1818; Peel County established after the abolition of the district system in 1849.
Trafalgar Township Formation	Early 19 th century	First settlers arrived in southeastern part of Trafalgar (the 'Old Survey') ca. 1807; Prominent early families in the south included the Sovereigns, Proudfoots, Kattings, Freemans, Posts, Biggars, Mulhollands, Kenneys, Chalmers, Albertsons, Chisholms, Sproats, Browns and Hagars; Population reached 548 by 1817, with four saw mills and one grist mill in operation; the 'New Survey' comprised the northwestern lands acquired in 1818.
Trafalgar Township Development	Mid-19 th and early 20 th century	By 1846, 28,375 ha had been taken up in Trafalgar, with 11,404 ha under cultivation; 23 saw mills and seven grist mills in operation at that time; Population reached 4,513 by 1850; Traversed by the Hamilton & Toronto Branch of the Great Western Railway (1855), the Hamilton & North Western Railway (1877) and the Credit Valley Railway (1877); Communities at Milton, Hornby, Auburn, Boyne, Omagh, Drumquin in the north and Oakville, Bronte, Palermo, Trafalgar, Munn's Corner and Sheridan in the south.
Town of Oakville Amalgamation & Transfer to Peel	Mid-20 th and early 21 st century	In 1962, the Township of Trafalgar and the Town of Oakville amalgamated to form a new Town of Oakville with four wards (Town of Oakville 2008:3); At this time, the Township of Trafalgar was part of the County of Halton; In 2009, lands from the Town of Milton were annexed to become part of the City of Mississauga (City of Mississauga 2009).

3.2 Study Area

As discussed in Section 1.0, the study area for this assessment falls on part of Lot 8, Concession 9 in the Geographic Township of Trafalgar, in the former Halton County, Ontario.

To reconstruct the historic land use of the study area, ARA examined four historical maps that documented past residents, structures (i.e., homes, businesses and public buildings) and features between the early-19th and late-19th centuries, in addition to one aerial image from the mid- to late-20th century. Specifically, the resources outlined in Table 2 were consulted.

Table 2: Maps and Aerial Photographs Consulted

Year	Map Title	Reference
1806	Trafalgar Township Patent Plan	Wilmot
1858	Tremaine's Map of the County of Halton, Canada West	Tremaine
1877	Northern Part of Trafalgar	Walker & Miles
1909	Brampton Sheet No. 35 [03M12] Topographic Map	OCUL
1954	Aerial Photo	U of T

The limits of the study area are shown on: 1) georeferenced versions of the consulted historical maps, and 2) georeferenced version of the aerial image from 1954 (see Map 2 - Map 6).

Samuel Wilmot's patent plan for Trafalgar Township indicates that Crown and Clergy Reserves had been selected and the road allowance for Ninth Line had been surveyed by 1806. By 1858, settlement within Trafalgar Township was well established, with cross-roads communities and lots taken up for farming enterprises. Structures are not depicted on the 1858 map; however, property occupants are indicated, and William Watson is noted as the occupant of the east half of Lot 8, Concession 9 (see Map 3). McCurdy's Corners, settled in the 1820s, was a hamlet located at the intersection of Ninth Line and Derry Road to the north of the subject property. By 1830 a schoolhouse had been erected and a few years later a Methodist Church was constructed (Heritage Mississauga 2009). The hamlet of Drumquin, situated at the intersection of modern Trafalgar and Britannia Roads, is located southwest of the subject property and served as the post office for the former inhabitants.

The 1877 map of Trafalgar Township indicates that George Douglas was the occupant of the east half of Lot 8, Concession 9, with a farmhouse and two orchards depicted on his property fronting Ninth Line (see Map 4). The Hamlet of Drumquin remained extant at this time, as does the community of Auburn (also known as Agerton) at the intersection of Trafalgar and Derry Roads northwest of the subject property.

By 1909, the tributary of Sixteen Mile Creek that was historically located to the east of the subject property had been realigned to the west/rear of the subject property within the east half of Lot 8, Concession 9 (see Map 5). An aerial photograph from 1954 indicates that the subject property and surrounding environs continued to be used for agricultural purposes (see Map 6). The Sixteen Mile Creek tributary remained essentially within the same alignment as depicted in the 1909 topographic map.

3.3 Subject Property

The Crown Patent for the east half (100 acres) of Lot 8, Concession 9 (the subject property) in the Township of Trafalgar, Halton County went to Christopher Row in 1840. Row and his wife Mary owned the property for about 10 years before selling it to William Watson in March 1851 for £300.

William Watson and his wife Elizabeth owned the 100-acre farm for about 10 years, from their purchase in 1851 until William's death around 1861 (Map 2). Beginning in 1858, seven years after he purchased the property, Watson mortgaged the property five times. All the mortgages were paid off and discharged before his death. Nineteenth century mortgage financing was often an indication of money being raised for construction suggesting that a new residence may have been built on the property during this time. According to the *Census of 1861*, Elizabeth Watson was living with her children and in a 1 ½ storey brick house following the death of her husband William at the age of 55 in 1860 from Consumption (LAC 1861). That same year, the Watson's housed three labourers. An additional residence is not noted in the census records, though it is noted that only one family resided in the Watson home, suggesting that labourers lived in an ancillary residence on the property. The census information suggests the current dwelling at 6432 Ninth Line was constructed prior to 1861.

In 1862, William Watson's widow, Elizabeth sold the 100-acre property, left to her by her husband's will, to Edward Coyne for \$4,000 (Inst #11 Table 4). Within a year, in 1863, Coyne transferred the property to Daniel Sturdy, a gentleman of Dorset County, in England, formerly of Toronto (Inst #160/1863). It appears that the transfer was to secure a pledge or other performances between the parties. Whatever their agreement, by July 1866, Coyne had defaulted, and the property vested in Daniel Sturdy, who in turn sold the property to Archibald McCurdy for \$1,500 (Inst #37 & 38; Table 4). Archibald McCurdy owned the property for four years, from July 1866 until November 1870, during which time he raised \$2,200 secured by two mortgages.

In October 1870, McCurdy and his wife Mary Anne sold the property to George Douglas for \$2,700 (Inst. #505 Table 4). The 1877 *Historical Atlas for the Township of Trafalgar* shows a house and orchard on the East half of Lot 8 Concession 9, which was then owned and occupied by George Douglas (See Map 4).

According to the *Census of 1871*, George Douglas (31) was a Scottish, Presbyterian farmer who resided with his wife Laura (29), and children Charles (8), Rose A. (6), Victoria (4) and Peter (9 months) (LAC 1871). By 1881, in addition to their children enumerated in the 1871 census, the Douglas family had grown by another daughter (Nellie/Margaret 2) and two sons (Bismark 5, George 4), though their eldest son Charles had left home by this time (LAC 1881; Table 5). In 1882, tragedy befell the Douglas family with the death of George's wife Laura as a result of blood poisoning (AO 1882; Image 1).

The *Census of 1891* indicates that George Douglas had remarried following the death of his first wife, Laura. George Douglas (51), was residing in a two-storey, eight room, brick house with his second wife Mary (41), and children Peter (21), George (14), Nellie/Margaret (12) and Bismark (16) (LAC 1891). At the time that the census was taken, the Douglas family property also had an uninhabited two-storey frame residence on it. It is possible that the uninhabited two-storey frame residence was used to house seasonal labourers required for farming operations, or that it was constructed to house other family members on the property prior to 1891.

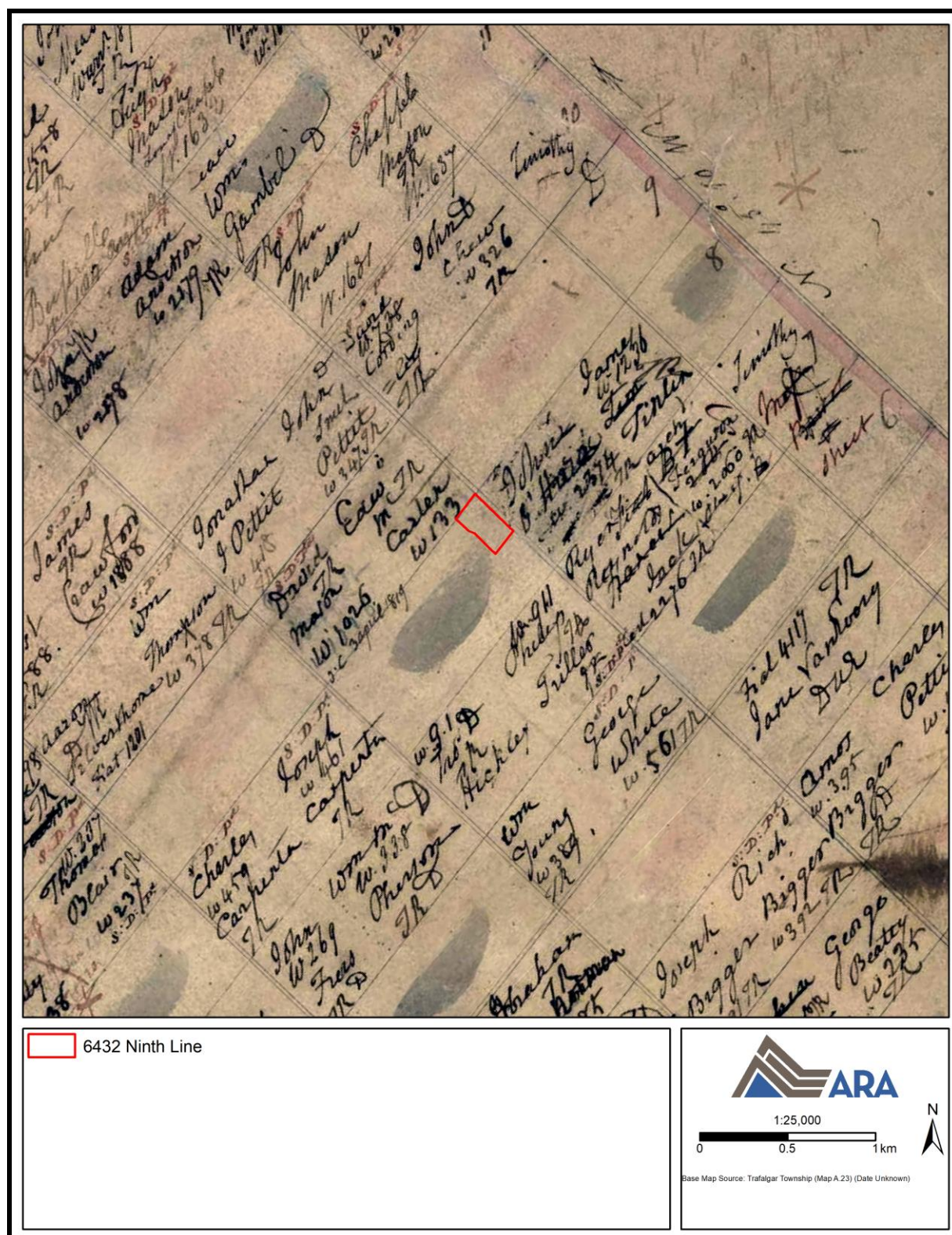
Douglas and his family resided on the property for almost 30 years until November 1899, when William J. McCarron, an Irish Catholic, purchased the 100-acre property farm from George Douglas for \$6,450 (Inst #7397; Table 4). During his 50 years in Trafalgar Township, William McCarron acquired additional farm property on Concession 10 (on the east side of Ninth Line) and raised a large family. The *Census of 1911* lists the occupants of the house on Lot 8, Concession 9 as William J. McCarron (39, b.1872), his wife Maria (29, b. 1881), and six children: Irene (10, b.1900), Christina (9, b.1902), William (7, b.1903), May (6, b.1905), Roy (4, b.1907) and Arthur (1, b. 1909) (LAC 1911). Another three children were born after 1911 (LAC 1921).

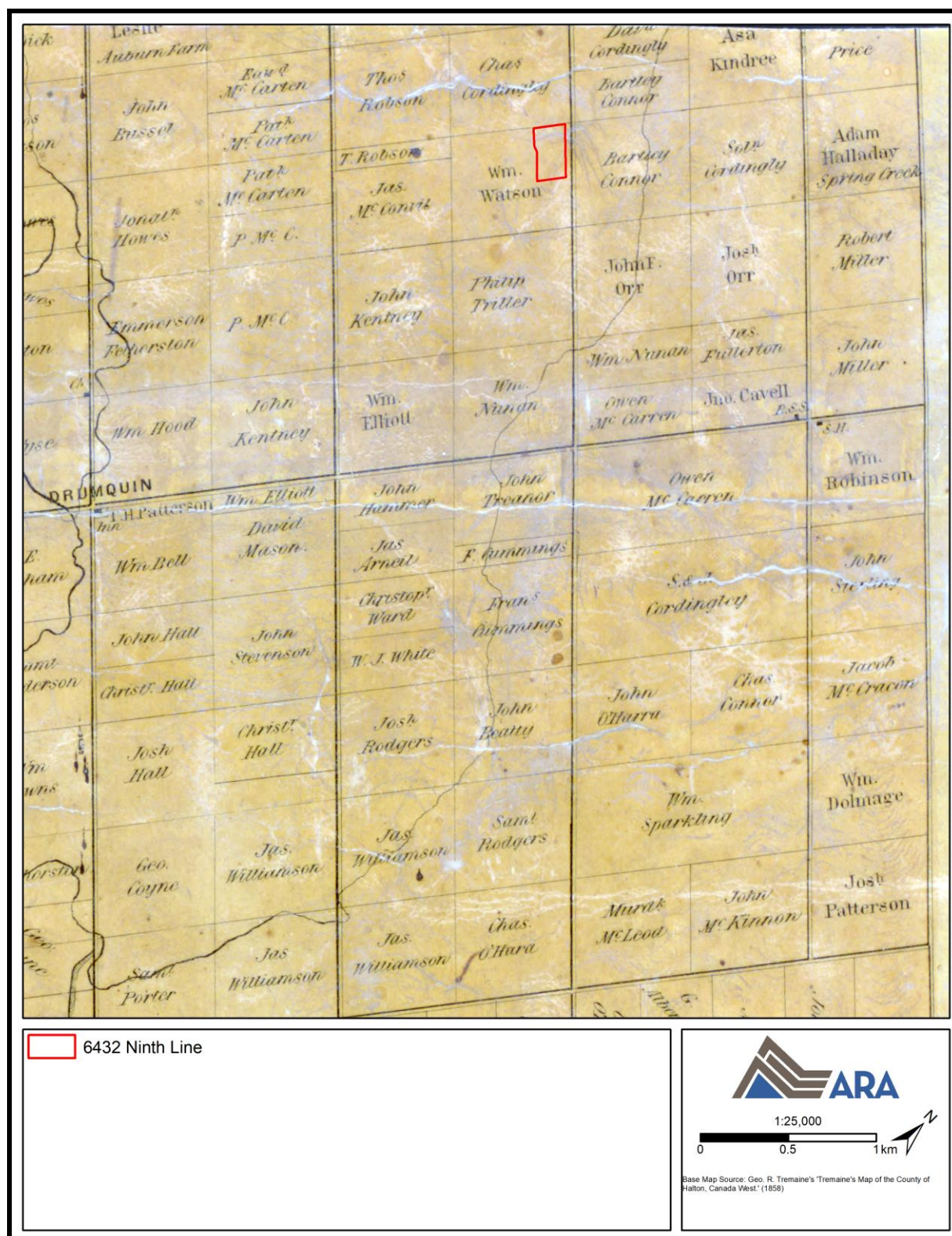
When William Joseph McCarron died in May 1951, his Will and Probate named nine children. He left cash bequests to his daughters and the farm property to his sons (Probate #6979GR; Table 4). By his will, he left his son, Cecil McCarron, his “home farm” on the East half of Lot 8, Concession 9, he left 40 acres of the east half of Lot 9, Concession 10 to his son Roy, and the remaining 60 acres of East half Lot 9 Concession 10 to his son Frank.

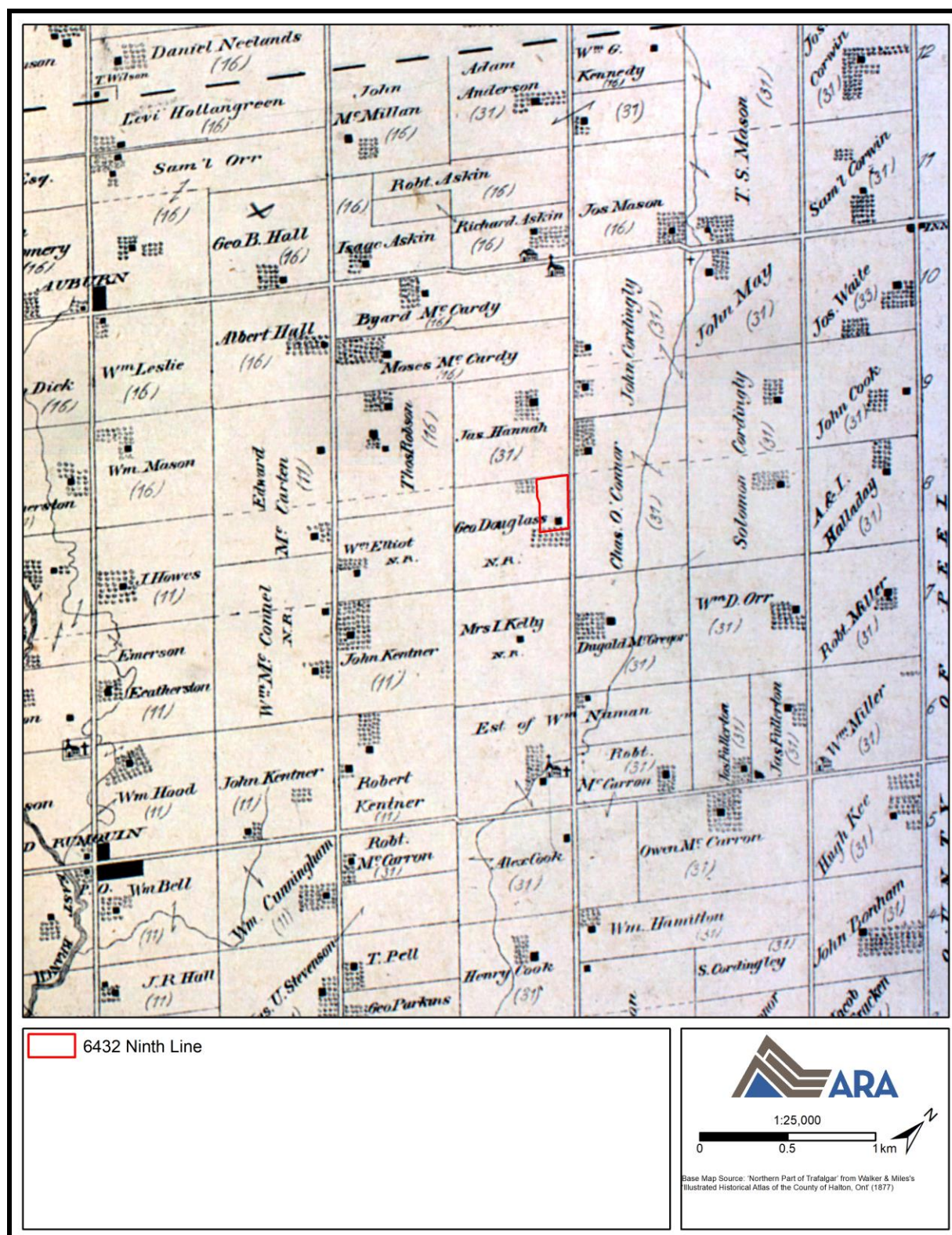
Cecil McCarron retained his family’s farm until 1967, when he sold the south 50 acres for \$52,500 (Inst #230372; Table 4). In 1976, McCarron divided his remaining property again, this time selling the west half (approximately 23.5 acres) to the Ministry of Government Services (Table 4). Part of this land was later incorporated into the present alignment of Highway 407.

Cecil retained the remainder of the McCarron family farm (approximately 12.6 acres), including all the buildings, until his death in 1987. It appears that Cecil left no next of kin (Table 4). After his death in 1987, the property was purchased by Francesco, Hedwig, Michele and Candida Scapicchio, Francesco and Antonietta Fraschini, and Gino and Linda DelleDonne, who retained ownership until 2007 when the property was purchased by Derry Britannia Developments Inc. for a proposed development. The property is associated with a number of long-time farming families including the Douglasses, the McCurdys and the McCarrons. The Douglas family is associated with the nearby hamlet of McCurdy’s Corners, as is the Archibald McCurdy family that purchased the property in 1870. However, currently available resources (i.e., land registry records, PAMA Perkins Bull Collection family files, Heritage Mississauga write up on McCurdy’s Corners) suggest that none of the individuals from the Douglas nor McCurdy families that settled on the subject property were prominent in the community. Given that research is constrained to sources in the public record and conducted in a limited time frame there is the possibility that additional historical information exists but may not have been identified.

The property is listed *City of Mississauga’s Municipal Register of Property of Cultural Heritage Value or Interest*. It is listed as the “Douglass-Kelly House” however, land registry research as well as Tax Assessment and Collector’s Rolls did not reveal a “Kelly” associated with the property.

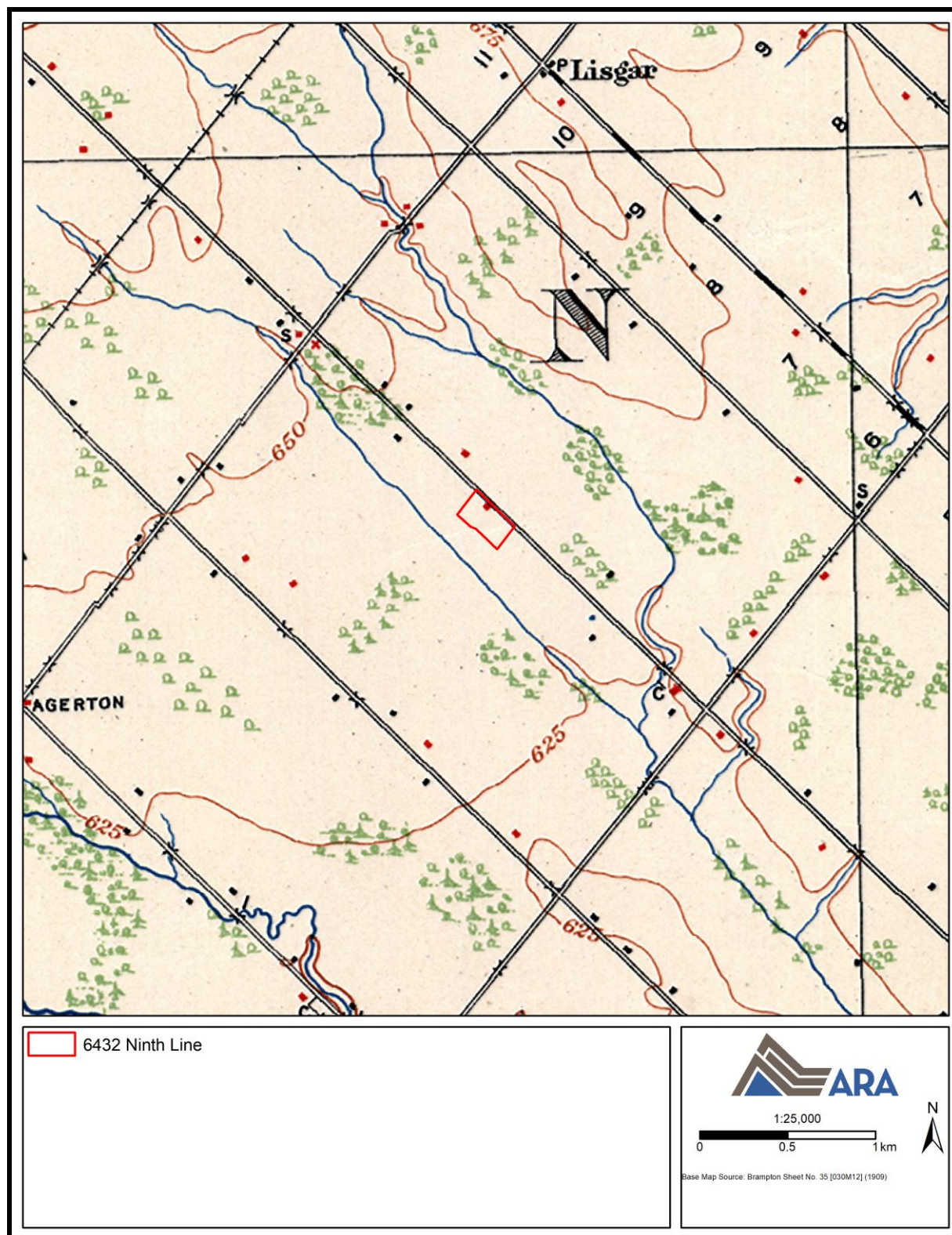






Map 4: Subject Property on an 1877 Map

(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; Walker & Miles 1877)



Map 5: Subject Property on a 1909 Topographic Map
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OCUL 2018)



Map 6: Subject Property on a 1954 Aerial Photograph
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; University of Toronto 1954)

No. 52

~~Louisa~~ Laura Annier Douglas

July 20

Female

40 Years

Wife of Geo Douglas, farmer

State of Massachusetts
U.S.

Blood Poisoning
about three weeks

D. Fox

George Douglas
Husband

9th Line Trafalgar

Presbyterian

J. T. Appleby

006239

Image 1: Laura Douglas, Death Registration
(AO 1882)

✓	Or # 28 2	189	Douglas George	M	51	Pr	-	0	-	-	-	Ward	-	-	-	-	-	-
			Harry	M	41	Pr	H	0	-	-	0		-	-	-	-	-	
			Peter	M	20	-	S	0	-	-	0	H. L.	Farmer	-	-	-	-	
			King	M	8	-	D	0	-	-	0		-	-	-	-	-	
			Willie	M	12	-	L	0	-	-	0		-	-	-	-	-	
			Israel	M	14	-	S	0	-	-	0		-	-	-	-	-	

properties in the study area are listed. The OHT plaque database and the Federal Canadian Heritage Database were searched. None of the properties within the study area are commemorated with an OHT plaque.

ARA staff contacted the City of Mississauga via email on May 25, 2018. The City indicated that they had no additional information on the property beyond what had been shared for the 2010 report (ARA 2010).

4.2 Site Visit

A site visit was conducted on June 13, 2018 to photograph and document the study area, record any local features that could enhance ARA's understanding of their setting in the landscape and contribute to the cultural heritage evaluation process. ARA staff had permission to enter the property to conduct the site visit. Trailers located at the rear of the dwelling obscured the view of the west (rear) elevation of 6432 Ninth Line during the site visit. Interior access to the dwelling was also provided, however one room on the second floor was not accessible as the door was locked by the tenants. Further photographs of the property were taken by drone on July 17, 2018 by Mattamy Homes. Photos of the property can be found in Appendix A.

5.0 DESCRIPTION OF BUILDINGS AND STRUCTURES

The property at 6432 Ninth Line contains a remnant farmhouse with an attached garage located near the east boundary of the 4.86-hectare lot, adjacent to the present alignment of Ninth Line.

5.1 Context

The land adjacent to 6432 Ninth Line, on the east side of the roadway, has been subdivided and contains contemporary suburban dwellings (see Image 33). Highway 407 is located to the rear of the property.

5.2 Arrangement of Buildings and Structures

The property is accessed via two short driveways from Ninth Line. The dwelling is located on the east side of the lot with the façade oriented to the east, facing Ninth Line. In 2010, accessory structures included a large concrete block utility building, a frame shed, and a large barn on concrete block foundation with a small metal storage bin located to the rear of the barn (ARA 2010:8). In 2014, the property owner requested to demolish these accessory structures. The City of Mississauga determined that the barn and outbuilding structures were not worthy of heritage designation and they were subsequently demolished (City of Mississauga 2014b:29-30). The 2005 survey included in Figure 1 illustrates the location of these structures prior to their demolition.



5.3 Landscape Features

The farmhouse is set back from Ninth Line and is accessed via two short driveways. The house is situated within the area's flat topography. The site's landscape surrounding the farmhouse includes remnant agricultural fields that were not under cultivation at the time of the site visit (see Image 15-Image 16 and Image 31). Vegetation surrounding the house was overgrown and there were no formal plantings observed (see Image 32).

5.4 Dwelling Exterior

The dwelling is a 1½ storey stucco over red brick structure with a hipped roof clad in asphalt shingles, which were replaced approximately five years ago (see Image 8, Image 10 and Image 29) (Zaretsky Consulting Engineers Inc. 2018). The foundation appears to be brick (see Image 30), however there is no basement below the dwelling. According to Zaretsky Consulting Engineers Inc. (2018) the basement was filled with soil to the underside of the ground floor approximately 12 to 15 years ago.

The east, three-bay façade has a small centre gable reflective of the vernacular Ontario Cottage style popular in the mid-19th century with a window opening below and a central entryway with square window openings on either side (University of Waterloo 2009; see Image 9). The exterior details of the structure that indicate its early construction include the windowsills and remnant wooden architrave around the front (east) door (see Image 11-Image 14). All the doors and windows are mid- to late-20th century vinyl replacements (see Image 17, Image 20-Image 21 and Image 27-Image 28). The north and south elevations of the original structure contain two window openings for each floor. The addition's south elevation contains a side entryway.

The frame garage attached to the rear of the house is a mid- to late-20th century addition (see Image 19 and Image 22-Image 26). It also contains a hallway, closet and laundry room, and has small, rectangular window openings.

5.4.1 Bricks

6432 Ninth Line is constructed of frogged brick. This type of brick first appeared in the mid-19th century. Hand-made frogged bricks tend to be thicker than earlier brick types and can vary in colour depending on local colouration. The "frog" refers to a roughly impressed rectangle or oval on the top of the brick (see Image 34), which became more well-defined in the late-19th century when the process became highly mechanized (Adams et al. 1995:95). The brick appears to be an early machine-made brick, which suggests it was made mid-to-late 19th century.

5.4.2 Stucco

The stucco exterior shows cracking and deterioration (see Image 9, Image 10, Image 18, Image 28 and Image 29). According to ARA's Conservation Technician, the current condition of the stucco is indicative of severe moisture damage caused from a lack of ventilation between the stucco and brick layer in addition to severe freeze thaw damage. These conditions have resulted in a softening of the brick and rotting of the wood window surrounds.

5.5 Dwelling Interior

5.5.1 Main Floor

The main floor appears to have been a centre-hall floor plan which has been modified (see Figure 2). The balanced centre-hall floor plan and window placement are similar to those found in 19th century homes (MacRae & Adamson 1963:232). An article in *Canada Farmer* from February 1864 describes the floor plan of this type of structure as:

a cottage that could be built for a small family. It is built on a center hall plan with the central hall being six feet wide. On the left is a living room, on the right are two bedrooms, 11 by 13 feet in size. The kitchen and pantry would be in the back of the house, almost separate. The kitchen would also have a bedroom. There was no bathroom in the house. In building, the stipulation is that 'None of the ceilings of the rooms should be less than 10 feet high' (Kyles 2017b).

Following the site visit conducted by ARA, it was observed that the main floor's interior floor plan had been modified. The main floor comprises a centre entryway into a living room to the right (north), a kitchen to the left (south), and a bedroom accessed from the kitchen. An addition with small, rectangular window openings is located beyond these rooms at the rear of the structure and includes a hall, a closet/furnace room, a storage/laundry room and a garage. In addition, no original woodwork or decorative features remain (see Image 35-Image 47).

5.5.2 Second Floor

The second floor is accessed by a staircase located opposite the front entryway door, in what would have been the centre hall. A centre-hall floor plan has been maintained on the second floor of the dwelling. To the left (north) side of the hall are two bedrooms and to the right (south) is a bathroom and the master bedroom (see Image 48-Image 52).

5.5.3 Attached Garage

An attached garage is located in the addition at the rear of the dwelling (see Image 53-Image 54).

5.6 Architectural Style/Design

The dwelling at 6432 Ninth Line is built in the Ontario Cottage or Gothic Revival Cottage style (University of Waterloo 2009:9; Kyles 2017b). The Ontario Cottage architectural style typically describes a "one-and-a-half storey gable-end cottage, symmetrically balanced with a central door flanked by a window on either side, similar to the small Georgian house with the exception of a tall, pointed gable over the front door" (Mikel 2004:62). The Ontario Cottage is a vernacular form with a symmetrical plan that was favoured for "reasons of simple and sturdy construction" (Mace 2013:33).

The Gothic Revival Cottage was the most prevalent residential design in Ontario prior to the 1950s (Kyles 2017a, 2017b). These cottages often follow a specific pattern and floor plan, although the exterior finish and details can vary significantly across the province. The design for the cottage was discussed in *Canadian Farmer* magazine in 1864 (Mace 2013). It is a "simple...cottage that might have been found anywhere in North America before the plans in the journal" (Mace 2013:33). This design is what would become known as the Gothic Revival

Cottage (Kyles 2017a, 2017b). Generally, residential structures built in this style belonged to the farmer who owned the surrounding agricultural land (Kyles 2017a, 2017b).

The massing, roof line and wooden architrave around the front (east) door are the only remaining features reflective of an Ontario Cottage or Gothic Revival style dwelling. The dwelling has undergone extensive modifications including the more recent application of stucco over the original brick exterior, the replacement of windows and doors, and the significant alteration of the interior floor plan. These modifications have impacted the integrity of the house and as such it is not a representative example of the Ontario Gothic or Gothic Revival style. Ontario Cottages/Gothic Revival farmhouses are common in rural Ontario. A representative example of these architectural styles that retains its characteristic features may be found at 6671 Ninth Line, located approximately 1 km northwest of the property (see Image 55). Further representative examples of the Gothic Revival style, 307 Queen Street South and 1295 Burnhamthorpe Road East, are highlighted in the *Architectural Styles in Mississauga* (City of Mississauga 2012; see Image 56).

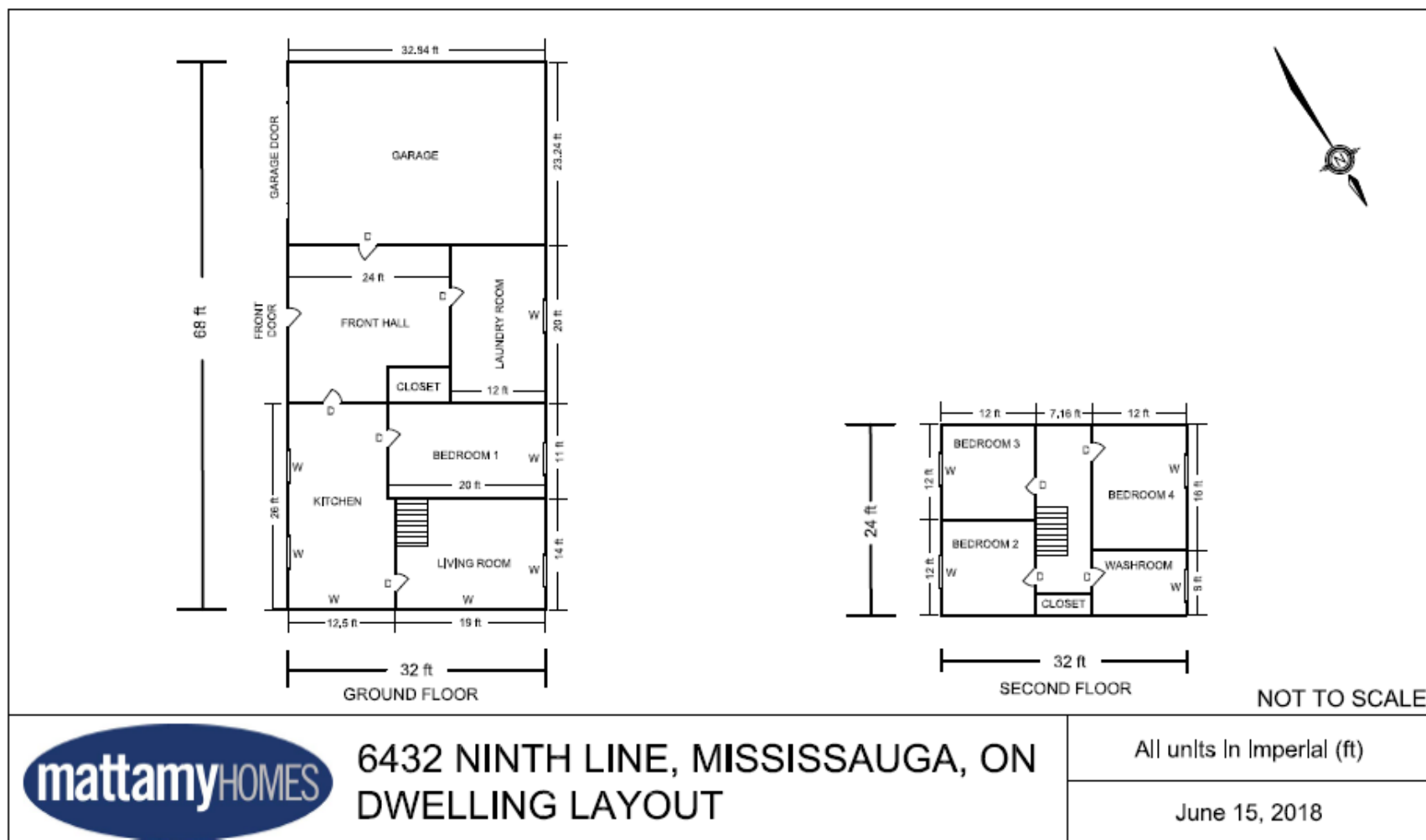


Figure 2: 6432 Ninth Line Dwelling Layout
(Mattamy Homes 2018a)

6.0 HERITAGE ASSESSMENT

An evaluation of the 6432 Ninth Line according to O. Reg. 9/06 can be found in Table 3 below.

Table 3: Evaluation of 6432 Ninth Line Using O. Reg. 9/06

Evaluation of Property			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		The massing, roof line and remnant wooden architrave around the front (east) door of 6432 Ninth Line are reflective of the Ontario Cottage or Gothic Revival Cottage architectural style. However, modifications over time have impacted the architectural integrity of the structure and as such it is no longer representative of the Ontario Cottage or Gothic Revival Cottage style. Ontario Cottages/Gothic Revival farmhouses are common in rural Ontario. A representative example of these architectural styles that retains its characteristic features may be found at 6671 Ninth Line, located approximately 1 km northwest of the property.
	Displays a high degree of craftsmanship or artistic value		6432 Ninth Line does not display a high degree of craftsmanship or artistic value.
	Displays a high degree of technical or scientific achievement		6432 Ninth Line does not display a high degree of technical or scientific achievement.
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		6432 Ninth Line is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to a community. Although the property is associated with early farming families such as the Watsons, McCurdys, Douglasses and McCarrons, research conducted did not suggest any notable contributions from the individuals who lived on this property to the community.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		6432 Ninth Line does not yield information that contributes to the understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		6432 Ninth Line does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community. The research conducted did not locate an individual associated with the construction of the building.
Contextual Value	Is important in defining, maintaining or supporting the character of an area		6432 Ninth Line is not important in defining, maintaining or supporting the character of an area. The rural character of the area has been diminished overtime through the introduction of contemporary suburban development, the construction of Highway 407 and the ongoing proposed development of the Ninth Line lands.
	Is physically, functionally, visually or historically linked to its surroundings		6432 Ninth Line is not physically, functionally, visually or historically linked to its surroundings. Adjacent properties to the north and south are part of the proposed development of Ninth Line and a contemporary suburban development is located to the east.
	Is a landmark		6432 Ninth Line is not a landmark.

The property does not meet the criteria of O. Reg. 9/06.

7.0 PROPOSED DEVELOPMENT

7.1 Description of Proposed Development

The materials provided by Mattamy Homes included *6432 Ninth Line, Mississauga, ON Dwelling Layout* (Mattamy Homes 2018a), *Derry Road to Britannia Road – Mattamy Concept* (Mattamy Homes 2018b), *Mattamy Concept: Ninth Line Lands and 6432 Ninth Line* (Mattamy Homes 2018c), *Mattamy Homes Land Use Concept* (Mattamy Homes 2018d) and *The Village North* (Mattamy Homes 2018e), which provide the details of the proposed development. The proposed development consists of the construction of three- to six-storey, medium-density residential buildings with rear lane townhomes, front loaded townhomes and six-storey condominiums located along the south side of Ninth Line (see Figure 4-Figure 5, Figure 6-Figure 8). A 0.46-hectare (1.15 acre) square is proposed adjacent to the condominium building on the west side of the property (see Figure 3).

Mattamy Homes (2018c) describes the proposed development as follows:

Our Vision:

Mattamy's Vision for the Ninth Line Lands contained in this document is based upon the Planning Framework and Guiding Principles set forth in Mississauga's Draft Emerging Land Use Concept, as well as Mississauga's Official Plan Vision.

This Vision is set upon a foundation for the Ninth Line corridor that protects the natural heritage system and the stable neighbourhoods to the east and directs compact mixed-use development where it will be transit supportive. The natural heritage system is interwoven, with parks and open spaces, into a linked greenspace system that connects the entire Ninth line corridor together, including open spaces and trails of the neighbourhoods to the east and future transit stops. These safe, healthy and vibrant parks, trails and green streets enhance the range of sustainable mobility for pedestrians, bicyclists and transit riders. A street and public space framework directs the location of a diverse series of distinct, well designed neighbourhoods. The massing and scale of the built form in each location is oriented to protect the neighbourhoods to the east, and frame open spaces while connecting the entire community.

6432 Ninth Line:

The 6432 Ninth Line property is an integral aspect of the overall Ninth Line community concept. The network of trails, cycling lanes and multi-use paths within the community will link open spaces and key destinations. The main community entrance at Doug Leavens Boulevard is located on this property and will function as a gateway, establishing a sense of place while providing connectivity between new and existing neighbourhoods along Ninth Line. The street plan further reinforces a well-connected grid system and promotes vehicle and pedestrian permeability throughout the Ninth Line Lands.

The medium-density residential character of the neighbourhood will be complementary to existing and future transportation facilities. The 3-6 storey buildings in our concept plan for this residential district includes rear lane townhomes (1 & 2), front loaded

townhomes, and 6 storey condominiums (3 & 4) which will provide a mix of housing to accommodate residents at all stages in life. The townhomes within the 6432 Ninth Line property will provide an appropriate transition to the stable residential neighbourhoods to the east, in a form that supports increased density along the proposed transit corridor (Mattamy Homes 2018c).

7.2 Purpose and Rationale for Proposed Development

The materials that detail the proposed development outline the construction of three- to six-storey, medium-density residential buildings with rear lane townhomes, front loaded townhomes and six-storey condominiums located along the south side of Ninth Line. Upon completion of the development, it will result in a “mix of housing to accommodate residents at all stages in life” (Mattamy Homes 2018c). Section 7.3 provides the land use planning context that offers further understanding of the rationale for the proposed project.

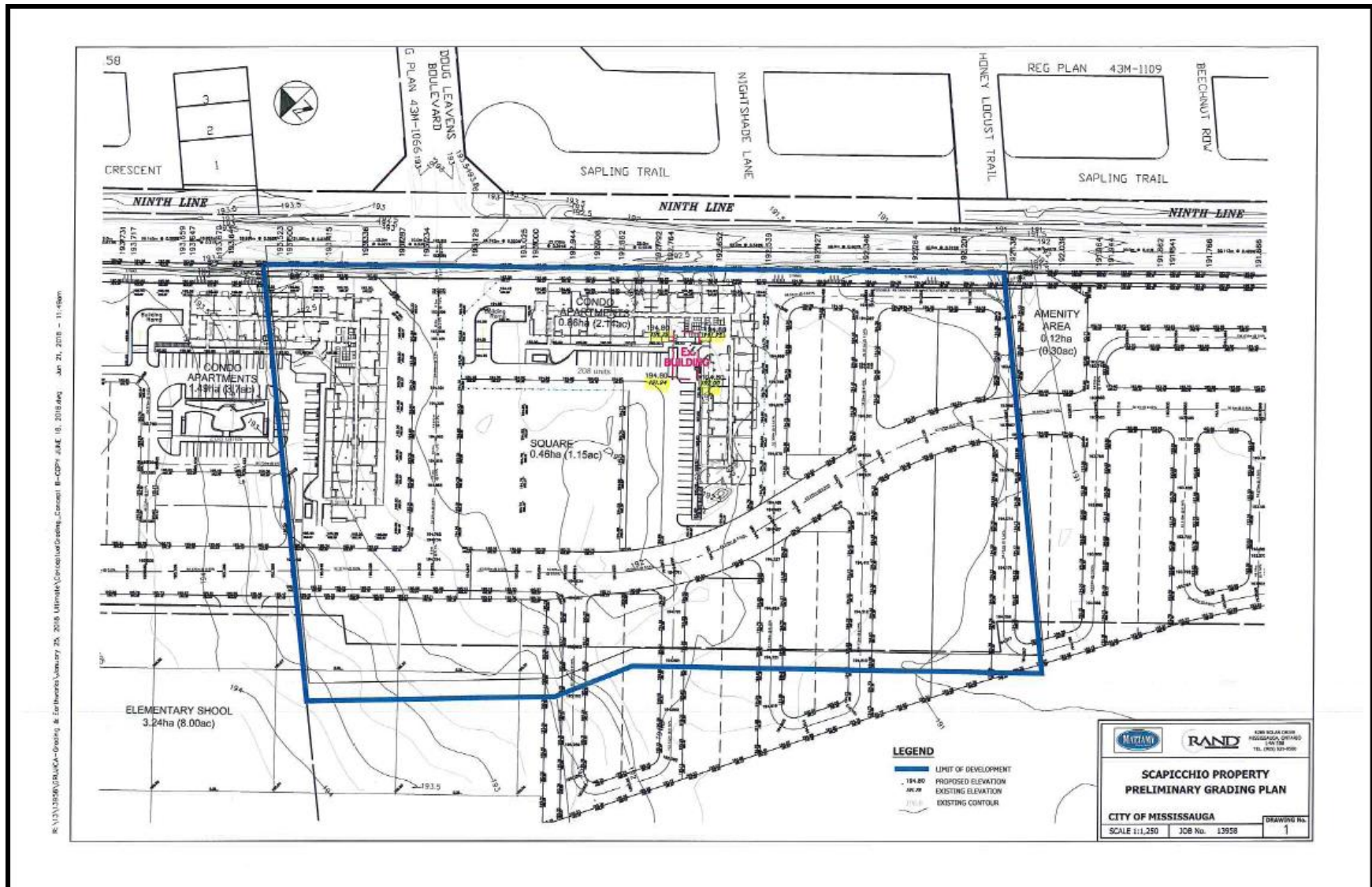
7.3 Land Use Planning Context

The property located at 6432 Ninth Line was originally located within the boundaries of the Town of Milton. On January 1st, 2010 lands situated east of Highway 407, including the subject property, were annexed to the City of Mississauga (City of Mississauga 2009).

The City of Mississauga’s Official Plan notes the responsibility of the City and Provincial Government in conserving and protecting cultural heritage resources (City of Mississauga 2018a:7-7). However, Section 7.4.1.12, states that “The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction” (City of Mississauga 2018a:7-8).

The Ninth Line Neighbourhood has been identified by the City as “mostly underdeveloped” (City of Mississauga 2017b:1). The City of Mississauga has a vision for the Ninth Line Neighbourhood to become “sustainable, transit-supportive, connected and distinct” (City of Mississauga 2017b:3). Extensive public and stakeholder engagement was involved in the creation of this vision and urban design guidelines for Ninth Line.

Under the City of Mississauga’s Official Plan, the area is designated as a Special Study Area (City of Mississauga 2018a). The City of Mississauga’s *Shaping Ninth Line Urban Design Guidelines* (2017b) calls for Residential Medium Density of three to six storeys for the study area (City of Mississauga 2017b:7-8; see Figure 9 and Figure 10). The new streetscape as per the *Guidelines* would include a range of housing types. This may include apartments and condominiums, as well as townhouse forms (City of Mississauga 2017b:27). The proponent notes that their concept is in keeping with the *Guidelines*, and that this vision would protect the natural heritage system and stable neighbourhoods to the east while directing compact mixed-use development where it will be transit supportive (Mattamy Homes 2018c).



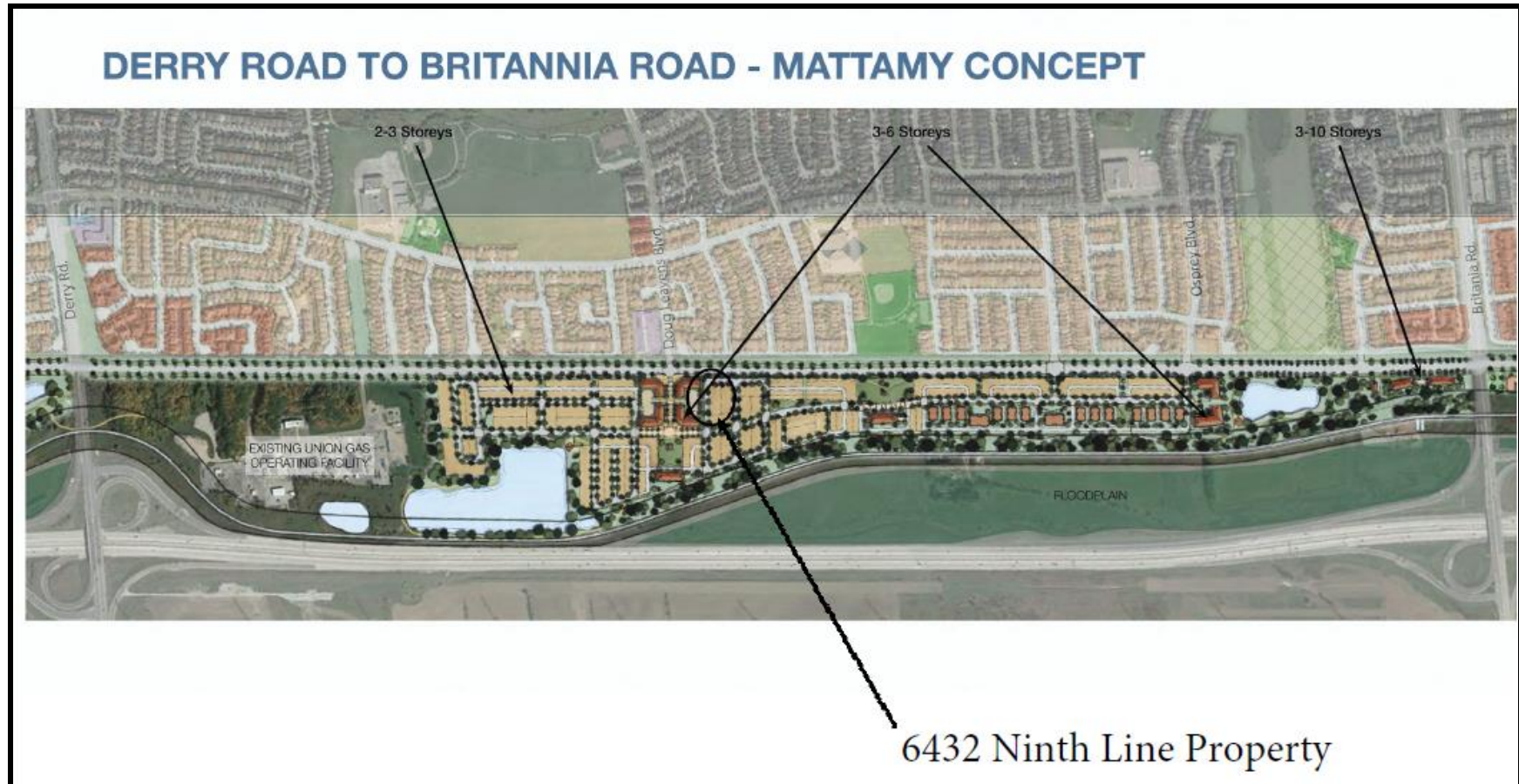
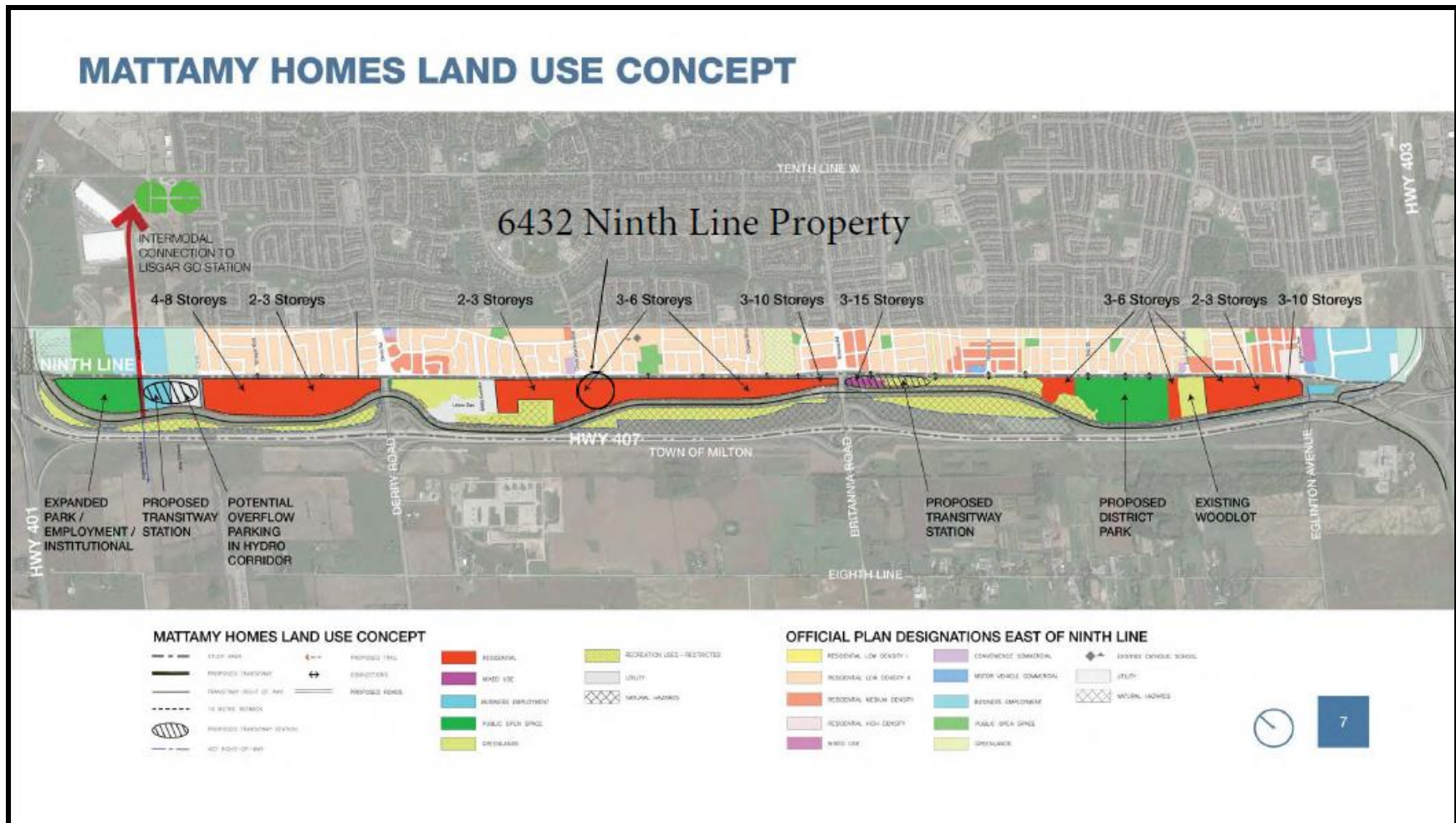


Figure 4: Derry Road to Britannia Road Concept Plan
(Mattamy Homes 2018b)



**Figure 5: Land Use Concept Plan
(Mattamy Homes 2018d)**



Figure 6: Street View of Mattamy Concept for 6432 Ninth Line
(Mattamy Homes 2018e)



① PARK FRONTING REAR LANE TOWNHOMES



② PARK FRONTING REAR LANE TOWNHOMES

**Figure 7: Mattamy Concept: Ninth Line Lands and 6432 Ninth Line
(Mattamy Homes 2018c)**



③ 6 STOREY CONDO



④ 6 STOREY CONDO

**Figure 8: Mattamy Concept: Ninth Line Lands and 6432 Ninth Line
(Mattamy Homes 2018c)**

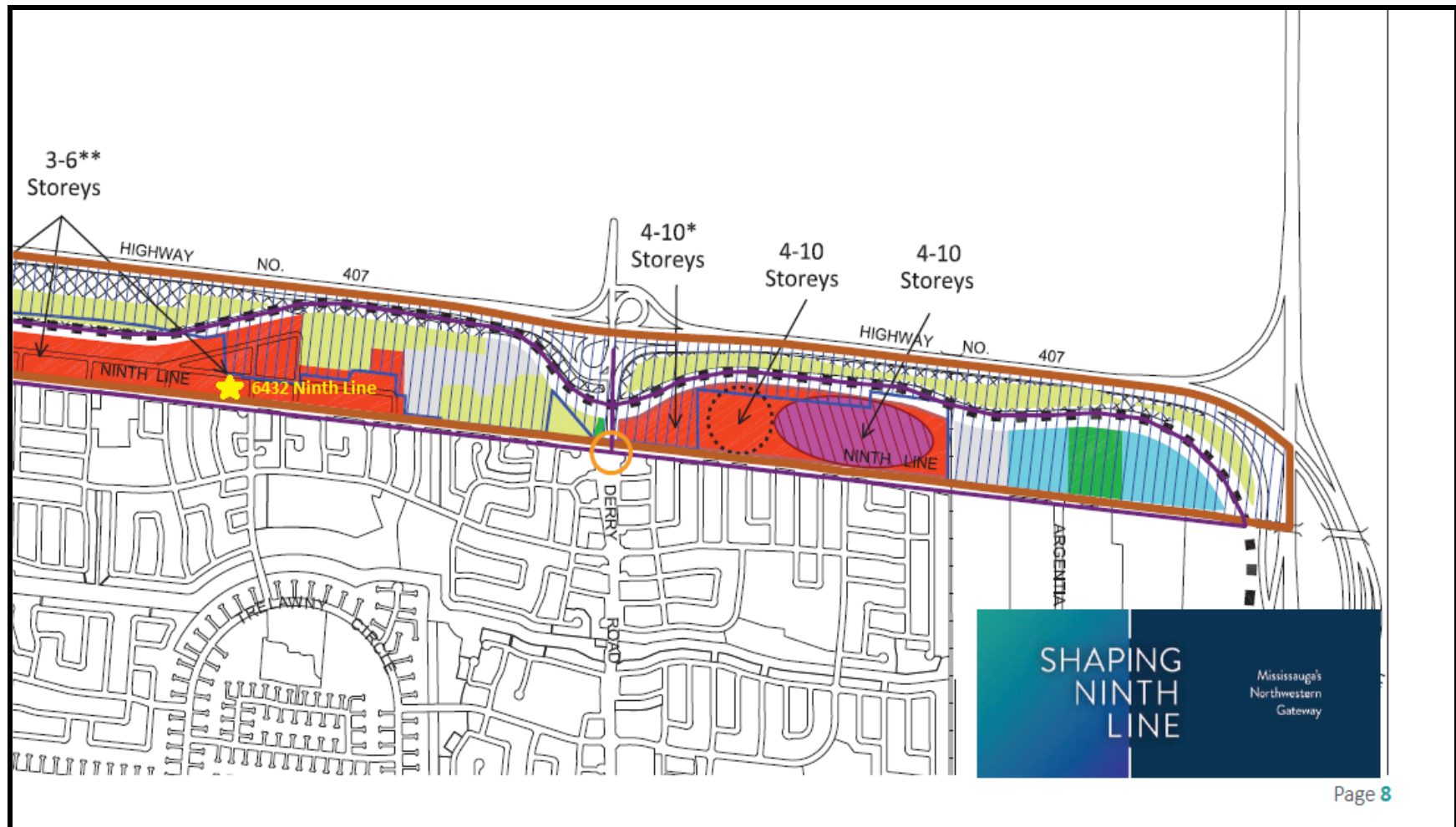


Figure 9: Concept from City of Mississauga's *Shaping Ninth Line Urban Design Guidelines*
(City of Mississauga 2017b:8)

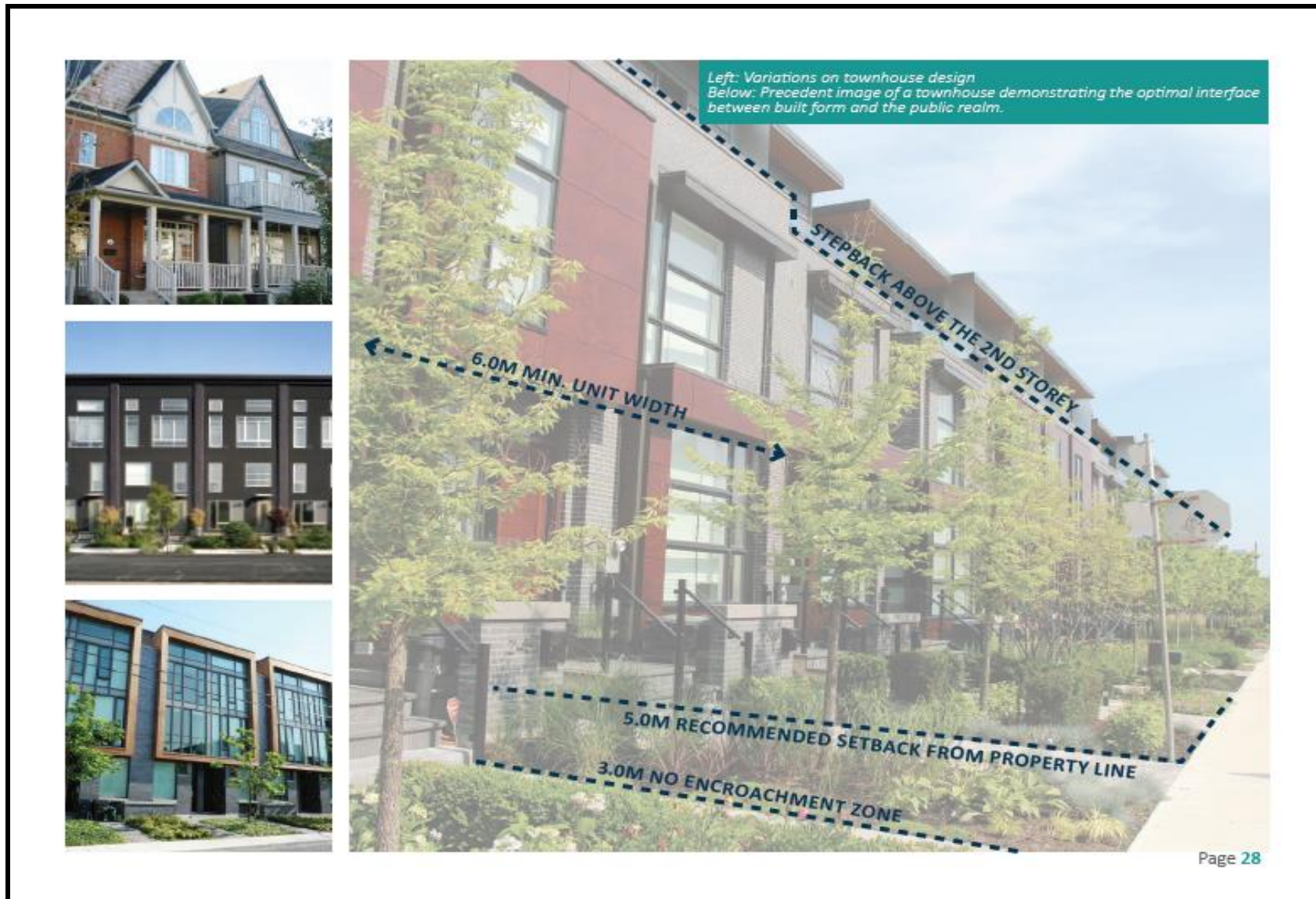


Figure 10: Private Realm Design Guidelines from City of Mississauga's *Shaping Ninth Line Urban Design Guidelines* (City of Mississauga 2017b:28)

7.4 Analysis of Potential Impacts including Demolitions/Alterations

The proposed development entails the demolition of the existing dwelling at 6432 Ninth Line and the construction of three- to six-storey, medium-density residential buildings with rear lane townhomes, front loaded townhomes and six-storey condominiums located along the west side of Ninth Line. The following analysis of project impacts is based upon the drawings and development description provided by Mattamy Homes as outlined in Section 7.0.

In order to facilitate the proposed construction, the existing grading at the location of the extant building (191.75 m) would need to be elevated to 194.80 m (see Figure 3). 6432 Ninth Line is thus proposed to be demolished. Mattamy Homes has obtained a letter of support from RAND Engineering Corporation regarding a Demolition Permit Application for the dwelling at 6432 Ninth Line (see Appendix B). RAND Engineering Corporation states that “a potential retention of the building would be impractical to the development of the surrounding lands” due to the need to elevate the current grading by three to four metres (see Appendix B).

With the implementation of the new land use concept and plan through development, and the destruction of the extant building, the property would no longer be a remnant agricultural landscape. However, due to the presence of Highway 407 to the rear (west) of the property and a suburban subdivision to the east, the lands adjacent to 6432 Ninth Line are no longer agricultural. As a result, the property has lost any contextual value it may have possessed in the past. In addition, the City of Mississauga previously approved the demolition of the barn and other agricultural outbuildings on site, thus diminishing the property’s character as a former agricultural landscape. The effects of the proposed development would result in the loss of a remnant agricultural landscape, including remnant agricultural fields and a remnant historic farmhouse and attached garage.

8.0 ASSESEMENT OF ALTERNATIVE DEVELOPMENT OPTIONS AND MITIGATION MEASURES

Mattamy Homes has examined several different development alternatives and mitigation measures as outlined below. These alternatives and mitigation measures address the approaches outlined in the *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MLC 2006b) and the City of Mississauga *Heritage Impact Assessment Terms of Reference* (2017a). The feasibility of each of the options is described based on materials provided by the client and considers the CHVI of the subject property as outlined in Section 6.0.

8.1 Retention *In Situ*

The best mitigation option for heritage properties is generally retention. Retention allows cultural heritage resources to be retained in their original location and encourages adaptive re-use and sympathetic or compatible development (i.e., mass, setback, setting and materials). The *Eight Guiding Principles in the Conservation of Built Heritage Properties* (2007) provides details regarding the conservation of an entire building primarily *in situ*.

The City of Mississauga’s *Shaping Ninth Line Urban Design Guidelines* (2017b) calls for Residential Medium Density of three to six storeys for the study area (City of Mississauga 2017b:7-8). As part of the proposed development, RAND Engineering Corporation has conducted a preliminary grading and servicing analysis for the property (Figure 3). Their analysis indicates that “the ultimate grades at the heritage house location would be approximately 3-4 m higher in comparison to the existing ground and a potential retention of the

building would be impractical to the development of the surrounding lands” (RAND Engineering 2018:1). If the house was to be retained on the property it would have to be moved to facilitate the grading of the lands (see Section 8.2 on relocation).

8.2 Relocation

The relocation option allows for a cultural heritage resource to be moved within or beyond the subject property provided an appropriate context is maintained. This option assumes that the cultural heritage resource could be moved to retain its heritage integrity and value. With retention or relocation, the following suggestions from *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* for the design of new development around a cultural heritage resource should also be considered:

- Isolating development and site alteration from the significant built and natural heritage features and vistas;
- Limiting height and density;
- Allowing only compatible infill and additions; and
- Reversible alterations.

Relocation to another area within the subject lands was considered by Mattamy Homes. A site review regarding the potential relocation of the extant structure was completed on July 17, 2018, by Zaretsky Consulting Engineers Inc. (see Appendix C). It was noted that, “In our view, this house is too flimsy and will endanger construction personnel during relocation. It should not be moved but demolished” (Zaretsky Consulting Engineers Inc. 2018).

The potential retention and/or relocation of the building for reuse is also challenging given its condition. If the building was retained or relocated, it would likely need to be restored or rehabilitated to be used safely. ARA's Conservation Technician was consulted about a task likely to be part of restoration work: the potential to remove the stucco and restore the building's brick exterior. It was noted that should removal of the stucco be considered the exterior layer would remove readily. However, removal of the base layer (i.e., material on the surface of the bricks) would require a process (i.e., micro abrasion or sand blasting) that has the potential to further damage the brick. This process could also expose the weakened brick to long-term damaging environmental conditions. Zaretsky Consulting Engineers Inc., further note that, “the exterior brick section on the north wall and at the southeast corner (where the stucco has delaminated) has virtually disintegrated, suggesting this brick was originally a soft brick and structurally questionable” (2018:2).

8.3 Reuse and Salvage of Materials

This option allows for the retention of components of the buildings for reuse prior to their demolition. This mitigation strategy typically involves photographic documentation of all identified structures, including interior and exterior features of these structures, the façades and elevations and floor plans in order to provide a public record. The documentation, photographs and floor plans contained in this report and the September 2010 report by ARA may serve as a sufficient record of the house and the outbuildings that once stood on the subject property.

The selective removal of identified architectural or landscape elements preserves portions or features of buildings and structures that possess historical, architectural or cultural value and can divert them from becoming landfill material (Town of Aurora 2016). This mitigation option is

not the strongest option from a heritage perspective, however a removal and reuse program would allow for the conservation of key components of the structures. Reuse and salvage can be achieved by the identification, removal and repurposing through symbolic conservation, or reusing of heritage materials from buildings prior to their demolition. These materials may then be used in other heritage structures as sourcing materials for repair and replacement can be challenging, especially if the materials are from an historic source that no longer exists, such as a quarry, an old-growth forest, or a manufacturing facility that has closed (Parks Canada 2010). As such, the careful salvage of materials from one historic structure can represent an opportunity for the in-kind replacement of quality historic materials in another.

6432 Ninth Line does contain historic fabric that may be worthy of salvage and reuse. The materials listed below are suggested for salvage and reuse from 6432 Ninth Line based on the June 13, 2018 site visit (the list may be modified based on their condition at the time of salvage):

- Any red brick that is in good condition;
- Any remaining historic wood window or doors;
- Any remaining historic glass; and
- Any well-preserved wood over 3/4" thick.

The following recommendations for the salvage and reuse of materials are suggested:

- A reputable contractor(s) with proven expertise in cultural heritage resource removal should be obtained to salvage the identified building components recommended above;
 - The Architectural Conservancy of Ontario (ACO) North Waterloo Region maintains a Directory of Heritage Practitioners located in Ontario that claim to have experience with heritage properties. The section dedicated to "House Moving, Dismantling and Salvage" could be referred to for salvage contacts, however, it is recommended that references and/or previous work be assessed before engaging with any of the listed businesses. The ACO directory is available online at: www.aconwr.ca/directory-of-heritage-practitioners/house-moving-dismantling-and-salvage/.
- The chosen contractor should propose an approach for the labelling, storage and reassembly of material salvaged from the property, as appropriate, in accordance with guidance taken from the *Standards and Guidelines for the Conservation of Historic Places in Canada*, Section 4: Guidelines for Materials;
- The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process;
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested;
- The material must be extracted in a manner that ensures that it is not irreparably damaged;
- Should any of the material recommended for salvage not be harvested by a reputable contractor(s) with proven expertise in cultural heritage resource removal, donation to a teaching institution should be considered to allow the material to provide an educational opportunity rather than being sent to a landfill.
 - A list of Conservation Programs in Ontario is available on the National Trust for Canada's website here: www.nationaltrustcanada.ca/resources/education/conservation-programs.

- Any materials not deemed salvageable or suitable for educational purposes, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.

8.4 Symbolic Conservation

Symbolic conservation allows for the recovery of heritage components of a property and reuses them to make possible a visible record of the resource(s). It, along with the reuse of portions of a property, is often the recommended mitigation strategy when retention or relocation of a structure is not feasible. Options for symbolic conservation include:

- Incorporation of salvaged materials, such as bricks, timber beams, wood planks, floor boards, etc. into entry gates, retaining walls, benches or landscape features (i.e., planters) within the development in a public space;
- Symbolic renaming of the road after the families historically associated with the property;
- The construction of interpretive plaques, which may be located on site, that commemorate the area's rural history.

Plaque bases and/or frames may be constructed of materials salvaged from the buildings on the subject property and represent an example of symbolic conservation that can be integrated into the proposed development. The Region of Waterloo's historic plaque program provides examples of salvaged materials incorporated into plaques. As part of this program, salvaged materials from historic structures have been incorporated into plaque bases providing a physical tie to the historic area or resource being commemorated. Yellow bricks salvaged from a prominent home in the former settlement of German Mills were used to construct the base for a historic plaque celebrating the area's significance. Another plaque prepared for the Huron Road Bridge as part of the Region's *Heritage Bridge Recognition Program* incorporated a piece of steel I-beam removed from the uniquely constructed bridge before it was reconstructed.

Symbolic conservation could be utilized to will incorporate reflections of the area's rural heritage into the proposed development. While not the preferred option as, it can, when thoughtfully executed, result in the retention of significant building materials and tie the new development to the rural history of the area.

9.0 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

6432 Ninth Line is a listed heritage property on the *City of Mississauga's Municipal Register of Property of Cultural Heritage Value or Interest*. It is listed as the "Douglass-Kelly House" and was included on the register due to its architectural value. Following consultation, historical research, field survey and evaluation against the criteria set out in O. Reg. 9/06 of the OHA, the property at 6432 Ninth Line was found not to meet any criteria.

As outlined in Section 7.0, the proposed development will have direct impacts on the subject property. The development entails the demolition and removal of the existing dwelling at 6432 Ninth Line and the construction of three- to six-storey, medium-density residential buildings with rear lane townhomes, front loaded townhomes and six-storey condominiums located along the west side of Ninth Line.

Various conservation and mitigation measures were evaluated for 6432 Ninth Line including: Retention *In Situ*; Relocation; Reuse and Salvage of Materials; and Symbolic Conservation.

RAND Engineering Corporation determined that the 6432 Ninth Line dwelling is situated in a location that requires significant grading by raising the site by 3-4 meters to facilitate site drainage and sewer flows, making it necessary to relocate the structure. Zaretsky Consulting Engineers Inc.'s analysis noted that the structure is too fragile for relocation. Furthermore, the feasibility of stucco removal and brick restoration appears uncertain. The historic fabric of the house may be worthy of salvage and reuse. Materials salvaged from the structure could be made available for use in other heritage structures or in potential future symbolic conservation project(s) within the proposed development.

The 2014 *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2014). Accordingly, the system by which heritage is governed in this province places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

10.0 MANDATORY STATEMENT

Based on the results of consultation, historical research, field survey and evaluation of the study area, 6432 Ninth Line was evaluated against the criteria in O. Reg. 9/06. and was not found to meet any of the criteria.

10.1 Design or Physical Value

The dwelling at 6432 Ninth Line was built in the Ontario Cottage or Gothic Revival Cottage style (University of Waterloo 2009:9). The Ontario Cottage architectural style typically describes a "one-and-a-half storey gable-end cottage, symmetrically balanced with a central door flanked by a window on either side, similar to the small Georgian house with the exception of a tall, pointed gable over the front door" (Mikel 2004:62). The massing, roof line and remnant wooden architrave around the front (east) door of 6432 Ninth Line is reflective of the Ontario Cottage or Gothic Revival Cottage architectural style. However, modifications have impacted the integrity of the structure's architectural features and as such it is no longer representative of the Ontario Cottage or Gothic Revival Cottage style.

10.2 Historical or Associative Value

In 1840, the Crown Patent for the east half of Lot 8, Concession 9 originally in the Township of Trafalgar, Halton County went to Christopher Row. The property was then owned by William Watson from 1851 until his death in 1860, when it was then owned by his widow until 1862. According to the *Census of 1861*, Elizabeth Watson was living with her children in a 1½ storey brick house, likely the extant building at 6432 Ninth Line. After several owners in the 1860s, including Archibald McCurdy, the property was owned by George Douglas and family from 1870 until 1899. The McCarron family resided on all or a portion of the property from 1899 until 1987. Derry Britannia Developments Inc. purchased the property in 2007. The property is associated with a number of long-time farming families including the Watsons, McCurdys, Douglasses and McCarrons. The Douglas family is associated with the nearby hamlet of McCurdy's Corners, as is the Archibald McCurdy family that purchased the property in 1870. However, currently available resources suggest that none of the individuals from the Watson, McCurdy, Douglas or McCarron families that settled on the subject property were prominent in the community.

10.3 Contextual Value

The farmhouse is set back from Ninth Line and is accessed via two short driveways. While the dwelling was originally part of a farming complex, the associated barn and other farm structures are no longer extant, and the rural character of the area has been diminished overtime with the introduction of contemporary suburban development, Highway 407 and the ongoing proposed development of the Ninth Line lands.

10.4 Conclusion

In summary, 6432 Ninth Line has had significant modifications that have impacted the integrity of the structure's architectural features and as such it is no longer representative of the Ontario Cottage or Gothic Revival Cottage style. The property is associated primarily with the Watsons, McCurdys, Douglasses and McCarrons who were long-time farming families in the area. Research conducted did not suggest any notable contributions made by the individuals who lived on the property to the community. The contextual value of the property has been diminished through adjacent and proposed contemporary suburban development. As such, the property does not meet any O. Reg. 9/06 criteria.

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Appendix A: 6432 Ninth Line Images



Image 3: Aerial Photograph of 6432 Ninth Line
(Mattamy Homes; Photo taken on July 17, 2018; Facing West)



Image 4: Aerial Photograph of 6432 Ninth Line
(Mattamy Homes; Photo taken on July 17, 2018; Facing North)

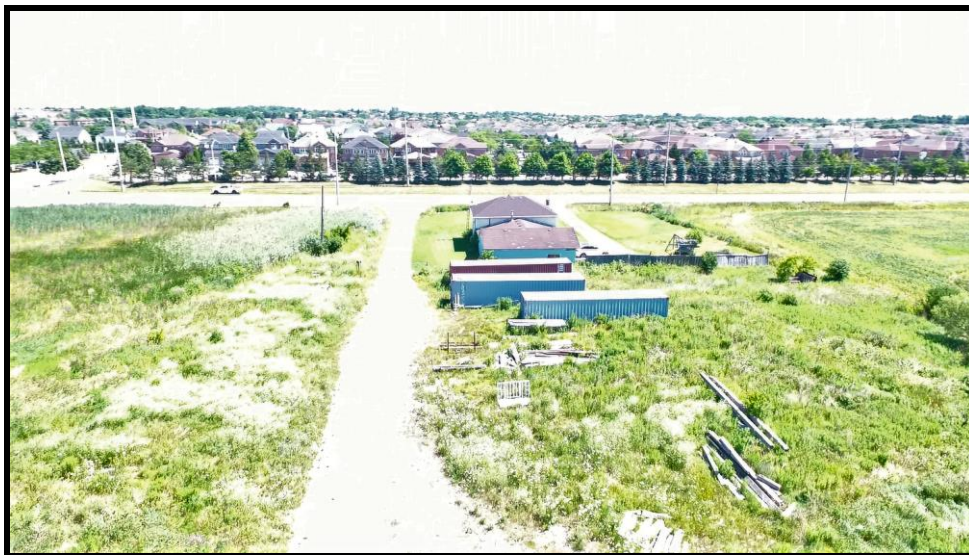


Image 5: Aerial Photograph of 6432 Ninth Line
(Mattamy Homes; Photo taken on July 17, 2018; Facing East)

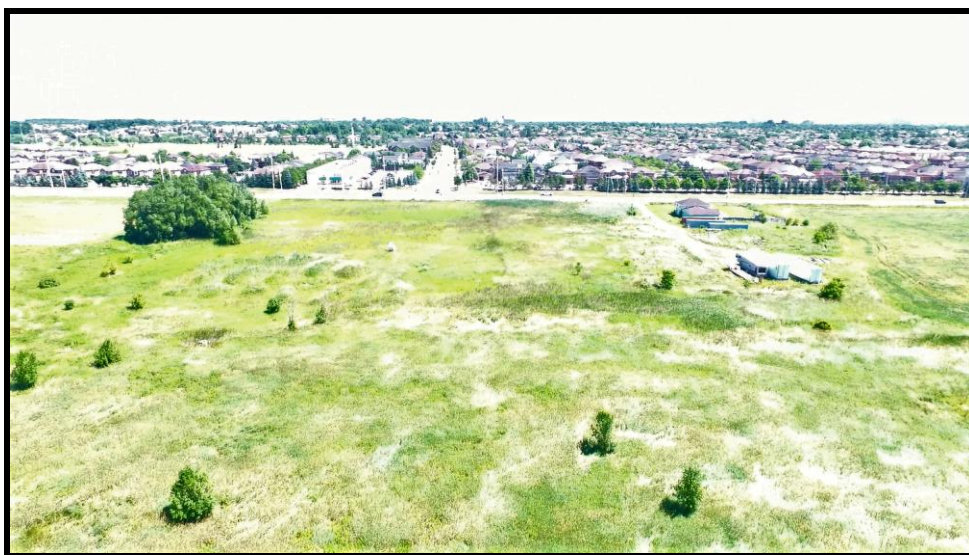


Image 6: Aerial Photograph of 6432 Ninth Line
(Mattamy Homes; Photo taken on July 17, 2018; Facing East)

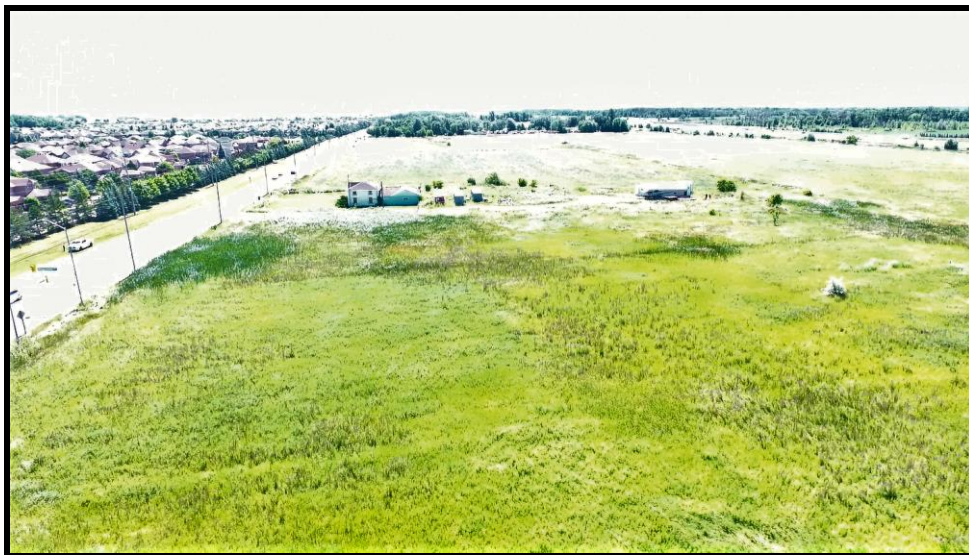


Image 7: Aerial Photograph of 6432 Ninth Line
(Mattamy Homes; Photo taken on July 17, 2018; Facing South)



Image 8: Façade of 6432 Ninth Line
(Photo taken on June 13, 2018; Facing West)



Image 9: Detail of front gable and window opening
(Photo taken on June 13, 2018; Facing West)



Image 10: Detail of stucco cladding over red brick structure
(Photo taken on June 13, 2018; Facing West)



Image 11: Detail of entryway and wooden architrave on façade
(Photo taken on June 13, 2018; Facing West)



Image 12: Detail of first storey window opening
(Photo taken on June 13, 2018; Facing West)



Image 13: Detail of first storey window opening
(Photo taken on June 13, 2018; Facing West)



Image 14: Detail of entryway on façade
(Photo taken on June 13, 2018; Facing West)



Image 15: Contextual view from Ninth Line
(Photo taken on June 13, 2018; Facing Southwest)



Image 16: Contextual view from Ninth Line
(Photo taken on June 13, 2018; Facing South)



Image 17: Southeast corner of 6432 Ninth Line
(Photo taken on June 13, 2018; Facing Northwest)



Image 18: Detail of southeast corner
(Photo taken on June 13, 2018; Facing Northwest)



Image 19: South Elevation
(Photo taken on June 13, 2018; Facing North)



Image 20: Detail of second storey window opening
(Photo taken on June 13, 2018; Facing North)



Image 21: Detail of first storey window opening
(Photo taken on June 13, 2018; Facing North)



Image 22: Southwest corner of 6432 Ninth Line
(Photo taken on June 13, 2018; Facing Northeast)



Image 23: Northwest corner of 6432 Ninth Line
(Photo taken on June 13, 2018; Facing Southeast)



Image 24: Detail of west addition, North Elevation
(Photo taken on June 13, 2018; Facing South)



Image 25: Detail of soffit
(Photo taken on June 13, 2018; Facing South)



Image 26: Detail of first storey window opening
(Photo taken on June 13, 2018; Facing South)



Image 27: North Elevation
(Photo taken on June 13, 2018; Facing South)



Image 28: Detail of first storey window opening
(Photo taken on June 13, 2018; Facing South)



Image 29: Detail of stucco cladding over red brick structure
(Photo taken on June 13, 2018; Facing South)



Image 30: Detail of foundation
(Photo taken on June 13, 2018; Facing South)



Image 31: Contextual view from Ninth Line
(Photo taken on June 13, 2018; Facing North)



Image 32: Northeast corner of 6432 Ninth Line
(Photo taken on June 13, 2018; Facing Southwest)



Image 33: Contextual view from Ninth Line
(Photo taken on June 13, 2018; Facing East)



Image 34: Example of a "frogged" brick
(Photo taken on June 13, 2018; Facing East)



Image 35: Back Hall
(Photo taken on June 13, 2018; Facing South)



Image 36: Back Hall
(Photo taken on June 13, 2018; Facing West)

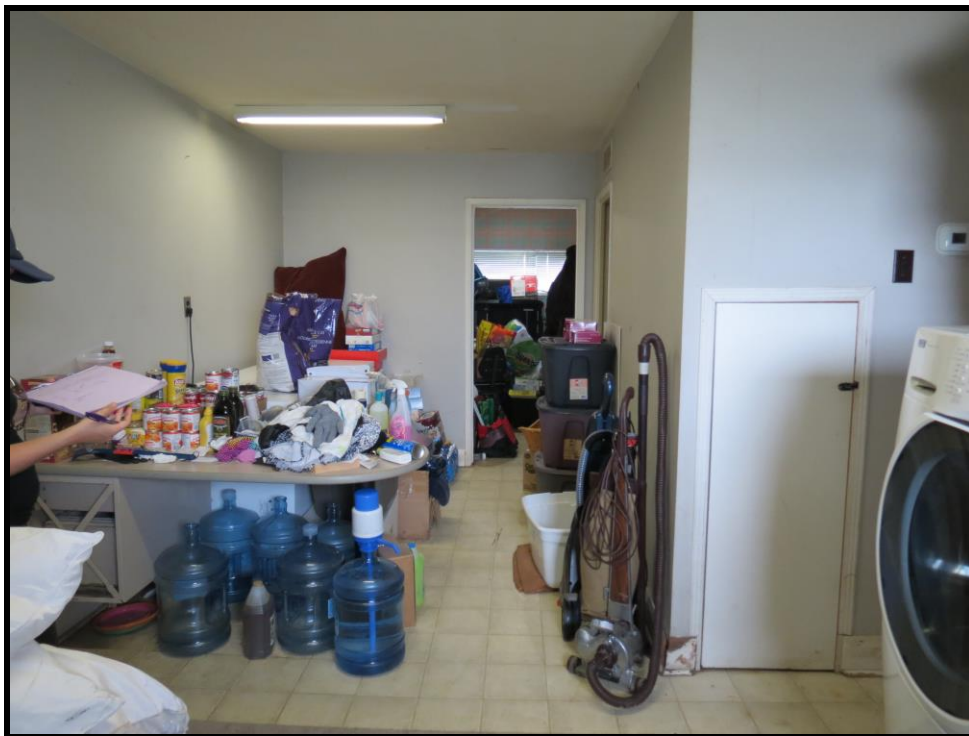


Image 37: Back Hall
(Photo taken on June 13, 2018; Facing North)



Image 38: Storage Room
(Photo taken on June 13, 2018; Facing North)

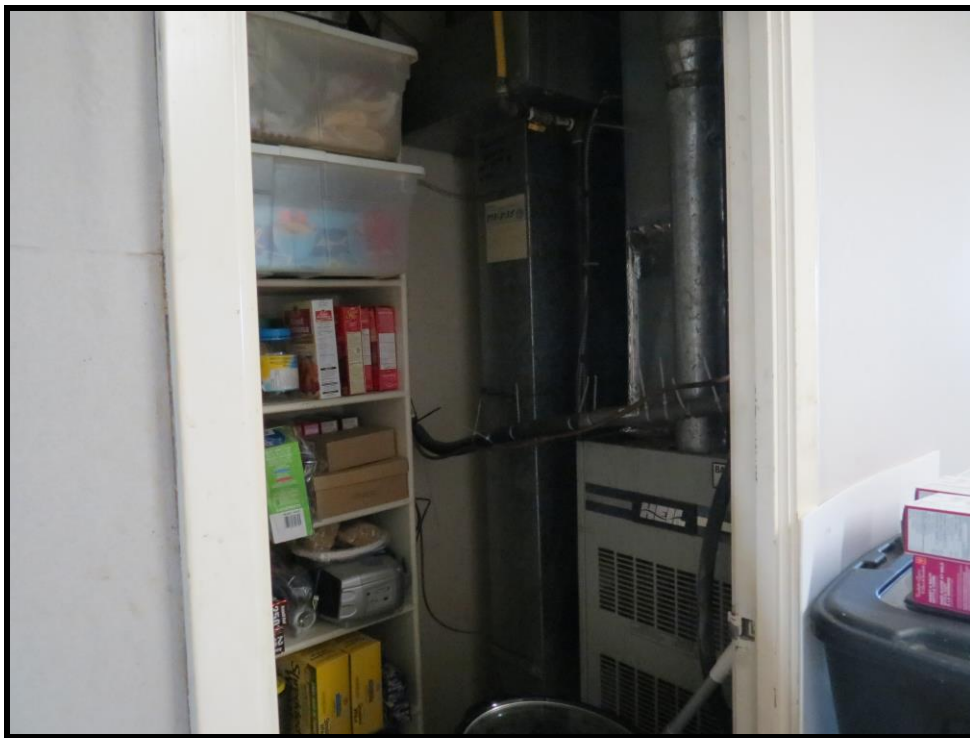


Image 39: Furnace Room
(Photo taken on June 13, 2018; Facing Southeast)

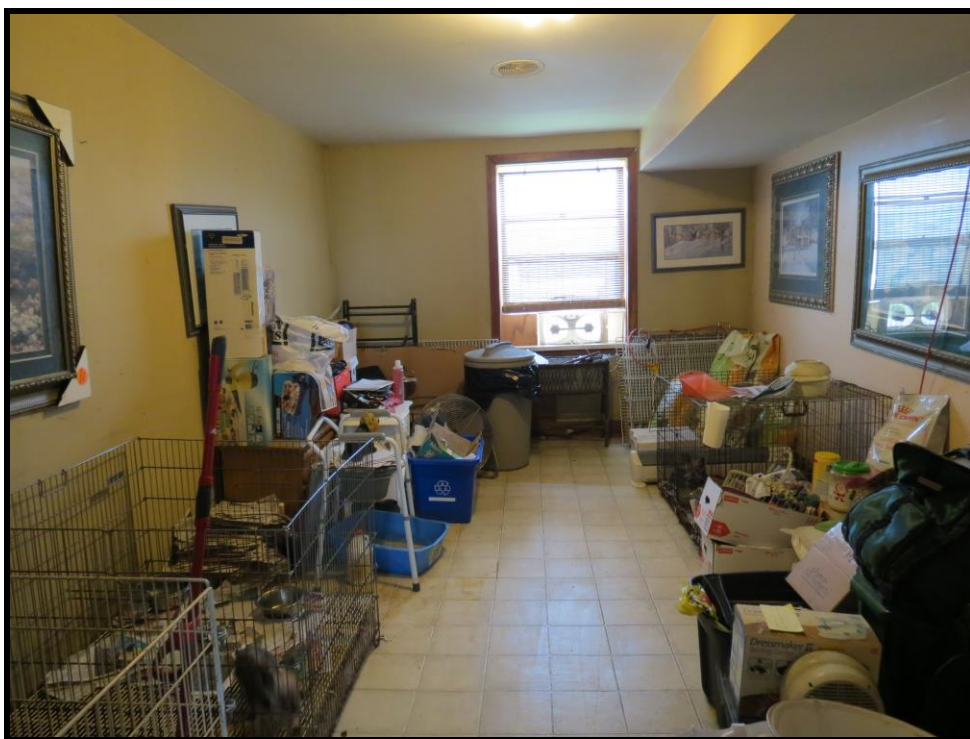


Image 40: Bedroom
(Photo taken on June 13, 2018; Facing North)



Image 41: Kitchen
(Photo taken on June 13, 2018; Facing East)



Image 42: Kitchen
(Photo taken on June 13, 2018; Facing South)



Image 43: Kitchen
(Photo taken on June 13, 2018; Facing South)



Image 44: Kitchen
(Photo taken on June 13, 2018; Facing Southwest)



Image 45: Living Room
(Photo taken on June 13, 2018; Facing North)



Image 46: Living Room
(Photo taken on June 13, 2018; Facing East)



Image 47: Living Room
(Photo taken on June 13, 2018; Facing South)



Image 48: Bathroom
(Photo taken on June 13, 2018; Facing South)

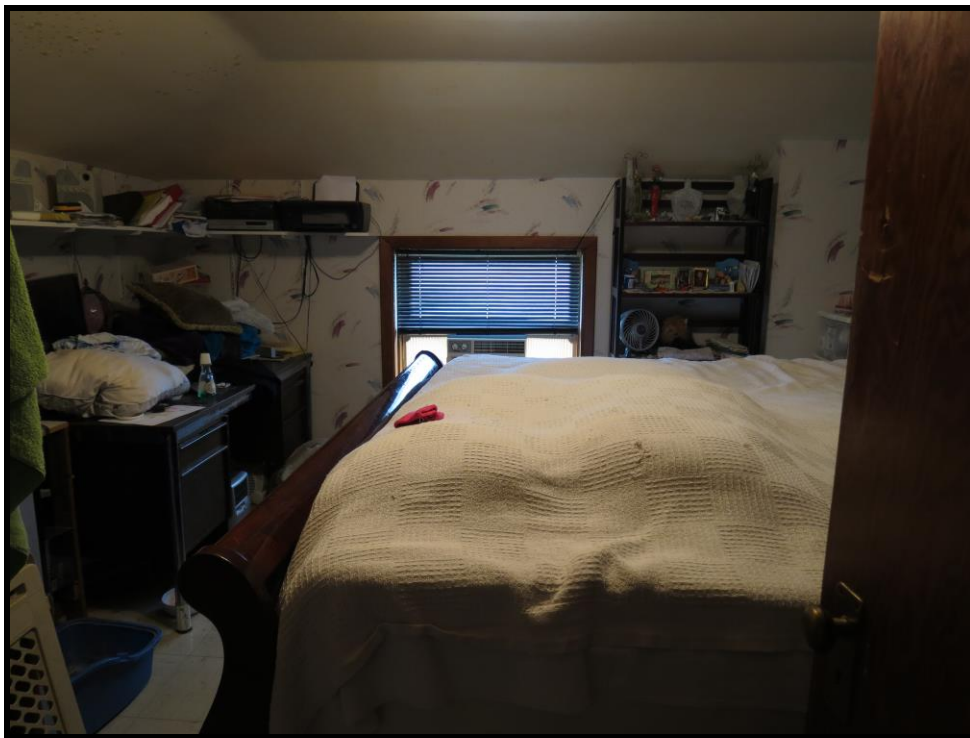


Image 49: Bedroom
(Photo taken on June 13, 2018; Facing North)



Image 50: Hallway
(Photo taken on June 13, 2018; Facing East)

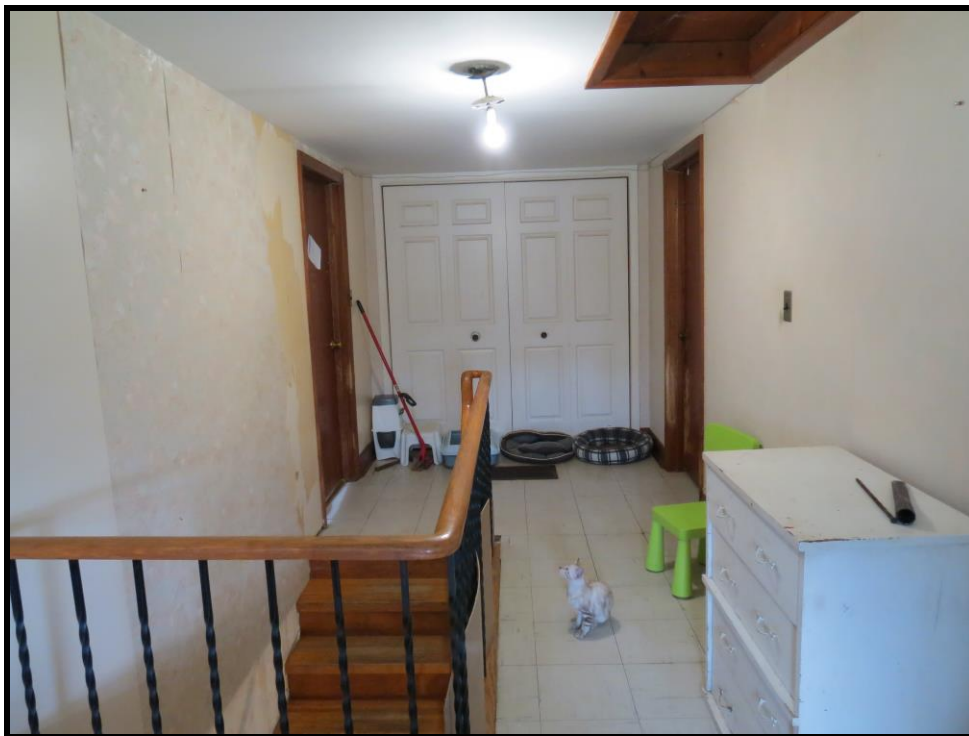


Image 51: Hallway
(Photo taken on June 13, 2018; Facing West)

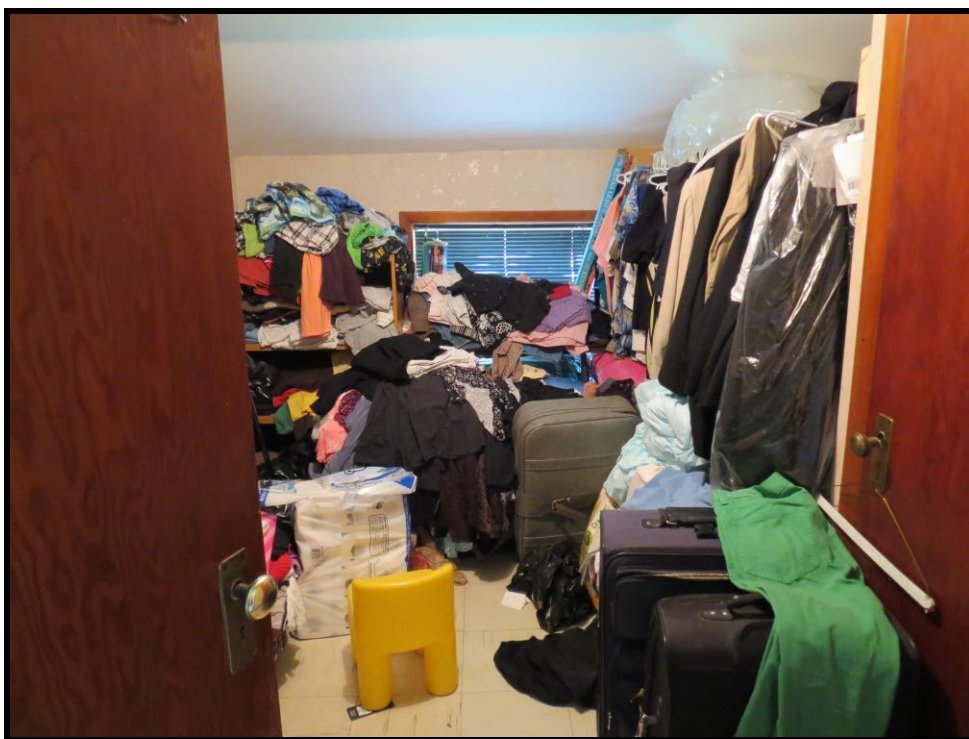


Image 52: Bedroom
(Photo taken on June 13, 2018; Facing North)

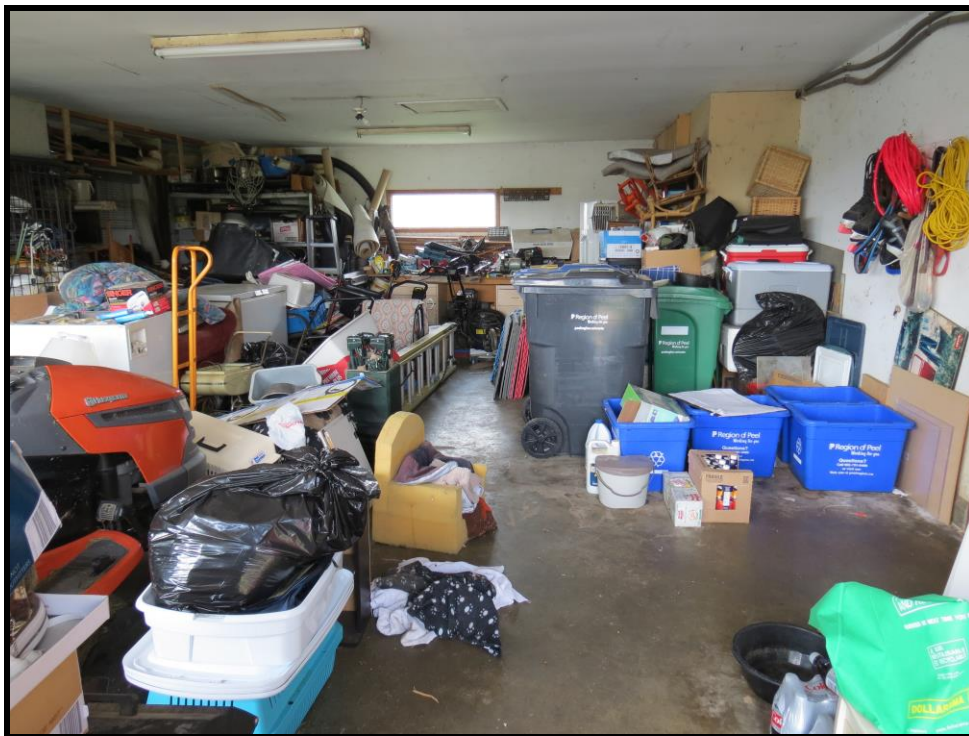


Image 53: Garage
(Photo taken on June 13, 2018; Facing North)



Image 54: Garage
(Photo taken on June 13, 2018; Facing West)



Image 55: 6671 Ninth Line
(Photo taken on June 13, 2018; Facing East)

Gothic Revival (1830 – 1900)



John Scruton House (1856),
307 Queen Street South



Samuel Moore House (1883),
1295 Burnhamthorpe Road East

Image 56: Gothic Revival Architectural Style Buildings in Mississauga
(City of Mississauga 2012)

Appendix B: RAND Engineering Corporation Letter Re: Demolition Permit Application,
Scapicchio Property at 6432 Ninth Line, City of Mississauga



July 24th, 2018

Project No. 13958

City of Mississauga
Heritage Advisory Committee
Civic Centre
30 City Centre Drive
Mississauga, Ontario
L5B 3C1

ATTENTION: Mr. Muntaz Alikhan
Legislative Coordinator

Dear Mr. Alikhan,

RE: Demolition Permit Application
Scapicchio Property at 6432 Ninth Line
City of Mississauga

We are writing on behalf of our client Mattamy Homes in support of the Demolition Permit for the existing heritage house located within the Scapicchio property at 6432 Ninth Line in the City of Mississauga.

Please be advised that RAND Engineering Corporation has conducted a preliminary grading and servicing analysis for the future development of the Ninth Line lands located between the southern limit of the Union Gas property and Osprey Marsh/Ninth Line SWM Pond outlet, including the Scapicchio property. It has been concluded that the ultimate grades at the heritage house location would be approximately 3-4 m higher in comparison to the existing ground and a potential retention of the building would be impractical to the development of the surrounding lands.

Should you have any questions or require additional information, please contact the undersigned.

Yours truly,

RAND Engineering Corporation

A handwritten signature in black ink, appearing to read "Piotr Szponar".

Piotr Szponar, P. Eng.

c. Eric Mueller – Mattamy Homes

5285 Solar Drive
Mississauga, ON
Canada L4W 5B6
T 905.625.9500
F 905.625.8331

www.randengineering.ca

1

Appendix C: Zaretsky Consulting Engineers Inc. Site Review

ZARETSKY CONSULTING ENGINEERS INC.

25 VALLEYWOOD DRIVE, UNIT #1
 MARKHAM, ONTARIO L3R 5L9
 (905) 470-1080 [TEL]
 (905) 470-0598 [FAX]
 email: zaretskyeng@rogers.com

REF.#18-078

SITE REVIEW	
PROJECT	FARM HOUSE 6432 NINTH LINE MISSISSAUGA, ONTARIO
DATE	JULY 17, 2018
REGARDING	FEASIBILITY OF RELOCATING THE FARM HOUSE TO A NEARBY LOCATION
REPORTED TO	MATTAMY HOMES ATTN: MARTINO GABRA

As requested and in your company, we examined this farm house in order to determine its present structural state with the concept of being able to relocate it to a site in the neighborhood. The information below was given to us by the present tenant who has been living there for 20 years.

About This Farm House

- This 2 storey brick clad farm house is approximately 100 years old.
- There was an add on one storey stud framed shed area on the west side which is probably 25 to 35 years old.
- The roof shingles were replaced approximately 5 years ago.
- There is no basement as it was filled with soil to the underside of the ground floor approximately 12 to 15 years ago.

FINDINGS**Exterior**

- 1) The exterior of the 2 storey brick veneer was covered with stucco which has many vertical and horizontal cracks.
- 2) There are areas where the stucco has de-bonded from the brick veneer and separated from the wall.
- 3) The exterior brick section on the north wall and at the southeast corner (where the stucco had delaminated) was virtually disintegrated, suggesting that this brick was originally a soft brick and structurally questionable. To protect it from further deterioration, the wall stucco was covered at some stage many years ago.

...2/

FARM HOUSE - 6432 Ninth Line , Mississauga, Ontario
Site Review
zaretsky consulting engineers

Page 2
July 17, 2018
Ref. #18-078


Interior

- 1) Because the basement was soil filled, we could not examine the status of the ground floor joists or their condition.
- 2) According to the tenant, there are no leaks through the roof except for 1 leak into the ground floor kitchen which occurred during a driving storm in the past few weeks. We examined the interior ground and 2nd floor walls in the house and noted no water discoloration on the interior walls.
- 3) The 2nd floor is supported on 2" x 8" at 16" c/c wood joists which are bearing on the east/west partition wall separating the ground floor from the living room.
- 4) The 2nd floor is sloping in many directions.
- 5) The roof is stick framed with 2" x 4" jack studs at 16" abutting to a 2" x 6" ridge member.
- 6) There is a slight roof sag, suggesting that the present framing, while holding, is not structurally adequate.

COMMENT

In our view, this house is too flimsy and will endanger construction personnel during relocation. It should not be moved but demolished.

per: ZARETSKY CONSULTING ENGINEERS INC.,


Oscar S. Zaretsky, P. Eng.,
OSZ: cl

Appendix D: Historical Photos, Drawings and Other Archival Material**Table 4: Summary of Land Transactions for Part Lot 8, Concession 9, Trafalgar Township, Former Halton County (Part 2, 20R2671, City of Mississauga)**

Instrument Number	Date	Instrument	Grantor	Grantee	Acreage
N/A	11 Nov 1846	Patent	Crown	Christopher Row	100 (E ½)
920	3 Mar 1851	B&S	Christopher Row & wife	William Watson	100 (E ½)
920	17 Mar 1858	Mortgage	William Watson	Christopher Row	- (E ½)
926	30 Apr 1858	Assignment of Mortgage	Christopher Row	Rawson Row	-
925	26 Apr 1858	Assignment of Mortgage	Rawson Row	John White	-
42	16 Oct 1858	Mortgage	William Watson & wife	James Metcalfe	100 (E ½)
302	16 Oct 1858	Mortgage	William Watson & wife	James Metcalfe	100 (E ½)
303	16 Apr 1859	Mortgage	William Watson & wife	James Metcalfe	100 (E ½)
282	17 Oct 1859	Assignment of Mortgage	James Metcalfe	John & Thomas Caveshill	100 (E ½)
454	31 May 1860	Mortgage	William Watson & wife	[Illegible]...ish Sturdey	100 (E ½)
458	6 Jun 1860	Dis. of Mort.	James Metcalfe	William Watson	100 (E ½)
459	2 Jun 1860	Dis. of Mort.	James Metcalfe	William Watson	-
817	13 Dec 1860	Pro. of Will	William Watson		- (E ½)
Illegible	27 Mar 1862	B&S	Executors of William Watson	Edward Coyne	100
20 E	12 Apr 1862	B&S	Executors of William Watson	Edward Coyne	100 (E ½)
150	28 Jan 1865	B&S	John & Thomas Caveshill & Edward Coyne	Daniel Sturdey	- (E ½)
37 F	25 Apr 1866	Order of Foreclosure.	Daniel Sturdey Plaintiff	Edward Coyne & others Defendants	100 (E ½)
38 F	15 May 1866	B&S	Daniel Sturdey & wife	Archibald McCurdy	100 (E ½)
34 F	27 Jun 1866	Mortgage	Archibald McCurdy & wife	Alexander Leith	100 (E ½)
351 G	1 Dec 1868	Mortgage	Archibald McCurdy & wife	John McMillan	100 (E ½)
785 G	22 Oct 1870	Dis. of Mort.	John McMillan	Archibald McCurdy	100 (E ½)
505 H	31 Oct 1870	B&S	Archibald McCurdy & wife	George Douglas	100 (E ½)
1297 II	31 May 1873	Dis. of Mort.	Alexander Leith	George Douglas	100 (E ½)
1298	31 May 1873	Mortgage	George Douglas & wife	Robert Ramsay	100 (E ½)
6940	15 Jan 1896	Mortgage	George Douglas	Corporation of the Township of Chinguacousy	
6941	15 Jan 1896	Dis. of Mort.	Robert Ramsay	George Douglas	Mortgage 1298
7896 V	16 Oct 1899	Dis. of Mort.	Corporation of the Township of Chinguacousy	George Douglas	Mortgage 6940
7897	12 Oct 1899	B&S	George Douglas & wife	William J. McCarron	100 (E ½)
17882	11 Mar 1935	Mortgage	William J. McCarron & wife	Agricultural Development Board	100 (E ½)
6979	21 Jun 1951	Letters - Probate	William Joseph McCarron	Cecil McCarron	E ½ subject to payment

Instrument Number	Date	Instrument	Grantor	Grantee	Acreage
26050N	7 Nov 1951	Grant	Frank McCarron & Cecil McCarron, Executors of William Joseph McCarron, deceased	Cecil McCarron, in his personal capacity	NE ½ (100 acres)
230372	9 Aug 1967	Grant	Cecil McCarron	John Loga, Mary Loga, as joint tenants of one undivided half & Victor Joch & Irene Joch as joint tenants of the other half of lands	4 lots – see plan attached (50 acres)
435074	15 Jun 1976	Grant	Cecil McCarron	Her Majesty the Queen as represented by the Minister of Government Services	Firstly Pt. NE ½ Lot 8 designated as Pt. 1, 2 & 3 on 20R2669 Secondly N & NE ½ Lot 8 designated as Pt. 1 on 20R2671
681456	Nov 30 1987	Grant	Estate of McCarron, Cecil	Scapicchio, Francesco Scapicchio, Hedwig Scapicchio, Michele Scapicchio, Candida Fraschini, Francesco Fraschini, Antonietta Delle Donne, Gino Delle Donne, Linda	Pt. NE ½ des as pt. 2 on 20R-2671; 12.609 acres
681457	30 Nov 1987	Mortgage	Scapicchio, Francesco Scapicchio, Hedwig Scapicchio, Michele Scapicchio, Candida Fraschini, Francesco Fraschini, Antonietta Delle Donne, Gino Delle Donne, Linda	National Trust Company	Pt. NE ½ des as pt. 2 on 20R-2671
681456	30 Nov 1987	Transfer	*** Completely Deleted ***	Scapicchio, Francesco Scapicchio, Hedwig Scapicchio, Michele Scapicchio, Candida Fraschini, Francesco Fraschini, Antonietta Delle Donne, Gino Delle Donne, Linda	N/A
681457	30 Nov 1987	Charge	*** Completely Deleted ***	National Trust Company	N/A
HR504276	18 Aug 2006	Disch. of Charge	*** Completely Deleted *** National Trust Company	N/A	N/A
HR576471	19 Jun 2007	Transfer	Delle Donne, Gino Delle Donne, Linda Fraschini, Antonietta Fraschini, Francesco Scapicchio, Candida Scapicchio, Francesco Scapicchio, Hedwig	Derry Britannia Developments Limited	N/A

Instrument Number	Date	Instrument	Grantor	Grantee	Acreage
			Scapicchio, Michele		
HR817684	4 Feb 2010	APL Gov't Order	The Corporation of the City of Mississauga	N/A	N/A
HR847452	7 Jun 2010	APL (General)	The Corporation of the City of Mississauga	N/A	N/A

Table 5: Owners/Occupants of Subject Property According to Tax Assessment and Collector's Rolls (AO)

Year	Occupant	Details
1851	William Watson	Paid \$400 (value of real property)
1852	William Watson	Paid \$380 (value of real property)
1853	William Watson	Freeholder. 100 acres. Paid \$440 (value of real property).
1881	George Douglas	Freeholder, age 39. Address of owner is Ninth Line. 100 acres. \$4000 (value of real property). 3 children between the age of 5–16, 2 persons between 21–60.
1891	George Douglas	Freeholder. 100 acres. \$4000 (total value of real property). One dog.
1892	George Douglas	Freeholder. 100 acres. \$4000 (total value of real property). One dog.
1893	George Douglas	Freeholder. 100 acres. \$4000 (total value of real property). One dog.
1894	George Douglas	Freeholder. 100 acres. \$4000 (total value of real property). One dog.

Appendix E: Key Team Member Two-Page Curriculum Vitae

Curriculum Vitae

Paul J. Racher, M.A., CAHP
 Principal - Management and Senior Review (MSR) Team
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.
 219-900 Guelph Street, Kitchener, ON N2H 5Z6
 Phone: (519) 804-2291 x100 Mobile: (519) 835-4427
 Fax: (519) 286-0493
 Email: pracher@arch-research.com
 Web: www.arch-research.com

Biography

Paul Racher is a Principal of ARA. He has a BA in Prehistoric Archaeology from WLU and an MA in anthropology from McMaster University. He began his career as a heritage professional in 1986. Over the three decades since, he has overseen the completion of several hundred archaeological and cultural heritage contracts. Paul has years of experience related to linear transportation and rail projects, notably through the ongoing work to complete a Cultural Heritage Inventory for the Region of Waterloo's Stage 2 LRT from Kitchener to Cambridge, Ontario. He holds professional license #P007 with the MTCS. Paul is a former lecturer in Cultural Resource Management at WLU. He is a professional member of the Canadian Association of Heritage Professionals (CAHP) and the President of the Ontario Archaeological Association (OAS).

Education

1992-1997	PhD Programme, Department of Anthropology, University of Toronto. Supervisors: E.B. Banning and B. Schroeder. Withdrawn.
1989-1992	M.A., Department of Anthropology, McMaster University, Hamilton, Ontario. Thesis titled: "The Archaeologist's 'Indian': Narrativity and Representation in Archaeological Discourse."
1985-1989	Honours B.A., Wilfrid Laurier University, Waterloo, Ontario. Major: Prehistoric Archaeology.

Professional Memberships and Accreditations

Current	Ministry of Tourism Culture and Sport Professional Licence (#P007). Professional Member of the Canadian Association of Heritage Professionals (CAHP), Volunteer on the ethics committee. Member of the Ontario Archaeological Society (OAS), Volunteer on the Professional Committee. Associate of the Heritage Resources Centre, University of Waterloo. RAQS registered with MTO.
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Work Experience

Current	Vice-President, Operations, Archaeological Research Associates Ltd. Responsible for winning contracts, client liaison, project excellence, and setting the policies and priorities for a multi-million dollar heritage consulting firm.
2000-2011	Project Manager/Principal Investigator, Archaeological Research Associates Ltd. Managed projects for a heritage consulting firm. In 10 field seasons, managed hundreds of projects of varying size.

-
- 2008-2011 **Part-Time Faculty, Wilfrid Laurier University.**
Lecturer for Cultural Resource Management course (AR 336). In charge of all teaching, coursework, and student evaluations.
- 1995 **Field Archaeologist, University of Toronto.**
Served as a supervisor on a multinational archaeological project in northern Jordan.
- 1992-1995 **Teaching Assistant, University of Toronto.**
Responsible for teaching and organizing weekly tutorials for a number of courses.
- 1991-1994 **Part-Time Faculty, Wilfrid Laurier University.**
Lectured for several courses in anthropology. Held complete responsibility for all teaching, coursework, and student evaluations.
- 1992-1996 **Partner in Consulting Company, Cultural Management Associates Incorporated.**
Supervised several archaeological contracts in Southern Ontario. Participated in a major (now published) archaeological potential modeling project for MTO.
- 1989-1991 **Partner in Consulting Company, Cultural Resource Consultants.**
Managed the financial affairs of a consulting firm whilst supervising the completion of several contracts performed for heritage parks in central Ontario.
- 1988-1991 **Principal Investigator/Project Director, Archaeological Research Associates Ltd.**
Oversaw the completion of large contracts, wrote reports, and was responsible for ensuring that contracts were completed within budget.
- 1988 **Assistant Director of Excavations, St. Marie among the Hurons, Midland, Ontario.**
Duties included crew supervision, mapping, report writing and photography.
- 1986-1987 **Archaeological Crew Person, Archaeological Research Associates Ltd., Waterloo, Ontario.**
Participated in background research, survey, and excavation on a number of Archaeological sites across Ontario.

Kayla Jonas Galvin, M.A., CAHP
 Heritage Operations Manager
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.
 1480 Sandhill Drive, Unit 3, Ancaster, ON L9G 4V5
 Phone: (519) 804-2291 x120 Fax: (519) 286-0493
 Email: kjgalvin@arch-research.com Web: www.arch-research.com

Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a professional member of the Canadian Association of Heritage Professionals and sits on the board of the Ontario Association of Heritage Professionals.

Education

2016	MA in Planning, University of Waterloo. Thesis Topic: <i>Goderich – A Case Study of Conserving Cultural Heritage Resources in a Disaster</i>
2003-2008	Honours BES University of Waterloo, Waterloo, Ontario Joint Major: Environment and Resource Studies and Anthropology

Professional Memberships and Accreditations

Current	Professional Member, Canadian Association of Heritage Professionals (CAHP) Board Member, Ontario Association of Heritage Professionals. Candidate, Ontario Professional Planners Institute
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Work Experience

Current	Heritage Operations Manager, Archaeological Research Associates Ltd. Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2009-2013	Heritage Planner, Heritage Resources Centre, University of Waterloo Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.
2008-2009, 2012	Project Coordinator–Heritage Conservation District Study, ACO Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.

Work Experience (Continued)**2007-2008 Team Lead, Historic Place Initiative, Ministry of Culture**

Liaised with Ministry of Culture Staff, Centre's Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

Selected Professional Development

- 2018 Indigenous Canada, University of Alberta
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2015 Introduction to Blacksmithing, One-Day
- 2015 Leadership Training for Managers Course, Dale Carnegie Training
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology, Wilfrid Laurier University, 12 weeks
- 2014 Conservation and Craftsmanship in Sustainable City Building Presented by the Hamilton Burlington Society of Architects
- 2012 Region of Waterloo Workshop on Heritage Impact Assessments, Half-Day
- 2012 Conducting Historic Building Assessments Workshop, One-Day
- 2012 Window Restoration Workshop, One-Day
- 2011 Lime Mortars for Traditionally Constructed Brickwork, Two-Day Workshop, ERA Architects and Historic Restoration Inc., Toronto
- 2011 Energy & Heritage Buildings Workshop Two-Day Workshop, Heritage Resources Centre
- 2010 Architectural Photography, Mohawk College
- 2010 Project Management Fundamentals, University of Waterloo Continuing Education
- 2009 Cultural Heritage Landscapes Two-Day Workshop, Heritage Resources Centre
- 2009 Urban Landscape and Documentary Photography, Mohawk College
- 2008 Introduction to Digital Photography, Mohawk College
- 2008 Heritage Planning Four-Day Workshop, Heritage Resources Centre

Selected Publications

- 2018 "Restoring Pioneer Cemeteries" *Ontario Association of Heritage Professionals Newsletter*. Spring 2018.
- 2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, September 2015.
- 2015 "Bringing History to Life." *Municipal World*, February 2015, pages 11-12.
- 2014 "Inventorying our History." *Ontario Planning Journal*, January/February 2015.
- 2014 "Mad about Modernism." *Municipal World*, September 2014.
- 2014 "Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada." with R. Shipley and J. Kovacs. *Cities*.
- 2014 "Veevers Estate Hamilton: From Historic Farmhouse to Environmental Showpiece." *ACORN*, Spring 2014.

Lindsay Benjamin, M.A.E.S., CAHP
 Heritage Project Manager
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.
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 Phone: (519) 804-2291 x120 Fax: (519) 286-0493
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 Web: www.arch-research.com

Biography

Lindsay Benjamin is practiced at providing professional planning recommendations and expertise on complex studies, research projects, cultural heritage impact and archaeological assessments. Through her work as a Cultural Heritage Planner, Lindsay researched, drafted and implemented policies for the Regional Official Plan and other planning documents regarding the recognition, review and conservation of cultural heritage resources, including archaeological resources, heritage bridges, cultural heritage landscapes and scenic roads. She served as a Team Lead on the MTCS Historic Places Initiative that drafted over 850 Statements of Significance, was Series Editor for Phase 2 of *Heritage Districts Work!* a study of 32 heritage districts, and was the Primary Author of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory*. Lindsay has developed heritage property tax relief programs, worked on Municipal Heritage Registers and drafted designation by-laws in several municipalities. She holds a Master of Applied Environmental Studies degree from the University of Waterloo School of Planning, is a Professional Member of the Canadian Association of Heritage Professionals (CAHP) and a Candidate member of the Ontario Professional Planners Institute (OPPI).

Education

2013	MAES, University of Waterloo, Waterloo, ON Focus: Planning
2009	Post-Graduate Diploma, Centennial College, Toronto, ON Publishing & Professional Writing
2007	Honours BES, University of Waterloo, Waterloo, ON Major: Urban Planning, Co-op Distinction: Dean's Honours List

Professional Memberships and Accreditations

Current	Professional Member, Canadian Association of Heritage Professionals (CAHP) Candidate Member, Ontario Professional Planners Institute (OPPI)
---------	--

Professional Development

2012-Present	Canadian Association of Heritage Professionals (CAHP), Professional Membership
2013-2017	Ontario Heritage Planners Network Workshops
2017, 2016	National Trust for Canada Conference
2016	Heritage Inventories Workshop, City of Hamilton & ERA Architects
2011-2015	Ontario Heritage Conference
2012	Heritage Impact Assessments Workshop, Region of Waterloo
2012	National Trust for Historic Preservation Conference, Spokane, WA
2012	Conducting Historic Building Assessments Workshop, National Trust for Historic Preservation Conference, Spokane, WA
2012	Canadian Institute of Planners National Conference, Banff, ON
2012	Historic Window Restoration Workshop, Ontario Heritage Conference
2011	Energy and Heritage Buildings Two-Day Workshop, Heritage Resources Centre
2011	Heritage Conservation Districts Workshop, Heritage Resources Centre

Awards

- 2014 Heritage River Award, Watershed Awards & Canadian Heritage River Celebration, Grand River Conservation Authority
- 2009 A. K. (Alice King) Sculthorpe Award for Advocacy - Architectural Conservancy of Ontario

Work Experience

- 2017-Present **Heritage Team Member, Archaeological Research Associates Ltd.**
Coordinate the completion of heritage projects, including the evaluation of the cultural heritage value or interest of a variety of cultural heritage resources.
- 2013-2017 **Cultural Heritage Planner, Region of Waterloo**
Planned and implemented Arts, Culture and Heritage initiatives that support creativity and quality of life in the Region of Waterloo. Researched, developed and implemented Regional cultural heritage policies and programs. Fulfilled Regional and Provincial cultural heritage and archaeological review responsibilities under the Planning Act and Ontario Heritage Act.
- 2009-2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo**
Facilitate the completion of various cultural heritage contracts by undertaking archival research, site visits, report writing, liaising with municipal staff and stakeholders and coordinating project scheduling and budgetary responsibilities.
- 2006-2007 **Project Manager, Heritage Resources Centre, University of Waterloo**
Established the process of nominating heritage properties to the National Register of Historic Places. Primary liaison between all stakeholder groups, responsible for motivating each group to participate and provide funding. Drafted over 130 Statements of Significance for properties to be nominated to the National Register. Managed a team of five employees.
- 2005-2006 **Heritage Conservation Easement Planning Assistant, Ontario Heritage Trust**
Supported easement acquisitions through researching the historical and architectural value of potential acquisitions and extensive photo documentation. Screened and processed activity requests from property owners and stakeholders relating to the easement program. Conducted site visits to monitor conservation easement sites and prepared condition assessment reports.

Publications

- 2017 Historic Interpretive Plaque, Village of German Mills
- 2016 Historic Interpretive Plaque, Huron Road Bridge
- 2015 Region of Waterloo Public Building Inventory
- 2015 Cultivating Heritage Gardens & Landscapes Workshop
- 2014 Historic Interpretive Plaque, West Montrose Covered Bridge
- 2014 Series of 17 Practical Conservation Guides for Heritage Properties

Volunteer Experience

- 2017 Lieutenant Governor's Ontario Heritage Awards Jury Member

Penny M. Young, M.A., CAHP (#P092)
Heritage Project Manager
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.
1480 Sandhill Drive, Unit 3, Ancaster, ON L9G 4V5
Phone: (519) 804-2291 x121 Email: penny.young@arch-research.com
Web: www.arch-research.com

Penny Young has 27 years of cultural heritage management experience, 21 years working in government, as a Heritage Planner, Heritage Coordinator, Regional Archaeologist and Archaeological Database Coordinator where she managed and coordinated the impacts to cultural heritage resources including built heritage, archaeological sites and cultural heritage landscapes for compliance with municipal, provincial and federal legislation and policy. She has conducted results-driven and collaborative management of complex cultural heritage resource projects within the public sector involving developing project terms of reference, defining scope of work, preparation of budgets and conducting sites visits to monitor and provide heritage/archaeological and environmental advice and direction. At the Ministry of Transportation Penny revised, updated and developed policy, as part of a team, for the *Ontario Heritage Bridge Guidelines for Provincially Owned Bridge Guidelines for Provincially Owned Bridges*. She received the MTO Central Region Employee Recognition Award in 2001 and 2002. While at MTO she provided technical advice and input into the development of the *MTO Environmental Reference for Highway Design - Section 3.7 Built Heritage and Cultural Heritage Landscapes* and the *MTO Environmental Guide for Built Heritage and Cultural Heritage Landscapes*. She is a professional member of the Canadian Association of Heritage Planners (CAHP) and holds Professional License #P092 from MTCS. She also holds memberships in the Ontario Professional Planners Institute (OPPI) and the Ontario Archaeological Society (OAS).

Education

1990-1993 Master of Arts, Department of Anthropology McMaster University, Hamilton Ontario. Specializing in Mesoamerican and Ontario archaeology.
1983-1987 Honours Bachelor of Arts (English and Anthropology), McMaster University, Hamilton, Ontario.

Professional Memberships and Accreditations

Current Professional Member of the Canadian Association of Heritage Professionals (CAHP)
Member of Ontario Archaeological Society
Pre-Candidate, Ontario Professional Planners Institute
Ministry of Tourism Culture and Sport Professional Licence (#P092)

Work Experience

Current **Project Manager, Archaeological Research Associates Ltd.**
Coordinates ARA project teams and conducts heritage assessment projects including Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations. Additional responsibilities include the completion of designation by-laws and heritage inventories. Liaises with municipal staff, provincial ministries and Indigenous communities to solicit relevant project information and to build relationships.

Work Experience (Continued)

- 2008-2016 **Heritage Planner, Culture Services Unit, Ministry of Tourism, Culture & Sport (MTCS)**
Responsible for advising and providing technical review for management of cultural heritage resources in environmental assessment undertakings and planning projects affecting provincial ministries, municipalities, private sector proponents and Indigenous communities. Advised on municipalities' Official Plan (OP) policies cultural heritage conservation policies. Provided guidance on compliance with the Public Work Class EA, other Class EA legislation and 2010 *Standards and Guidelines for Provincial Heritage Properties*.
- 2014 **Senior Heritage Planner, Planning and Building Department, City of Burlington** (temporary assignment)
Project manager of the study for a potential Heritage Conservation District. Provided guidance to a multiple company consultant team and reported to municipal staff and the public. Liaised with Municipal Heritage Committee and municipal heritage property owners approved heritage permits and provided direction on Indigenous engagement, archaeological site assessments and proposed development projects.
- 2011 **Heritage Coordinator, Building, Planning and Design Department, City of Brampton** (temporary assignment)
Project lead for new Heritage Conservation District Study. The assignment included directing consultants, managing budgets, organizing a Public Information Session, and reporting to Senior Management and Council. Reviewed development/planning documents for impacts to heritage including OP policies, OP Amendments, Plans of subdivision and Committee of Adjustment applications and Municipal Class EA undertakings.
- 2010-2011 **Senior Heritage Coordinator, Culture Division, City of Mississauga** (temporary assignment)
Provided advice to Senior Management and Municipal Council on heritage conservation of built heritage, archaeological sites and cultural heritage landscapes. Liaised with multiple municipal staff including the Clerks' office, Parks and development planners and the public. Supervised and directed project work for junior heritage planner.
- 1999-2008 **Regional Archaeologist, Planning and Environmental Section, Ministry of Transportation (MTO)**
Responsibilities included: project management and coordination of MTO archaeology and heritage program, managed multiple consultants, conducted and coordinated field assessments, surveys and excavations, liaised with First Nations' communities and Band Councils, estimated budgets including \$200,000 retainer contracts.

Sarah Clarke, B.A.
 Research Manager
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Sarah Clarke is Archaeological Research Associates Ltd.'s Heritage Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As Team Lead of Research, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment site visits, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MTCS (#R446).

Education

Current	MA Intensive Applied Archaeology, Western University, London, ON. Proposed thesis topic: Archaeological Management at the Mohawk Village.
1999–2010	Honours BA, Wilfrid Laurier University, Waterloo, Ontario Major: North American Archaeology, Historical/Industrial Option

Professional Memberships and Accreditations

Current	Member of the Ontario Archaeological Society
Current	Member of the Society for Industrial Archaeology
Current	Member of the Brant Historical Society
Current	Member of the Ontario Genealogical Society
Current	Member of the Canadian Archaeological Association
Current	Member of the Archives Association of Ontario

Work Experience

Current	Team Lead – Research; Team Lead – Archaeology, Archaeological Research Associates Ltd. Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments.
2013-2015	Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd. Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.

Work Experience (Continued)

- 2010-2013 **Historic Researcher, Timmins Martelle Heritage Consultants Inc.**
Report preparation, local and offsite research (libraries, archives); correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the MTCS and clients; and administrative duties (PIF and Borden form completion and submission, data requests).
- 2008-2009 **Field Technician, Archaeological Assessments Ltd.**
Participated in field excavation and artifact processing.
- 2008-2009 **Teaching Assistant, Wilfrid Laurier University.**
Responsible for teaching and evaluating first year student lab work.
- 2007-2008 **Field and Lab Technician, Historic Horizons.**
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.
- 2006-2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

Professional Development

- 2018 Grand River Watershed 21st Annual Heritage Day Workshop and Celebration (One day)
- 2018 Mississaugas of the New Credit First Nation Historical Gathering and Education Conference (One day)
- 2017 Ontario Genealogical Society Conference. (Two days)
- 2016 Ontario Archaeological Society Symposium (One day)
- 2015 Introduction to Blacksmithing Workshop, Milton Historical Society (One day)
- 2015 Applied Research License Workshop, MTCS (One day)
- 2014 Applied Research License Workshop, MTCS (One day)
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON. Professor: Meagan Brooks

Presentations

- 2018 The Early Black History of Brantford. Brant Historical Society, City of Brantford.
- 2017 Mush Hole Archaeology. Ontario Archaeological Society Symposium, City of Brantford.
- 2017 Urban Historical Archaeology: Exploring the Black Community in St. Catharines, Ontario. Canadian Archaeological Association Conference, Gatineau, QC.

Volunteer Experience

Current Council-appointed citizen volunteer for the Brantford Municipal Heritage Committee.

Chloe Richer, Hons. BA, M.Sc.PI
Heritage Team Member

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Chloe Richer, ARA's Heritage Team Member, is practiced at conducting historic research at facilities such as the Archives of Ontario; w contributing to technical reports, including Cultural Heritage Evaluations and Assessments, Cultural Heritage Landscape Inventories, Research Report and Heritage Impact Assessments; and with site visits, architectural photography and documentation. In 2018, Chloe obtained a diploma in Heritage Conservation from Willowbank School of Restoration Arts. She also holds a Master of Science in Planning degree (2011) and an Honours Bachelor of Arts degree (2009) from the University of Toronto. Her experience prior to joining ARA included extensive community engagement and consultation work as a Constituency Assistant with the City of Toronto from 2011 to 2015. In 2016, Chloe participated in a wide range of curatorial activities as Exhibit Technician Summer Student with the Heritage Services – Regional Municipality of Halton. As an Intern with the City of Hamilton's Heritage Facilities and Capital Planning – Tourism & Culture Division from 2016 to 2018, Chloe conducted research and documentation of Chedoke Estate, a site owned by the Ontario Heritage Trust and maintained by the City of Hamilton. Chloe is a Student Member of the following organizations: Canadian Association of Heritage Professionals (CAHP), Ontario Professional Planners Institute (OPPI), and Canadian Institute of Planners (CIP).

Education

2018	Diploma, Willowbank School of Restoration Arts, Queenston, ON Heritage Conservation
2011	Master of Science in Planning, University of Toronto, Toronto, ON Specialization: Social Planning and Policy, and Community Development
2009	Honours BA, University of Toronto, Toronto, ON Major: Urban Studies, Minors: Geography and English Graduated with Distinction

Professional Memberships and Accreditations

Current	Student Member, Canadian Association of Heritage Professionals (CAHP) Student Member, OPPI (Ontario Professional Planners Institute) Student Member, CIP (Canadian Institute of Planners)
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Work Experience

Current	Heritage Team Member, Archaeological Research Associates Ltd. Participating in the completion of heritage projects, including the evaluation of the cultural heritage value or interest for a variety of cultural heritage resources.
2016-2018	Intern, Heritage Facilities and Capital Planning, City of Hamilton Live-in internship researching potential future uses of Balfour House at Chedoke Estate, with a focus on revenue generation for the City of Hamilton. Analysis of the <i>Ontario Building Code</i> as well as planning and zoning regulations affecting the site. Documentation and assessing Balfour House for any maintenance concerns or deterioration of built heritage assets.

Work Experience (Continued)

- 2016 **Exhibit Technician Summer Student, Halton Region**
Participated in a wide range of curatorial activities, with a specific focus on the production of exhibits for Halton Heritage Services, part of Halton Region's Legislative and Planning Services. Secondary duties included collections management, public programming and preventative conservation.
- 2011-2015 **Constituency Assistant, City of Toronto**
Provided constituency outreach for Councillor Josh Matlow. Ensured constituents' inquiries were addressed, specifically regarding tenant issues, accessibility and seniors, other social services, small business issues and parks. Organized public meetings on planning applications, transit and the budget; site visits with City of Toronto staff; and meetings with stakeholders such as other levels of government, community organizations and private sector consultants.
- 2008-2012 **Research Assistant II, St. Michael's Hospital**
Assisted the Survey Research Unit at the Centre for Research on Inner City Health with qualitative research for a study that examined whether moving from aging public housing into new, mixed-income housing can affect a person's health.

Professional Development

- 2018 Heritage Day Workshop, Heritage Working Group and City of Waterloo, Waterloo, ON
- 2017 Symposium on Intangible Heritage, Ontario Heritage Trust, Toronto, ON
- 2017 Montreal Round Table, Canada Research Chair on Built Heritage, Université de Montréal, Montréal, QC
- 2016 *Heritage Rising*, National Trust for Canada Conference, Hamilton, ON
- 2009 OPPI and Canadian Institute of Planners Joint Conference, Niagara Falls, ON
- 2007 Planners Network Annual Conference, New Orleans, Louisiana

Publications

- 2016 "Reflections on a Summer with Halton Heritage Services: The Importance of Student Training Opportunities." CAHP E-Forum, August 2016.

Presentations

- 2017 "Weston Heritage Conservation District (HCD) Study – Weston HCD Phase II." Co-presented to Conestoga College Heritage Conservation students.
- 2017 "Student views on balancing tourism and heritage conservation: Venice and its Lagoon World Heritage Site case study." Presented at the 2017 Montreal Roundtable, Montreal, Quebec.

Volunteer Experience

- 2017 Doors Open Hamilton Organizing Committee Member
- 2012-2015 Bloor Hot Docs Cinema Volunteer
- 2014-2015 Volunteer Photographer, Jane's Walk Toronto
- 2011 Doors Open Toronto Information Ambassador, City of Toronto

Andrea Carswell, B.A. Hons, D.CCM
Conservation Technician
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Biography

Andrea has worked in the field of cultural heritage preservation and conservation for eight years. She holds an Honours B.A. in Anthropology with an Emphasis in Archaeology from Trent University, as well as a post-graduate Diploma in Collections and Conservation Management from Fleming College. Following a year in Fleming College's Conservation Laboratory as well as a year at the Waterloo Region Museum, Andrea joined ARA as the Laboratory Services Team Lead and Conservator in 2011. Andrea is skilled in the most current preservation and conservation techniques and practices. She specializes in the analysis and preservation of mixed materials, both interior and exterior, including but not limited to; stone, brick, mortars, woods, and metals. Her experience and ability to analyze several material types for both interiors and exteriors allows her to work seamlessly in developing conservation strategies for a variety of building envelopes and architectural features. In her role at ARA Ltd. Andrea utilizes her compilation of skills and knowledge to work with both heritage and archaeology to analyse and integrate findings as required. She is a committee member of the Heritage Planning and Advisory Committee for the Waterloo Region where she employs her background to assist in all matters of conservation and preservation for built heritage. She is also a member of the Canadian Association for Conservation (CAC-ACCR), a Professional Member of the International Council on Monuments and Sites, Canada (ICOMOS-Canada), the Canadian Museum Association (CMA), the Ontario Archaeological Society (OAS), and the Ontario Museum Association (OMA).

Education

2009–2010 Diploma in Collections Conservation and Management, Fleming College
2005–2009 Honours BA Trent University, Peterborough, Ontario
Major: Anthropology with an Emphasis in Archaeology

Professional Memberships and Accreditations

Current Committee Member for the Heritage Planning Advisory Committee (HPAC) for the Waterloo Region
Canadian Association for Conservation (CAC-ACCR)
Ontario Archaeological Society (OAS), Grand River Chapter
Professional Member of the International Council on Monuments and Sites, Canada (ICOMOS-Canada)
Professional Member of the Society for Historical Archaeology (SHA)
Ontario Museum Association (OMA)

Work Experience

2011-Current **Conservator, Archaeological Research Associates Ltd., Kitchener, Ontario**
Manages artifact collections, including identification, documentation, and storage. Preserves and conserves artifacts. Performs condition assessments and treatments on at-risk artifacts. Works with ARA's Heritage Department to complete various forms and levels of conservation plans for built heritage resources and cultural heritage landscapes.

Work Experience (Continued)

September 2018
HR-132-2018

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- 2010–2011 **Conservation Assistant, Waterloo Region Museum, Kitchener, Ontario**
Internship: Conserved, preserved, and documented a variety of mixed collection artifacts. Prepared artifacts for exhibition. Performed conservation assessments of objects within Doon Heritage Village. Completed a research report and study on the preservation of exterior ferrous materials. Developed a revised condition assessment and treatment report for the conservation lab.
- 2007 **Field Technician, Trent University, Belize**
Field school student for the Trent Social Archaeology Research Program in Belize. Performed proper techniques and methods of excavation, including surveying and mapping. Executed artifact, stratification, and archaeological feature identification. Synthesized and reported findings for analysis as well as catalogued and cleaned artifacts for storage.

Professional Development

- Current Preserved and Conserved artifacts for display for the WLU Brantford YMCA archaeological site
- Current Preserved and Conserved artifacts for the Woodland Cultural Centre, Brantford
- 2018 "Microscopy Refresher" workshop, CAC-ACCR 2018 Conference
- 2015 Attended the Ontario Association of Cemetery and Funeral Professionals (OACFP) Monument Safety and Conservation workshop, Woodlawn Cemetery Guelph
- 2014 "Conservation and Built Heritage" workshop, CAC 2014 Conference
- 2013 "Care of Archaeological Artifacts from the Field to the Lab" course, Northern States Conservation Center
- 2010 "Preservation of Gravestones and Monuments" presented by Tamara Anson-Cartwright from the Ontario Ministry of Tourism, Culture and Sport, Half Day
- 2010 "Cultural Resource Planning and Management Along the Trent-Severn Waterway (TSW)", workshop by Richard Scott, TSW Planner and Dennis Carter-Edwards, Cultural Resource Management Manager, One Day
- 2010 "Built Heritage Preservation" workshop by Erik Hanson, Heritage Preservation Office, City of Peterborough
- 2010 "Archaeological Conservation and Collections Management" presented by Dr. Cathy Mathias, Memorial University
- 2005–2009 Honours BA Trent University, Peterborough, Ontario
Major: Anthropology with an Emphasis in Archaeology