
Heritage Advisory Committee

Date

2017/11/14

Time

9:30 AM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

Members

Councillor George Carlson, Ward 11 (Chair)
Rick Mateljan, Citizen Member (Vice-Chair)
Councillor Carolyn Parrish, Ward 5
Michael Battaglia, Citizen Member
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
Lindsay Graves, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Melissa Stolarz, Citizen Member
Matthew N. Wilkinson, Citizen Member

Contact

Mumtaz Alikhan, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5425
mumtaz.alikhan@mississauga.ca

NOTE: To support corporate waste reduction efforts the large
appendices in this agenda can be viewed at:
<http://www.mississauga.ca/portal/cityhall/heritageadvisory.ca>

Find it Online

<http://www.mississauga.ca/portal/cityhall/heritageadvisory>

-
1. CALL TO ORDER
 2. APPROVAL OF AGENDA
 3. DECLARATION OF CONFLICT OF INTEREST
 4. MINUTES OF PREVIOUS MEETING
 - 4.1. Approval of Minutes of October 17, 2017 Meeting
 5. DEPUTATIONS
 - 5.1. Draft Culture Master Plan - Mojan Jianfar, Assistant Planner, Culture Planning
 - 5.2. Story of M Project Update - Meghan Johnston, Marketing Coordinator, Culture Division
 6. PUBLIC QUESTION PERIOD - 15 Minute Limit (5 Minutes per Speaker)
Pursuant to Section 42 of the Council Procedure By-law 0139-2013, as amended the Heritage Advisory Committee may grant permission to a member of the public to ask a question of the Committee with the following provisions:
 1. The question must pertain to a specific item on the current agenda and the speaker will state which item the question is related.
 2. A person asking a question shall limit any background explanation to two (2) statements, followed by the question.
 3. The total speaking time shall be five (5) minutes maximum per speaker.
 7. MATTERS TO BE CONSIDERED
 - 7.1. Request to Alter a Heritage Designated Property: 34 John Street South (Ward 1)
 - 7.2. Request to Alter a Heritage Designated Property: 50 Bay Street (Ward 1)
 - 7.3. Request to Demolish a Heritage Listed Property: 3151 Churchill Avenue (Ward 5)
 - 7.4. Alterations to a Listed Property: 6545 Creditview Road
 - 7.5. New Construction on Listed Property: 2300 Speakman Drive
 - 7.6. New Construction on Listed Property: 2660 Speakman Drive
 - 7.7. 2018 Heritage Advisory Committee Meeting Schedule

-
8. SUBCOMMITTEE UPDATES
 - 8.1. Heritage Designation Sub-Committee
 - 8.2. Public Awareness Sub-Committee
 9. INFORMATION ITEMS
 10. OTHER BUSINESS
 11. DATE OF NEXT MEETING - January 9, 2017
 12. ADJOURNMENT

City of Mississauga
Minutes



Heritage Advisory Committee

Date

2017/10/17

Time

9:30 AM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

Members Present

Councillor George Carlson, Ward 11 (Chair)
Councillor Carolyn Parrish, Ward 5
Michael Battaglia, Citizen Member
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
Lindsay Graves, Citizen Member
Cameron McCuaig, Citizen Member
Melissa Stolarz, Citizen Member
Matthew N. Wilkinson, Citizen Member

Members Absent

Rick Mateljan, Citizen Member (Vice-Chair)
James Holmes, Citizen Member

Staff Present

Mojan Jianfar, Acting Manager
Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division
Mumtaz Alikhan, Legislative Coordinator

Find it online

<http://www.mississauga.ca/portal/cityhall/heritageadvisory>

1. CALL TO ORDER – 9:30am

Councillor Parrish wished to speak to a Corporate Report on the Erindale Village Hall being considered at the October 18, 2017 Meeting of General Committee.

2. APPROVAL OF AGENDA

The Agenda was approved as amended:

APPROVED (Councillor Parrish)

3. DECLARATION OF CONFLICT OF INTEREST – Nil.

4. MINUTES OF PREVIOUS MEETING

4.1. Approval of Minutes – September 5, 2017

APPROVED (R. Cutmore)

5. DEPUTATIONS

5.1. Port Credit Harbour West Parks – Jill Goldie, Park Development and Ian Dance/Mark Hillmer, Dillon Consulting Limited

Jill Goldie, Project Manager, Park Development, and Ian Dance, Dillon Consulting Limited, gave a Power Point Presentation of the Port Credit Harbour West Parks Project.

The Committee commented that two ramps will not be enough in Marina Park; the proposed walkway a concern where boats will be backing up; durability of the wall and the decorative stone placements; consider a way to acknowledge the historical landscape; pedestrian bridges; put the vision of a 50% parking reduction to the test; recognize original shoreline; consider imprints in the concrete of the concepts of vessels that have sailed in the area.

Ms. Goldie and Mr. Dance thanked the Committee for the comments.

RECOMMENDATION

HAC-0070-2017

That the deputation from Jill Goldie, Parks Development, and Ian Dance, Dillon Consulting Limited to the Heritage Advisory Committee dated October 17, 2017, be received.

RECEIVED (R. Cutmore)

6. PUBLIC QUESTION PERIOD – Nil.

7. MATTERS TO BE CONSIDERED

7.1. Request to Alter 915 North Service Road (Ward 1)

Paula Wubbenhorst, Senior Heritage Coordinator, said that drawings for the garage, conservation plan and changes to the kitchen have now been submitted by the Owner and staff recommend approval.

Lisa McCumber, resident and neighbour, expressed concern that the set-back to the garage does not comply with the Zoning By-law and impacts her property. She also said that a permeable drive way rather than asphalt will alleviate drainage concerns. Ms. Wubbenhorst advised that staff can make that suggestion to the Owner.

RECOMMENDATION

HAC-0071-2017

That the Corporate Report dated September 21, 2017, from the Commissioner of Community Services requesting consent to restore/repair/replicate windows, storm windows, doors, millwork, fireplaces; alter kitchen, interior layout and exterior openings of the William Hedge House; and construct a detached two car garage; as per the Conservation Plan attached as Appendix 1, be approved, subject to the following conditions:

1. That the approval is without prejudice to charges that are still pending before the courts related to this property;
2. That the restoration contractors referenced in the report are employed to carry out the work or that other contractors are subject to approval by the Director, Culture Division;
3. That final building permit drawings be submitted to Heritage Planning;
4. That if any changes result from other City review and approval requirements, such as but not limited to building permit, committee of adjustment or site plan approval, a new heritage permit application will be required. The applicant is required to contact heritage planning at that time to review the changes prior to obtaining other approvals and commencing construction; and
5. That the letter of credit be submitted before the heritage permit is released for the demolition of the outbuildings and construction of the new garage.

APPROVED (Councillor C. Parrish)

7.2. Request to Demolish a Heritage Listed Property: 29 Plainsman Road (Ward 11)

RECOMMENDATION

HAC-0072-2017

That the property at 29 Plainsman Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

APPROVED (C. McCuaig)

7.3. New Construction on Listed Property at 1216 and 1222 Mississauga Road

RECOMMENDATION

HAC-0073-2017

That the Memorandum dated September 13, 2017 from Paul Damaso, Director, Culture Division entitled *New Construction on Listed Property at 1216 and 1222 Mississauga Road*, be received for information.

RECEIVED (M. Wilkinson)

8. SUBCOMMITTEE UPDATES

8.1. Heritage Designation Sub-Committee

Nil.

8.2. Public Awareness Sub-Committee

Nil.

9. INFORMATION ITEMS

(a) Erindale Community Hall

Councillor Parrish spoke to a Corporate Report from the Commissioner of Community Services being considered at the October 18, 2017 General Committee Meeting, and expressed concerns with plans to enter into negotiations to assess the potential sale of City-owned lands located at 1620 Dundas Street West (Erindale Community Hall), Ward 7.

The Committee commented as follows:

- that any potential sale should follow the normal process of being placed on the market rather than being offered to one specific buyer.
- the Heritage Advisory Committee should have been consulted first.
- the Erindale Community Hall could be a potential earner for the City if it is marketed.
- the voice of the residents in the community needs to be heard.

10. OTHER BUSINESS

- (a) Mr. McCuaig advised of an event being held on October 24 from 6:30pm at the Lorne Park Secondary School on the Future of Heritage in Clarkson Village
- (b) Mr. McCuaig spoke to the multiple bridge options proposed in the Lakeshore Connects plan at a Lakeshore Technical Advisory Committee.

11. DATE OF NEXT MEETING – November 14, 2017

12. ADJOURNMENT- 11:12 am

City of Mississauga
Corporate Report



Date: 2017/10/26

To: Chair and Members of Heritage Advisory Committee

From: Paul Mitcham, P. Eng, MBA, Commissioner of
 Community Services

Originator's files:

Meeting date:
 2017/11/14

Subject

Request to Alter a Heritage Designated Property: 34 John Street South (Ward 1)

Recommendation

That the proposed alteration of 34 John Street South, as per the Corporate Report from the Commissioner of Community Services, dated October 26, 2017, be approved.

Background

The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Old Port Credit Village Heritage Conservation District (HCD). Of the three classifications of properties in this district – historic, complementary and other – the subject property is complementary. As per section 3.1.3.2 of the Old Port Credit Village Heritage Conservation District Plan, new porches and decks require a heritage permit.

Comments

The owner of the subject property requests permission to demolish the existing porches and build a new front porch and rear deck. The renovation includes: the demolition of a basement entrance and remnant roof; building out the existing roof overhang; window replacement, including the revision of window openings; and sheathing the entire house in board 'n batten. Photos and drawings are attached as appendices 1 and 2 respectively.

The existing porches are not original. As per the heritage permit application: "The shape and form of this building suggests that it was originally a 1 ½ storey vernacular dwelling typical of the area. At some point a second storey was added but remnants of the original roof were retained on the side elevations and along the front and rear to attempt to make the second storey addition appear as shed dormers." Further: "The proposed renovations [...] detail the building as a vernacular 2-storey building typical of others in the neighbourhood."

The proposal is simple and retains a front porch, an architectural feature that contributes to the district's historical character, as per section 5.4 of the district plan. As such, the proposed alteration should be approved.

Financial Impact

There is no financial impact.

Conclusion

The owner of 34 John Street South requests permission to alter the porches and decks of the property. The proposal is sympathetic to the character of the district and should therefore be approved.

Attachments

Appendix 1: Photos with notations

Appendix 2: Drawings



Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator



existing eave
overhangs to be
built-out

existing remnant
roof to be
removed

board & batten
siding proposed
on entire building

existing rear
porch, roof and
columns to be
demolished

**34 JOHN ST. S.
REAR ELEVATION**

existing remnant
roof to be
removed

existing basement
entry to be
demolished

**34 JOHN ST. S.
PARTIAL WEST ELEVATION**



note windows not original

existing remnant roof to be removed

existing front porch, roof and columns to be demolished

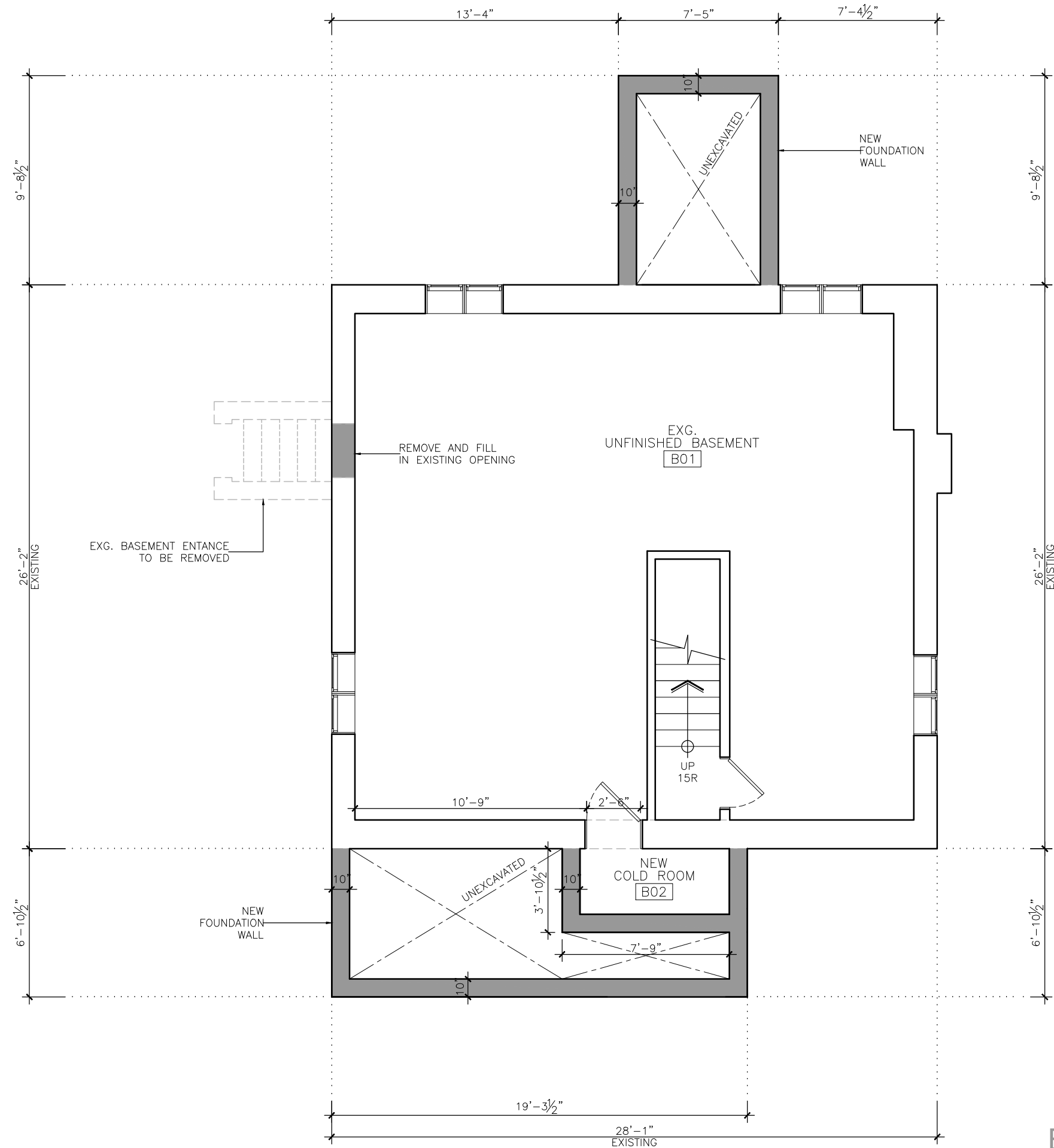
34 JOHN ST. S.
FRONT ELEVATION

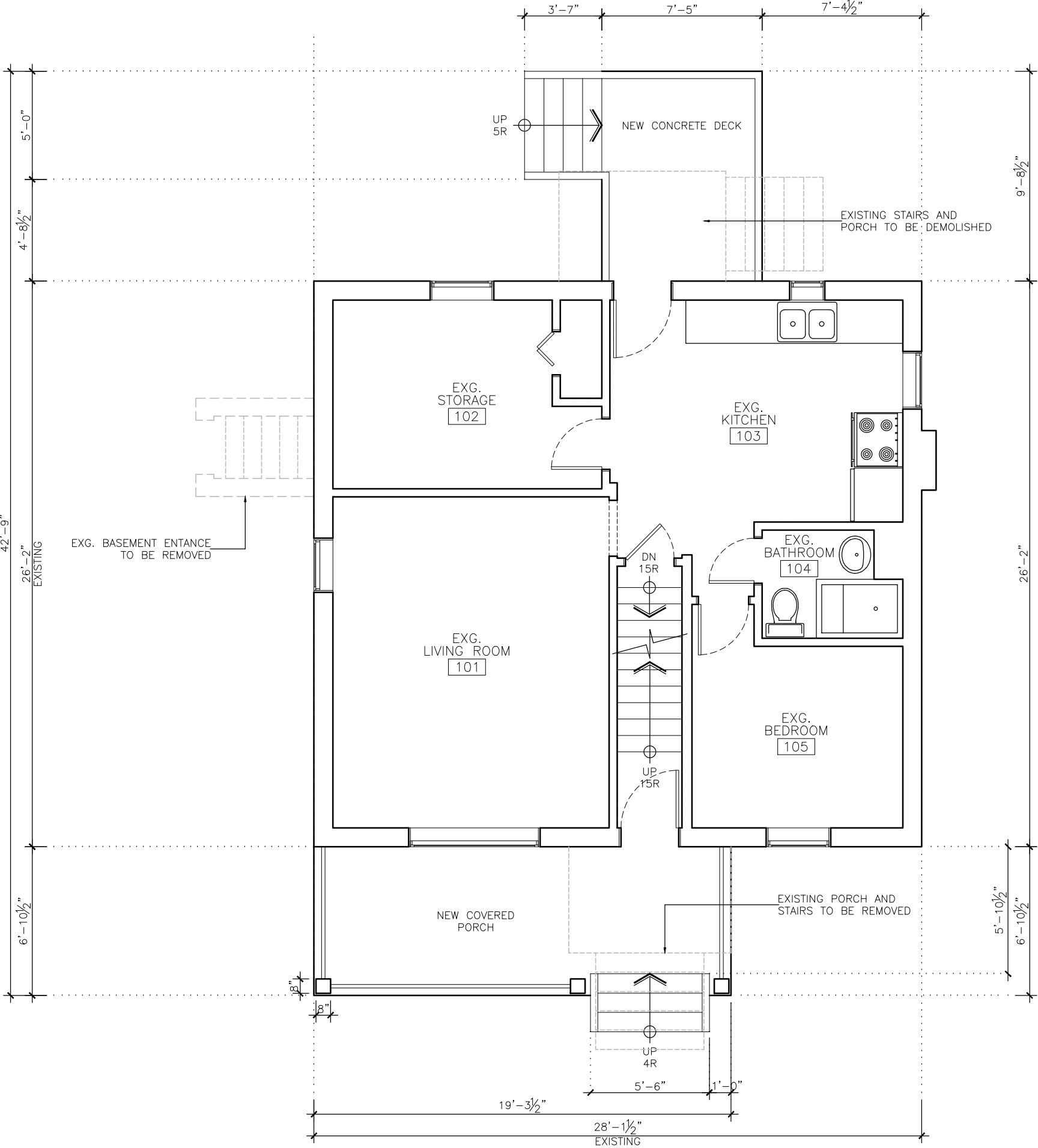
existing remnant
roof to be
removed

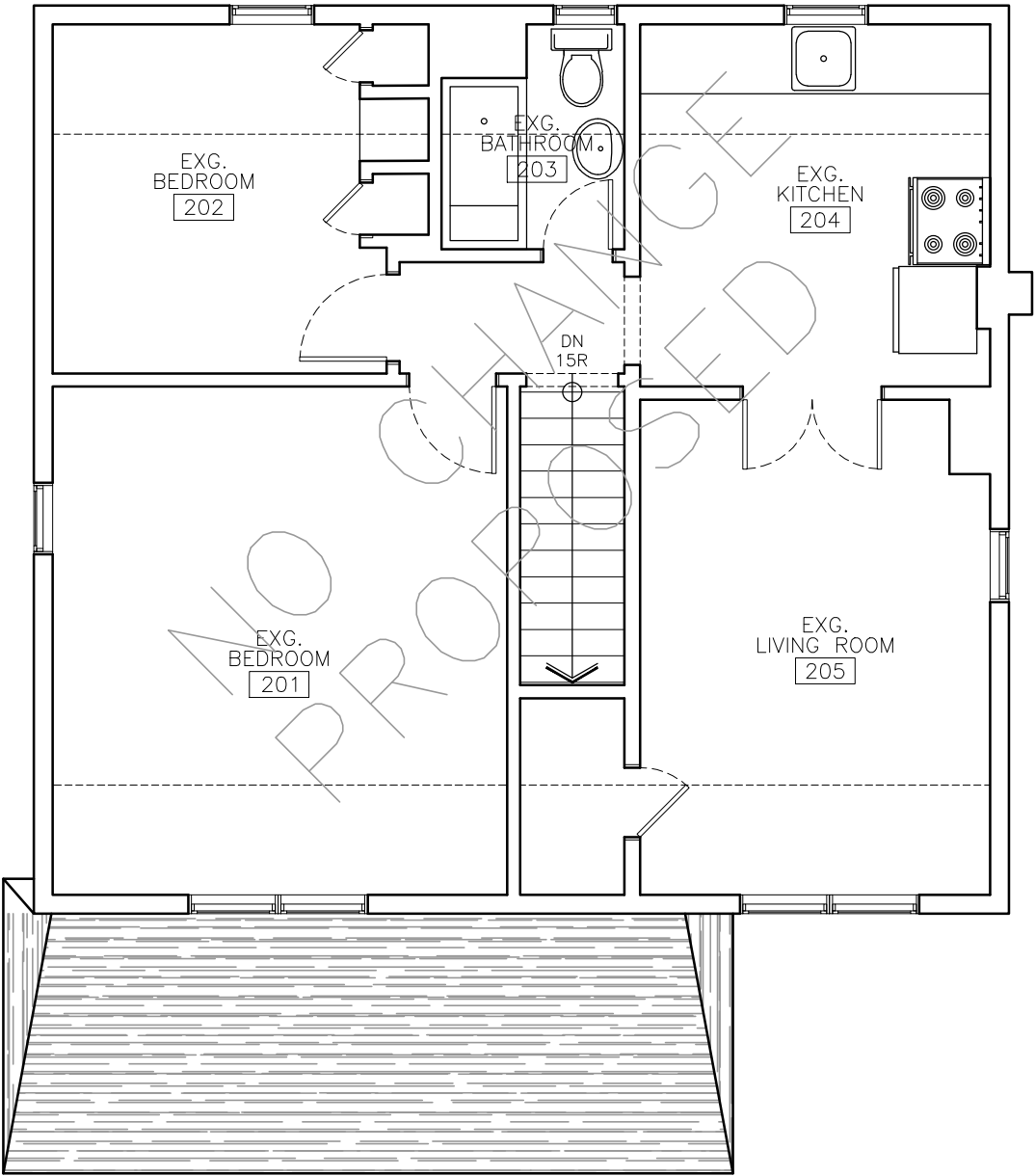
existing front
porch, roof and
columns to be
demolished

existing rear
porch, roof and
columns to be
demolished

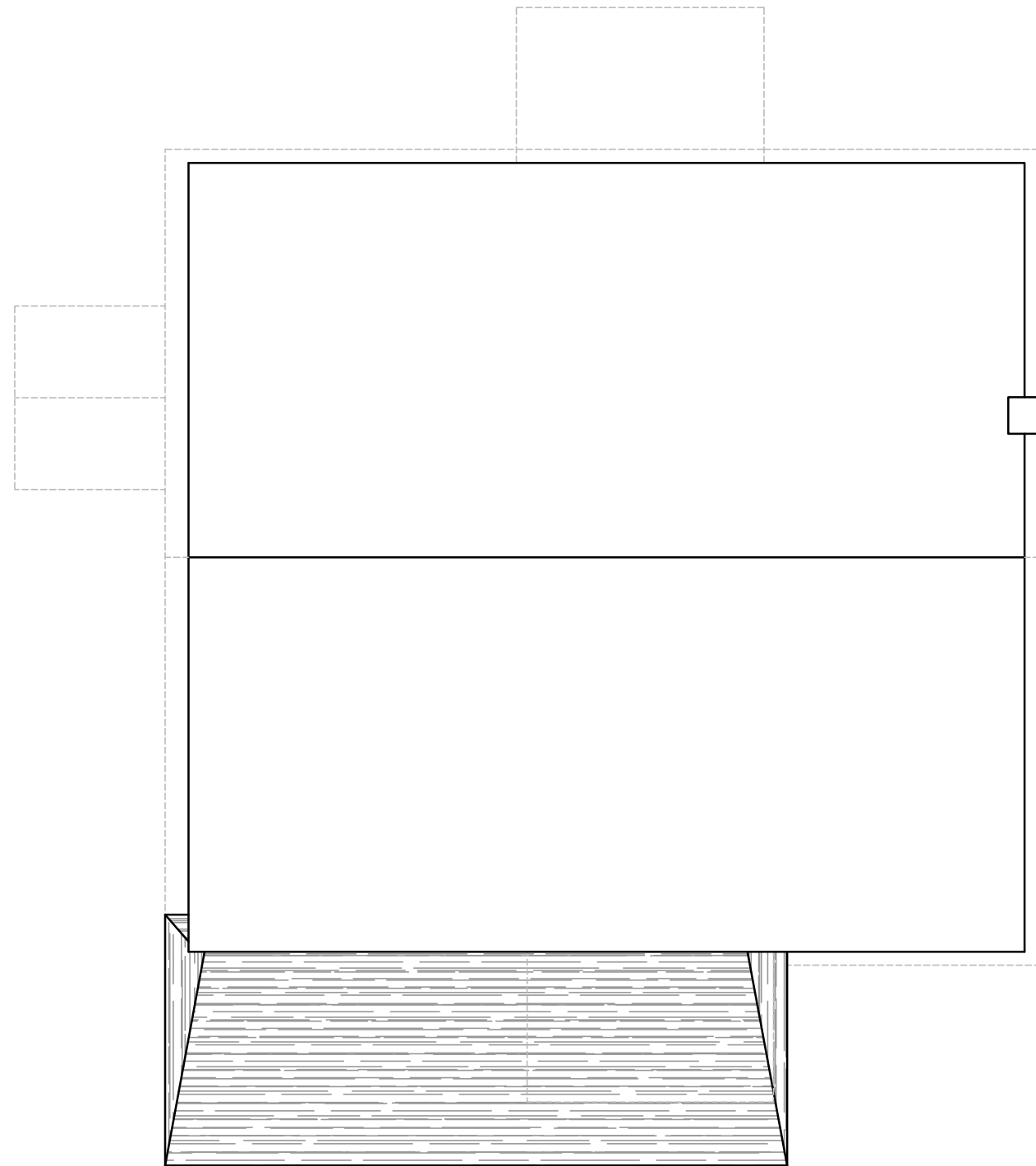
34 JOHN ST. S.
SIDE ELEVATION





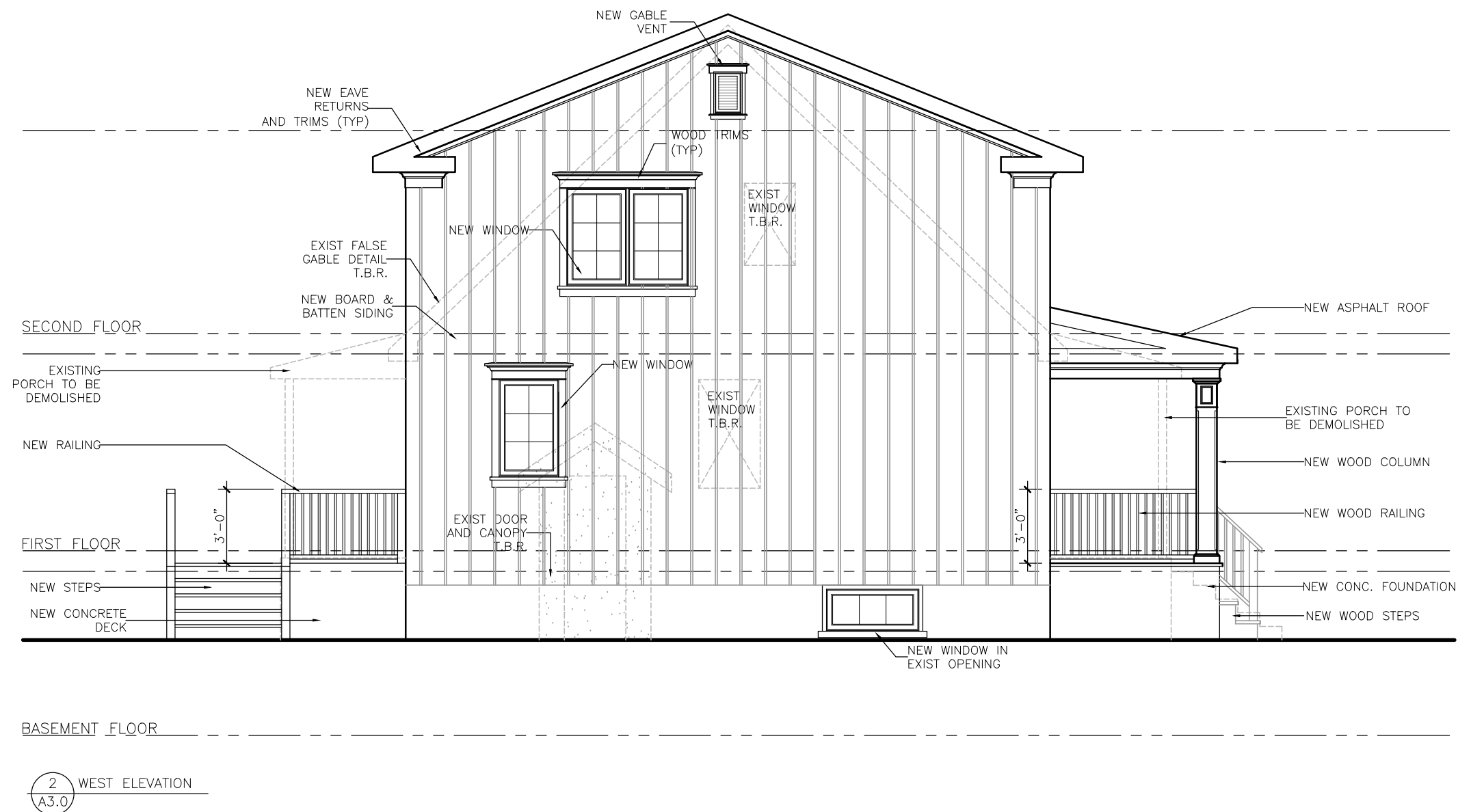


1 SECOND FLOOR PLAN
A2.1

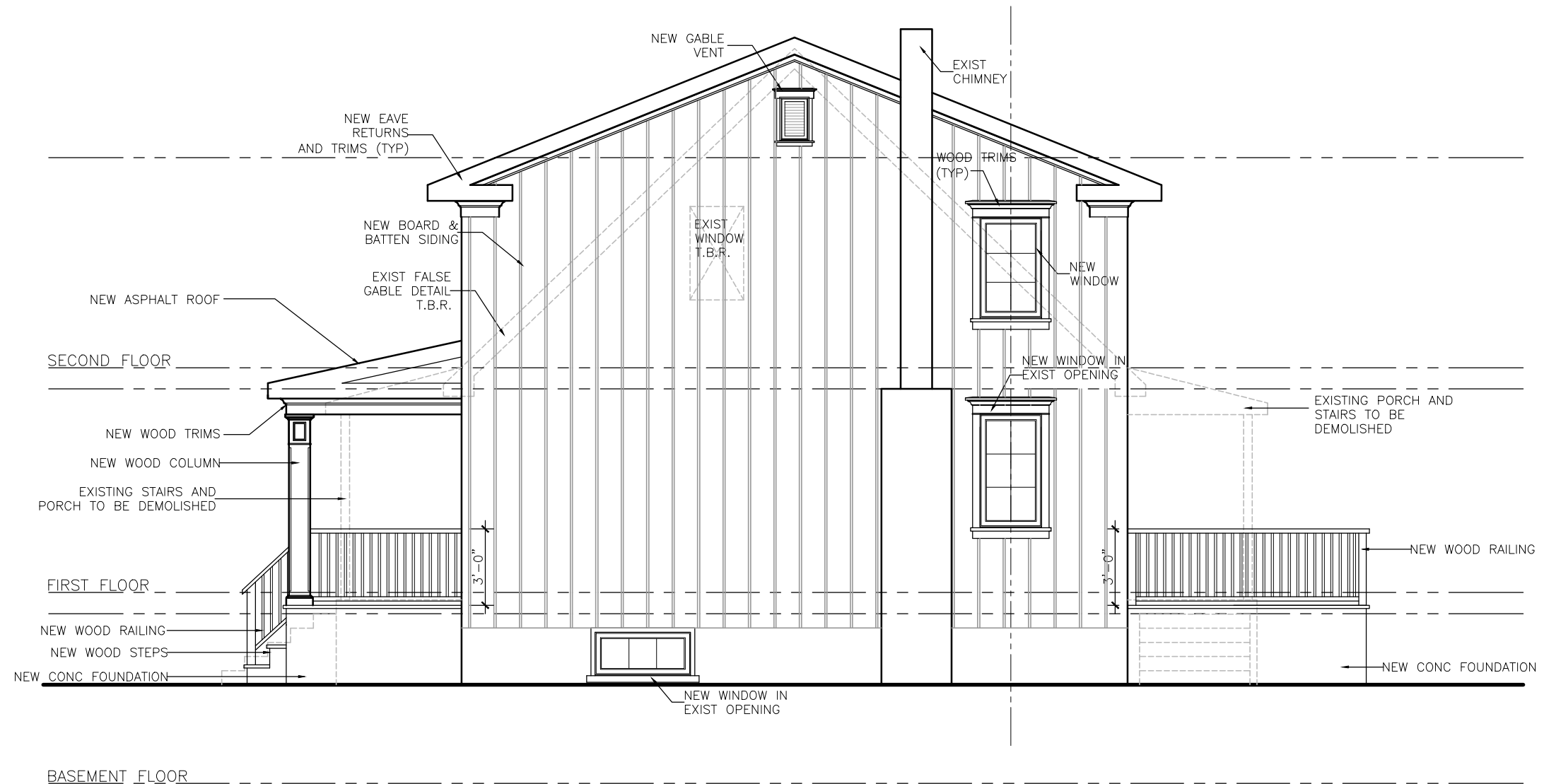


2 ROOF PLAN
A2.1









4 EAST ELEVATION
A3.0

City of Mississauga

Corporate Report



Date: 2017/10/26

To: Chair and Members of Heritage Advisory Committee

From: Paul Mitcham, P. Eng, MBA, Commissioner of
Community Services

Originator's files:

Meeting date:

2017/11/14

Subject

Request to Alter a Heritage Designated Property: 50 Bay Street (Ward 1)

Recommendation

That the proposed alteration of 50 Bay Street, as per the Corporate Report from the Commissioner of Community Services, dated October 26, 2017, be approved.

Background

The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Old Port Credit Village Heritage Conservation District (HCD). Of the three classifications of properties in this district – historic, complementary and other – the subject property is historic. As per section 3.1.3.1 of the Old Port Credit Village Heritage Conservation District Plan, structural interventions and alterations of/new door openings require a heritage permit.

Comments

The owner of the subject property requests permission to repair the foundation of the rear part of the dwelling because the structural integrity is “compromised.” Photos and engineering drawings are attached as appendices 1 and 2 respectively. The project will include increasing the height of the basement from a crawlspace to a full basement with a new walk out at the rear. The proposal is for a poured concrete foundation, landing and stairwell. “The new garden rear doors from the basement will be made of wood.” The existing concrete slab and steps would be repaired and returned to the existing condition; landscaping would replace the existing basement entrance.

The foundation repair has been approved for a matching grant through the Designated Heritage Property Grant Program, conditional on the heritage permit. The proposal complies with the HCD plan in that the alteration includes the stabilization of the building and it has a minimal impact on the appearance.

Financial Impact

There is no financial impact.

Conclusion

The owner of 50 Bay Street requests permission to repair part of the foundation of the house and, as part of the work, add a new rear basement walkout with a double door opening at the rear of the property. The proposed alteration seeks to stabilize the house and includes an alteration with minimal intervention; it should therefore be approved.

Attachments

Appendix 1: Photos of existing condition

Appendix 2: Engineering Drawings



Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator

50 Bay Street. Foundation and Porch 7.2 - 3

Appendix 1

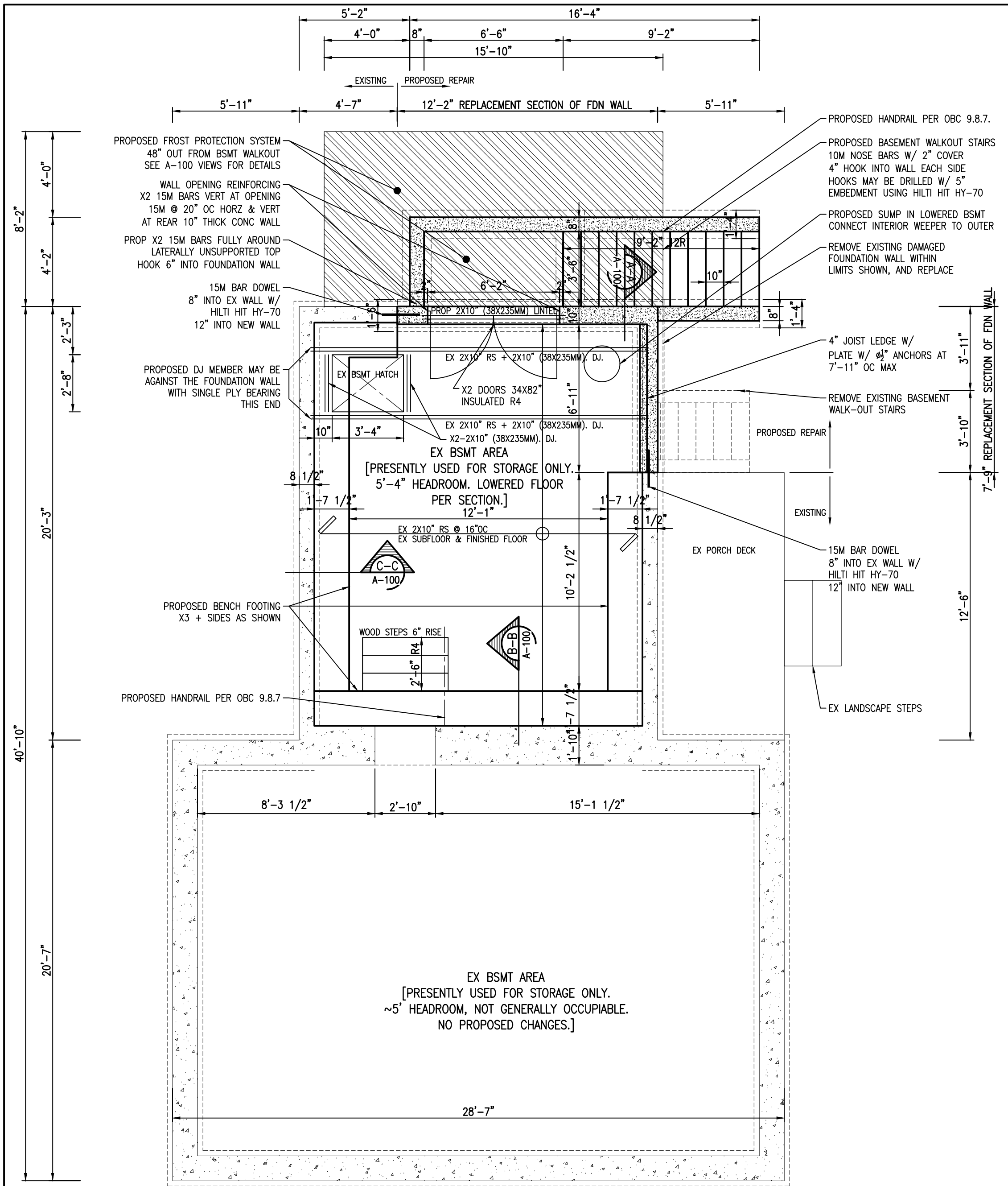


concrete slab area is collapsing under paving stones



7.2 - 4




$$1/4'' = 1'-0''$$

ROOF DEAD LOAD	0.9 kPa
2ND FLOOR DEAD LOAD	1.0 kPa
MAIN FLOOR DEAD LOAD	1.0 kPa
2ND FLOOR LIVE LOAD	1.4 kPa (EXISTING)
MAIN FLOOR LIVE LOAD	1.9 kPa
SNOW LOAD (MISSISSAUGA, PORT CREDIT)	$S_s = 0.9$ Sr = 0.4 $S = 1.0$ kPa

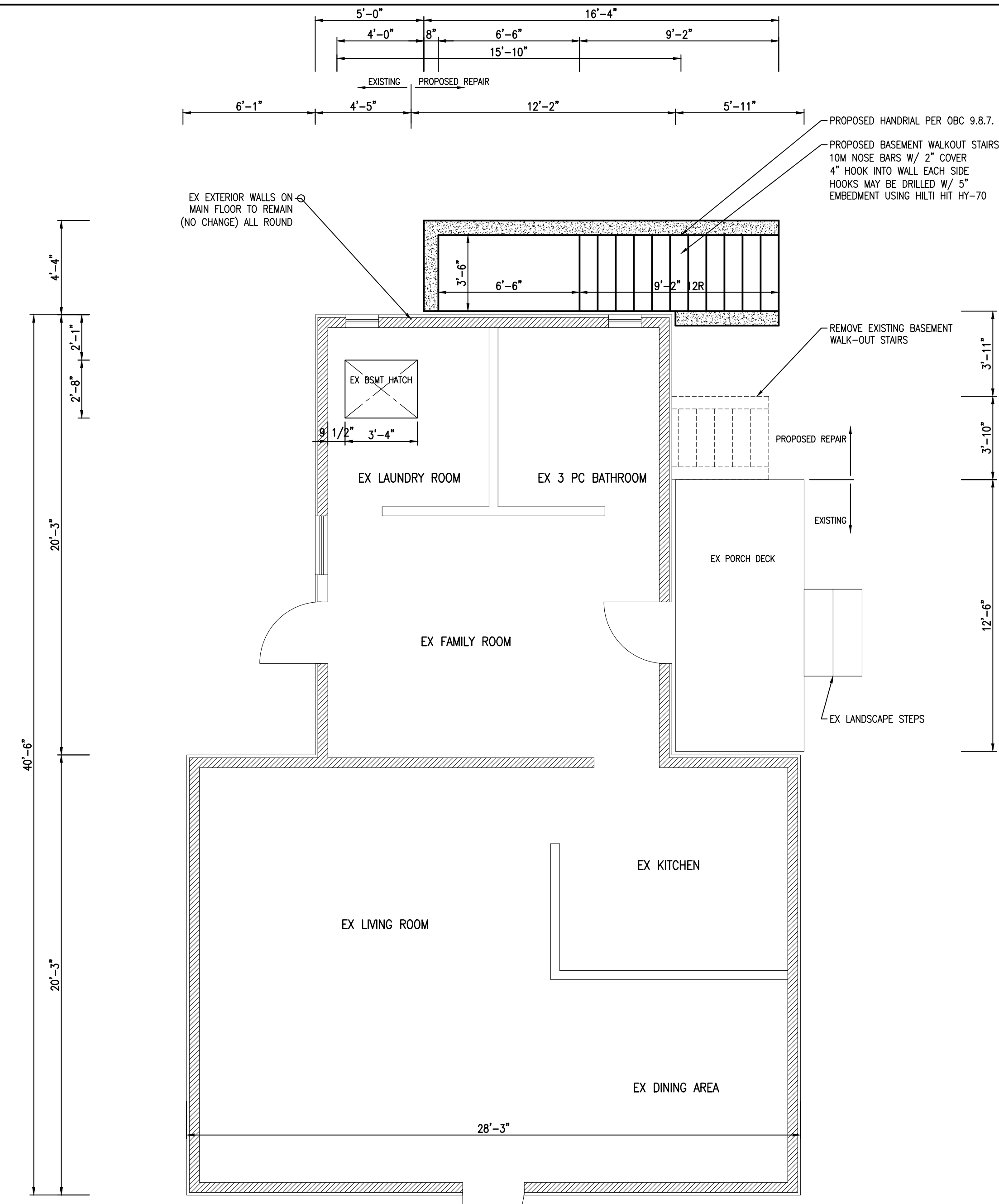
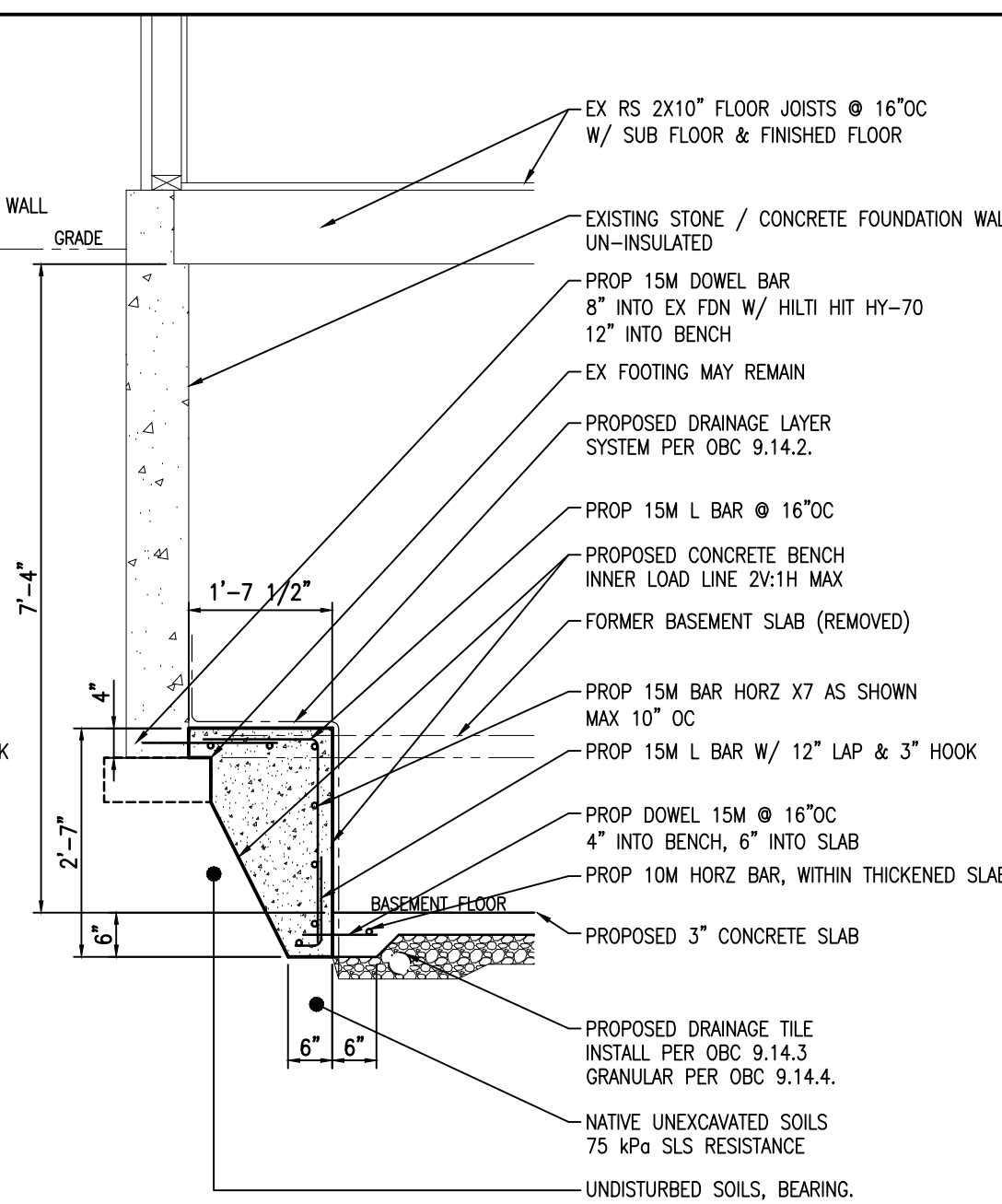
LOADS ON GUARDS (CBC 9.8.8.2)	
TOP OF GUARD IN/OUT, DISTRIBUTED OR CONCENTRATED	0.75 kN/m OR 1kN
INDIVIDUAL ELEMENTS WITHIN, 100 X 100MM	0.5 kN
VERTICAL AT TOP OF GUARD	1.5 kN/m

<u>LOADS ON HANDRAILS (IBC 9.8.7.7.) [AS APPLICABLE]</u>	
CONCENTRATED LOAD	0.9 KN
DISTRIBUTED LOAD	0.7 KN/M

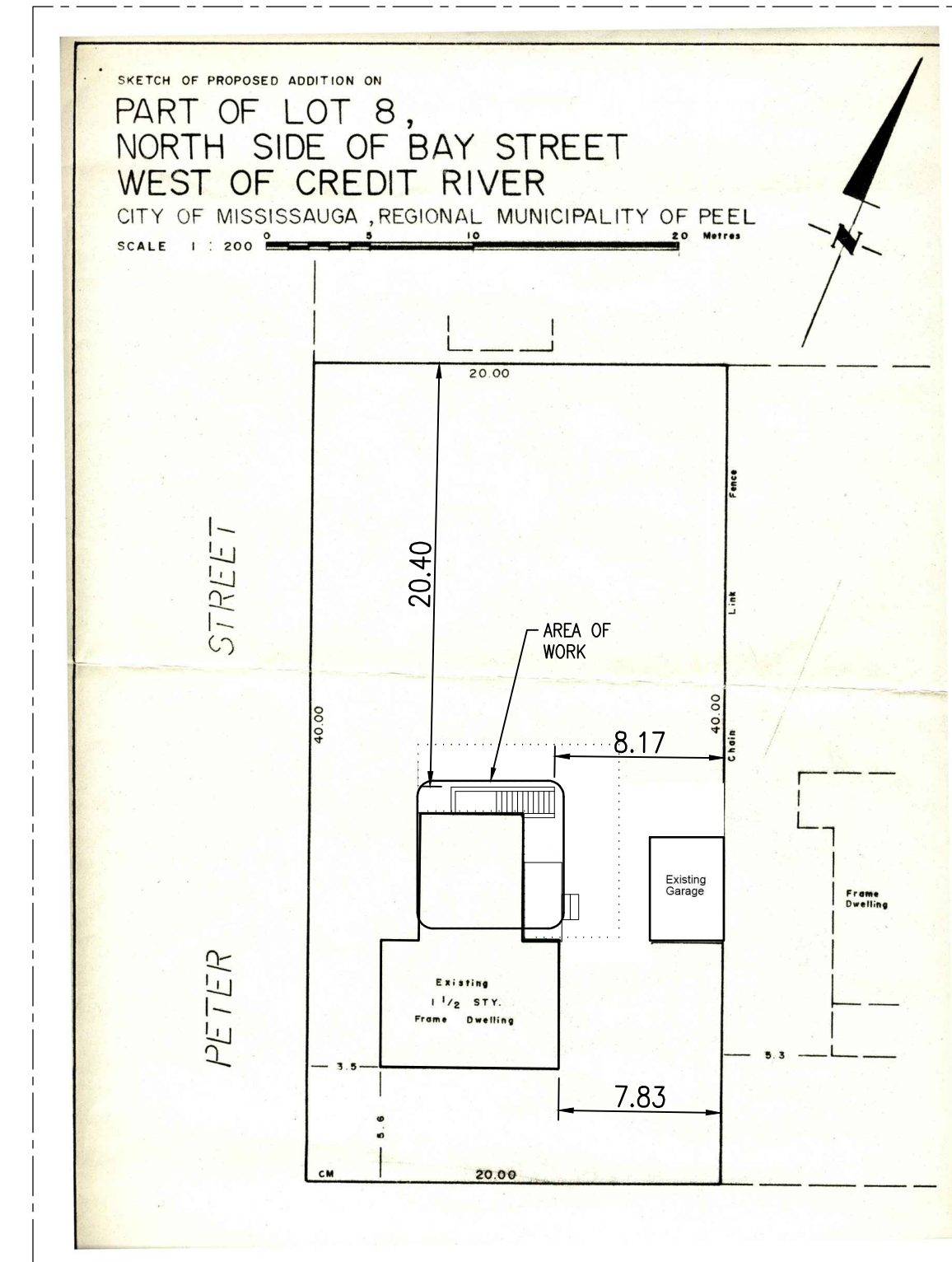
- STRUCTURAL STEEL**
1. ALL STRUCTURAL STEEL, PLATES AND ANGLES SHALL BE GRADE 300W OR BETTER, PER CSA 440.20/21.
 2. ALL STEEL SHALL BE PAINTED (EXTERIOR), 2MILS MINIMUM THICKNESS. INTERIOR STEEL TO BE PRIME PAINTED. FINAL FINISH PAINT COLOUR FOR THE INTERIOR BY OWNER.
 3. ALL WELDS SHALL BE COMPLETED PER CSA W59.
 4. ALL WELDS TO BE $\frac{1}{8}$ " FILLET, UNLESS OTHERWISE NOTED.

6. OTHERWISE NOTED.
 7. ALL WOOD MEMBERS ARE SUITABLE FOR THE LOADED STATED, PER CSA 0861 UNITED STATES DESIGN.
 8. ALL NAILING SHALL COMPLY WITH DBC 9.2.3.3, AT MINIMUM, AND AS STATED ON THIS PLAN.
 9. ALL SIDE LOADED MEMBERS REQUIRE STAGGERED FASTENERS ON THE SECOND SIDE OF THE WALL HALF WAY BETWEEN THE FASTENERS ON THE FIRST SIDE.
 10. ALL MULTI-PLY MEMBER SHALL HAVE MULTI-PLY NAILING, X3 ROWS 100 POINTS 3" LG @ 12" OC BOTH SIDES.
 11. ALL POINT LOADS SHALL HAVE SOLID BLOCKING, FULLY DOWN TO THE FOUNDATION WALL, ALL LOCATIONS.
- CONCRETE**
12. ALL CONCRETE SHALL BE 20MPA (28 DAY), W/ 20% AGGREGATE, 5-8% AIR.
 13. ALL CONCRETE POURS SHALL BE VIBRATED TO ELIMINATE VOIDS.
 14. FORM CURING AND CONCRETE SHALL BE PER CAN/CSA 23.1.
 15. REINFORCING BARS SHALL BE PER CAN/CSA C30.10.
 16. GRADE 300R BARS FOR STIRRUPS AND TIES, GRADE 400R IN ALL OTHER LOCATIONS.
 17. ALL BAR FABRICATION, BENDING AND PLACEMENT SHALL BE PER CAN/CSA 23.3.
 18. MINIMUM EXTERIOR COVER 2" MINIMUM INTERIOR COVER 1.5".
 19. SPLICE LENGTHS, 10M BARS = 12" MIN. 15M BARS = 20".

20. WOOD LINTELS TO HAVE 3" MINIMUM END BEARING.
 21. END BEARING OF LINTELS ON BLOCK SHALL HAVE CAVITY FILLING OF THE CMU AT THE BEARING POINT.
- GENERAL
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORKS.
 - CONTRACTOR SHALL CONTACT THE ENGINEER IF ANY SITE VARIANCES ARE DISCOVERED.

$$1/2'' = 1' - 0''$$

$$1/4'' = 1' - 0''$$
$$1/2'' = 1' - 0''$$

$$1/2'' = 1' - 0'$$

7.2 - 5



SITE PROPERTIES		PROVIDED
LOT AREA		800.0 SM
LOT FRONTAGE		20.0 M
EX LOT COVERAGE		100.6 SM (12.5%)
MIN FRONT YARD		5.6 M
MIN SIDE YARD (L+R)		3.5 M, 7.83 M
MIN REAR YARD		20.4 M
MAX HEIGHT		6.3 M

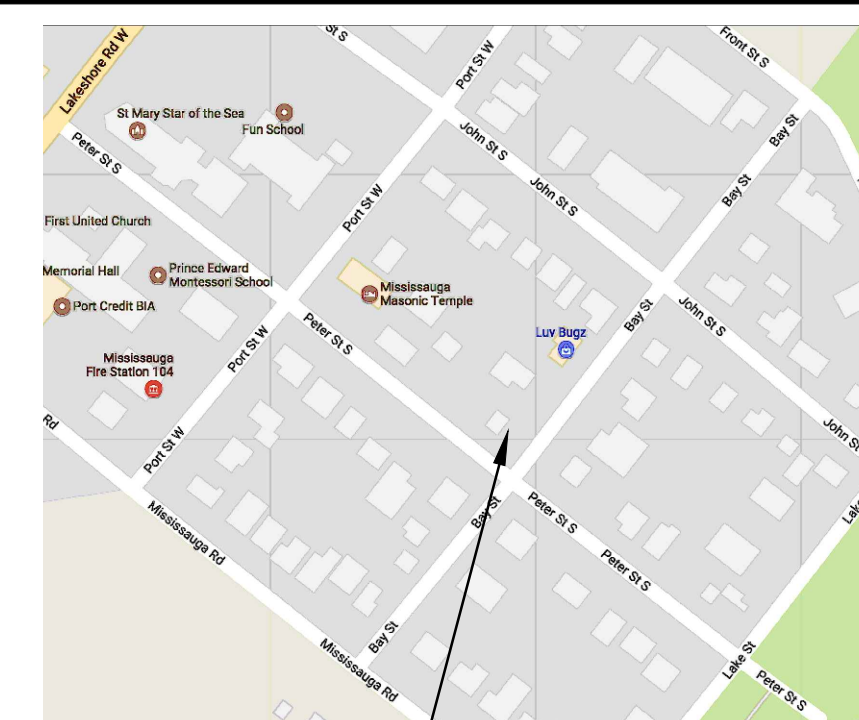
NTS (FT) [M]

OCCUPANCY CLASS	C (SFD) PART
BUILDING AREA EXISTING	82.83 m ²
BUILDING / FLOOR AREA PROPOSED	UNCHANGED
BUILDING HEIGHT	~6.3 m
NUMBER OF STOREYS	1.5
BASEMENT LEVELS	1
OCCUPANCY MAX (2 PER BEDROOM)	
FACING NUMBER OF STREETS	2

THE EXISTING DWELLING IS TO REMAIN.

THE EXISTING BASEMENT FOUNDATION WALL AND EXTERIOR BASEMENT STAIRS ARE TO BE REBUILT, AS SHOWN ON THIS PLAN.


REFERENCE WEEKS ENGINEERING REPORT DATED MARCH 16TH 2017, PROJECT #233



SUBJECT PROPERTY

IMPERIAL: ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED

REV	Y-M-D	DESCRIPTION	BY	CHECKED
0	2017-09-11	FOR PERMIT	DG WEEKES	-
1	2017-10-03	FOR PERMIT, REVISED FLOOR PLAN LABELS.	DG WEEKES	-



**WEEKES
ENGINEERING**
130 FERROUSIDE AVE N
HAMILTON ON L8R1L7
905-218-5482
www.WeekesEngineering.com

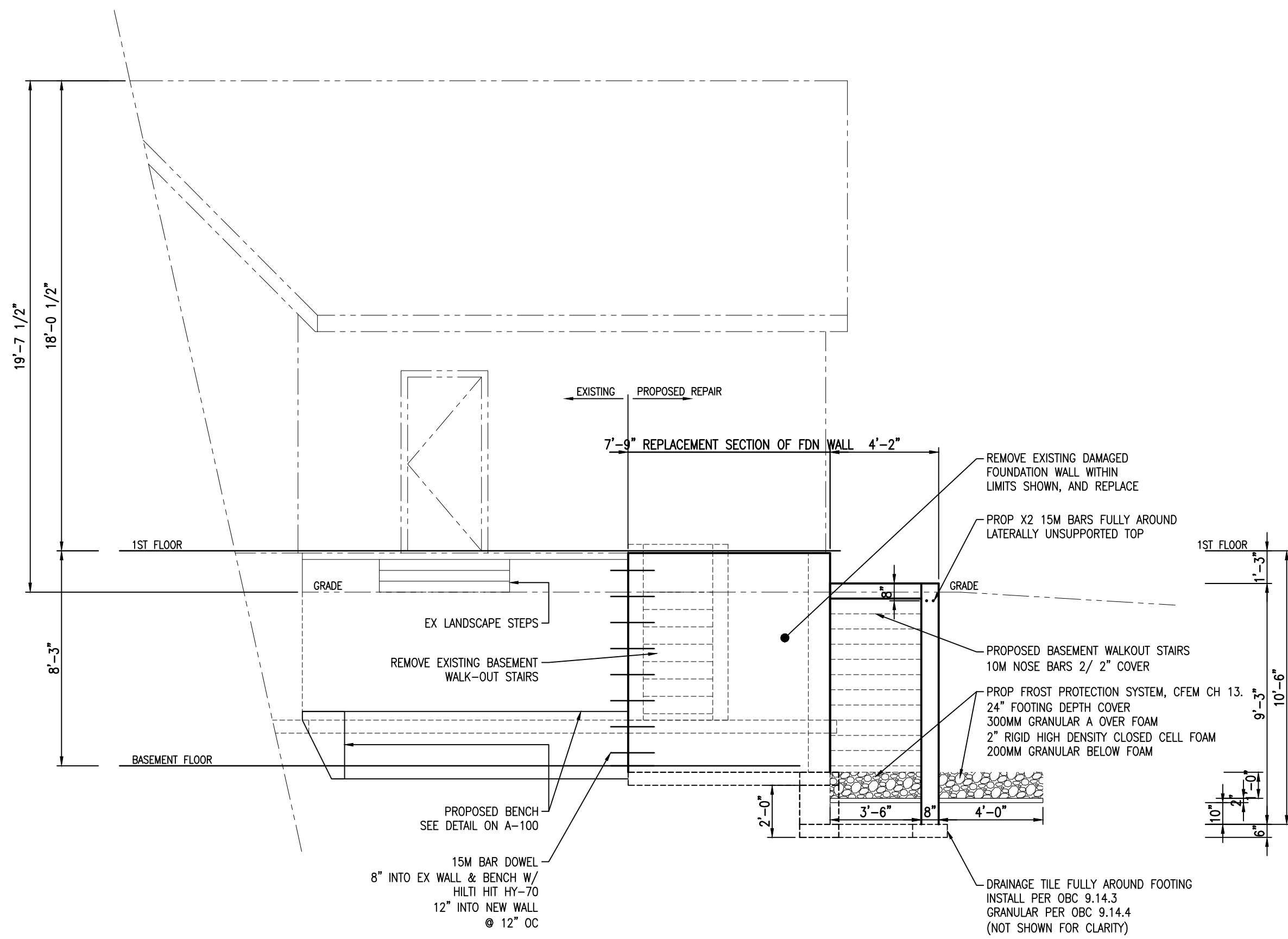
FRAZIER RESIDENCE

PROP BASEMENT FOUNDATION REPAIR

50 BAY ST, MISSISSAUGA ON L5H1C3

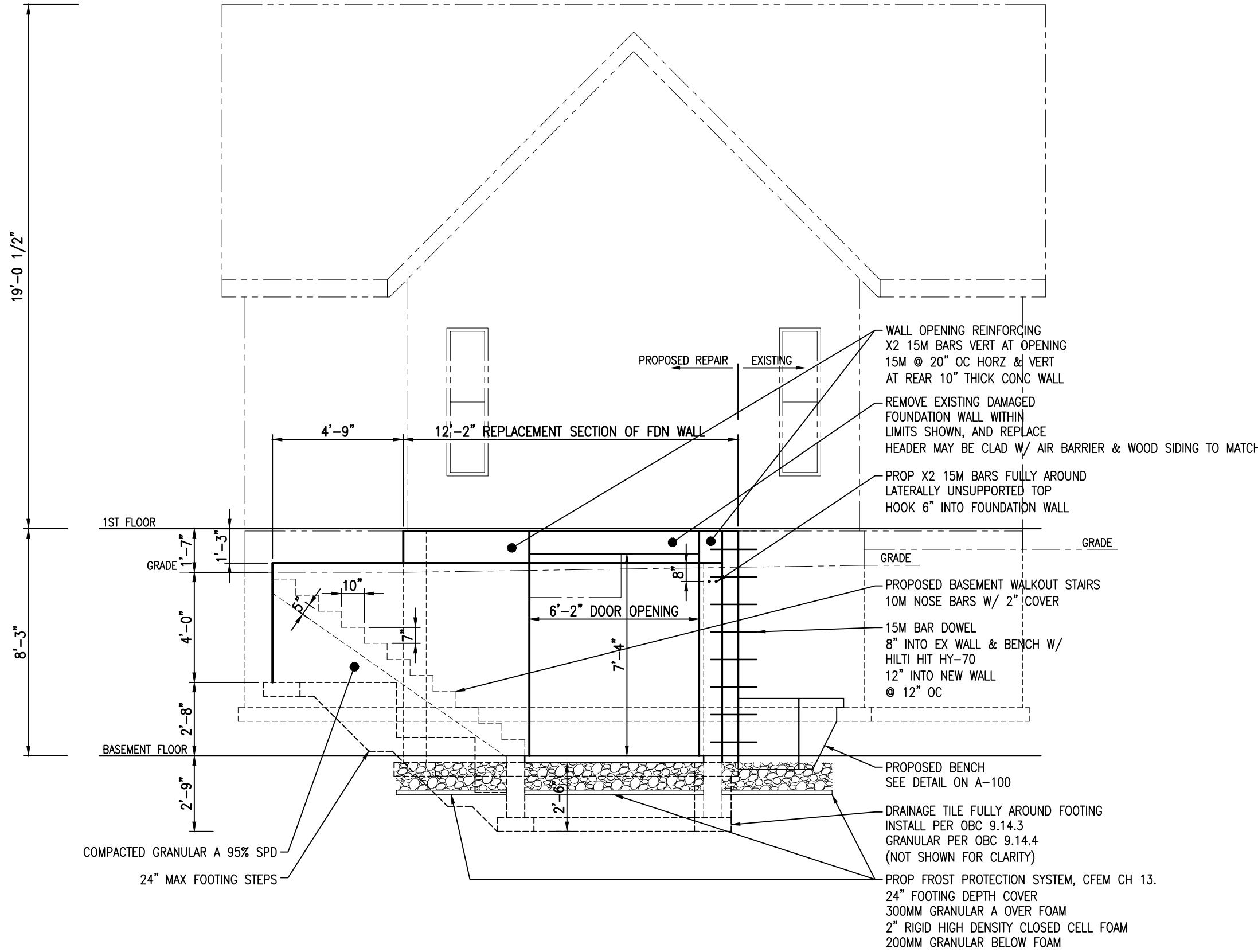
FLOOR PLANS & SECTIONS

W.E. Pri #: 235	DWG: A-100	SHT: 1	REV: 1
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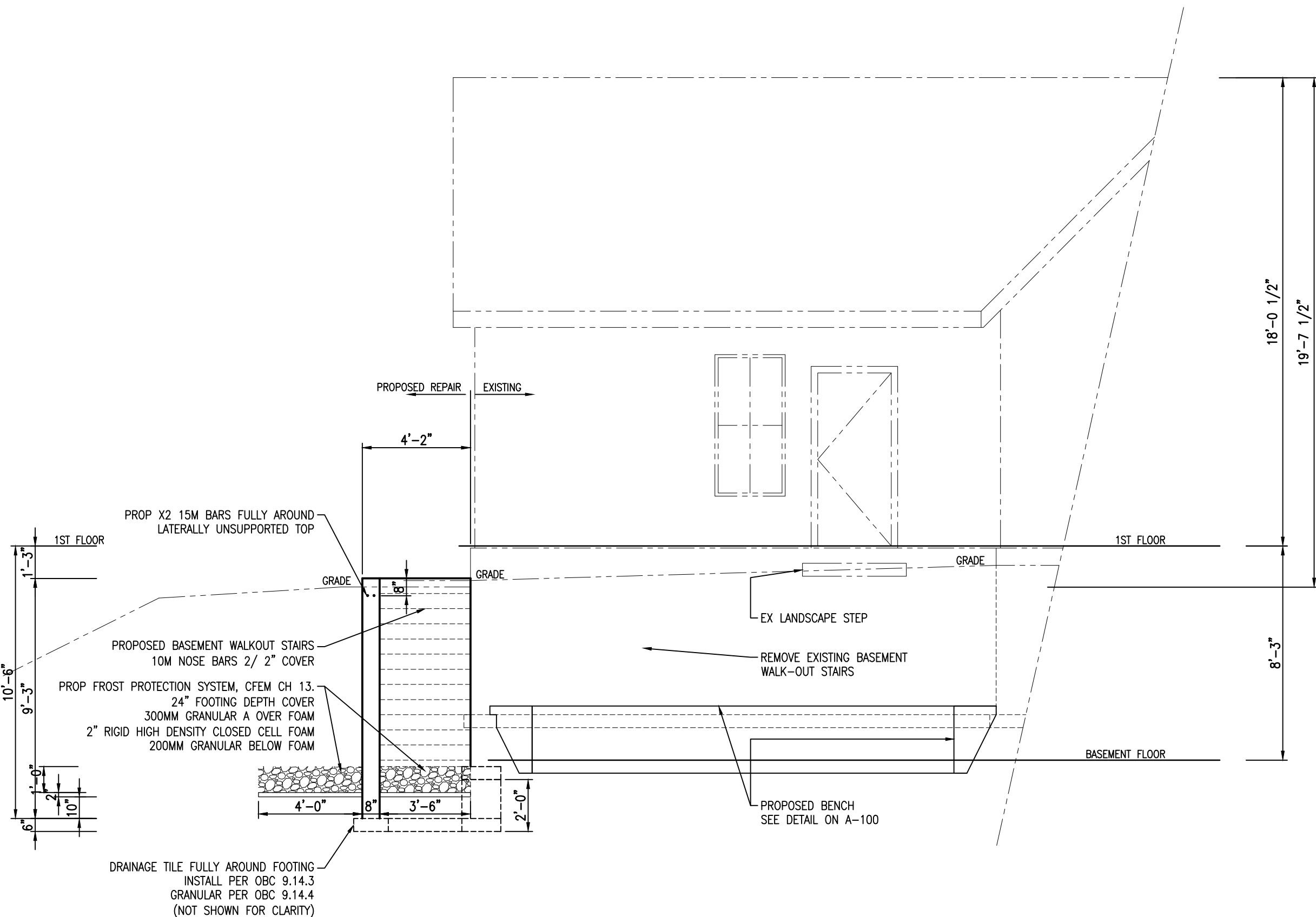
RIGHT ELEVATION (REAR PORTION)

1/4" = 1'-0"



REAR ELEVATION


1/4" = 1'-0"



LEFT ELEVATION (REAR PORTION)

1/4" = 1'-0"



IMPERIAL: ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED				
REV	Y-M-D	DESCRIPTION	BY	CHECKED
0	2017-09-11	FOR PERMIT	DG WEEKES	-
1	2017-10-03	FOR PERMIT, REVISED FLOOR PLAN LABELS.	DG WEEKES	-
<div><div><div>WEEKES ENGINEERING 130 FERROUS AVE W HAMILTON ON L8R1L7 905-218-5482 www.WeekesEngineering.com</div></div><div>FRAZIER RESIDENCE PROP BASEMENT FOUNDATION REPAIR 50 BAY ST, MISSISSAUGA ON L5H1C3 ELEVATIONS</div></div>				
W.E. Prj #: 235		DWG: A-101	SHT: 1	REV: 1

City of Mississauga

Corporate Report



Date: 2017/10/12

To: Chair and Members of Heritage Advisory Committee

From: Paul Mitcham, P. Eng, MBA, Commissioner of
Community Services

Originator's files:

Meeting date:
2017/11/14

Subject

Request to Demolish a Heritage Listed Property: 3151 Churchill Avenue (Ward 5)

Recommendation

That the property at 3151 Churchill Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

Background

Section 27.3 of the Ontario Heritage Act states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property has submitted a heritage permit application to demolish and replace the existing detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the Malton Wartime Housing cultural landscape. This cultural landscape is noted for being a planned subdivision of the WWII and post-war era government efforts to provide mass produced housing to workers in industry related to the war effort and to veterans respectively within the city of Mississauga.

Comments

The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Heritage Impact Statement compiled by Megan Hobson, Built Heritage Consultant. It is attached as Appendix 1. The consultant has concluded that the structure at 3151 Churchill Avenue is not worthy of designation. Staff concurs with this finding.

Financial Impact

There is no financial impact.

Conclusion

The owner of 3151 Churchill Avenue has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the Ontario Heritage Act. Staff concurs with this finding.

Attachments

Appendix 1: Heritage Impact Statement



Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator

HERITAGE IMPACT STATEMENT



3151 CHURCHILL AVENUE, MISSISSAUGA
Malton War-time Housing Cultural Landscape

FINAL REPORT
06 OCTOBER 2017

MEGAN HOBSON
M.A. DIPL. HERITAGE CONSERVATION
Built Heritage Consultant
45 James Street, Dundas, ON L9H 2J5
905.975-7080
mhobson@bell.net

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APPENDIX A: LAND RECORDS	ATTACHED
APPENDIX B: SITE PHOTOS	ATTACHED
APPENDIX C: DRAWINGS	ATTACHED

1.0 BACKGROUND & METHODOLOGY

The subject property is located in the *Malton War-time Housing Cultural Landscape*. This report was prepared by heritage consultant Megan Hobson for the property owner of 3151 Churchill Avenue as a requirement for obtaining approval to demolish the existing one-storey dwelling and construct a new two-storey dwelling. This report was prepared in accordance with the City of Mississauga's *Terms of Reference for Heritage Impact Statements for Cultural Landscapes*.

A site visit was undertaken by Megan Hobson on September 20th 2017 to assess and document the current condition of the property and its relationship to the surrounding built environment. Historical research was carried out, including a review of relevant primary and secondary sources, and a title search to determine past ownership of the property.

2.0 LOCATION AND SITE DESCRIPTION

See Appendix A: Site Photos & Appendix C: Drawings

The *Malton Wartime Housing Cultural Landscape* is a planned subdivision in Malton, a residential neighbourhood in the north-east corner of Mississauga. It is just north of Pearson International Airport and is bounded by Derry Road on the south and Airport Road on the west.



Location Map: Malton War Time Housing Subdivision is located in Mississauga, north east of Pearson International airport

7.3 - 6

The subject property is located on the south side of Churchill Avenue and is the second lot west of Lancaster Avenue. It backs onto a natural area that contains a shallow streambed. This natural area is under the authority of the Toronto Region Conservation Authority (TRCA) and is part of a larger green space called Victory Park.



Location Map: 3151 Churchill Avenue backs onto Victory Park [City of Mississauga maps]

The lot is similar in size and configuration to lots throughout the subdivision. It is approximately 40 feet wide by 100 feet deep and the house is placed near the center of the lot. There is a side driveway on the east side of the lot that abuts the neighbour's driveway. The driveway provides access to a detached garage at the rear of the property.



Aerial view of the subject property [Google 3D]

In general, Churchill Avenue retains much of its original character and is primarily characterized by one and one-and-a-half storey wartime bungalows with uniform setbacks. One notable exception to this uniform scale and character is located directly adjacent to the subject property on the west side. This property contains an original wartime bungalow that has been enlarged by building up and out. It is two stories in height and the enclosed front porch is only 1.5 m. from the sidewalk.



The dwelling adjacent to the subject property has been built up and out.

7.3 - 8

The house at 3151 Churchill Avenue is a very modest one-storey, three-bay, wood-frame structure with a rectangular plan and side-gable roof. It has a raised concrete block foundation. There is a covered entryway at the front door. The roof is asphalt shingle and the exterior cladding is vinyl siding and the windows are modern metal or vinyl-clad windows throughout.



Concrete block foundation, metal windows, vinyl windows and vinyl wall cladding.

The lot is level and there is a small front yard and a larger back yard. The front yard has a small area of lawn but there are no other plantings or trees. There is an old stump in the front yard indicating that there was a mature tree in this location. There is a sidewalk and grassed boulevard on this side of Churchill Street. There is a paved side driveway that abuts the driveway of the adjacent property on the west side. There is a recently constructed frame and stucco garage at the rear of the property. The rear yard contains a paved area adjacent to house and garage and a there is a small area with grass. The yard is fenced on two sides and backs onto a naturalized area containing a shallow stream that runs parallel to the rear property line.



There are not trees in the front or back yard.

The interior layout is simple. The front door opens into a small vestibule that is at the foot of steep flight of stairs to the attic. The attic has been finished and contains two bedrooms. The ground floor contains a living room, kitchen, two bedrooms and a powder room. The kitchen is located across the back of the house and opens onto a covered porch with access to the back yard. The basement contains a furnace room, laundry room and the main bathroom. Interior finishes include some original drywall and wood paneling on the walls and new laminate and vinyl flooring on top of the original wood flooring.



Living room (left) and kitchen (right) on the ground floor.



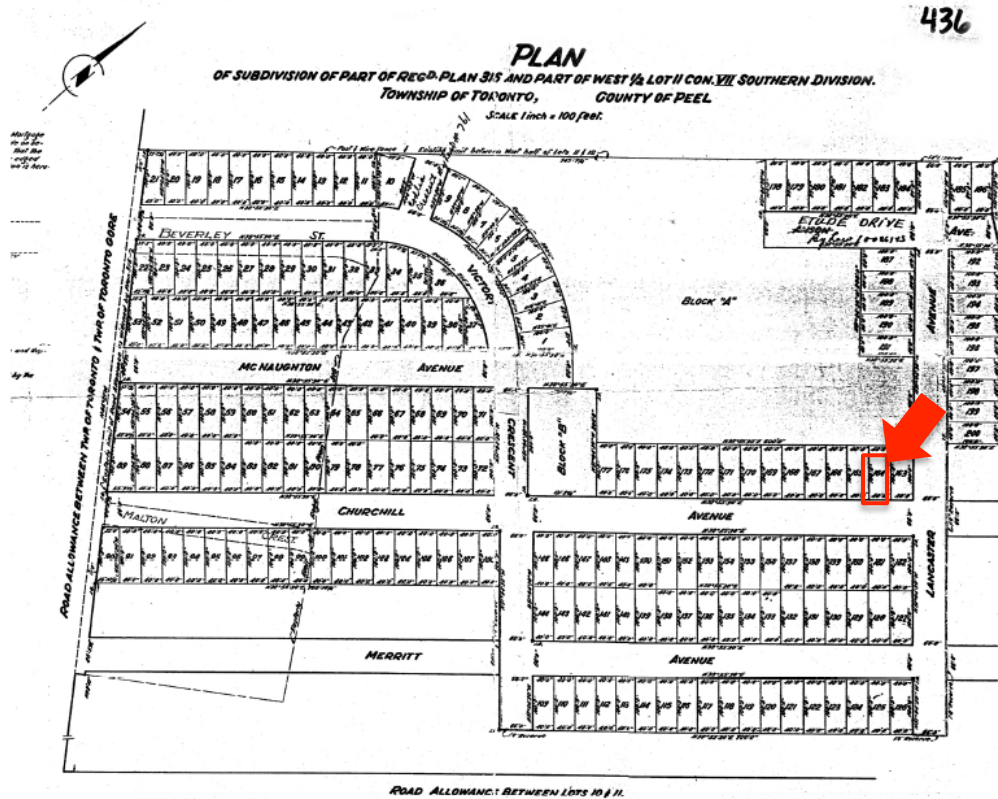
Basement furnace room (left) and attic sleeping loft (right).

3.0 PLANNING CONTEXT

3.1 Malton War Time Housing Cultural Landscape (L-RES-5)

The subject property is located in the *Malton War-time Housing Cultural Landscape* and has been on the City's Heritage Register since 2005. As such, it is protected under Section 27 (1.2) of the *Ontario Heritage Act* and a *Heritage Impact Statement* prepared by a qualified heritage consultant is required for any significant alteration or enlargement of an existing dwelling or its total replacement.

The *Malton War-time Housing Cultural Landscape* consists of a small network of streets with approximately 200 building lots laid out by the Central Housing & Mortgage Corporation on which modest houses were built to standardized plans. Malton was a hub of aircraft building and the subdivision provided homes and a family-oriented community for workers employed at Victory Aircraft and other aircraft related industries in Malton. The layout included land that was reserved for a school, a community hall and a park.



Location of the subject property on the original Plan of Sub-division registered by the Central Housing & Mortgage Co. in 1952. [Plan 436 Lot 164]

At the time of Listing, the original layout and much of the original wartime building stock in the *Malton War-time Housing Cultural Landscape* was intact. The character of the subdivision is defined by wide streets lined with modest one and one-and-a-half storey frame houses. The subdivision has no sidewalks and the houses are set back from the road and typically have unfenced lawns in front.

Most of the individual houses within the *Malton War-time Housing Cultural Landscape* have been altered and/or enlarged in various ways. Until recently, these changes have been incremental and small in scale. New cladding and window replacements are typical, as are small additions such as porches and entry vestibules.

More recently there have been larger impacts to the area including demolition of individual houses to allow construction of larger two-storey residences that are noticeably different in style and materials. In response to this development pressure, Malton has been identified as a neighbourhood in Mississauga that is beginning to see a transition to newer housing and stronger policies have been developed to manage the changes that are occurring.

7.3 -11

Examples of recent infill house in the Malton War Time Housing subdivision:



Churchill Avenue



McNaughton Avenue

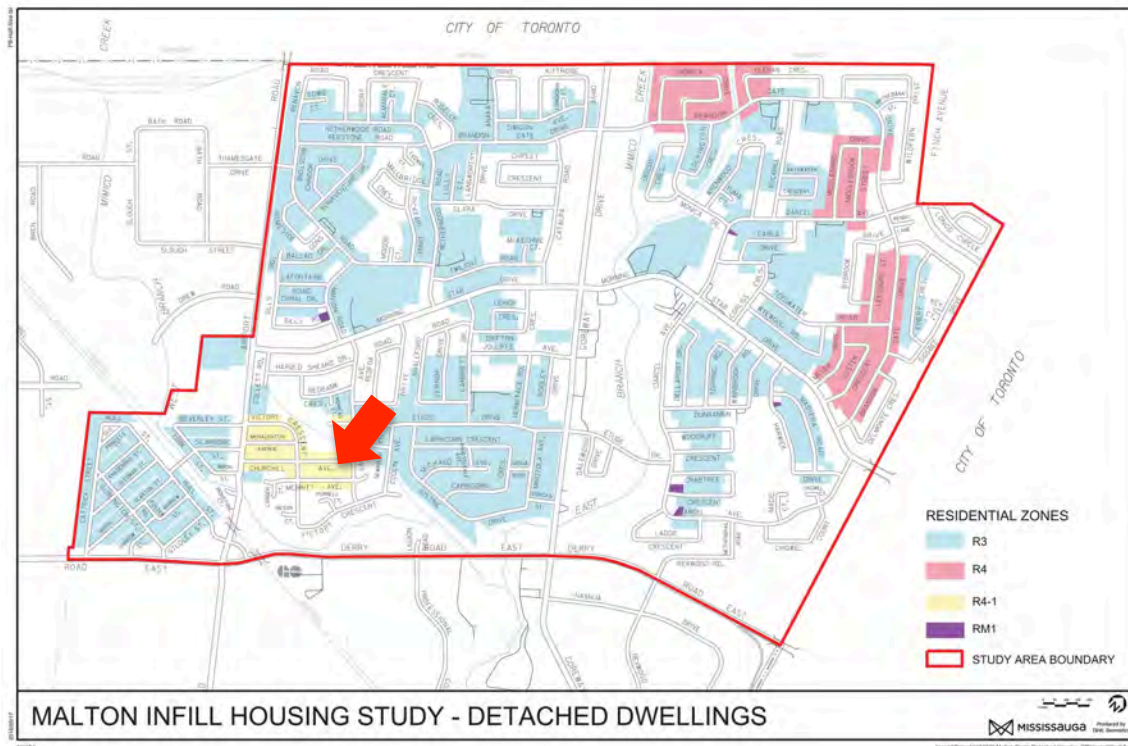


Victory Crescent



3.2 Malton Infill Housing Study

In 2016 the City released the *Malton Infill Housing Study* to ensure that new dwellings and additions are constructed in a manner that is sensitive to the surrounding context by introducing new zoning regulations to control massing. The area known as the *Malton War Time Housing Cultural Landscape* has been zoned R-4-1 for single-detached dwellings. Under the new zoning, maximum building height and Gross Floor Area has been slightly reduced. The maximum height permitted is 9.0 m to the ridge of the roof, reduced from 10.7 m to the mid-point of the roof previously, and the maximum lot coverage permitted is 30%, reduced from 35% previously.



The subject property is located in an area zoned R4-1 where new zoning regulations have recently been put in place to reduce building heights and lot coverage.

4.0 HISTORICAL CONTEXT

The subject property is one of approximately 200 standardized houses built by the Federal Government in 1952 to house wartime workers employed at the nearby Victory Aircraft manufacturing plant. The chart below provides a brief chronology of the transformation of this area from rural farmland in the 1850s to a planned subdivision in 1952. The aircraft manufacturing plant historically associated with Victory Village was demolished in 2005 but the aerospace industry continues to be a major employer in Mississauga and the Greater Toronto Area.¹

DATE	EVENT
c. 1820	Earliest settlement in Toronto Township
1854	Grand Trunk Railway line connects Malton to Toronto
1855	Subdivision of the Village of Malton, named after a place in Yorkshire County, England
1867	Malton chosen as the County seat
1868	Brampton replaces Malton as the County seat
1937	Toronto Harbour Commission purchases 13 farms (1,410 acres) to build an international airport and establish an aircraft manufacturing industry. The airport is named the Malton Airport.
1938	National Steel Car builds a manufacturing plant on the southwest corner of Airport and Derry Road
1939	World War II begins
1942	Federal Government expropriates National Steel Car and sets up a crown corporation called Victory Aircraft that produced Avro Lancaster bombers from 1942-45.
1942	The Canadian Government purchases 91.4 acres of farmland north of the Malton airport to build a housing subdivision for workers employed at the Victory Aircraft manufacturing plant. A sub-division is built by Wartime Housing Co. Ltd. that contains approximately 200 houses and is named ' Victory Village '. The street names have wartime references such as Victory, McNaughton, Churchill and Lancaster. Land is set aside for an elementary school (Victory Public School), a community hall (Victory Community Hall) and a public park (Victory Park).
1945	The Victory Aircraft manufacturing plant is bought by A.V. Roe Canada
1949	A.V. Roe begins working on the legendary Avro Arrow (CF-105), an advanced, supersonic, twin-engine, all-weather interceptor jet aircraft.
1951	Malton subdivision is ceded to Toronto Township
1952	Plan of Subdivision is registered so that individual lots can be sold (Plan 436).
1959	Manufacture of the Avro Arrow is cancelled by Prime Minister John Diefenbaker. About 15,000 employees at the Malton plant lose their jobs.
1962	A.V. Roe manufacturing plant bought by de Havilland Canada
1965	de Havilland manufacturing plant bought by Douglas Aircraft
196?	Victory Public School closes, students transferred to Malton Public School

¹ City of Mississauga, Mississauga; Strength in Advanced Manufacturing. A Study in Automotive and Aerospace Clusters (2006).

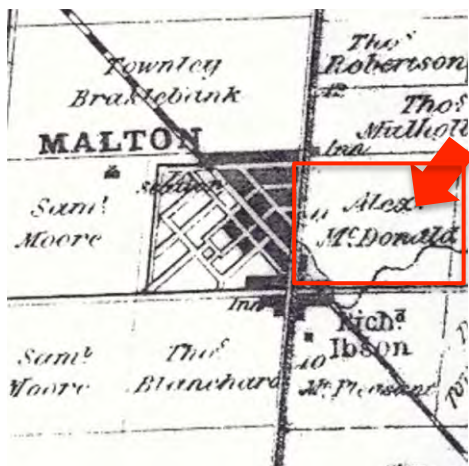
² Adams and Sijpkens; pp. 17-18.

1974	Malton become part of the City of Mississauga
1984	Malton Airport is renamed Lester B. Pearson International Airport
1997	McDonnell Douglas Canada manufacturing plant bought by Boeing Canada
2005	Boeing Canada manufacturing plant demolished

Table 1.0 Significant Dates

4.1 Macdonald/Codlin Farm

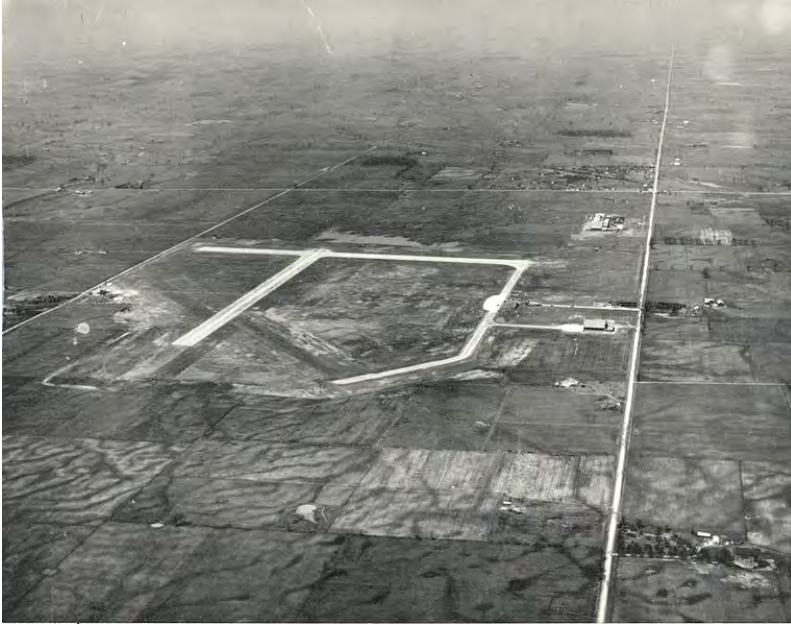
The northeast Toronto township of Malton was first settled in 1823. The building of the Grand Trunk Railway in the 1850's provided Malton with access to larger markets and the township prospered. The old Village of Malton was located west of Airport Road (the former town line between Toronto and Toronto Gore Townships) and north of Derry Road. The 1859 *Tremaine Map* shows the original layout of the Village of Malton. The Malton Wartime Housing subdivision is located on farmland located to the east of the village that was originally part of Toronto Gore. On the Tremaine map the owner of the 100-acre parcel comprised of the West half of Lot 11 in Concession VII is Alex McDonald. This would later be sold to the Codlin family.



Detail from Tremaine's Map of Peel County (1859) showing the 100-acre farm owned by Alex McDonald where the Malton war time housing subdivision is located.

4.2 Malton Airport

In 1937 the Toronto Harbour Commission purchased farmland near Malton to build an international airport. With federal and provincial government assistance, an aircraft manufacturing industry was established here. The airport was originally called the Malton Airport. Following construction of the Malton airport, Malton shifted from an agricultural to an industrial economy and became a world leader in aviation design and manufacturing. Other major industries, such as National Steel Car, also established manufacturing plants in Malton.



Aerial Photo showing the Malton Airport shortly after it was built in 1937. In 1984 it was renamed the Lester B. Pearson International Airport.

The Second World War boosted industrial development in Malton and the Malton Airport became a training facility for British Air Forces. The National Steel Car plant was expropriated by the Federal government in 1942 and a crown corporation called Victory Aircraft was set up. Wartime production required a large work force to build armaments and aircraft.



Wartime workers at the Government-owned Victory Aircraft Manufacturing Plant in Malton. Employees posing with a Lancaster Bomber produced at the plant.

4.3 Malton War Time Housing Subdivision

In order to attract a skilled and permanent workforce, the Federal government financed the design and construction of a residential subdivision on undeveloped farmland close to the Victory Aircraft manufacturing plant. This subdivision contained modest but well designed single detached homes suitable for young families who could lease them at very reasonable rates. Monthly rents ranged from \$22-30. There were four basic models; *Type H1* (a one-storey

24' x 24' dwelling with a living room, two bedrooms, kitchen and bath), *Type H22* (a one-storey 24 ½ x 28' version of the *Type H1*), and *Type H12* (a two-storey 24' x 28' unit containing additional bedrooms on the second floor).²

E.A. Bollinger NSAFM accession no. 1975-3051941 no. 44-17 www.gov.ns.ca/nsm/ c 2014



Examples of typical war time housing erected across Canada by the Federal Government. Built of prefabricated wooden components that were assembled on site.

In typical wartime spirit, the Malton Wartime Housing subdivision was called *Victory Village* and the names of the streets contain wartime references such as Churchill, McNaughton and Lancaster. In a very short time, a healthy spacious neighbourhood was created with nearly identical houses on 40 x 100 ft. The large lots provided space for residents to establish Victory gardens to alleviate food shortages and improve the health of their families. A park, school and a community center were included in the layout and close communities developed as the residents worked and lived together.³

Staff architects employed by the Wartime Housing Corporation designed inexpensive homes of non-essential materials that could be erected almost overnight by mass production. Sections of wall, floor and roof were prefabricated and assembled on site by skilled crews that could erect a house in less than 36 hours. The exterior was clad in wood shingle, clapboard or weatherboard. Interiors had hardwood floors. Houses were heated by coal or wood burning stoves.

Although wartime housing was designed to be dismantled after the war, in many communities this never happened.⁴ After the war, the War-time Housing Corporation became the Canada Mortgage and Housing Corporation (CMHC), the federal crown corporation responsible for administering Canada's National Housing Act.⁵ The CMHC oversaw the sale of war-time houses across the country and oversaw construction of new housing for returning Veterans. After the war, many families living in the Victory Village stayed on and purchased their homes. Prices typically ranged from \$2,500 to \$4,500. The area saw an influx of Italian and Polish immigrants from the immediate post-war period through the 1960s.

² Adams and Sijpkens; pp. 17-18.

³ National Film Board

⁴ Ibid.

⁵ Ann McAfee, 'Canada Mortgage and Housing Corporation', Canadian Encyclopedia (2006).

4.4 South-Asian Immigration

Since the 1960s, the proximity to Pearson International Airport has attracted immigrants from India including a large number of Sikhs. The area also has a significant number of immigrants from Sri Lanka, Bangladesh, and Pakistan. These immigrants have transformed the area with specialty food and clothing stores, temples, mosques and gurdwaras serving the South-Asian community. There is a large Punjabi/Indian shopping plaza on Airport Road & Drew Road, opposite the Malton War Time Housing subdivision. This plaza contains the Sikh Heritage Museum and is adjacent to the Sri Guru Singh Sabha, a Sikh place of worship. In 2011 the Malton Majid mosque on Airport Road, adjacent to the Malton War Time Housing subdivision, opened as a place of worship and educational centre for the areas Muslim community.

5.0 HERITAGE VALUE

Heritage values associated with the Malton War Time Cultural Landscape are identified in the City of Mississauga Cultural Landscape Inventory (L-RES-5). This area is valued for its historical associations with World War II and for the character of the built environment that “retains a number of post-war houses which represent some of the first mass produced housing in the GTA”

The subdivision is a physical reminder of Malton’s involvement in the Second World War and the aviation industry in the immediate post-war period.⁶ Much of this history is communicated by the names of the streets (i.e.; Churchill, McNaughton, Lancaster etc.) and the name of the public park (Victory Park) and the former Community Centre (Victory Hall). The subdivision was named Victory Village because of its wartime heritage and its proximity to the Victory Aircraft manufacturing plant. This nomenclature is important for preserving the area’s heritage value. Victory Park and Memorial Hall are also important for preserving the area’s historical associations with World War II.

The survival of much of the original wartime building stock gives the area a distinctive character. However, given that this was built as temporary housing, and given the increase in land prices and the development pressure in this area, it is reasonable to expect that many if not all of these houses will eventually be replaced by more substantial homes. This trend is already evident and there are numerous examples of new 2-storey brick and stone clad houses throughout the subdivision that have replaced the original housing stock.

The house at 3151 Churchill Avenue is typical of the original housing stock and similar to wartime houses built across Canada between 1942 and 1945. It is a very modest three-bay, single-storey, wood-frame structure with a rectangular plan and side-gable roof. It is a modified example of the standard H-1 Plan developed by the War-time Housing Corporation in communities across Canada.

It has a concrete block foundation and a basement level containing a laundry room, furnace room and bathroom. Most of the original houses in the subdivision were not built with

⁶ Heritage Mississauga, *Malton; Founding a Village*.

basements. It is possible that this house has a basement because it was relocated. It may be one of the houses that were moved here from Bramalea Road when the airport was expanded in 1950. Approximately one in four houses in the Malton War Time Housing subdivision were relocated here from Bramalea Road.⁷

More recent changes to the dwelling include recladding of the exterior with vinyl and replacement of the original wood windows and doors throughout. The enclosed front entry porch and the back porch are not original. Some of the original interior finishes remain but they are in poor condition.



Original wartime bungalow modified with covered entry on main elevation and covered porch on the rear elevation.

⁷ City of Mississauga, Cultural Heritage Landscape Inventory (2005); Appendix 2: Site Description for L-RES-5 War Time Housing (Malton).

5.1 Evaluation According to Ontario Regulation 9/06.

Compliance with Ontario Heritage Act, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest

According to Subsection 1 (2) of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, a property may be designated under section 29 of the Act if it meets one or more of the following criteria:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

3151 Churchill Avenue is not rare or unique, because similar wartime houses were built in many communities across Canada. It is somewhat representative of the standard H-1 Plan developed by the War-time Housing Corporation but it has been subject to a number of later alterations. It does not display a high degree of craftsmanship or artistic merit because it was intended as a temporary structure to be dismantled after the war. It demonstrates a moderate degree of technical achievement in the standardization and mass assembly process used in its design, fabrication and construction.

2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3151 Churchill Avenue, as part of the larger Malton War Time Cultural Landscape, is historically associated with the Federal housing subdivision that was built to house workers associated with war time industries to provide temporary housing for war-time workers and their families. This association is significant to the history of Mississauga as a major center in Canada associated with the aviation industry and its significant contribution to the war effort. The historical associations are primarily reflected in the entire planned subdivision not by individual houses within the Malton Cultural Landscape. The physical fabric of the house does not yield information that contributes to an understanding of the community or its culture. As a mass-produced standard house type, it reflects the generic ideas of the Wartime Housing Corporation and is not associated with any particular architect, artist, builder, designer or theorist who is significant to the community.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

3151 Churchill Avenue has some contextual value as a component within the Malton War Time Housing Cultural Landscape. Individually it has some importance in defining the character of the area because it retains its original scale, but this importance has been somewhat eroded due to the installation of new exterior cladding, replacement doors and windows, and new interior finishes. It is not a landmark building.

The subject property does not meet provincial criteria for individual Designation under Part IV of the Heritage Act.

6.0 PROPOSED DEVELOPMENT

The applicant plans to demolish the existing one-storey house and replace it with a two-storey house with a full basement. The existing garage will be retained and the existing driveway will be utilized. There are no existing landscape elements or trees that will require removal.



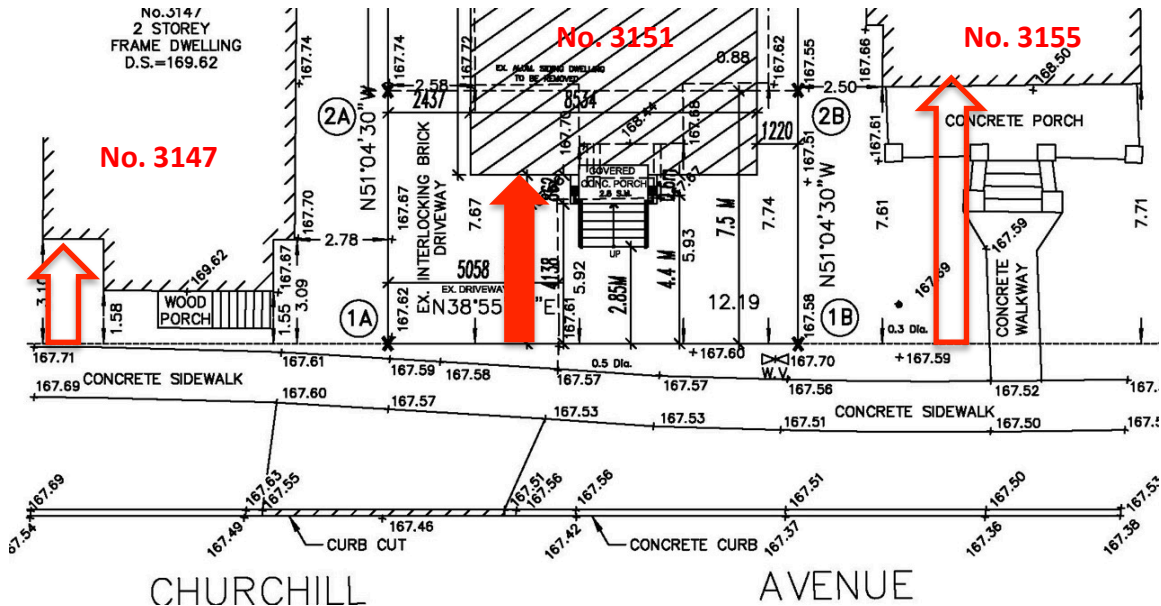
Existing detached garage and driveway entrance will be retained

The proposed house is generally consistent with the zoning guidelines for this area. Some minor variances will be required but none of these will have a significant impact on heritage values as illustrated in the table below:

DESCRIPTION	PERMITTED	PROPOSED	CONSISTENT WITH ZONING REGULATIONS	IMPACT ON HERITAGE VALUES
Lot coverage	30%	39.57%	NO Approx. 10% over the maximum	NO SIGNIFICANT IMPACT
Total GFA	174.32 sq. m	212.28 sq. m	NO Approx. 22% over the maximum	NO SIGNIFICANT IMPACT
Roof height (ridge)	9.0 m	9.52 m	NO Approximately 0.5 m over the maximum	NO SIGNIFICANT IMPACT
Front set back	7.5 m	5.0 m	NO This is the average of the adjacent properties that have front set-backs of 5.0 m and 7.5 m	NO SIGNIFICANT IMPACT
Side set back (west)	1.82 m	2.437	YES	NO IMPACT
Side Set back (east)	1.82 m	1.22 m	NO	NO SIGNIFICANT IMPACT
Rear set back	7.5 m	13 m	YES	NO IMPACT

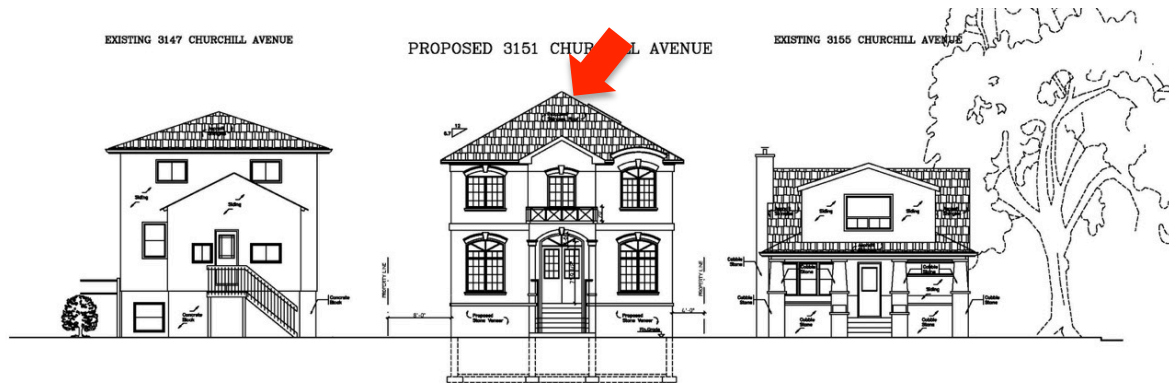
The applicant has submitted a zoning review to determine if these variances will be permitted. A reduced front setback is being requested because the adjacent property on the east side is

built out beyond the 7.5 m setback that is currently permitted. The covered front porch of this dwelling is 1.5 m from the front property line and the front wall of the house is 3 m from the front property line. The dwelling on the east side of the subject property is set back 7.5 m and is located on a corner lot. The applicant is requesting a 5.0 m front setback because it is the average value of the setbacks of the adjacent dwellings (i.e.; $(3.0 + 7.5) \div 2 = 5.25$)



The applicant is requesting a variance to allow a reduced front setback of 5.0 m because the dwelling on the east side has a front setback of 3.0 m

The streetscape drawing indicates that the proposed dwelling is compatible with adjacent properties.



CHURCHILL AVENUE STREETScape

Streetscape; the proposed residence is comparable in scale and massing to adjacent infill housing and compatible with the existing war time housing stock. [Pedro Pimental Architect]



The subject property is located between dwellings with different front setbacks – 3.0 on the left and 7.5 on the right. The applicant is requesting a variance for a 5 m. front setback

The new house will have a hipped roof with asphalt shingle tile. The wall cladding proposed is a buff coloured stone veneer with lighter stone trim. The main façade facing Churchill Avenue is three bays wide with a covered entrance in the centre. The design is symmetrical and traditional in character in terms of its materials, proportions and architectural details. The windows are rectangular with a shallow segmental arch above and are multi-paned like a traditional window. The front entrance is raised and has a portico with classical columns.

Stylistically the new design is Neo-Traditional and is typical of suburban house designs found throughout the GTA. The massing is box-like so that the floor area can be maximized based on the buildable area permitted. There are design elements on the main elevation (noted above) that provide some articulation of the massing from the street. The same architect designed a very similar house in Streetsville. In general, the architectural embellishments are modest and the design is fairly traditional in the use of a hipped roof, a low window to wall ratio, the use of rectangular windows (taller than they are wide) with segmentally arched tops, and the use of windows with divided lights in the manner of a traditional sash window.

7.0 POTENTIAL IMPACTS ON HERITAGE VALUE

The City of Mississauga has developed criteria for identifying the significant values associated with cultural landscapes. The *Cultural Landscape Inventory* provides a checklist of the specific attributes associated with the *Malton War Time Housing Cultural Landscape*.⁸ A *Heritage Impact Statement* must demonstrate how the proposed development will conserve these attributes.⁹ A list of these attributes and a conservation strategy is outlined below.

Built Environment

- **consistent scale of built features**

The proposed development includes demolition of a small one-storey war-time bungalow and construction of a new two-storey suburban house in its place. The increase in building height from one-storey to two-storeys is not significant and will not have a major impact on the cultural landscape. The original subdivision included one and one-and-a half-storey houses. A two-storey residence does not represent a significant increase in building height. Furthermore, the streetscape on Churchill Avenue already includes some newer two-storey homes.

Historical Associations

- **illustrates a style, trend or pattern**

The Malton War-time Housing cultural landscape is a relatively intact example a subdivision built by Wartime Housing Limited between 1941 and 1945. These developments were standardized across the country with only minor variations. Although these subdivisions were considered to be temporary housing, many of these houses are still in use. The proposed development involves demolition of one of a wartime house that may have been relocated here from Bramalea Road and has been subject to a number of alterations including replacement of original doors, windows, exterior cladding and interior finishes. This house is not rare or unique in the neighbourhood and there are several identical house plans that are better preserved on elsewhere in the subdivision.

- **direct association with important person or event**

The Malton War-time Housing subdivision is associated with Wartime Housing Limited, a crown corporation formed in 1941 to finance, design and construct housing for workers in areas where there was a shortage of suitable housing. After the war, Wartime Housing Limited became the Canadian Housing and Mortgage Corporation (CMHC). The development proposal will result in the loss of 1 of approximately 200 original houses that were constructed in the wartime housing subdivision in the Malton. The historical association is conveyed by the whole area and not by its component parts.

- **illustrates an important phase of social or physical development**

⁸ Cultural Landscape Inventory; War Time Housing (Malton) L-Res-5. Included as an Appendix to this report.

⁹ City of Mississauga, Terms of Reference for Cultural Landscape Heritage Impacts Statements, 2013. Included as an Appendix to this report.

The Malton War-time Housing subdivision illustrates the physical development of the small rural crossroads village of Malton following the construction of the Malton airport c. 1937. War-time conditions accelerated the growth of this area due to the rapid increase in industrial production and the federally funded construction of the Malton subdivision that provided 200 new homes on spacious paved streets with modern amenities such as water, sewage, hydro and telephone lines. The development proposal will result in the loss of one of the original war-time houses but it will be replaced by a new home that will support the ongoing use historically associated with this area since 1942 as a residential subdivision comprised of detached single-family homes. The renewal of the housing stock will change the individual built forms but the original lot divisions and street layout will be conserved.

Other

- **Historical or Archaeological Interest**

The Malton War-time Housing subdivision has historical interest because of its connection with Federal housing projects carried out during World War II that provided temporary housing and amenities for workers and their families close to major war-time production centers across Canada. The development proposal will not significantly impact the historical associations of this area.

8.0 MITIGATION MEASURES

The demolition of the existing residential building has been sufficiently mitigated through research and documentation undertaken as part of this Heritage Impact Assessment Report including:

- Title search to show past ownership back to the original Crown grant
- Site survey drawing indicating existing buildings and trees on the property
- Photograph-documentation of the house, yard and neighbourhood context
- Measured drawings of the interior layout of the house

No further mitigation is required.

9.0 CONCLUSIONS & RECOMMENDATIONS

The house at 3151 Churchill Avenue does not meet criteria for individual Designation under Part IV of the *Ontario Heritage Act*. As part of the Malton War Time Housing Cultural Landscape, historic research and documentation of the site prior to removal is required. This Heritage Impact Assessment fulfills those requirements and no further mitigation is recommended.

The proposed development is generally consistent with the new infill housing zoning regulations for this area and is similar to other developments that have been approved. The consultant therefore recommends approval of the proposed dwelling.

10.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a member in good standing of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 5 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching research methods and conservation planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society of Architectural Historians* and the *Canadian Historical Review*.

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APPENDIX A: SITE PHOTOS

CONTEXT



Figure 1: View looking east on Churchill Avenue, subject property is on the left.



Figure 2: 3098 Merritt Avenue.

EXTERIOR



Figure 3: Main elevation on Churchill Avenue.



Figure 4: Front entrance.



Figure 5: Side elevation and side yard (right side)



Figure 6: Side elevation and paved driveway (left side).



Figure 7: Rear elevation and back porch



Figure 8: Driveway and paved area in the back yard



Figure 9: Back yard & detached garage.



Figure 10: Raised concrete block foundation, vinyl siding and windows.

APPENDIX B: LAND RECORDS

ADDRESS: 3151 Churchill Avenue, Malton

LEGAL DESCRIPTION: Lot 164, Plan 436, Mississauga

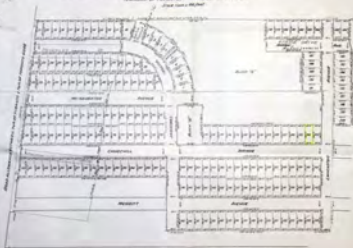
INST. NO.	DATE	TYPE	GRANTOR	GRANTEE	LANDS
	1828	Patent	Crown	King's College	200 acres (Lot 11, Concession VII, Twp. of Toronto Gore, Peel County)
22051	1842	B&S	King's College	Alexander McDONALD	100 acres (NW half of Lot 11)
30556	1842	Will	Alexander McDONALD	Mary McDONALD, wife	W ½ Lot 11
50805	1853	Indenture	Mary McDONALD, widow	Alex McDONALD, son	"
1808	1863	Will	Alex McDONALD	Eliza MCDONALD, relationship not specified	"
1218	1890	B&S	Executor of the Estate of Eliza McDONALD	Thomas CODLIN	W ½ Lot 11, N of the GTR
2512	1913	Will	Thomas CODLIN	Fred CODLIN	"
3431	1942	B&S	Fred CODLIN et ux	His Majesty the King in the Right of Canada – *see attached Survey H-20-A Dominion of Canada, Dept. of Munitions & Supply, Wartime Housing Ltd.	91.4 acres (Lot II Concession VII)
By-Law 1471 Township of Toronto	1951	Annexation	Twp. of Toronto Gore	Malton Police Village, Township of Toronto	"
Plan 436	1952	Plan of Subdivision	Central Mortgage & Housing Corporation – *see attached Plan 436		
270622VS	1963	Grant	Central Mortgage & Housing Corporation	Donald M. & Joan E. LINGER	Lot 164 (\$3,150)
703206	1985	Grant	Donald M. & Joan E. LINGER	Larry L. LINGER	"
750501	1986	Grant	Larry L. LINGER	Tedford Elton & Rachel LOUGHEAD	"
981980	1991	Grant	Tedford Elton & Rachel LOUGHEAD	James Roy CLUNAS & Paulina BOUWMAN	"
RO1097752	1995	Transfer	James Roy CLUNAS & Paulina BOUWMAN	Todd & Deborah HARPLEY	"
PR585952	2004	Transfer	Todd & Deborah HARPLEY	Balram KUMAR	"
PR827433	2005	Transfer	Balram KUMAR	CURRENT OWNER	"

NOTE: Title search performed by Chris Aplin, M.C.A. Paralegal Services

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436

Die Beschreibungen der Stadt von Georg Meier, die aus dem Jahre 1807 stammen, sind ebenfalls dem Archiv des Landesarchivs zu Bonn übergeben.

[illegible]

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26



23

LOT# BUNDLES: 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

NUMBER	DATE/ADDT	DATE OF RECORDED	DATE OF RECORDED	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
24432	NOTICE 1 MAY 85	1 JUNE 85	1 JUNE 85	RE ZONING REC'D. MALTON AIRPORT			
71081	NOTICE 23 SEP. 1985	23 SEP. 1985	23 SEP. 1985	10 15 74437			
120253	NOTICE 3 MAY 1989	15 JUNE 1989	15 JUNE 1989	PE-Z-1 198 1005 MALTON AIRPORT			
2477140	Notice 30 Nov 1972	13 Dec 1972	13 Dec 1972	RE ZONING REC'D. MALTON AIRPORT			all - L
27042518	Grant 30 Dec 1963	11 July 1973	11 July 1973	Amendment of Airport Zoning Regulations	Donald M. Lingner & Joan E. Lingner, as joint tenants	2,100.00	all FEB 10 1981
713206	Grant 15 01 85	15 01 85	15 01 85	LINGER, Donald M.	LINGER, Harry L.		all
743207	Grant 15 01 85	15 01 85	15 01 85	LINGER, Harry L.	LINGER, Donald M. LINGER, Joan E.	20,000.00	all 743604
750501	Grant 30 04 86	30 04 86	30 04 86	LINGER, Harry L.	LOUGHEAD, Lifford E. LOUGHEAD, Rachel J.T.		all
750502	Grant 30 04 86	30 04 86	30 04 86	LOUGHEAD, Lifford E. LOUGHEAD, Rachel	BANK of Montreal Discharged by # 942905	70,000.00	all 9/6/88
968212	Grant 31 06 82	31 06 82	31 06 82	LOUGHEAD, Tedford E. LOUGHEAD, Rachel	BANK of Montreal Discharged by # 202915	60,000.00	all 12/15/82
961800	Grant 31 08 80	31 08 80	31 08 80	LOUGHEAD, Tedford Elton LOUGHEAD, Rachel	CLUNIS, James Roy BOUMER, Pauline as JT	142,000.00	all
961801	Grant 31 08 80	31 08 80	31 08 80	CLUNIS, James Roy BOUMER, Pauline	Dave Community Credit Union Limited Discharged by # 202915	80,800.00	all 12/15/82

NOTE SUBMITTED: 12/11/84

RECEIVED OF REG. 2

NUMBER	NOTIFICATION	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
NO 1097742	Transfer		18 MTH DAT 95 08 31	CLARK, James Roy BOOMER, Pauline	HARPLEY, Todd HARPLEY, Deborah \$1.27	\$116,000.00	ATT
NO 1097753	Charge		95 08 31	HARPLEY, Todd HARPLEY, Deborah	The Toronto-Dominion Bank	\$112,995.00	ATT

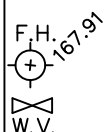
NOTICE
 All Documents/Instruments
 submitted to

JAN 21 1987

AND RECEIVED IN THE OFFICE OF THE
 REGISTRAR AND NOT IN SUBMISSION OF THE
 REGISTRY ACT


APPENDIX B: DRAWINGS

- Site plan
- Plans of existing house to be demolished
- Streetscape showing the proposed development
- Plans & elevations of the proposed development

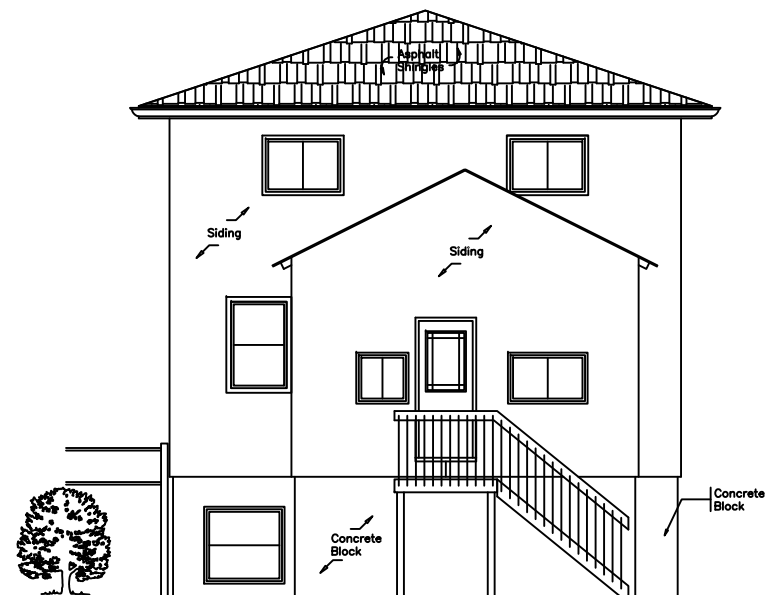


ZONING R4-1	LOT No. LOT 164	REG. PLAN No. 436	LOT AREA 371.6 m2	LOT FRONTAGE 12.19 (40')	LOT DEPTH 30.48 (100')		
DESCRIPTION	PERMITTED	%	PROPOSED	%	SETBACKS	PERMITTED	PROPOSED
LOT COVERAGE	111.48 m2	30%	108.65 m2 + 38.4 = 147.05 m2 (incl front porch + garage)	39.57%	FRONT YARD	7.5m	5.0m
GROUND G.F.A. 2ND FL. G.F.A. TOTAL G.F.A.	100m2 + 0.2 x lot= 174.32 m2		105.85m2 106.43m2 212.28m2	21.7% over	STEPS (front) PORCH (front) COL. PORCH		2.85m 4.138m 4.4 m
LANDSCAPE AREA					REAR YARD	7.5m	13 m
PAVED AREA					INTERIOR SIDE (west)	1.82 m	2.437 m
EAVES HEIGHT	6.4 m		6.73m(22'- 1")		INTERIOR SIDE (east)	1.82 m	1.22 m
No. OF STORIES HEIGHT	9.0m(29'-6")		2 STOREY 9.52m(31'-3") top of ridge roof				
WIDTH	N/A				EX. DETACHED GARAGE AT REAR		2 CAR
DEPTH	20 m		12.47 m				

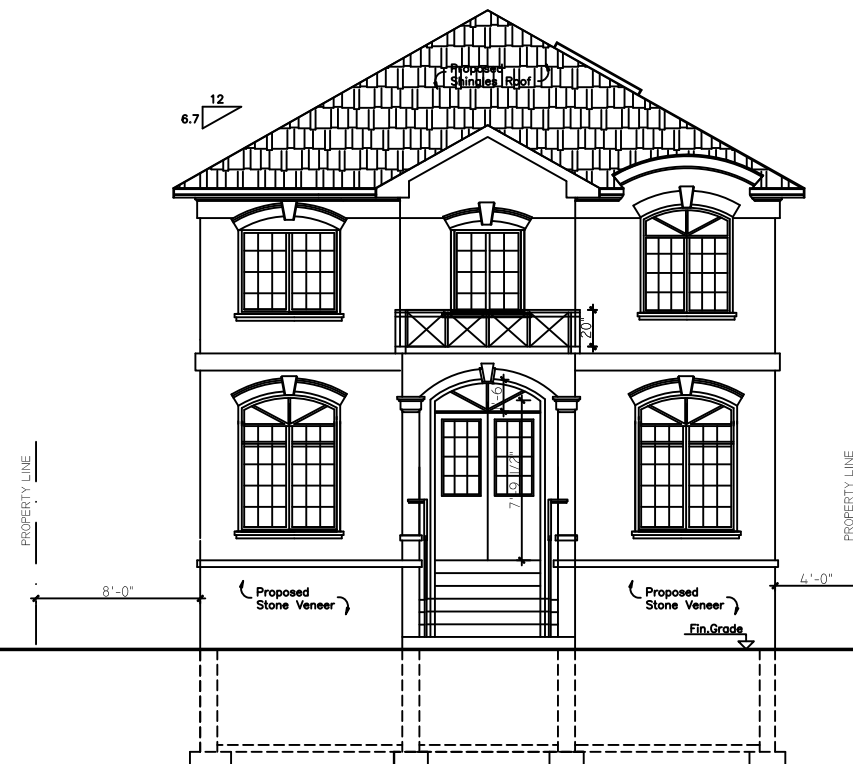
FOR SURVEY PLAN REFER TO DRAWING PREPARED BY "MANDARIN
SURVEYORS LIMITED OLS" DATED NOVEMBER 16, 2013

	PROJECT
2 ISSUED FOR ZONING SEPT. 30, 17	NEW TWO STOREY BRICK & STONE ONE FAMILY DWELLING
1 ISSUED HERITAGE CONSULT SEPT. 26, 17	
2 ISSUED FOR TRCA JAN. 17, 2017	
1 APPROVED BY CLIENT NOV. 16, 2016	3151 CHURCHILL AVENUE MISSISSAUGA, ONTARIO
No Revisions Ch'd Date	
Scale 1:150	
Date APR. 08, 2014	SITE PLAN
Checked PP	
PEDRO PIMENTEL ARCHITECT INC. 	Project No/Drawing No 201633 <div style="float: right; font-size: 2em; font-weight: bold;">A1</div>
111 FLORADALE DRIVE, MISSISSAUGA, ONT. L5B 1G1 TEL: (905) 277 9054 FAX: (905) 277 2576	NOTE: This drawing is the property of the Architect and may not be reproduced or used without expressed consent of the architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

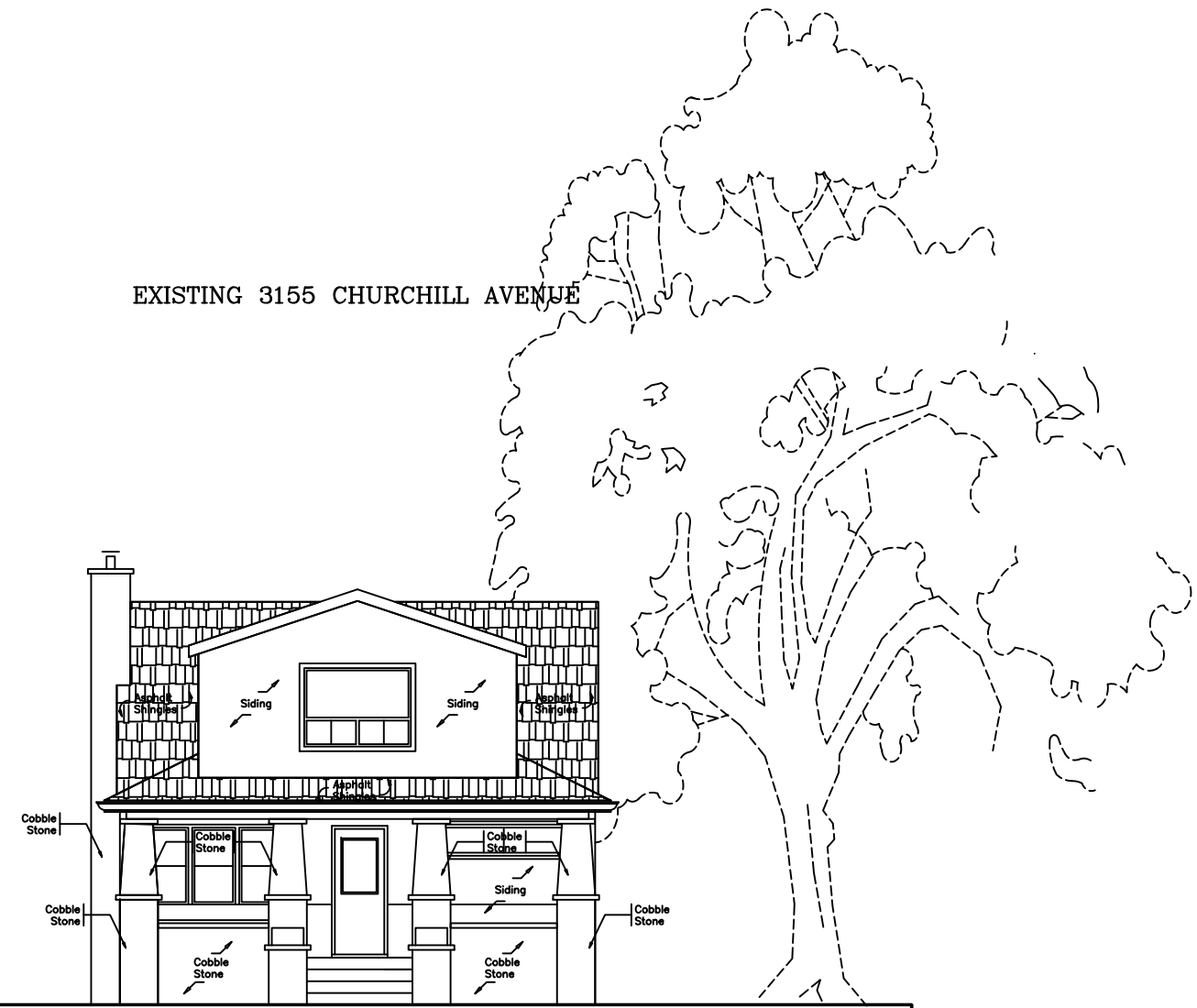
EXISTING 3147 CHURCHILL AVENUE



PROPOSED 3151 CHURCHILL AVENUE



EXISTING 3155 CHURCHILL AVENUE



CHURCHILL AVENUE STREETSCAPE



1 FRONT ELEVATION
A5 3/16" = 1'-0"

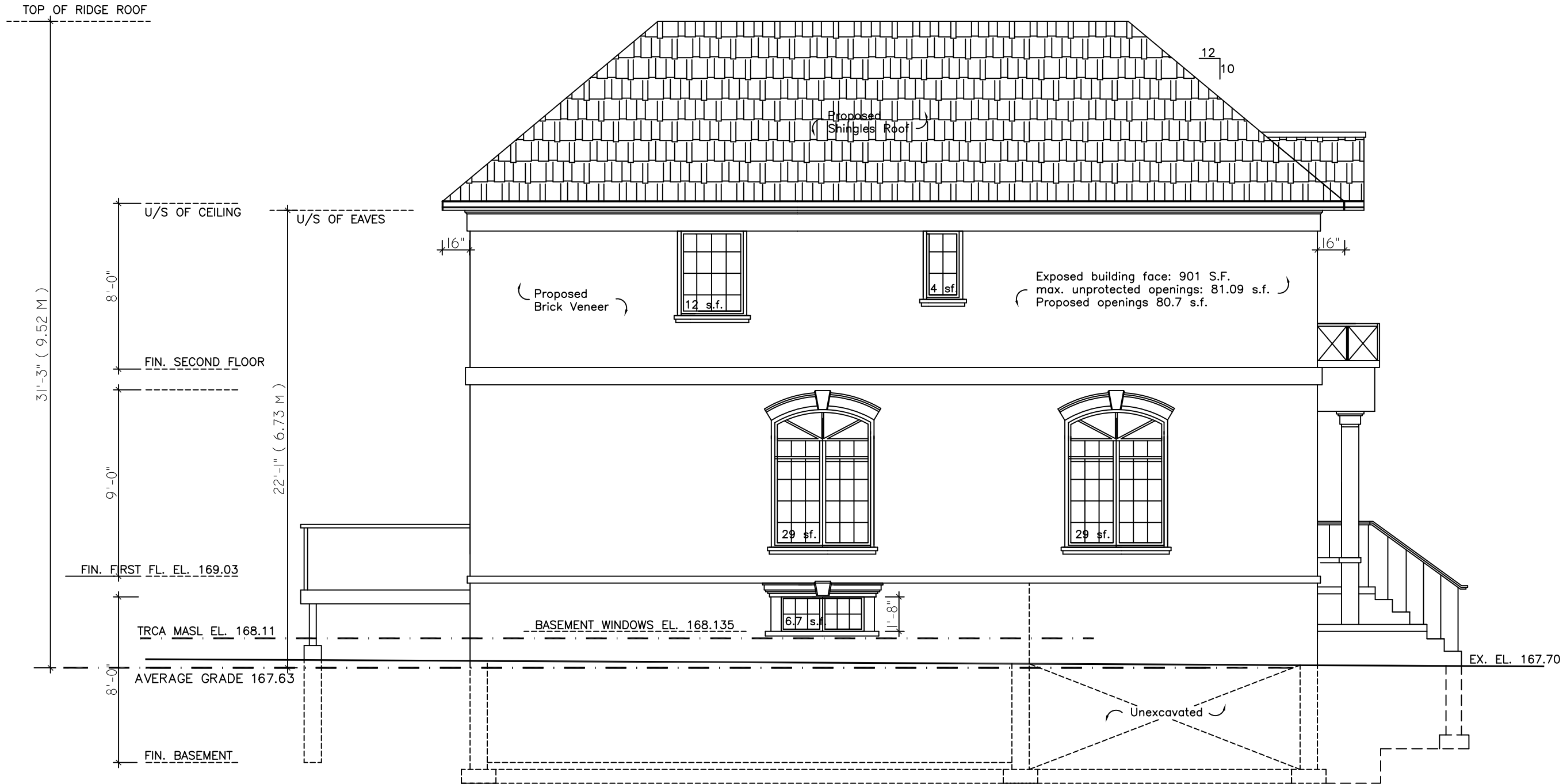
5	
4	
3 REV HEIGHT FOR ZONING	SEPT 25.17
2 ISSUED FOR TRCA	JAN. 17, 2017
1 APPROVED BY CLIENT	NOV. 16, 2016
No Revisions	Ch'd Date

NOTE: This drawing is the property of the Architect and may not be reproduced or used without expressed consent of the architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.	
Scale	3/16" = 1'- 0"
Date	SEPT. 2016
Drawn	DG
Checked	PP

SET NUMBER	
THESE DOCUMENTS SHALL ONLY BE USED FOR THE PURPOSES INDICATED BELOW, WHEN SO NOTED AND INITIALED BY THE ARCHITECT :	
<input checked="" type="checkbox"/> APPROVED DESIGN	<input type="checkbox"/> COMMITTEE ADJUST.
<input checked="" type="checkbox"/> ISSUED TRCA	<input type="checkbox"/> TENDER
<input type="checkbox"/> PERMIT	<input type="checkbox"/> CONSTRUCTION

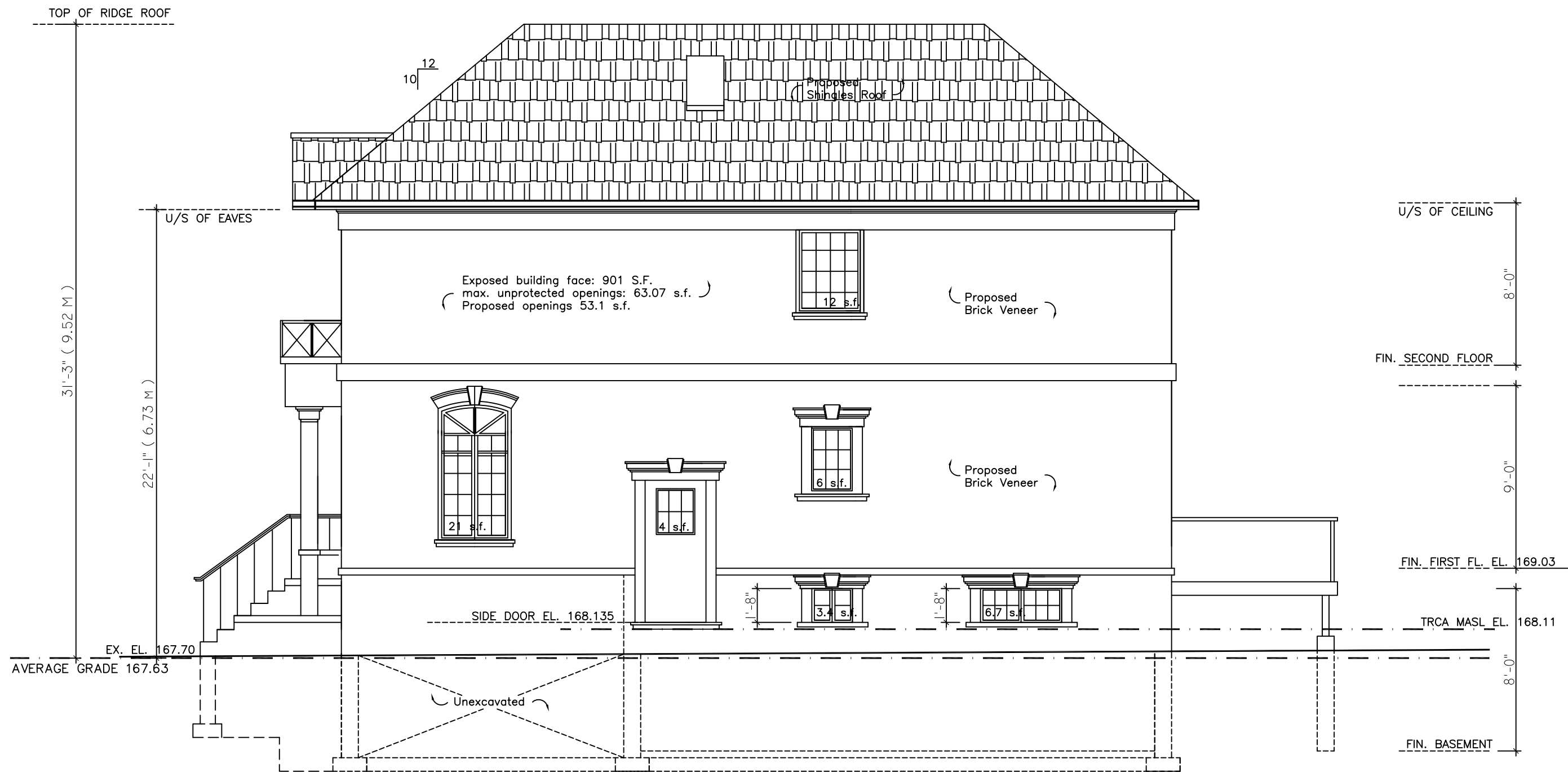
PROJECT	NEW TWO STOREY BRICK & STONE ONE FAMILY DWELLING
	3151 CHURCHILL AVENUE MISSISSAUGA, ONTARIO
Title	FRONT ELEVATION

PEDRO PIMENTEL ARCHITECT INC.	
111 FLORADALE DRIVE MISSISSAUGA ONT. L5B 1G1 TEL: (905) 277 9054 FAX: (905) 277 2576	
Project No/Drawing No	A5
201633	

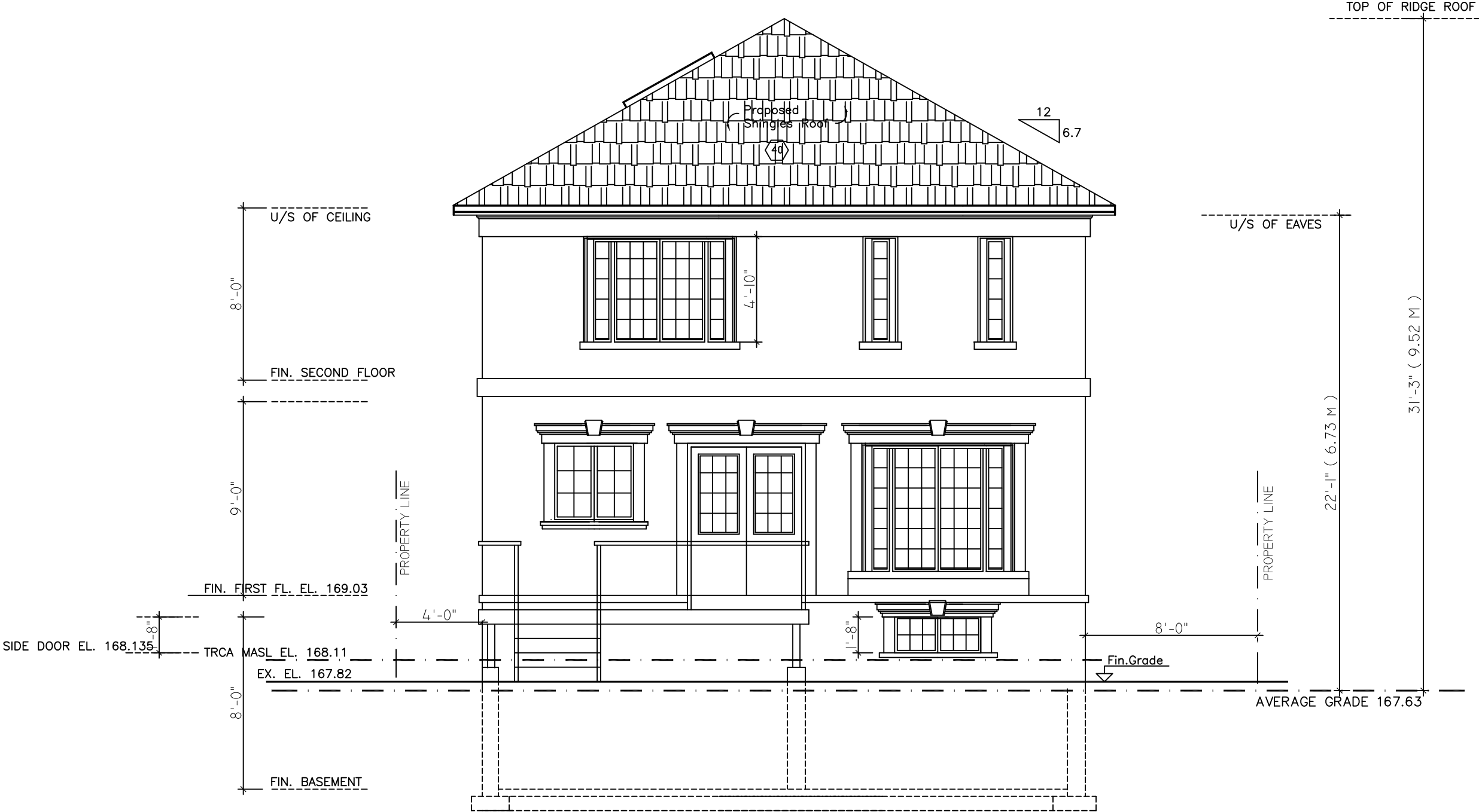


1 WEST ELEVATION
A6 3/16" = 1'-0"

		5	<small>NOTE: This drawing is the property of the Architect and may not be reproduced or used without expressed consent of the architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.</small>	SET NUMBER <small>THESE DOCUMENTS SHALL ONLY BE USED FOR THE PURPOSES INDICATED BELOW, WHEN SO NOTED AND INITIALED BY THE ARCHITECT :</small> <div><div><div></div>APPROVED DESIGN</div><div><div></div>ISSUED TRCA</div><div><div></div>PERMIT</div></div> <div><div></div>COMMITTEE ADJUST.</div> <div><div></div>TENDER</div> <div><div></div>CONSTRUCTION</div>
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		<div>5</div> <div>4</div> <div>3 REV HEIGHT FOR ZONING SEPT 25.17</div> <div>2 ISSUED FOR TRCA JAN. 17, 2017</div> <div>1 APPROVED BY CLIENT NOV. 16, 2016</div> <div>No RevisionsCh'd Date</div>	<div>NOTE: This drawing is the property of the Architect and may not be reproduced or used without expressed consent of the architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.</div> <div>Scale 3/16" = 1'- 0"</div> <div>Date SEPT. 2016</div> <div>Drawn DG</div> <div>Checked PP</div>	<div>SET NUMBER</div> <div>THESE DOCUMENTS SHALL ONLY BE USED FOR THE PURPOSES INDICATED BELOW, WHEN SO NOTED AND INITIALED BY THE ARCHITECT :</div> <div><div>APPROVED DESIGN</div><div>ISSUED TRCA</div><div>PERMIT</div><div>COMMITTEE ADJUST.</div><div>TENDER</div><div>CONSTRUCTION</div></div>	<div>PROJECT</div> <div>NEW TWO STOREY BRICK & STONE ONE FAMILY DWELLING</div> <div>3151 CHURCHILL AVENUE MISSISSAUGA, ONTARIO</div> <div>111 FLORADALE DRIVE MISSISSAUGA ONT. L5B 1G1 TEL: (905) 277 9054 FAX: (905) 277 2576</div> <div>Project No/Drawing No</div> <div>201633</div>	<div>PEDRO PIMENTEL ARCHITECT INC.</div> <div></div> <div>A7</div>
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1 REAR ELEVATION
A8 3/16" = 1'-0"

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City of Mississauga
Memorandum



Date: 2017/10/23
To: Chair and Members of Heritage Advisory Committee
From: Paul Damaso, Director, Culture Division
Meeting Date: 2017/11/14
Subject: Alterations to a Listed Property: 6545 Creditview Road

This memorandum and its attachment are presented for HAC's information only.

The subject property is registered under Section 27 of the Ontario Heritage Act. A Heritage Impact Assessment, by ASI Archaeological & Cultural Heritage Services, prepared for the Ministry of Transportation, follows this memorandum.

The assessment includes the following proposed alterations:

- The Credit River Parks Strategy's proposal for the property, which is preliminary in status
- The Ministry of Transportation proposal for an access road into the property from Highway 401 and 1.5 hectares of compensation plantings, as per figure 11 of the assessment. This work is set to take place next year.

Attachments

Appendix 1: 16EA-187 MTO Creditview Final HIA_25Oct2016



Paul Damaso, Director, Culture Division

Prepared by: Paula Wubbenhorst, Sr. Heritage Coordinator, Culture & Heritage Planning

HERITAGE IMPACT ASSESSMENT

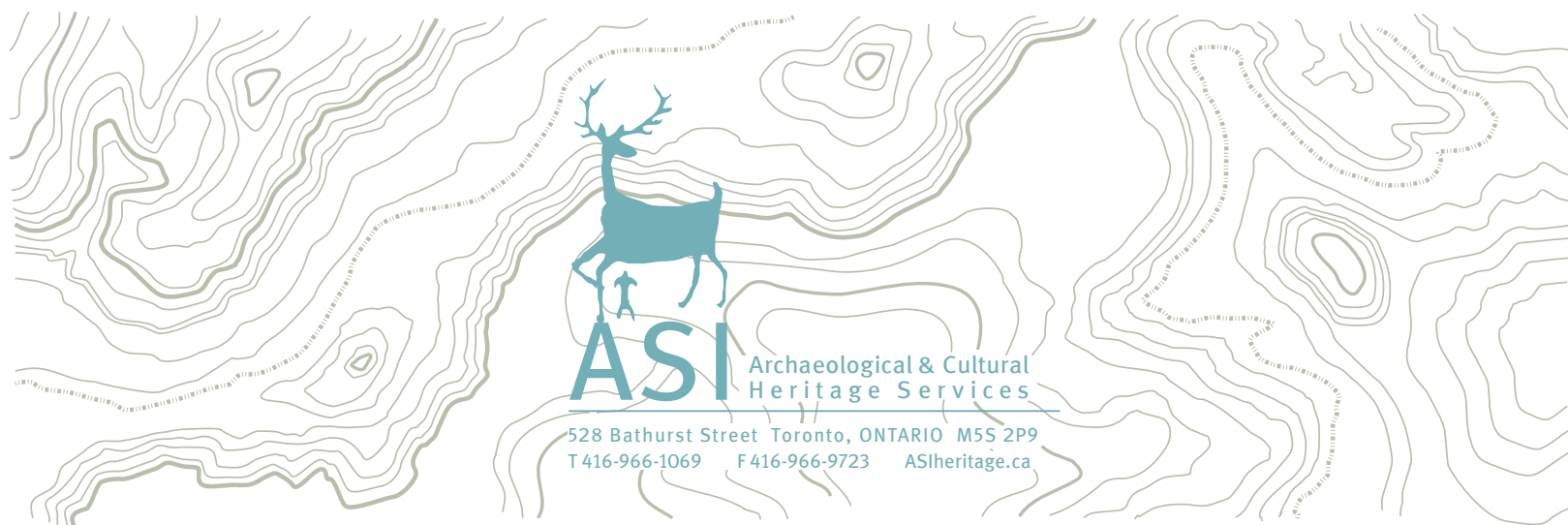
**6545 CREDITVIEW ROAD, MISSISSAUGA, ON
LOT 8, CONCESSION 3 WEST OF CENTRE ROAD (HURONTARIO STREET)
FORMER TORONTO TOWNSHIP, COUNTY OF PEEL
CITY OF MISSISSAUGA, ONTARIO**

Prepared for:

Ministry of Transportation
159 Sir William Hearst Avenue, 3rd Floor
Toronto, ON

ASI File: 16EA-187

September 2016 (Updated October 2016)



HERITAGE IMPACT ASSESSMENT

**6545 CREDITVIEW ROAD, MISSISSAUGA, ON
LOT 8, CONCESSION 3 WEST OF CENTRE ROAD (HURONTARIO STREET)
FORMER TORONTO TOWNSHIP, COUNTY OF PEEL
CITY OF MISSISSAUGA, ONTARIO**

EXECUTIVE SUMMARY

ASI was contracted by the Ministry of Transportation, Ontario (MTO), to conduct a Heritage Impact Assessment (HIA) of the property located at 6545 Creditview Road, Mississauga, Ontario. This HIA is structured to determine the heritage value of 6545 Creditview Road, as well as the impact of the proposed widening of Highway 401 on the northern boundary of the property and the impact of the AECOM Concept – Harris Land Compensation Study Area on the subject property. The property is currently owned by the City of Mississauga.

The proposed development at 6545 Creditview Road in the City of Mississauga will result in alterations to the setting of the resource through direct and indirect impacts to character-defining elements, including:

- alteration of existing farmhouse to be used as Sustainability Centre;
- alteration of setting through the removal of mature trees on the west side of the Credit River for the relocation of the existing bridge, as well as the creation of an access road and parking lot;
- removal of trees for the creation of secondary trail and lookout on the west side of the Credit River;
- removal of tree-line on the east side of the property for the creation of a parking lot and apiary;
- extension of vehicular access to parking lot on the east of the property;
- creation of four multi-use trails on the with various orientations on the west side of the Credit River;
- construction of a bridge over ‘Fletcher’s Creek’ at the southeast of the property along the proposed Credit River Heritage Route;
- alteration of agricultural fields to the north and south of the existing farmhouse to wetlands;
- alteration to the agricultural character of the property through the introduction of plantings on agricultural land at the east end of the property;
- and removal of mature trees and wetland for the expansion of Highway 401; and
- alteration to the agricultural character of the property through the introduction of woodlots.

Based on the City of Mississauga’s Cultural Heritage Landscape Inventory, as well as the Notice to Designate report (1985), the heritage value of the property was firmly established. Further research, field review, site analysis, and review of identified cultural heritage resources and their associated character-defining attributes confirmed this heritage value. The following recommendations have been made based on the determined heritage values of the identified cultural heritage resource and in consideration of overall impacts to the property and surrounding environs.

1. The proposed development by the **City of Mississauga** should attempt to avoid direct and indirect impacts to heritage attributes associated with 6545 Creditview Road to result in compatible alterations to the property. Should alteration to and/or removal of heritage attributes be deemed necessary, the conservation strategies outlined in Section 5.2 and Appendix C of this report should be followed.
2. The proposed development by the **MTO** of the alteration of agricultural lands on the east side of the property should attempt to avoid direct and indirect impacts to heritage attributes associated with 6545 Creditview Road to result in compatible alterations to the property. As the development plan by the City of Mississauga indicates a retention of substantial portions of agricultural land adjacent to the farmhouse, the MTO plan to plan 1.5 hectares of woodland on the east of the property, as well as the creation of an access road, is not deemed to significantly impact existing heritage attributes.

PROJECT PERSONNEL

<i>Senior Project Manager:</i>	Lindsay Graves, MA Cultural Heritage Specialist Assistant Manager, Cultural Heritage Division
<i>Cultural Heritage Specialist:</i>	Joel Konrad, PhD Cultural Heritage Specialist
<i>Project Coordinator:</i>	Sarah Jagelewski, Hon. BA Staff Archaeologist Assistant Manager, Environmental Assessment Division
<i>Project Administrator</i>	Carol Bella, Hon. BA Research Archaeologist and Administrative Assistant
<i>Report Preparation:</i>	Joel Konrad
<i>Graphics Preparation:</i>	Jonas Fernandez, MA Staff Archaeologist and Geomatics Specialist Joel Konrad
<i>Report Reviewer:</i>	Lindsay Graves

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1.0 INTRODUCTION

ASI was contracted by the Ministry of Transportation, Ontario (MTO), to conduct a Heritage Impact Assessment (HIA) of the property located at 6545 Creditview Road, Mississauga, Ontario. This HIA is structured to determine the heritage value of the 6545 Creditview Road, the impact of the proposed widening of Highway 401 on the northern boundary of the property, as well as impacts resulting from the development proposals for the property outlined in the Credit River Parks Strategy. The property is currently owned by the City of Mississauga.

The subject property, located at 6545 Creditview Road, is bordered by Creditview Road to the west, Highway 401 to the north, woodlot and residential development to the east, and woodlot and residential development to the south (Figure 1). The subject property retains a nineteenth-century farmhouse, seven outbuildings, a relict silo, and a modern Warren truss bridge.

This research was conducted under the project direction of Lindsay Graves, Cultural Heritage Specialist and Assistant Manager of the Cultural Heritage Division, ASI. The present heritage impact assessment follows the Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit* (2006), the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), the City of Mississauga's *Cultural Landscape Heritage Impact Statement Terms of Reference*, and the City of Mississauga's *Heritage Impact Assessment Terms of Reference* (2014). Research was completed to investigate, document and evaluate the cultural heritage resources within and adjacent to the study area.

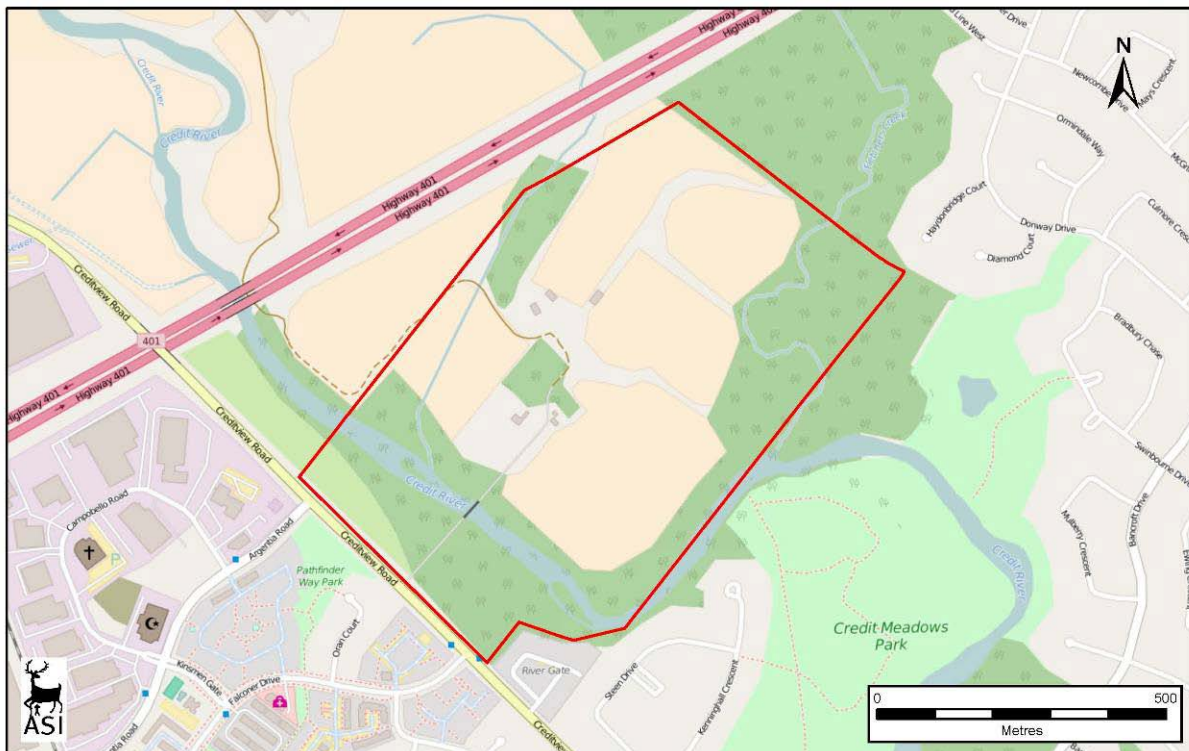


Figure 1: Location of the study area in the City of Mississauga.

Base Map: ESRI

This document will provide:

- a description of the cultural heritage resources, including location, a detailed land use history of the site and photographic documentation;
- a description of the site's cultural heritage value based on archival research, site analysis, and municipally accepted criteria for establishing cultural heritage significance;
- assessment of impacts of the proposed undertaking; and,
- appropriate conservation measures and intervention strategies.

The following documents have been consulted as part of this study:

- ATA Architects Inc., *Park #505, The Former Harris Lands: Building Condition Assessment and Adaptive Reuse Report* (2012);
- Fort-Menares, Anne, *Heritage Structure Report – Harris Farm* (1979);
- City of Mississauga, *Memorandum* (Recommendation to designate – 8 October 1985);
- City of Mississauga, *Notice of Intent to Designate – Harris Farmhouse* (1985);
- City of Mississauga, *Credit River Parks Strategy* (2013);
- City of Mississauga, *Cultural Landscape Inventory* (2005);
- City of Mississauga, *Official Plan* (2014);
- City of Mississauga *Cultural Landscape Heritage Impact Statement Terms of Reference*; and,
- City of Mississauga *Heritage Impact Assessment: Terms of Reference* (2014).

1.1 Location and Study Area Description

The study area is located south of Highway 401, approximately six-and-a-half kilometres west of the City of Mississauga's downtown core (Figure 2), located on Lot 8, Concession 3 West of Centre Road (Hurontario Street), in the City of Mississauga. The property consists of a Georgian Survival farmhouse with multiple additions, seven outbuildings, a relict silo, and a modern Warren truss bridge.

1.2 Present Owner Contact

The subject property is presently owned by the City of Mississauga.





Figure 2: Site Context showing the study area.

Source: Bing Maps.

1.3 Policy Framework

The authority to request this heritage assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), and the *City of Mississauga Official Plan* (Section 7.4).

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and also provides the legislative bases for applying heritage easements to real property.

The *Planning Act* (1990) and related *Provincial Policy Statement* (PPS 2014) make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *PPS* indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

1.4 City of Mississauga Municipal Policies Regarding Heritage

The City of Mississauga's *Official Plan* (2015) sets out a number of policies with regard to cultural heritage resources. Policies that are relevant to this study are included below:

- 7.4.1.1 The heritage policies are based on two principles:
- heritage planning will be an integral part of the planning process; and,
 - cultural heritage resources of significant value will be identified, protected, and preserved.



7.4.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.

7.4.1.3 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.

7.4.1.10 Applications for development involving cultural heritage resources will be required to include a *Heritage Impact Assessment* prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

7.4.1.12 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 by the City and other appropriate authorities having jurisdiction.

7.4.1.13 Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.

7.4.1.17 Public works will be undertaken in a way that minimizes detrimental impacts on cultural heritage resources.

7.4.1.18 Mississauga recognizes the Credit River and Etobicoke Creek valleys as heritage corridors with both prehistoric and historical significance.

7.4.2.2 Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a *Heritage Impact Assessment*.

7.4.3.3 Applications for development within a Heritage Conservation District will be required to include a *Heritage Impact Assessment* and Heritage Permit, prepared to the satisfaction of the City and the appropriate authorities having jurisdiction.

The City of Mississauga's *Heritage Impact Assessment: Terms of Reference* states that:

A Heritage Impact Assessment is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The study would include an inventory of all heritage resources within the planning application area. The study results in a report which identifies all known heritage resources, an evaluation of the significance of the resources, and makes recommendations toward mitigation measures that would minimize negative to those resources. A Heritage Impact Assessment may be required on a Designated or individually Listed property on the City's Heritage Register or where development is proposed adjacent to a known heritage resource. The requirement may also apply to unknown or recorded heritage resources which are discovered during the development application stage or construction.



The *Terms of Reference* also details the content, scope, and mechanics of HIAs submitted to the City.

In addition, the City of Mississauga's *Cultural Landscape Heritage Impact Statement Terms of Reference* states that the assessment of landscapes should take account of the following:

Landscape Environment

- scenic and visual quality
- natural environment
- horticultural interest
- landscape design, type and technological interest

Built Environment

- aesthetic/visual quality
- consistent with pre World War I environs
- consistent scale of built features
- unique architectural features/buildings
- designated structures

Historical Associations

- illustrates a style, trend or pattern
- direct association with important person or event
- illustrates an important phase of social or physical development
- illustrate the work of an important designer

Other

- historical or archaeological interest
- outstanding features/interest
- significant ecological interest
- landmark value

1.5 Project Consultation

The following organizations, websites, online heritage documents, online heritage mapping tools, and heritage staff were contacted to confirm the level of significance of the subject property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- Paula Wubbenhorst, Senior Heritage Coordinator at the City of Mississauga on 15 August 2016 (via email, paula.wubbenhorst@mississauga.ca)
- Dana Glofcheskie, Transportation Project Engineer at the City of Mississauga on 2 August 2016 (via email, dana.glofcheskie@mississauga.ca)
- City of Mississauga's *Heritage Designated Properties* @ <http://www.mississauga.ca/portal/discover/heritagedesignatedproperties> [Accessed 3 August 2016]
- Canadian Register of Historic Places @ <http://www.historicplaces.ca/en/pages/about-apropos.aspx> [Accessed 3 August 2016]



- Parks Canada website (national historic sites) @ <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx> [Accessed 3 August 2016]

2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use. The property consists of a brick residence with multiple accretions, two early and five modern outbuildings, one relict silo, agricultural fields, circulation routes, pronounced former work areas, the Credit River, and a Warren truss bridge.

2.1 Township Survey and Settlement

2.1.1 *Township of Toronto*

At the conclusion of the American War of Independence (1774-1783), the British were forced to recognize the emergence of a new political frontier, one that had to be maintained by a strong military presence. In addition, a number of British loyalists travelled north and crossed the border in order to remain in British territory. Many of them were given land grants by the Crown in exchange for loyal service. These new developments ultimately led to the purchase of Mississauga land by the Crown in 1787 (although boundary disputes were not resolved until the signing of a treaty in 1805). The subject property is located within these “New Survey” lands which were surveyed in 1806.

In 1788, the County of Peel was part of the extensive district known as the “Nassau District.” After the province of Quebec was divided into Upper and Lower Canada in 1792, the Nassau District became known as the Home District. The same year, Upper Canada was subdivided into nineteen counties by its first Lieutenant Governor, Colonel John Graves Simcoe, and by 1852, the Home District was replaced by the Counties of York, Ontario and Peel. Shortly after, the County of Ontario became a separate county, and the question of separation became popular in Peel. A vote for independence was taken in 1866, and in 1867, the village of Brampton was chosen as the capital of the new county.

The first transportation routes to be established followed early Aboriginal trails, both along the lakeshore and adjacent to various creeks and rivers. Local roads were initially cleared by the grantees of adjacent land as part of their settlement duties although the many rivers and creeks posed a challenge to the gridded road system, and nineteenth-century maps detail the many jags and detours necessary to avoid bad crossing points.

After Simcoe established York as the capital of Upper Canada he commissioned the Queen’s Rangers to build the Dundas Highway (also known as the Governor’s Road) running west to Ancaster and east toward Kingston, hooking up with Kingston Road. This important transportation corridor was intended to provide an overland military route between Lake Ontario, Lake St. Clair, and Lake Huron. The road (later known as Dundas Street now Highway 5) was intended to serve a dual purpose – to support settlement in Upper Canada, and as a deterrent to expansionist American interests. Work on the Governor’s Road began in 1793, but the rocky and heavily treed landscape made progress slow and the route was still barely passable when Simcoe returned to England in 1796. Eventually, Dundas Street served the purpose of supporting settlement in southern Ontario once the colonial government had purchased new lands adjacent to it.



Along the lakeshore, the pre-existing trail was widened and improved as a public road by 1798, but there was no bridge across the Humber River at that time (a ferry operated between 1802 and 1815). Lakeshore Road opened through Etobicoke in 1804, was planked in 1820, and by 1826, a regular stagecoach service ran between York and Niagara. The Toronto Road Company purchased the Lakeshore Road in 1850, turning it into a toll road.

The Hamilton and Toronto Railway was formed in 1852, and in 1855, completed its lake shore route across the south end of Lot 11. In 1871, the railway was amalgamated with the Great Western Railway, which in turn, was amalgamated in 1882, with the Grand Trunk Railway. The Grand Trunk Railway was amalgamated in 1923, with Canadian National Railway (Andrea 1997: 126-127).

2.1.2 City of Mississauga

In 1968, the Township of Toronto was incorporated as the Town of Mississauga. In 1974, Mississauga was incorporated as a City through the amalgamation of the Town of Mississauga and the villages of Port Credit and Streestville, as well as portions of the Townships of Toronto Gore and Trafalgar. It has since grown to become the sixth largest city in Canada.

2.1.3 Village of Meadowvale

Meadowvale was settled in the 1830s along the banks of the Credit River and served as a mill town for northern Toronto Township. The village sustained schools, churches, stores, and a tavern as well as property owned by sprit distillers Gooderham and Worts.

2.2 Mapping Overview

A number of maps from the mid-nineteenth century were examined; however, not all were reproduced in this report given that they tended to have generalized depictions of the study area in which only the prominent buildings were illustrated or mentioned. The following is a list of historic maps and aerial photographs reviewed as part of archival research and which are described further below.

Table 1: List of maps reviewed as part of archival research

Figure #	Date	Name	Description
3	1859	<i>Tremaine's Map of the County of Peel</i>	Depicts Toronto Township and the study area.
4	1877	<i>Illustrated Historical Atlas of the County of Peel</i>	Depicts Toronto Township and the study area.
5	1909	<i>National Topographic Survey</i>	Detailed views of the study area and environs, including contour lines and some landscape and cultural features (i.e. schools, railways, rivers and streams).
6	1922	<i>National Topographic Survey</i>	Detailed views of the study area and environs, including contour lines and some landscape and cultural features (i.e. schools, railways, rivers and streams).

Table 1: List of maps reviewed as part of archival research

Figure #	Date	Name	Description
7	1931	<i>National Topographic Survey</i>	Detailed views of the study area and environs, including contour lines and some landscape and cultural features (i.e. schools, railways, rivers and streams).
8	1944	<i>Aerial Photography</i>	Detailed views of the contour lines and some landscape features in and around the study area.
9	1954	<i>Aerial Photography</i>	Detailed views of the contour lines and some landscape features in and around the study area.
8	1989	<i>Aerial Photography</i>	Detailed views of the contour lines and some landscape features in and around the study area.

2.3 Land Use History

The following land use history is based on the ‘Chronology of Ownership’ and ‘Former Harris Lands’ documents provided by the City of Mississauga, as well as Parts 1 and 2 of the Credit River Parks Strategy (2013). Additional information was compiled from a combination of land registry records, historic mapping, historic photographs, city directories, and local history resources where available. In addition, public documents were forwarded from the City of Mississauga’s planning offices.

2.3.1 1819-1872

The study area comprises part of the former 200 acre lot located at Lot 8, Concession 3 West of Centre Road in former Toronto Township, County of Peel. The Crown granted the entirety of the study area to Thomas Kennedy in 1819, who then passed the land to James Kennedy in 1823. Kennedy, originally from Schenectady, New York, was a painter who also purchased the adjoining 100 acres from William Perkins and constructed a log cabin adjacent to the Credit River, raising his ten children there. In 1846 James Pearson purchased the farm and constructed the existing two-storey, brick residence a year later. During the tenure of the Pearson family the farm became known as “Valley View Farm.” A wooden bridge was constructed across the credit river at the west of the property, providing access to Creditview Road.

James Pearson’s grandfather immigrated to Pennsylvania in the middle of the eighteenth century and was killed during the Seven Years War (Hicks 2004: 36). His son, Nathaniel Pearson, James Pearson’s father, settled in Newmarket with his wife, Ann Bunting, and 16 year-old James in 1801. James married Jane Lount in 1812 and the couple had eight children: Philadelphia (born 1813), Amelia (born 1814), Ann (born 1816), Susannah (born 1818), Jane (born 1821), George (born 1823), John (born 1825), and James (born 1828). James’s wife Jane died in 1830 and he remarried Hannah Simpson, with whom he had two children: Joseph (born 1834) and Samuel (born 1838). The first year of after the purchase of the Valley Home Farm property the family suffered a flood from a swollen Credit River, which caused severe damage to the interior of the log cabin. Subsequently, a sturdier home was needed, leading to the construction of the Georgian Survival style residence using bricks formed from clay found on the property. The farm also contained a smokehouse, to the east of the residence, and a large barn. According to existing sources, it is possible that a single-storey residence was built to the north side of the original house and was connected to the primary residence sometime in the late nineteenth century.



According to Mrs Emilie P. Brett, James Pearson's Granddaughter, the farm "ranked as a model farm in the neighbourhood," and was considered one of the "best homestead farms in the County of Peel" (Brett, 1963).

Tremaine's 1859 *Map of the County of Peel* (Figure 3) depicts the subject property as occupied by James Pearson and illustrates the two-storey brick residence to the east of the Credit River. According to the 1871 Census Returns for the property, a second residence was extant at that time. It has been suggested that the second residence was possibly constructed to the north of the brick structure and later incorporated into the residence (ATA Architects 2012: 14). However, figure 4, the *Illustrated Historical Atlas of the County of Peel*, published in 1877, indicates that the second residence was located on the west side of the river, adjacent to the Creditview Road Right-of-Way. The structure was likely used to house those who laboured on the property. A laneway accessing the property is depicted on the map, terminating at an orchard with a second orchard to the north of the lane. In addition, two springs are visible within the property.

2.3.2 1872-1912

Upon the death of James Pearson in 1872, his youngest son, Samuel Pearson, took over the farm, with agricultural production focusing primarily upon shorthorn cattle and Berkshire pig husbandry. The 1881 Census Returns for Toronto Township (District 140, Schedule 1, Page 12), confirm that Samuel Pearson resided on the subject property with his wife, Marry Ann (aged 36), and his children Joseph (aged 17), Susan (aged 13), Thomas (aged 11), and Emily (aged 7). In addition, their adopted daughter, Maria Pearson, aged 26, resided with the family. Samuel Pearson improved upon his father's farm, employing two gardeners in the summer months to maintain the lawns and flower gardens. Under Samuel's stewardship the Valley Home Farm presented as an English Manor, complete with traditional English gardens.

In addition to running a successful farm, Samuel Pearson held several positions within the agricultural community, including President of Peel's Agricultural Society, as well as being an advocate for teaching agricultural curriculum in public schools. Beyond advocacy, his company, S.J. Pearson and Son, entered their livestock into exhibitions across Ontario, winning numerous prizes during the 1890s. His obituary in the *Streetsville Review* recalls his "sterling character," a man who was honored and esteemed by everyone who knew him" (*Streetsville Review*, April 12, 1914).

The 1891 Census Returns (District 106, Schedule 31, Page 34) reveal that Samuel Pearson (Pierson) was a 52 year-old widowed farmer residing with his children: Joseph (aged 29), Thomas (aged 21), Emily (aged 9), Jessie (aged 8), and Mariah (aged 35). The family resided in the two-storey, brick structure located on the property. In addition, James Edgar, aged 49, worked on the farm as a domestic labourer and purportedly dwelled on the property.

Census Returns for 1901 (District 163, Schedule 1, Page 1) indicate that Samuel Pearson continued to reside at the property with his children: Joseph (aged 36), Emily (aged 20), Jessie (aged 18), and Maria (aged 42). Ten years later, the 1911 Census Returns for the property (District 109, Schedule 1, Page 7) indicate that Samuel Pearson, aged 73, still resided on the property with his children and Jahn Warghat, who is listed as a 21 year-old labourer.



Topographic mapping produced in 1909 (Figure 5) record two residences on the property. In addition, a wooden bridge is identified crossing the Credit River to the southwest of the two-storey brick residence, with woodlots lining the river.

2.3.3 1912-Present

The subject property was purchased by William Fraser in 1912 and renamed “Bridge Farm.” Fraser, a treasurer at the Canadian Racing Association and the Ontario Jockey Club, introduced a programme of thoroughbred horse husbandry. During Fraser’s tenure, the Toronto Suburban Railway purchased a portion of the property to facilitate suburban rail traffic and, on 14 April 1917, the first trains began to travel through the property. Stop number 46, named “Bridge Farm” after the subject farm, and was located adjacent to the property. However, the railway fell into receivership shortly after the onset of the Great Depression and the trains ceased running through the property in 1931.

Topographic mapping created in 1922 and 1931 (Figures 6 and 7) confirm that both residences and the wooden bridge were still extant on the property. The Toronto Suburban Railway line is depicted, passing north-south along the eastern boundary of the property and crossing a small bridge spanning a tributary of the Credit River.

After Fraser’s death in 1930, the property was sold to Toronto barrister and socialite Walter Gow, who was often associated with his posts as a former Lieutenant Colonel in the First World War and director of the Canadian Bank of Commerce. Gow purchased the home to use as a summer property for his family expanded the existing residence and operated the farm for over a decade. Under his tenure a number of improvements were made to the property, including either the refurbishment or rebuilding of the residence adjacent to Creditview Road to be used by the gardiner. The property was sold to Homer Newall in 1944 and then to David Harris in 1946.

Aerial photographs dating to 1944 and 1954 (Figures 8 and 9) confirm that the property retained its agricultural character, defined primarily through its land under cultivation, during the mid-twentieth century. In addition, they reveal that the second residence located adjacent to Creditview Road had been removed. Aerial photography produced in 1989 reveals that the fields were no longer under cultivation at that time and that sub-divisions had been developed on the west and south sides of the property.

David Harris resided on the property with his second wife and family until 1960, at which time he relocated to Vancouver. Between 1960 and 1991 the property was tenanted, though there is evidence that the land surrounding the residence fell into disuse. After David Harris Sr.’s death in 1989 the land was passed to David Harris Jr., who initiated a project to rehabilitate the agricultural lands surrounding the residence by leasing the land to those who would actively farm the land and Harris himself moved back to the property sometime after. The property is now owned by the City of Mississauga.

2.3.4 Land Use History Summary

The subject property was purchased by Thomas Kennedy in 1819 and sold it to James Kennedy in 1823, who constructed a small log cabin adjacent to the Credit River. James Pearson purchased the property in 1846 and built the two-storey, brick Georgian Survival residence still extant on the property. The property became known as “Valley View Farm” and was a significant livestock producer in the area.



Upon the death of James Pearson in 1872, his son Samuel inherited and improved upon his father's farm, turning the property into his vision of an English estate. A second residence was built on the west side of the river, adjacent to Creditview Road. In addition to farming, Samuel held several positions in agricultural institutions such as Peel's Agricultural Society. The farm was sold to William Fraser, a treasurer at the Canadian Racing Association, in 1912 and renamed "Bridge Farm." The property was passed to Toronto barrister Walter Gow in 1930 and then to Homer Newall, who sold the property to David Harris in 1946. The property fell into disrepair during Harris's tenure, until it was passed to his son, David Harris Jr., in 1991, at which time an effort to rehabilitate the property was undertaken. The property is now owned by the City of Mississauga.

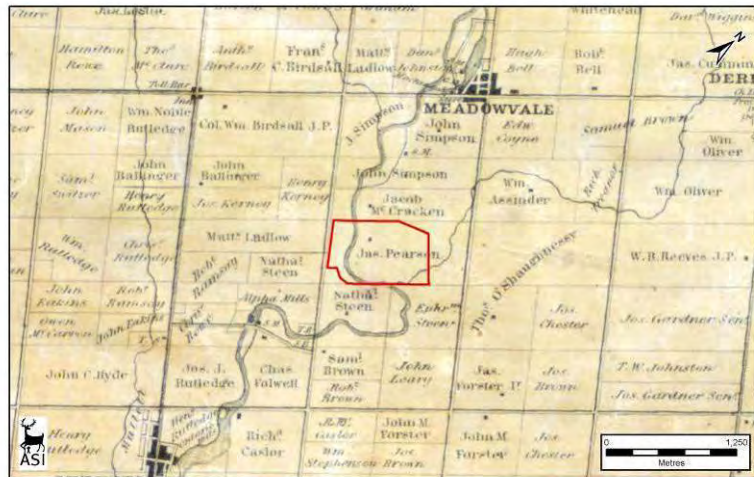


Figure 3: Location of the study area on 1859 historic mapping.
Base Map: *Tremaine's Map of the County of Peel, 1859.*

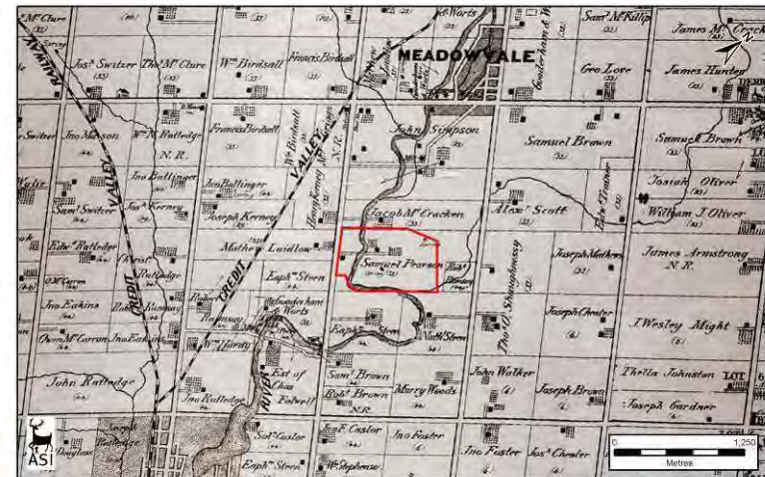


Figure 4: Location of the study area on 1877 historic mapping.
Base Map: *Illustrated Historical Atlas of the County of Peel, 1877.*

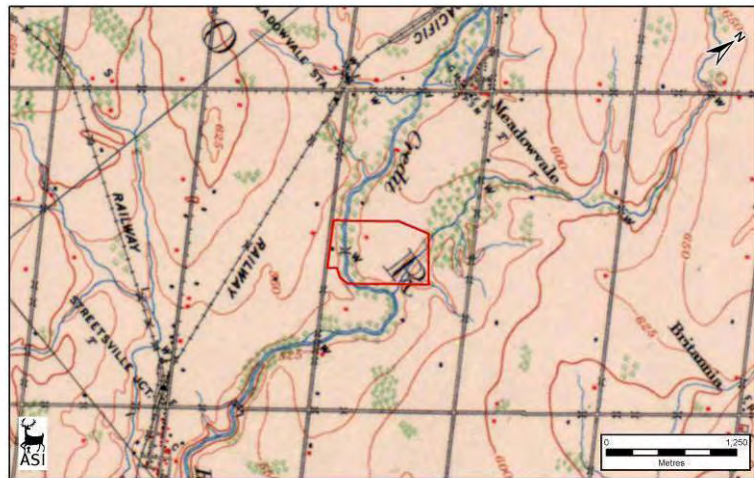


Figure 5: Location of the study area on 1909 historic mapping.
Base Map: NTS 30 M/12, 1909.



Figure 6: Location of the study area on 1922 historic mapping.
Base Map: NTS 30 M/12, 1922.



Figure 7: Location of the study area on 1931 historic mapping.
Base Map: NTS 30 M/12, 1931.



Figure 8: Location of the study area on 1944 Aerial Photography.
Base Map: Mississauga Aerial Photography, 1944.



Figure 9: Location of the study area on 1954 Aerial Photography.
Base Map: Mississauga Aerial Photography, 1954.



Figure 10: Location of the study area on 1989 Aerial Photography.
Base Map: Mississauga Aerial Photography, 1989.



Figure 11: Location of Cultural Heritage Landscape features.



3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by Joel Konrad, Cultural Heritage Specialist, ASI, on 28 August 2016 to survey and document the study area and environs. It should be noted that the agricultural fields were under cultivation at the time of field review and as such large parts of the property were not accessible, including the interior of the existing structures. The following description of the property has been supplemented with the Notice of Intent to Designate the property at 6545 Creditview Road, produced in 1985.

3.2 6545 Creditview Road

The existing property at 6545 Creditview Road is located on Lot 8, Concession 3 West of Centre Road (Huron Street), in the City of Mississauga. The property was established as an agricultural property in the early nineteenth century and has retained its agricultural character.

3.2.1 Residence Exterior

The residence is a blend of vernacular Georgian Survival and Regency styles, while also incorporating other stylistic elements. The original structure consists of a three-bay, symmetrical facade in generally five-to-eight proportions with the second-storey, six-over-six sash windows smaller than the first-storey windows of the same design. Shutters flank many of the windows on the first and second floors. The low-hipped roof reflects the Regency styling along with stylistic detailing such as the panelled door, eight-light rectangular transom with two-light sidelights, six over six paned windows, and an 'L' shaped verandah with ornate posts and bracketing. The residence also exhibits polychromatic brickwork on the quoins with what appears to be sandstone lintels above the doors and windows. Two brick chimneys are visible in the original structure, on the east and north elevations. The original residence is accessed primarily by entryways on the south and west elevations (Plates 1-8).

Two brick additions are located to the north and the east of the original structure. A gambrel roof structure built in the late nineteenth century is located to the north of the original structure features a large, multi-pane bay window on the first floor of the west elevation as well as three six-over-six sash windows while three dormers on the second floor feature six-over-six sash windows. The east elevation has a single-storey, frame addition with a shed roof and clapboard siding. Like the west elevation, the east elevation of this addition retains three dormers on the second-storey with six-over-six sash windows. A single, internal chimney is located in the centre of the addition. The structure was initially built as a single-storey addition with the second storey added in 1931 (Plates 9-11).

The second brick addition, likely built sometime between 1865 and 1946, is located to the east of the original structure and is comprised of a single-storey, gable-roofed structure that retains two six-over-six sash windows on the north elevation and one multi-pane window on the south elevation. A frame addition with gable roof and clapboard siding is located to the east of the brick addition. The addition was constructed in 1946 and retains three modern, multipane windows each on the south elevation and north elevation. A small cupola-shaped birdhouse is located on the roof (Plates 12-17).



A final single-storey, gable-roofed frame addition with shed-roofed accretion is located on the north of the structure, oriented generally east-west, and built in 1946. The addition retains bargeboard cladding, multipane windows, and a brick chimney located at the west elevation. While the brick structures feature fieldstone foundations, the modern additions rest on poured concrete foundations (Plates 18-20).

3.2.2 Outbuildings

Radiating out from the residence, a number of early and modern outbuildings are located to the east and north. A small, brick and stone smokehouse (Outbuilding 1), constructed around 1870, is situated approximately five metres to the northeast of the residence. The relict structure retains a wood gable roof and several openings (Plates 21-22).

The former stable, which has been converted to a garage, is located approximately 20 metres to the southeast of the residence (Outbuilding 2). The structure was built around 1900 and was originally clad with wood planks, though it has been covered with clapboard siding. The building currently retains two garage doors as well as an entryway on the north side (Plate 23).

A wooden greenhouse is located approximately 20 metres to the east of the former stable (Outbuilding 3). Built in 1948 using poured concrete foundations and wood walls with board-and-batten siding, the structure retains a gable roof, brick chimney, and modern garage door as well as a small greenhouse structure on the building's south side (Plate 24).

To the east of the immediate farm complex sits a steel framed building with steel siding constructed in 1947. The building rests on a poured concrete foundation and doors are located on the south and west elevations. The building is painted green and appears to have housed farm equipment or possibly grain storage overflow (Plates 25-27). A concrete, relict silo is located to the west of the building (Plate 28).

Three modern fabric buildings with metal structural elements are extant on the property. All were erected between 1996 and 2006, with one located south of the farmhouse and west of the greenhouse, one located to the north of the concrete silo, and one located to the southeast of the steel framed building (Plates 29-33).

3.2.3 Landscape Features

The property features a generally flat topography with a small but pronounced change of elevation at the east of the property, where a drop of approximately five metres is visible. Agricultural fields comprise the majority of the property, interspersed by small wooded areas, with the agricultural buildings located generally in the centre of the property.

Starting from the western entrance to the property, a gravel road runs generally northeast through a small woodlot towards the Credit River, where it crosses a modern Warren through truss bridge with vertical upright members. The bridge retains a concrete slab deck and metal barrier system extending beyond the bridge deck. A system of cylindrical, corrugated metal culverts carry what appears to be a small seasonal creek under the road approximately 10 metres to the northeast of the bridge. The gravel road continues and passes the farmhouse, which is located generally to the northwest. The farmhouse is surrounded by mature trees, and particularly fir or spruce, creating an isolated, pastoral feel to this area of the property. Fields under cultivation are located to the north and south of the farmhouse with woodlots defining their



boundaries. The gravel road continues toward the northeast of the property, passing a walnut grove as well as the concrete silo and Outbuildings 5 and 6 before terminating at a level gravel area currently under construction.

A farm track provides access to the northeast section of the property, including Outbuilding 5 and 6, as well as the concrete silo, surrounding what appears to be a former, unfenced work area. A minor circulation route travels in an arc around the concrete silo, passing in front of the two outbuildings. A hydro line connecting the farmhouse with the work area terminates with a wood hydro pole located in the centre of the arc. Outbuilding 7 is located generally to the east, and to the south of the farm track, situated at the north end of a field under cultivation. The northwest half of the property retains three distinct fields under cultivation: two south of the farm track and one to the north. As with the fields at the southeast of the property, boundaries are defined by woodlots and mature tree lines. The eastern most field is substantially lower than the rest of the property and what appears to be a low, wet area exists within the large woodlot at the western corner of the property. A noticeable berm is located at the east of the property, running generally north-south along the eastern boundary, and was the location of the former Toronto Suburban Railway right-of-way (Plates 34-55).

3.3 The Surrounding Environs

The surrounding environs feature a concentration of residential development to the northeast, southeast, and southwest. Commercial parks are extant to the west and Highway 401 borders the property to the northwest. A small agricultural field is located at the northwest of the corner of the property and it likely associated with a larger agricultural property north of Highway 401.

4.0 CULTURAL HERITAGE VALUE OF 6545 CREDITVIEW ROAD

4.1 Evaluation

6545 Creditview Road, part of Lot 8, Concession 3 West of Centre Road, is listed on the City of Mississauga's Heritage Inventory and is included on the City of Mississauga's Cultural Heritage Landscape Inventory as 'Creditview Road Scenic Route' (F-TC-3). Consequently, the property is considered to be of significant cultural heritage interest (See Appendix D).

Table 2 contains the evaluation of 6545 Creditview Road against criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

Table 2: Evaluation of the 6545 Creditview Road using *Ontario Heritage Act* Regulation 9/06

1. The property has design value or physical value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property retains eight buildings, one silo, and one modern Warren truss bridge. However, only the residence, the smokehouse (Outbuilding 1), and the former stable (Outbuilding 2) retain elements from the nineteenth or early twentieth century. The farmhouse, set back approximately 350 metres from Creditview Road, consists of an original brick structure with elements of Georgian Revival and Regency styles, an early addition to the north as well as



Table 2: Evaluation of the 6545 Creditview Road using *Ontario Heritage Act* Regulation 9/06

	<p>one to the east, and a final addition to north. The original structure features a hipped roof, polychrome brick quoins, six-over-six sash windows with shutters, elaborate transom and sidelights on the south elevation, and ornate verandah posts. The north brick addition retains a gambrel roof, polychrome brick quoins, and shuttered six-over-six sash windows. The gable-roofed brick addition to the east retains six-over-six sash windows and monochrome brickwork, with a frame accretion with clapboard siding extending from its east elevation. A final addition is located to the north of the structure and features a gable-roofed frame structure with shed-roofed accretion.</p> <p>A relict smokehouse constructed of brick and stone is located to the east of the farmhouse while the former stable structure is located generally south. In addition, the property retains fields under cultivation and numerous woodlots. Taken as a whole, the property is a unique example of an intact, nineteenth-century agricultural property.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	The brick and masonry work, and particularly the polychromatic quoins, and the verandah located on the south and west sides of the property all reflect precision in their fabrication. Taken together, these architectural components indicate a high level of craftsmanship and therefore the property meets this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	The buildings on the property display standard techniques utilized throughout the community at this time. Thus, the subject property is not known to meet this criterion.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property has direct associations with the early settlement of Meadowvale and Toronto Township dating back to 1819 when the property was deeded to Thomas Kennedy. James Pearson purchased the property in 1846 and constructed the original farmhouse, which now constitutes the earliest component of the present farmhouse. Pearson created a successful agricultural business, naming the property 'Valley View Farm', a business that would become well known for its livestock. The subject property has retained its agricultural use since the mid-nineteenth century.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The subject property contributes to the understanding of former Toronto Township, and in particular to the agricultural history of Meadowvale. The property is especially important in this regard as it was well known for its animal husbandry in the late-nineteenth century.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The built features on the property are representative of the Georgian Survival style, however they do not reflect a particular architect, artist, builder, designer, or theorist. Therefore, the subject property is not known to meet this criterion.

Table 2: Evaluation of the 6545 Creditview Road using *Ontario Heritage Act* Regulation 9/06

3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is important in defining, maintaining or supporting the character of an area;	Although the property is surrounded by residential and commercial properties, it is part of the Creditview Road streetscape recognized by the City of Mississauga for its scenic and visual quality and horticultural interest.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The property is almost entirely surrounded by new development and thus is not directly linked to its surroundings. Therefore, the subject property is not known to meet this criterion.
iii. is a landmark.	The notable features of the property are located well away from the public view and, thus, the subject property is not known to meet this criterion.

The subject property met at least one of the criteria contained in Regulation 9/06. The heritage significance of the property is demonstrated by its historical associations with the agricultural development of Meadowvale and Toronto Township, its maintenance of the character of Creditview Road, and the architectural value of the farmhouse. In addition, the property is currently listed on the City of Mississauga's heritage inventory.

4.2 Statement of Cultural Heritage Value or Interest for 6545 Creditview Road, Mississauga

The following has been adapted from the City of Mississauga's *Cultural Landscape Inventory* (2005) regarding the Creditview Road Scenic Route, to which this property contributes greatly:

Creditview Road scenic route runs along the east side of the Credit River, from Britannia Road to the North of the 401. Towards the northern portion of the Creditview Road, it crosses over the Credit River. For the most part, it follows a straight alignment from the southeast to the northwest. The road offers a scenic view of various parts of Mississauga, from recently established commercial and residential neighbourhoods to areas of significant historical, horticultural and scenic interest. An historic hedgerow and view to the Credit River south of Highway 401 make this a scenic view of note.

The following has been adapted from the City of Mississauga's *Notice of Intention to Designate* (1985) regarding the 'Harris Farm' property at 6545 Creditview Road:

It is recommended that the Harris farmhouse be designated on the grounds of its handsome and successful blend of the vernacular Georgian Survival and Regency styles with later elements. The Georgian Survival style extends principally to elements of the form, namely the three-bay symmetrical façade in roughly five-to-eight proportions, the second-storey windows slightly smaller than the first, all except one without shutters. The low hipped roof is a Regency element of form, along with stylistic detailing such as the panelled door embrasure, eight-light rectangular transom with two-light sidelights, six-over-six paned windows, and the verandah with elaborate treillage, now confined to two

sides of the house. Features which were popular include the polychromatic brickwork, and broad, simple mouldings of the doorcase.

The additions are well-proportioned, and complement the main block; the clapboard additions are removed from the main block, and do not detract from its fine architectural quality. The private, secluded, well-landscaped site, particularly with the river nearby, suggests an authentic setting for this nineteenth-century farmhouse. Historically, the house is believed to have been built by James Pearson.

See Appendix D for the City of Mississauga Cultural Landscape Inventory entry for the Creditview Road scenic route, as well as the Notice of Intention to Designate the Harris Farmhouse.

Heritage attributes that express the values of the subject property include:

Farmhouse:

- Georgian Survival influence;
- Six-over-six sash windows with shutters;
- Symmetrical façade;
- Low hipped roof;
- Brick construction;
- Verandah;
- Fieldstone foundations;
- Transom and sidelights; and
- Polychromatic brickwork.

Landscape:

- Early brick smokehouse;
- Circulation routes;
- Relationship to the Credit River;
- Mature plantings;
- Fields under cultivation; and
- Agricultural setting.

5.0 CONSERVATION STRATEGY

5.1 Proposed Work – City of Mississauga

The following conservation strategy is based upon three separate development drawings (City of Mississauga, 2013; AECOM, date unknown, and City of Mississauga, 2015) as well as proposed alterations to the property outlined in the City of Mississauga's Credit River Parks Strategy, 2013 (Appendix B). According to the City of Mississauga Credit River Parks Strategy plans (2013), the property will undergo significant redevelopment to the entire property. **This work will be undertaken by the City of Mississauga** and will result in alterations to the setting of the resource through direct and indirect impacts to character-defining elements, including: alteration of existing farmhouse to be used as Sustainability Centre; alteration of setting through the removal of mature trees on the west side of the Credit River for the relocation of the existing bridge, as well as the creation of an access road and parking lot; removal of trees for the creation of secondary trail and lookout on the west side of the Credit River;



removal of tree-line on the east side of the property for the creation of a parking lot and apiary; extension of vehicular access to parking lot on the east of the property; creation of four multi-use trails on east side of the Credit River with various orientations; construction of a bridge over 'Fletcher's Creek' at the southeast of the property along the proposed Credit River Heritage Route; and alteration of agricultural fields to the north and south of the existing farmhouse.

5.2 Proposed Work – MTO Compensation Lands

An updated plan created by AECOM for the MTO, which highlights the **lands to be affected by the MTO plan for compensation lands, located on the east side of the property only** was also reviewed. This plan superimposes the expansion plans for Highway 401 and the agreed 1.5 hectares of compensation planting located on the northern border of the property as well as the construction of an access road to partially transverse the property. The MTO undertakings will result in alterations to the setting on the east side of the property through direct and indirect impacts to character-defining elements, including: the agricultural character of the property through the introduction of plantings on agricultural land at the east of the property; and removal of mature trees and wetland for the expansion of Highway 401.

5.2.1 Measurement of Development or Site Alteration Impact

According to available documentation, the proposed plan will precipitate the following impacts:

- Possible alteration of existing residence;
- Alteration of agricultural land; and
- Removal of mature trees.

5.2.2 Impact Assessment – City of Mississauga Development

To assess the potential impacts of the proposed development on the cultural heritage value of 6545 Creditview Road, the identified heritage attributes were considered against a range of possible impacts as outlined in the *Ontario Heritage Tool Kit* (2006), which include:

- Destruction of any, or part of any, significant heritage attribute or feature.
- Alteration which means a change in any manner and includes restoration, renovation, repair or disturbance.
- Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature of plantings, such as a garden.
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.
- Direct or indirect obstruction of significant views or vistas from, within, or to a built and natural feature.
- 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.
- Soil Disturbance such as a change in grade, or an alteration of the drainage pattern or excavation.



Based on the current proposed development concepts (Appendix B), the subject property located at 6545 Creditview Road will be directly impacted through the alteration of agricultural land; and removal of mature trees.

Table 3: Impact Assessment – 6545 Creditview Road	
Impact	Potential heritage impacts of the proposed developments on the subject property located at 6545 Creditview Road
Destruction, removal or relocation	No impacts anticipated.
Alteration	<p>The proposed development will precipitate the following alterations to the subject property:</p> <ul style="list-style-type: none"> - Possible alteration of the existing farmhouse; - Alteration of the agricultural setting through the removal of mature trees and agricultural fields; and - Removal of mature trees, causing an alteration of the landscape. <p>The proposed development concepts (see Appendix B) demonstrate an alteration to the agricultural fields through a change in use from agricultural to wetland or woodlot.</p>
Shadows	No impact anticipated.
Isolation	No impact anticipated.
Direct or indirect obstruction of significant views	No impact anticipated.
A change in land use	Yes, a change in impact from rural/agricultural use to recreational/educational use is anticipated. No impact anticipated.
Soil disturbance	There is expected soil disturbance involved in the removal of the mature plantings within the property, the planting of additional woodland, and the creation of additional wetlands.

5.2.3 Impact Assessment – MTO Compensation Lands

Table 4: Impact Assessment – 6545 Creditview Road	
Impact	Potential heritage impacts of proposed developments on the subject property located at 6545 Creditview Road
Destruction, removal or relocation	No impacts anticipated.
Alteration	<p>The proposed development will precipitate the following alterations to the subject property:</p> <ul style="list-style-type: none"> - Alteration of the agricultural setting through the removal of mature trees and

Table 4: Impact Assessment – 6545 Creditview Road	
Impact	Potential heritage impacts of proposed developments on the subject property located at 6545 Creditview Road
	<p>agricultural fields.</p> <p>The proposed development concepts (see Appendix B) demonstrate an alteration to the agricultural fields through a change in use from agricultural to woodlot and the creation of an access road.</p>
Shadows	No impact anticipated.
Isolation	No impact anticipated.
Direct or indirect obstruction of significant views	No impact anticipated.
A change in land use	Yes, a change in impact from rural/agricultural use to recreational/educational use is anticipated. No impact anticipated.
Soil disturbance	There is expected soil disturbance involved in the removal of the mature plantings within the property and the planting of additional woodland.

5.3 Conservation Strategy Objectives

Based on the results of archival research, a site visit, heritage evaluation, and analysis of impacts of the proposed undertaking, the following conservation strategy has been developed in accordance with the Ministry of Culture’s *Eight Guiding Principles in the Conservation of Built Heritage Properties* (See Appendix D). Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places* recommendations have also been considered, and in particular that the developer “use the gentlest means possible for any intervention” in order to “respect heritage value when undertaking an intervention” (Canada’s Historic Places 2010: 22). Further, the conservation strategy builds upon the recommendations of the Creditview Road Scenic Route description located in the City of Mississauga’s *Cultural Landscape Inventory*, and particularly the following statement:

The road offers a scenic view of various parts of Mississauga, from recently established commercial and residential neighbourhoods to areas of significant historical, horticultural, and scenic interest. An historic hedgerow and view to the Credit River south of Highway 401 make this a scenic view of note.

In addition, the conservation strategy has been formulated to accommodate cultural heritage features identified in the Notice to Designate completed in 1985, and particularly the following:

The private, secluded, well-landscaped site, particularly with the river nearby, suggests an authentic setting for this nineteenth-century farmhouse.

Thus, the conservation strategy has been designed to:

- Avoid identified heritage attributes.



As such, the following conservation objective should be adopted:

- The proposed development should be planned to avoid direct and indirect impacts to heritage attributes associated with the subject property and to result in compatible alterations to the property.

5.3.1 Built Heritage Conservation Strategy – City of Mississauga Development

If alteration to the existing residence is considered, the Building Condition Assessment and Adaptive Reuse Report for the Former Harris Lands (ATA Architects Inc., 2012) should be followed. Future alteration to the house, if undertaken, should identify and conserve interior heritage features as well as exterior features indicated in this report. If adaptive reuse is undertaken, the following standards of Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places* should be followed:

Parks Canada Standards	Built Heritage Conservation Strategy
1) Conserve the <i>heritage value</i> of an <i>historic place</i> . Do not remove, replace or substantially alter its intact or repairable <i>character-defining elements</i> . Do not move a part of an historic place if its current location is a character-defining element.	All character-defining elements of the residence should be retained where possible, with particular attention to the existing windows, ornate verandah, transom and side lights. In addition, it should be noted that the current location of the residence within this agricultural property (setting) is a character defining element.
3) Conserve <i>heritage value</i> by adopting an approach calling for <i>minimal intervention</i> .	<p>If adaptive reuse is considered for the residence, a full evaluation of the interior heritage attributes should be completed. Interior heritage attributes could include: wood flooring, baseboards, doors, etc.</p> <p>If adaptive reuse is considered for the residence, the following heritage attributes should not be altered:</p> <ul style="list-style-type: none"> • Six-over-six sash windows with shutters; • Symmetrical façade; • Low hipped roof; • Brick construction; • Verandah; • Fieldstone foundations; • Transom and sidelights; and • Polychromatic brickwork.
5) Find a use for an <i>historic place</i> that requires minimal or no change to its <i>character-defining elements</i> .	If the residence is considered for adaptive reuse, attempt to utilize the original/early sections for historic education or interpretation, while the later additions could be converted to other uses.

9) Make any <i>intervention</i> needed to preserve <i>character-defining elements</i> physically and visually compatible with the <i>historic place</i> and identifiable on close inspection. Document any intervention for future reference.	If interventions are deemed necessary, ensure that they are visually compatible with the original residence.
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In addition, the brick smokehouse should be conserved, either in its relict form or through rehabilitation. If rehabilitation is chosen, Standard 10 of Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places* should be followed:

Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.

5.3.2 Landscape Conservation Strategy – City of Mississauga Development

The proposed development will alter heritage attributes of the subject property, and particularly the agricultural setting. As such, the proposed development should maintain partial retention of agricultural lands, particularly surrounding the farmhouse. The current plan's identification of significant retention of agricultural fields satisfies the spirit of the conservation of heritage attributes.

If alterations are to be made to the landscape of the property, Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places* should be followed. In particular, the following guidelines offer appropriate direction for the maintenance of land use and distinctive landscape character and should be followed when designing development on the property:

- 4.1.1.12** **DO:** Design a new feature when required by a new use that is compatible with the past or continuing land use. For example, building a visitor access road along the margin of a field and woodlot in an historic farm site, so that both can continue to function.
DO NOT: Add a new feature that alters or obscures a continuing land use, such as locating a visitor parking lot in character-defining farmyard or introduce a new feature that is incompatible in function with the past or continuing land use.
- 4.1.3.13** **DO:** Design a new feature when required by a new use that does not obscure, damage or destroy character-defining land patterns, such as locating a new road along the edge of the forest.
DO NOT: Introduce a new feature that is incompatible in size, scale, or design with the land pattern.
- 4.1.4.3** **DO:** Document the spatial organization of the cultural landscape, including the orientation, alignment, size, configuration and interrelationships of its common

features; the relationship of features to the overall landscape; and its evolution and condition before beginning project work.

DO NOT: Undertake interventions that affect the spatial organization without first documenting and understanding its characteristics, relationships, evolution, conditions and intangible values.

- 4.1.4.5** **DO:** Protect and maintain the features that define the spatial organization by using non-destructive methods in daily, seasonal and cyclical tasks.
DO NOT: Allow the spatial organization to be altered by incompatible development or neglect.

- 4.1.5.13** **DO:** Design a new feature when required by a new use that is compatible with the character-defining spatial organization.
DO NOT: Add a new feature that alters or obscures the spatial organization, such as constructing a farmhouse addition on an area that was traditionally used as a kitchen or garden or introduce a new feature that is incompatible in size, scale or design with the spatial organization.

- 4.1.5.14** **DO:** Repair or rejuvenate declining features from the restoration period that define the spatial organization using a minimal intervention approach.
DO NOT: Replace an entire feature that defines the spatial organization from the restoration period when repair or rejuvenation is possible.

- 4.1.8.16** **DO:** Introduce new vegetation, when required by a new use, to ensure that the heritage value of the cultural landscape is preserved, including planting a hedge to screen new construction.
DO NOT: Place a new feature where it may cause damage or is incompatible with the character of the historic vegetation; for example, erecting a new building or structure that adversely affects the root systems of historic vegetation. Do not locate a new vegetation feature that detracts from, or alters the historic vegetation; for example, introducing exotic species in a landscape historically comprised of only indigenous plants. Do not introduce a new vegetation that is incompatible in terms of its habit, form, colour, texture, bloom, fruit, fragrance, scale or context.

5.3.3 Intangible Heritage Conservation Strategy – City of Mississauga Development

The conservation of the site's intangible heritage should be achieved through extending two themes that define cultural practice on the property. These are:

1) Agriculture

Provide for the maintenance of the character of the property through fostering evolving traditions of cultivation and husbandry. These can include, but are not limited to: organic farming practices, beekeeping, agricultural education, etc.

2) Early Settlement in the Township of Toronto



Creation and/or maintenance of woodland commemoration areas, separated from agricultural areas and accessed via pathways, will provide experiential examples of the conditions of early settlement in the area.

5.3.4 Landscape Conservation Strategy – MTO Compensation Lands Development

The proposed development will alter heritage attributes of the subject property, and particularly the agricultural setting. However, as the proposed development by the City of Mississauga should maintain partial retention of agricultural lands, particularly surrounding the farmhouse, the current plan by the MTO satisfies the spirit of the conservation of heritage attributes.

If alterations are to be made to the landscape of the property, Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places* outlined in section 5.3.2 of this report should be followed, where applicable.

6.0 CONSERVATION AND MITIGATION RECOMMENDATIONS

The proposed development of 6545 Creditview Road in the City of Mississauga will alter the setting of the property through the removal of mature plantings and existing agricultural fields. Based on the City of Mississauga's Cultural Heritage Landscape Inventory, as well as the Notice to Designate report (1985), the heritage value of the property was firmly established. Further research, field review, site analysis, and review of identified cultural heritage resources and their associated character-defining attributes confirmed this heritage value. The following recommendations have been made based on the determined heritage values of the identified cultural heritage resource and in consideration of overall impacts to the property and surrounding environs.

1. The proposed development by the **City of Mississauga** should attempt to avoid direct and indirect impacts to heritage attributes associated with 6545 Creditview Road to result in compatible alterations to the property. Should alteration to and/or removal of heritage attributes be deemed necessary, the conservation strategies outlined in Section 5.2 and Appendix C of this report should be followed.
2. The proposed development by the **MTO** of the alteration of agricultural lands on the east side of the property should attempt to avoid direct and indirect impacts to heritage attributes associated with 6545 Creditview Road to result in compatible alterations to the property. As the development plan by the City of Mississauga indicates a retention of substantial portions of agricultural land adjacent to the farmhouse, the MTO plan to plan 1.5 hectares of woodland on the east of the property, as well as the creation of an access road, is not deemed to significantly impact existing heritage attributes.



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APPENDIX A: Photographic Documentation



16EA-187: Study Area



Plate 1: View
east toward the
farmhouse.



Plate 2: View
north toward the
farmhouse.



Plate 3: View
southeast
toward the
farmhouse.



Plate 4: View
southwest
toward the
farmhouse.



Plate 5: Detail of the first and second floor windows.



Plate 6: Detail of the verandah at the south side of the residence.



Plate 7: Detail of a representative six-over-six sash window.



Plate 8: Detail of verandah posts on the west side of the residence.



Plate 9: View towards the rear of the original farmhouse.



Plate 10: View east toward the north brick addition.



Plate 11: View generally north toward the brick addition on the north side of the farmhouse.



Plate 12: View generally west toward the east elevation of the north brick addition. Note the clapboard siding on the porch.



Plate 13: View toward the gable-roof addition on the east side of the farmhouse, looking south.



Plate 14: View toward the gable-roofed brick addition on the east side of the farmhouse, looking west.



Plate 15: View toward the gable-roofed brick addition on the east side of the farmhouse, looking west.



Plate 16: Detail of the frame accretion to the east of gable-roofed, brick addition.



Plate 17: Detail of the south elevation of the frame accretion to the east of the gable-roofed brick addition.



Plate 18: Detail of the north elevation of the frame accretion of the gable roofed brick addition.



Plate 19: View of the north elevation of the single-storey frame addition to the north of the original structure.



Plate 20: View of the south elevation of the single-storey frame addition to the north of the original structure.



Plate 21: View toward the west elevation of the single-storey frame addition to the north of the original structure.



Plate 22: View toward the smoke house to the east of the farmhouse, looking north.



Plate 23: Detail of the smoke house to the east of the farmhouse, looking north.



Plate 24: View toward the east elevation of the former stable, located to the southeast of the farmhouse.



Plate 25: View to the greenhouse located to the southeast of the farmhouse, looking south.



Plate 26: View north toward the corrugated metal building located to the northeast of the farmhouse.



Plate 27: Detail of the interior of the corrugated metal building.



Plate 28: Detail of the interior of the corrugated metal building.



Plate 29: View toward the concrete silo located to the southwest of the corrugated metal building.



Plate 30: View toward the fabric building located to the west of the greenhouse.



 A photograph showing a tall, cylindrical concrete silo on the left and a long, low fabric building with a grey, arched roof on the right. They are situated in a grassy field with trees in the background.	<p>Plate 31: View to the fabric building located to the north of the concrete silo.</p>
 A photograph of a fabric building with a green, arched roof and a white door, viewed from a distance across a field of tall grass. The sky is blue with some clouds.	<p>Plate 32: View southwest to the fabric building located to the southeast of the concrete silo.</p>



Plate 33: View east to the fabric building located to the southeast of the concrete silo.



Plate 34: View west along the dirt laneway to the property. Note the truss bridge located along the laneway.

	<p>Plate 35: Detail of the deck, railings, and trusses of the modern through truss bridge, looking generally east.</p>
	<p>Plate 36: View south along the Credit River from the through truss bridge.</p>



Plate 37: View north along the Credit River from the through truss bridge.



Plate 38: Detail of the three culverts passing under the gravel laneway to the east of the through truss bridge.



Plate 39: View west along the gravel laneway from south of the farmhouse.



Plate 40: View east along the gravel laneway from south of the farmhouse.

	<p>Plate 41: View toward the farmhouse from the gravel laneway, looking north.</p>
	<p>Plate 42: Detail of the conifers located to the south and west of the farmhouse.</p>

 A photograph showing a green grassy field in the foreground, a dirt path or road in the middle ground, and a line of trees in the background under a blue sky with some clouds.	<p>Plate 43: View from the farmhouse toward the fields under cultivation to the south of the property.</p>
 A photograph showing a close-up view of a field of tall, dry, golden-brown grass or grain, with a line of trees visible in the distance under a blue sky with clouds.	<p>Plate 44: Detail of the fields to the south of the dirt laneway, looking south.</p>



Plate 45: Detail of the fields to the south of the farmhouse.



Plate 46: Detail of the construction undertaken at the north of the property.

	<p>Plate 47: Detail of the farm track connecting agricultural buildings to the east of the property.</p>
	<p>Plate 48: View along the hydro corridor connecting work area to public utilities.</p>



Plate 49: Detail
of the
termination of
the hydro line.



Plate 50: View
west along farm
track to the east
of the work area.

	<p>Plate 51: View toward fields under cultivation at the south of the property.</p>
	<p>Plate 52: View along the farm track leading to the east of the property. Not the drop in elevation.</p>

	<p>Plate 53: View north along the farm track at the south side of the east field</p>
	<p>Plate 54: View northeast across the east field.</p>



Plate 55: View toward the berm that once carried the Toronto Suburban Railway along the east boundary of the property.

APPENDIX B: Proposed Development on 6545 Creditview Road

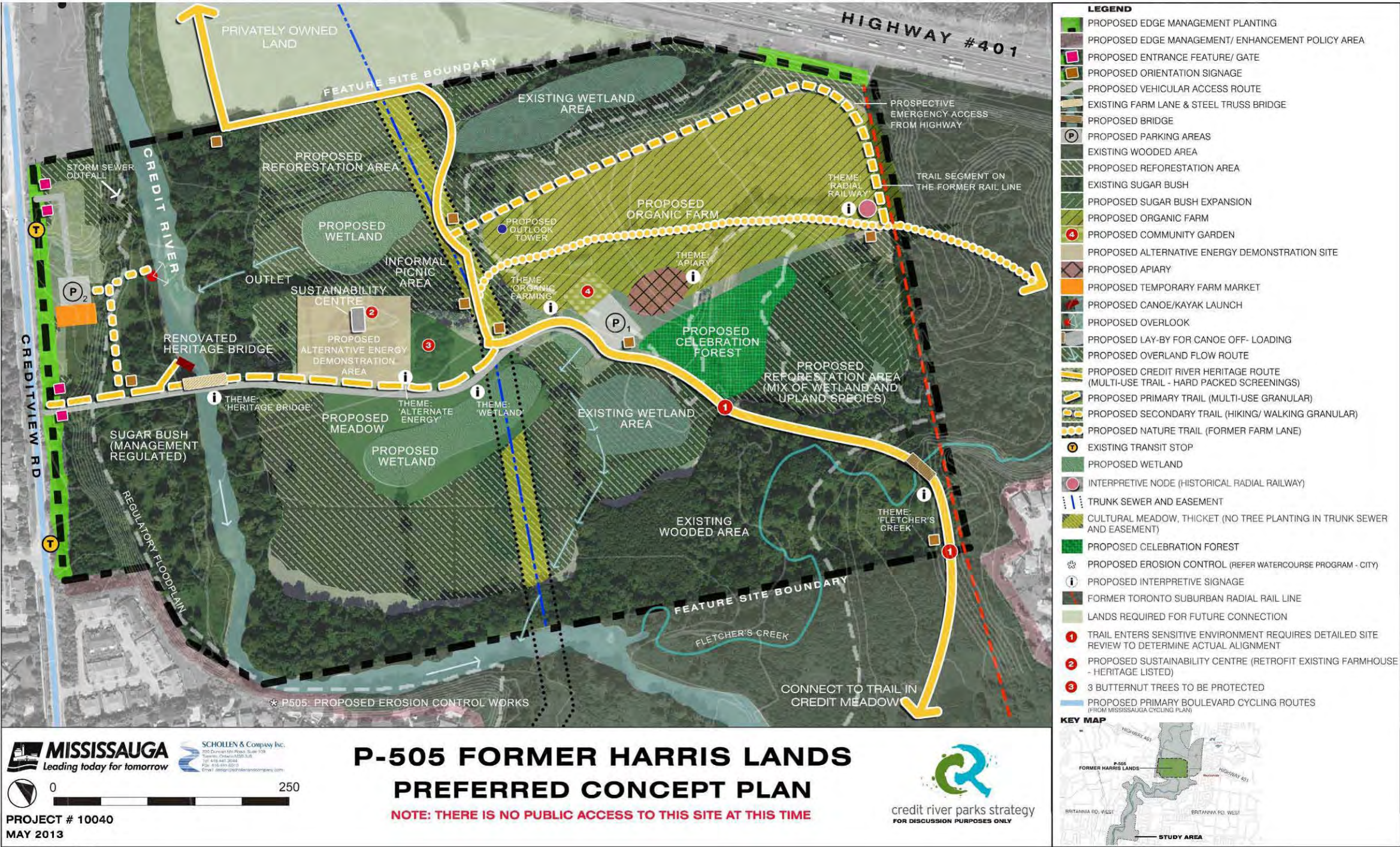


Figure 12: Credit River Parks Strategy, 2013.



Figure 13: Credit River Parks Strategy updated with MTO expansion of Highway 401, 2013.



Figure 14: Harris Farm MTO Restoration Compensation for Additional Area, 2015.

**Initiative 1**

- A. Renovation of the heritage bridge.
- B. Rehabilitation and improvement of accessibility of the existing vehicular access route. Improvements to surfacing as well as drainage.
- Implementation:
 - Geotechnical assessment
 - Structural assessment
 - Geomorphological assessment
 - Archaeological assessment
 - Topographic survey
 - Consult MNR to secure permit for site alteration within the Regulated Area
 - Consult CVC to secure permit for site alteration within the Regulated Area
 - Consult Transport Canada Marine for the approval of works that may alter the ability to navigate the river under the Navigable Waters Protection Act (NWPA)
 - Conduct Cultural Heritage Assessment of potential historical importance of laneway and surrounding landscape elements
 - Conduct transportation engineering assessment (entry to laneway)
 - Conduct engineering assessment of existing laneway
 - Consult traffic engineer and City T&W
 - Heritage Impact Statement required until designated. Once designated a Heritage Impact Statement and a Heritage Permit is required)
 - Consult Heritage
- Phasing:
 - A. 0-5 years
 - B. Studies & Consultation 0-5 years
 - B. Design & Construct 5-10 years
- Cost:
 - A. \$231,000
 - B. \$310,000

Initiative 2

- A. Construction of a section of the primary trail from Creditview Road.
- B. Design and installation of two (2) orientation signs.
- Implementation:
 - Conduct topographic survey
 - Identify flood hazards
 - Consult CVC to secure permit for site alteration within the Regulated Area
 - Sign Layout and graphics completed to the satisfaction of Parks and Forestry through the Park Signage Plan
 - Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
 - Phasing:
 - A. Primary trail 5-10 years
 - B. Orientation signage 5-10 years
- Cost:
 - \$94,250





Initiative 3A

Implementation:

- Construction of the Credit River Heritage Route
- Environmental Impact Statement (EIS)
- Refine trail route based on risk assessment
- Consult CVC to secure permit for site alteration within the Regulated Area
- Stake confirmed trail alignment in field
- Geomorphological assessment
- Geotechnical assessment
- Hydrological assessment
- Natural heritage assessment
- Archaeological assessment
- Topographic survey
- Post construction monitoring and maintenance program for trail
- Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)

Phasing:

Cost:

- 0-5 years
- \$231,000

Initiative 3B

Implementation:

- Construction of a bridge (20m span)
- Geotechnical Investigations/Slope Stability Analysis
- Fluvial Geomorphology Investigations
- Structural assessment
- Archaeological assessment
- Consult MNR to secure permit for site alteration within the Regulated Area
- Consult CVC to secure permit for site alteration within the Regulated Area
- Consult Transport Canada Marine for the approval of works that may alter the ability to navigate the river under the Navigable Waters Protection Act (NWPA)
- Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)

Phasing:

Cost:

- 0-10 years
- \$101,500

Initiative 3C

Implementation:

- Construction of one removable kayak and canoe launch
- Construct kayak/canoe slalom gates
- Hydrological assessment
- Geotechnical assessment
- Archaeological assessment
- Structural engineering
- Study potential impacts of ice jams on structures
- CVC approval for development or site alteration within the Regulated Area
- Secure approval from DFO
- Secure approval from Transport Canada
- Investigate potential to suspend gates from existing renovated bridge





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- Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
- Phasing: - Removable kayak/canoe launch and slalom gate 5-10 years
- Cost: - Kayak/canoe and slalom gates \$56,344

- Initiative 3D**
- Implementation: - Design and installation of five (5) orientation signs
 - Develop signage program
 - Sign Layout and graphics completed to the satisfaction of Parks and Forestry through the Park Signage Plan
 - Heritage Impact Statement required until designated. Once designated a Heritage Impact Statement and a Heritage Permit is required)
 - Phasing: - 5-10 years
 - Cost: - \$10,950

- Initiative 4**
- Implementation: - Construction of informal picnic opportunities.
 - Phasing: - Provide access to building for washrooms
 - Cost: - 0-5 years
 - \$56,250

- Initiative 5**
- Implementation: - Construction of one overlook
 - Hydrological assessment
 - Geotechnical assessment
 - Archaeological assessment
 - Structural engineering
 - Study potential impacts of ice jams on structures
 - CVC approval for development or site alteration within the Regulated Area
 - Secure approval from DFO
 - Secure approval from Transport Canada
 - Investigate potential to suspend gates from existing renovated bridge
 - Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
 - Phasing: - 5-10 years
 - Cost: - \$62,250

- Initiative 6**
- Implementation: - Construction of a wetlands and drainage system
 - Environmental Impact Statement
 - Stormwater Management Plan
 - Consult CVC to secure permit for site alteration within the Regulated Area
 - Geomorphology
 - Stormwater Engineering
 - Natural heritage assessment
 - Cultural heritage assessment
 - Archaeological assessment





- Potential impacts from ice jams
 - Geomorphological assessment
 - Geotechnical assessment
 - Hydrological assessment
 - Natural heritage assessment
 - Topographic Survey
 - Working drawings for wetland and drainage system enhancements
 - CVC for development or site alteration within the Regulated Area
 - Construct wetlands and drainage system
 - Post construction monitoring and maintenance program for drainage works
 - Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
- Phasing: - 0-15 years
- Cost: - \$864,650

- Initiative 7**
- Completion of an edge and sugar bush management/expansion.
- Implementation: - Engage Natural Heritage Specialist and Arborist to prepare Edge Management and Forest Management Plans (review and apply Provincial Management Guidelines)
- CVC approval for development or site alteration within the Regulated Area
 - Consult with City of Mississauga Forestry
 - Implement Plan Recommendations
 - Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
- Phasing: - 0-15 years
- Cost: - \$724,500

- Initiative 8**
- Construction of sustainable parking area #1. Incorporate L.I.D. techniques including stormwater quantity control and water quality improvement
- Implementation: - Topographic survey
- Geotechnical study
 - Archaeological study
 - L.I.D. Feasibility Study
 - CVC approval for development or site alteration within the Regulated Area
 - Consult with City of Mississauga engineering and T&W
 - Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
- Phasing: - Studies & consultation 0-5 years
- Design & construct 5-10 years
- Cost: - \$537,250





Initiative 9

- Renovation of farm building and outbuildings to create sustainability office and organic farm service and storage building.
- Implementation:
 - Conduct feasibility study with cultural heritage specialist to review adaptive potential of existing farmhouse and out buildings; complete operations plan
 - Consult with NGOs to identify an organization to operate the organic farm complex and office
 - Engage architect/engineers to design the modifications and access roads
 - Engage accessibility specialist
 - Establish building/re-development and fire permits
 - Re-develop farm building and construct equipment storage buildings and access roads
 - Consult with potential NGO's for site such as Ecosource
 - Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
- Phasing:
 - Studies, Consultation & design 5-10 years
 - Construct 10-15 years
- Cost:
 - \$874,000

Initiative 10

- A. Implementation of urban-organic farm including the following:
 - B. Pedestrian Pathway through demonstration sites connecting to 2nd Line West
 - C. Bridge (20m span) across Fletcher's Creek east of "Feature Site"
 - D. Urban and organic agriculture demonstration sites
 - E. Sustainability office (in farmhouse)
 - i Urban agriculture office
 - ii Compost/organic fertilizer production office
 - iii Youth/volunteer training office
 - F. Greenhouse
- Implementation:
 - Toxicology and contamination testing
 - Environmental Impact Statement
 - Economic Impact Study
 - Business Plan and Operations Plan
 - Organic Agricultural Management Plan
 - Soil science/geotechnical, archaeological and cultural heritage assessments
 - Consult with Region of Peel
 - Consult with potential NGO's for site, such as Ecosource
 - Consult CVC to secure permit for site alteration within the Regulated Area
 - Consult with Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA)
 - Topographic survey
 - Geotechnical assessment
 - Geomorphological assessment
 - Structural assessment
 - Archaeological assessment





	<ul style="list-style-type: none"> - Consult MNR to secure permit for site alteration within the Regulated Area - Consult urban agrarian/permaculture specialists to design demonstration plots - Establish agriculture production systems/schedules - Develop irrigation plan (L.I.D. rainwater harvesting) - Establish MOE permit 'to take water' (if no rainwater harvesting) - Consult Urban-Agricultural Specialists, University of Toronto Mississauga (UTM), local schools and colleges - Engage architect/engineer to design the research facility - Establish building/development and fire permits - Consult compost and fertilizer production companies - Engage architect/engineer to design the research facility - Consult greenhouse operators - Consult Ontario Greenhouse Alliance (TOGA) - Consult Health Canada - Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required) 		
Phasing:	<ul style="list-style-type: none"> - A. Urban-organic farm - B. Pedestrian pathway - C. Bridge - D. Agriculture demonstration sites - E. Sustainability Office (in farmhouse) <ul style="list-style-type: none"> i Urban agriculture office ii Compost/organic fertilizer production office iii Youth/volunteer training office - F. Greenhouse 	<ul style="list-style-type: none"> 5-15 years 10-15 years 10-15 years 0-5 years 5-10 years 5-15 years 10-15 years >15 years 	
Cost:	<ul style="list-style-type: none"> - A. Urban-organic farm - B. Pedestrian pathway - C. Bridge - D. Agriculture demonstration sites - E. Sustainability office (in farmhouse) <ul style="list-style-type: none"> i Urban agriculture office ii Compost/organic fertilizer production office iii Youth/volunteer training office - F. Greenhouse 	<ul style="list-style-type: none"> \$952,500 \$43,600 \$101,000 \$753,500 \$1,557,500 \$857,500 	

Initiative 11

- Construction of a sustainable parking area #2 includes access road from Creditview Road. Incorporate L.I.D. techniques including stormwater quantity control and water quality improvements
- Implementation:
 - Topographic survey
 - Geotechnical study
 - Archaeological study
 - L.I.D. Feasibility Study
 - CVC approval for development or site alteration within the Regulated Area
 - Consult with City of Mississauga engineering and T&W
 - Consult with potential NGO's for site such as Ecosource





P-505 – the Former Harris Lands

Final Report

- Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
- Phasing: - Studies & consultation 5-10 years
- Design & construct 10-15 years
- Cost: - \$342,750

Initiative 12

- A. Design and construction of two (2) entrance features
- B. Implementation of landscape enhancements at entrance and access route
- Implementation: - Conduct traffic study (pedestrian safety/crossing)
- Consult City T&W and Transportation Consultant for entry point and potential pedestrian crossing of laneway
- Design pedestrian crossings (no signal)
- Signal Warrant Study and permits (for main entry)
- Consult with on-site NGO's/tenants
- Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
- Phasing: - Studies & consultation 5-10 years
- Design & construct 10-15 years
- Cost: - A. Entrance features \$674,400
- B. Enhancement plantings \$111,000

Initiative 13

- Construction of a community garden(s) and utility building
- Implementation: - Consult with NGO's, Volunteer/Stewardship Organizations
- CVC for development or site alteration within the Regulated Area
- Establish building/development and fire permits
- Consult with on-site NGO's/tenants
- Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
- Phasing: - Studies & consultation 0-15 years
- Design & construct 10-15 years
- Cost: - \$187,000

Initiative 14

- Construction of a farm market
- Implementation: - Business Plan to study most efficient use of tableland
- Business Plan and Operations Plan
- Economic Impact Study
- Seek private partners and/or potential vendors
- Consult with Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA)
- Obtain licensing agreement
- Engage architect/engineer to design structure
- Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
- Phasing: - Studies & Consultation 5-10 years





P-505 – the Former Harris Lands

Final Report

Cost: - License, Design & Construct 10-15 years
- \$313,000

Initiative 15

Implementation: - A. Construction of a section of the secondary trail flanking demonstration sites and following the radial railway
- B. Design and installation of two (2) orientation signs
- Topographic survey
- Geotechnical assessment
- Cultural heritage assessment
- Archaeological assessment
- CVC approval for development or site alteration within the Regulated Area
- Install with guidance from CVC
- Install with guidance from City
- Install with guidance from Heritage Mississauga (portion that follows radial railway)
- Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)

Phasing: - A. Secondary trail 5-10 years
- B. Orientation signage (secondary trail) 5-10 years

Cost: - A. Secondary trail \$122,500
- B. Orientation signage (secondary trail) \$4,750

Initiative 16

Implementation: - Construction of an alternative energy demonstration area
- Alternate Energy Generation Feasibility Study
- Contamination testing
- Prepare Operations Plan
- Viewshed Analysis
- CVC for development or site alteration within the Regulated Area
- Consult with Region of Peel
- Consult with MTO
- Consult with public
- Consult with NGO's
- Consult with alternative energy source companies
- Consult with Hydro One
- Consult with on-site NGO's/tenants
- Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)

Phasing: - Studies 5-10 years
- Consultation, design & construct 10-15 years

Cost: - \$1,681,500

Initiative 17

Implementation: - Construction of an apiary
- Conduct Business and Operations Plans
- Prepare Public Safety Plan
- Contact Beekeeping Clubs/Organizations
- Consult with Ontario Ministry of Agriculture, Food and Rural





- Phasing: Affairs (OMAFRA)
Cost: - Heritage Impact Statement required until designated. Once designated a Heritage Impact Statement and a Heritage Permit is required)
- >15 years
- \$96,000

- Initiative 18**
Implementation: - Implementation of celebration forest
- Develop Commemorative Planting Strategy
- Apply for relevant grant/funding programs
- Consult with Heritage Mississauga
- Consult with City Heritage staff
- CVC approval for development or site alteration within the Regulated Area (contribution of trees to native canopy)
- Consult with local interest groups
- Consult with volunteer organizations and cemeteries
- Consult with other municipalities with similar programs
- Consult with on-site NGO's/tenants
- Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
Phasing: - 10->15years
Cost: - \$136,500

- Initiative 19**
Implementation: - Implementation of woodland reforestation
- Conduct natural heritage assessment
- Conduct study impacts of flooding and ice jams
- Develop stewardship program
- Apply for relevant grant/funding programs
- CVC for development or site alteration within the Regulated Area
- Consult with UTM and colleges
- Consult with community organizations
- Consult with City of Mississauga Parks and Forestry
- Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
Phasing: - 0->15years
Cost: - \$1,029,000

- Initiative 20**
Implementation: - Creation of meadow landscapes
- Natural heritage assessments to determine existing habitat and potential enhancement opportunities
- Conduct Archaeological Assessment(s) Stage 1 & 2 (if required)
- CVC approval for development or site alteration within the Regulated Area
- Consult with Heritage Mississauga
- Consult with Municipal operations staff
- Prepare cultivation, planting/seeding plans





P-505 – the Former Harris Lands

Final Report

- Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
- Phasing: - Studies & Consultation 5-10 years
- Construct 10->15 years
- Cost: - \$190,700

- Initiative 21**
- Design and installation of seven (7) interpretive signs
 - Implementation: - Develop Interpretive Signage Plan
 - Sign Layout and graphics completed to the satisfaction of Parks and Forestry through the Park Signage Plan
 - Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
 - Phasing: - 5->15 years
 - Cost: - \$36,250

- Initiative 22**
- Construction of a lookout tower (retrofit existing silo)
 - Implementation: - Geotechnical Assessment
 - Structural Assessment
 - Design of retrofit scenario
 - Heritage Impact Statement required until designated. Once designated, a Heritage Impact Statement and a Heritage Permit is required)
 - Phasing: - >15 years
 - Cost: - \$227,500



APPENDIX C: Conservation Principles

- Ministry of Culture's Eight Guiding Principles in the Conservation of Built Heritage Properties
- Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada

Eight Guiding Principles in the Conservation of Built Heritage Properties

1. RESPECT FOR DOCUMENTARY EVIDENCE:

Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

2. RESPECT FOR THE ORIGINAL LOCATION:

Do not move buildings unless there is no other means to save them.

Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

3. RESPECT FOR HISTORIC MATERIAL:

Repair/conservé - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

4. RESPECT FOR ORIGINAL FABRIC:

Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

5. RESPECT FOR THE BUILDING'S HISTORY:

Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

6. REVERSIBILITY:

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique.e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

7. LEGIBILITY:

New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

8. MAINTENANCE:

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

(Source: http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm)



Standards for the Conservation of Historic Places in Canada

1. Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is under-taken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place*, and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

1. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
2. Conserve the heritage value and *character-defining elements* when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.



3. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

1. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
2. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

(Source: Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2003)



City of Mississauga
Memorandum



Date: 2017/10/06
To: Chair and Members of Heritage Advisory Committee
From: Paul Damaso, Director, Culture Division
Culture & Heritage Planning
Meeting Date: 2017/11/14
Subject: New Construction on Listed Property: 2300 Speakman Drive

This memorandum and its attachment are presented for HAC's information only.

The subject property is registered under Section 27 of the Ontario Heritage Act as part of the Sheridan Research Park Cultural Landscape. A new development is proposed for this property. The Heritage Impact Assessment follows this memorandum.

A handwritten signature in black ink, appearing to read 'Paul Damaso', with a large, stylized initial 'P'.

Paul Damaso, Director, Culture Division

Prepared by: Paula Wubbenhorst, Sr. Heritage Coordinator, Culture & Heritage Planning

Attachment

Appendix 1: Heritage Impact Statement - 2300 Speakman Drive

**Cultural Landscape Heritage Impact Assessment
2300 Speakman Drive
Sheridan Park
Mississauga**



prepared by

CHC Limited

87 Liverpool Street, Guelph, ON N1H 2L2
(519) 824-3210 email oscott87@rogers.com

May 29, 2017

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photographs by Owen R. Scott of CHC Limited, April 27, 2017 unless otherwise noted.

1.0 BACKGROUND - CULTURAL LANDSCAPE HERITAGE IMPACT ASSESSMENT (HIA)

The property at 2300 Speakman Drive in Mississauga (Sheridan) is located in the “Sheridan Research Park Cultural Landscape”¹. It is listed on the City’s Heritage Register; it is not designated under Part IV or Part V of the *Ontario Heritage Act*.

This Cultural Landscape Heritage Impact Assessment (HIA) follows the City of Mississauga *Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference*² and was prepared in response to a request from the owner who is applying for a building permit to erect an air structure in the rear of the school playing field as a covered indoor play area for the school children, especially in the winter months.

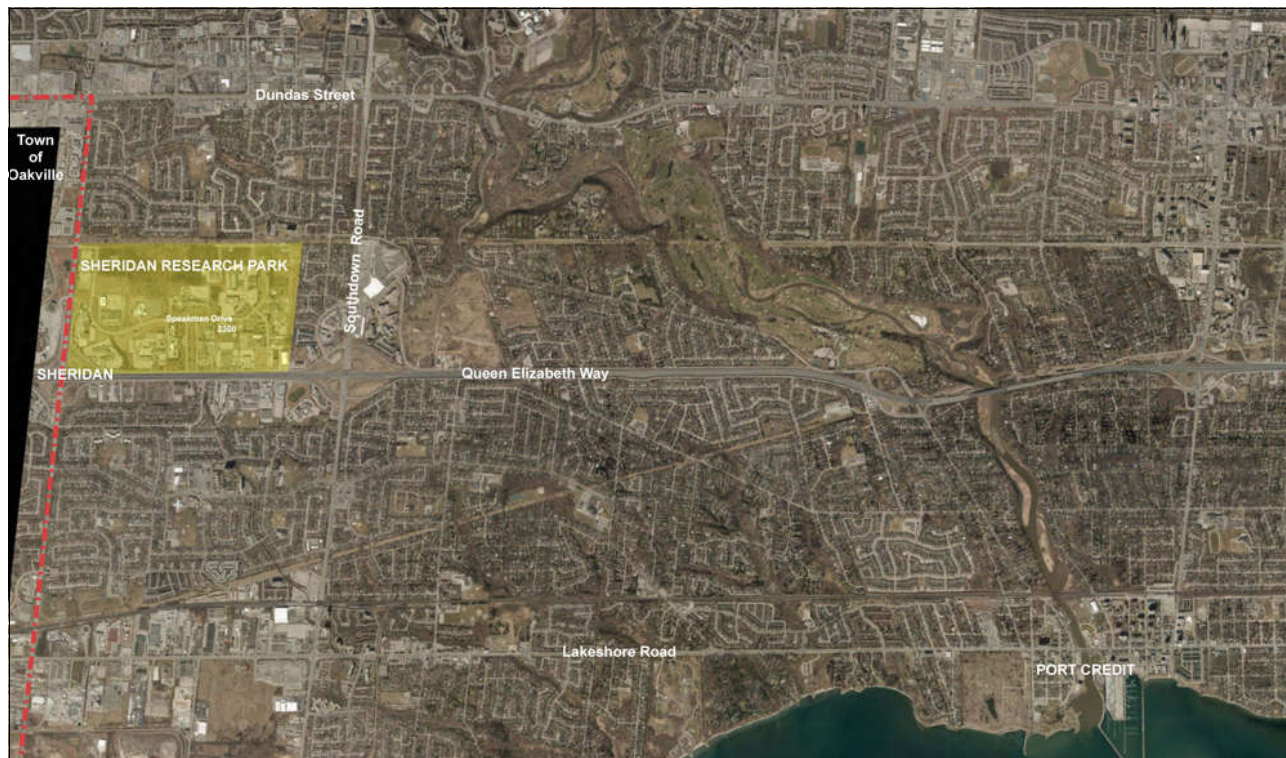


Figure 1

Site Context - <http://www.mississauga.ca/portal/services/maps>

Figure 1 illustrates the location of the property at the southwest corner of the City on the Queen Elizabeth Way at the historic site of Sheridan in the Sheridan Research Park Cultural Landscape.

2.0 THE CULTURAL LANDSCAPE HERITAGE IMPACT ASSESSMENT

2.1 Site history

Originally the village of Sheridan was named Hammondsville after William Ranson Hammond (also documented as David Hammond). William Hammond emigrated from Pennsylvania in the

¹ *Cultural Landscape Inventory, City of Mississauga, The Landplan Collaborative Ltd., January 2005*

² *Culture Division, Community Services Department, City of Mississauga, Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference, 2016*

United States to the area in the 1820s.... At the suggestion of Stephen Oughtred, the local blacksmith, the name was changed to Sheridan, believed to be in honour of British playwright Richard Brinsley Sheridan. The village became officially known as Sheridan in 1857.

The post office was opened on March 1, 1857.... The post office functioned until its close on June 14, 1956, almost a century later, when it was removed to make way for South Service Road.

... ..

Frederick A. Verner, one of Ontario's earliest artists famous for his landscapes, was born in Sheridan in 1856. It is also the birthplace of Sheridan Nurseries, which was founded by landscape artist (sic) (architect) Howard Dunington-Grubb, who designed the gardens at the historical Parkwood Estate in Oshawa, as well as the gardens on University Avenue. It is now one of the largest plant retailers in Canada.

In 1877, Sheridan reached its highpoint with a population of 100. After 1880 the village began to diminish in size and by 1907 the population had dropped to 50. Today all that remains is the Sheridan cairn, a marker that was constructed in May of 1986. On it there is a map of the village and a list of all the family names that once called it home, such as Adamson, Clark, Devlin, Greeniaus, Hammond, Henriod, Lawrence, Long, McCleary, Oliphant, Oughtred, Pollard, Robertson, Shain and Tindell, amongst many others.

The name Sheridan endures in the forms of Sheridan College, Sheridan Homelands, Sheridan Mall Shopping Plaza and Sheridan Park Research Centre ...³

The history of the Sheridan Research Park Cultural Landscape is nicely summarized in Urban Strategies' *DRAFT Sheridan Park Land Use Master Plan*.

The Sheridan Park Research Community, as it was originally known, was developed as a hub of industrial research and development on 138 hectares (340 acres) in southwest Mississauga, along the Queen Elizabeth Way, beginning in the mid-1960s. Companies such as Abitibi, Atomic Energy of Canada Limited (AECL), Cominco, British American Oil Company, Inco, Mallory Batteries and Warner Lambert helped establish the Park, building laboratories and offices surrounded by generous, landscaped open spaces. The Ontario Research Foundation (ORF) was an important anchor, occupying a central site at the terminus of the formal entry road into the Park. Funded by Provincial and Federal research grants and by industry, the ORF promoted industrial development through scientific and technological innovations. In the 1990s, the ORF was fully privatized and today Process Research Ortech and Exova occupy the former ORF buildings.

Sheridan Park developed rapidly in the late 1960s and early 1970s. The original companies formed the Sheridan Park Association to foster and attract additional research and development investments. In the 1980s, Xerox built its iconic research centre on the west side of the Park, which was followed by the Promontory office buildings immediately to the south. The first of the two hotels to the east side of the Park was also built in the 1980s.

³ Nicole Mair, Heritage Mississauga web page <http://www.heritagemississauga.com/page/Sheridan>

In the 1990s, the engineering firm Hatch Mott MacDonald and film innovator Imax established their head offices in Sheridan Park. A private school for grades K-9, on a formerly vacant site on Speakman Drive, and a second hotel were built in the 2000s. Since the mid-1990s, Imax and Shaw have added office space to their facilities, and KMH Labs established its head office and a medical imaging facility in the Park. The two other significant developments in the past 20 years have been an office building for Suncor and a second Hatch building.

Today, much of the original character of the Park remains as well as some of the original businesses, including those once known as AECL, Inco and Cominco but now part of Candu, Vale and Teck, respectively.⁴

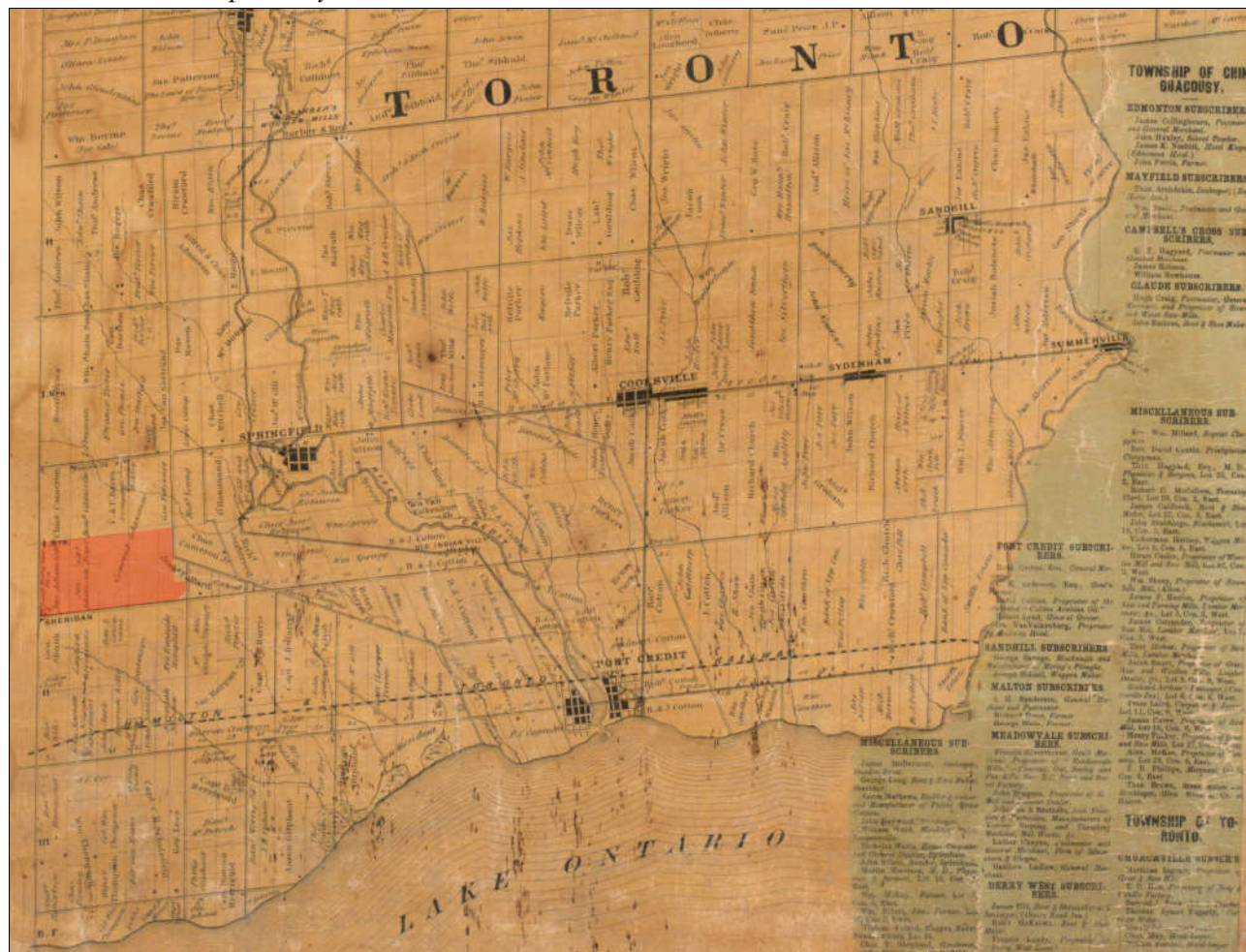


Figure 2 Tremaine's Map, part of Toronto Township, 1859 - current Research Park in red

Tremaine's map⁵ in Figure 2 shows the site of the present day Sheridan Research Park Cultural Landscape and the former hamlet of Sheridan in 1859. Figure 3 is an enlargement of the area, showing the farms and settlement that occupied the lands that are now the Park. The hamlet of Sheridan is in the southwest corner of the current Park property and the farms that are now the Park were, (from west to east), Adamson, Boyes, Adamson and Pollard. 2300 Speakman is located on the former General Adamson farm.

⁴ DRAFT Sheridan Park Land Use Master Plan, Urban Strategies Inc, December 2014

⁵ Tremaine's Map of the County of Peel Canada West, compiled and drawn by Geo. R. Tremaine from actual survey, Toronto, published by G. R. & G. M. Tremaine. 1859



Figure 3

detail - 1859 Tremaine's Map - current Research Park property in red



Figure 4 Peel County, South Half Toronto Township, 1877 - current Sheridan Research Park property in red

Figure 4 shows the site of the present day Sheridan Research Park Cultural Landscape and the former hamlet of Sheridan in 1877. Figure 5 is an enlargement of the area, showing the farms and settlement that occupied the lands that are now the Park. The hamlet of Sheridan is in the southwest corner and the farms that are now the Research Park are, (from west to east), Adamson, Skinner, Johnson, Conover, Mitchell and Pollard, with the Mitchell farm being the site of 2300 Speakman Drive.



Figure 5

detail from 1877 Peel County Atlas - current Research Park property in red



Figure 6 1954 air photo - current research park property outline in red - <http://www.mississauga.ca/portal/services/maps>

In the 1954 air photo (Figure 6), the current research park lands are still in agriculture and the lots outlined in the 1859 Tremaine's Map and the 1877 Atlas are clearly visible in the field pattern. The woodlots along the northern boundary still exist for the most part.



Figure 7

1966 air photo - <http://www.mississauga.ca/portal/services/maps>

By 1966 (Figure 7), Sheridan Research Park was established with a number of buildings in place, including 2270 Speakman Drive next door, then the home of the Parke-Davis Research Institute, now owned by the MAC.



Figure 8

1975 air photo - <http://www.mississauga.ca/portal/services/maps>

By 1975, the western end of the property sees development (Figure 8).



Figure 9

1985 air photo - <http://www.mississauga.ca/portal/services/maps>

The Queen Elizabeth Way has been widened with a new interchange at Winston Churchill by 1985 and the iconic Xerox building is constructed near the interchange (Figure 9).



Figure 10

2000 air photo - <http://www.mississauga.ca/portal/services/maps>

The southwest, northwest and southeast corners of the Park are sites of development by 2000 (Figure 10).

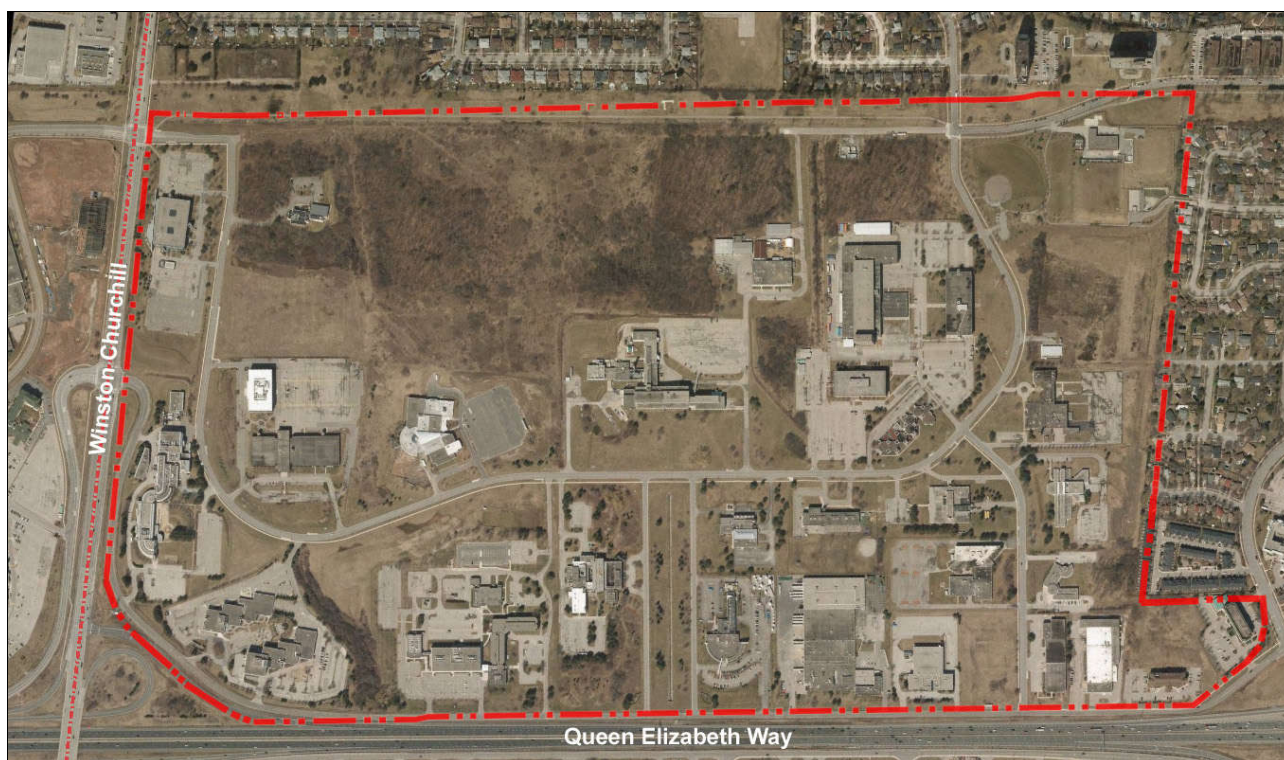


Figure 11

2015 air photo - <http://www.mississauga.ca/portal/services/maps>

In this 2015 air photo (Figure 11), 2300 Speakman Drive, the Muslim Association of Canada's Olive Grove School, established as Cedar Grove School in 2002-2003, can be seen to the west of 2270 Speakman Drive which was purchased by the MAC in 2006.

Peter Covenhoven purchased 200 acres from the Crown in 1807 within which 2300 Speakman Drive is now located. The farm was sold a number of times, mortgaged, and foreclosed at one instance. The ownership of Lot 33 was severed from that of Lot 32 in the 1930s and reduced in 1937 when the Department of Highways purchased a strip along the south border for the widening of the Middle Road which became the Queen Elizabeth Way. In 1954 the property was sold to Dunvegan Investments Limited, and then to United Lands Corporation Limited, marking the beginning of the end of its use as farmland. In 1963 United Lands Corporation sold Lot 33 and adjacent lands to the Ontario Research Foundation (ORF)⁶ to form part of what would become the

⁶ The Ontario Research Foundation (ORF) was established as an independent corporation by a provincial Act in 1928; laboratory facilities were provided at the outset. Although initially academic in outlook, ORF gradually shifted its focus and began to promote industrial development, especially of small companies, through scientific and technological innovations. ORF developed expertise in ceramics, fuel blends, textile and knitting technology, asbestos analytical methodology, hydro metallurgy, microelectronics, solar energy and pollution research. Its facilities were expanded substantially in the 1960s with the advent of the Sheridan Research Park. Initial funding was provided by an endowment fund through the Canadian Manufacturers' Association and by a matching provincial grant. From 1967, annual provincial grants were tied to foundation income with ORF receiving about half of all federal funding granted to provincial research organizations. ORF was unable to continue when government subsidies were no longer available in the 1990s. It was assumed by ORTECH and eventually became part of Bodycote.

<http://www.thecanadianencyclopedia.ca/en/article/ontario-research-foundation/>

Process Research ORTECH Inc was formed in January 1999 to take over the Process Technologies division of ORTECH Corporation (formerly Ontario Research Foundation) under the privatization scheme of the

Sheridan Research Park. The Deed of Conveyance to ORF included schedules that controlled the use of the land, site planning, *etc.* (Appendix 4). The subject lands were sold by United Lands Corporation to The Consolidated Mining and Smelting Company of Canada Limited (Cominco, now Teck) in April 1963. In December of 1964, research lab-storage-permit #18750 was granted to Warner-Lambert/Parke-Davis to construct the building that is at 2270 Speakman Drive. 2300 Speakman Drive was sold by Cominco to the Cedar Grove Foundation. They built a school (Cedar Grove School) on the site in 2002-2003. The school is now the Olive Grove School, owned by the Muslim Association of Canada.

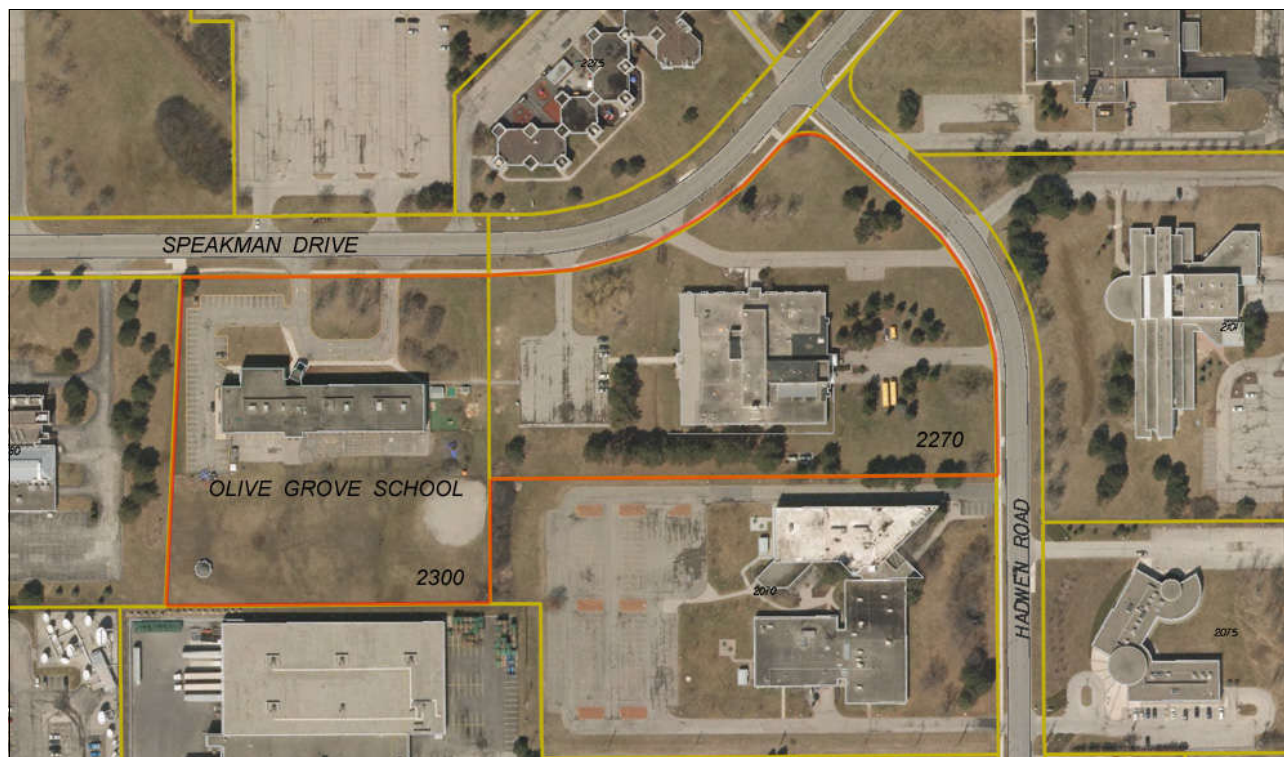


Figure 12

2230 & 2270 Speakman Drive - <http://www.mississauga.ca/portal/services/maps>

2.2 Listing and written description of existing structures, significance and heritage attributes

The City of Mississauga's 'property Heritage Detail' states the property is "listed on the heritage register but not designated". It is listed because it is situated in the Sheridan Research Park Cultural Landscape. The building at 2300 Speakman Drive is a *circa* 2002 purpose-built school. Properties adjacent are 2270 Speakman

Ontario Government. The mandate of this company is to continue the research and development work carried on by this division of ORTECH Corporation for the past 70 years, and to explore innovative solutions in this area to better serve the needs of Canadian industries as well as international companies.

<http://www.processortech.com/>

Operating an international network of facilities, and serving a wide range of industries including aerospace, defence, automotive, power generation, oil and gas, construction, machine building, medical and transportation, Bodycote is the world's largest provider of thermal processing services. Bodycote operates in two major areas: aerospace, defence, power generation and oil & gas industries, and automotive, construction, machine building, medical and transportation.

<http://www.bodycote.com/en/investors/our-business.aspx>

to the east, also owned by the MAC; 2070 Hadwen Road (vacant building), to the east of the rear yard of the school; 2380 Speakman Drive (Teck) to the west; 2333 North Sheridan Way (Wilkinson Foods International) to the south, and 2285 Speakman Drive (SNC Lavalin) to the north (Figure 12).

The school building was designed by Naylor Architect Inc. of Markham, Ontario. It is a two-storey, buff block and red brick structure, rectangular in shape +/-85m x 20m, with an angled front entrance and a flat roof (Figures 13 & 14).



Figure 13

view from Speakman Drive east of 2230 Speakman



Figure 14

front elevation from Speakman Drive - Google Maps

The school building is set back approximately 48 metres from Speakman Drive and 75 metres from the rear property line. Parking is to the west side. An extensive, well-treed, front yard also contains landforms that combined with the vegetation, screens the building spring through autumn (Figures 13, 14, 16 & 17). The rear yard contains an asphalt play area, play structures, a ball diamond and playing field (Figure 15).

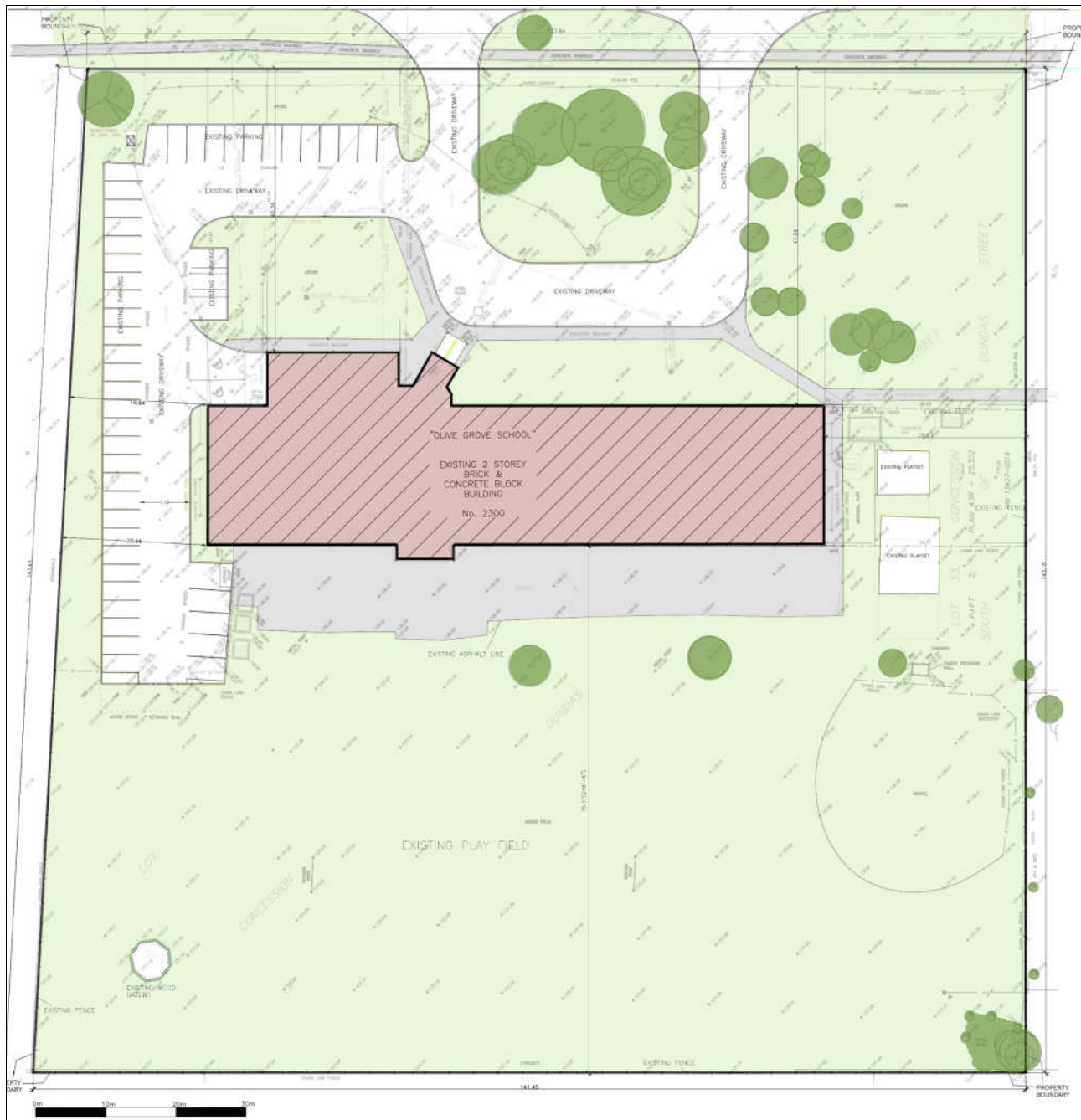


Figure 15

existing site plan



Figure 16 from Speakman Drive - landform and trees screening school property - *Google Maps*



Figure 17 2.5 metre high landform - looking east on Speakman Drive towards 2270 Speakman

Section 2 of the *Planning Act* indicates that City Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific

interest. In addition, Section 3 of the *Planning Act* requires that decisions of Council shall be consistent with the *Provincial Policy Statement* (PPS-2014). Policy 2.6.1 of the PPS requires that significant built heritage resources and significant cultural heritage landscapes shall be conserved.⁷

The PPS defines “built heritage resource” 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 *Ontario Heritage Act*, or included on local, provincial and/or federal registers. The term “significant” means resources **valued for the important contribution they make to our understanding of the history of a place, an event, or a people**. “Conserved” means the **identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are 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.

Ontario Regulation 9/06 ‘Criteria for Determining Cultural Heritage Value or Interest’⁸ states for a property to be considered of cultural heritage value or interest, it must meet one or more of the following criteria:

1. have design value or physical value because it,	meets?
• is a rare, unique, representative or early example of a style, type, expression, material or construction method,	no
• displays a high degree of craftsmanship or artistic merit, or	no
• demonstrates a high degree of technical or scientific achievement.	no
2. have historical value or associative value because it,	
• has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	yes*
• yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	no
• demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	no
3. have contextual value because it,	
• is important in defining, maintaining or supporting the character of an area,	no
• is physically, functionally, visually or historically linked to its surroundings, or	yes*
• is a landmark.	no

* Although the school, is significant to the community, with a reputation for excellence, it is not historically

⁷ *Provincial Policy Statement (PPS, 2014)* Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006

⁸ *Ontario Heritage Act, Ontario Regulation 9/06* ‘Criteria for Determining Cultural Heritage Value or Interest’ January 25, 2006

linked to the property or the Research Park. The building is a late addition to the development of the Sheridan Research Park. It is physically, functionally, and visually linked to its surroundings in that it adheres to the site planning principles established by the Park; it is not historically linked. It is not an iconic building and is overshadowed by others of greater significance.

The property is not of cultural heritage significance; it does not meet the criteria for designation under the *Ontario Heritage Act*.

The proposal is to construct a 48.5m x 36.5m x 11m high air structure in the rear of the school playing field as a covered indoor play area for the school children (Figures 18, 19 & 20).

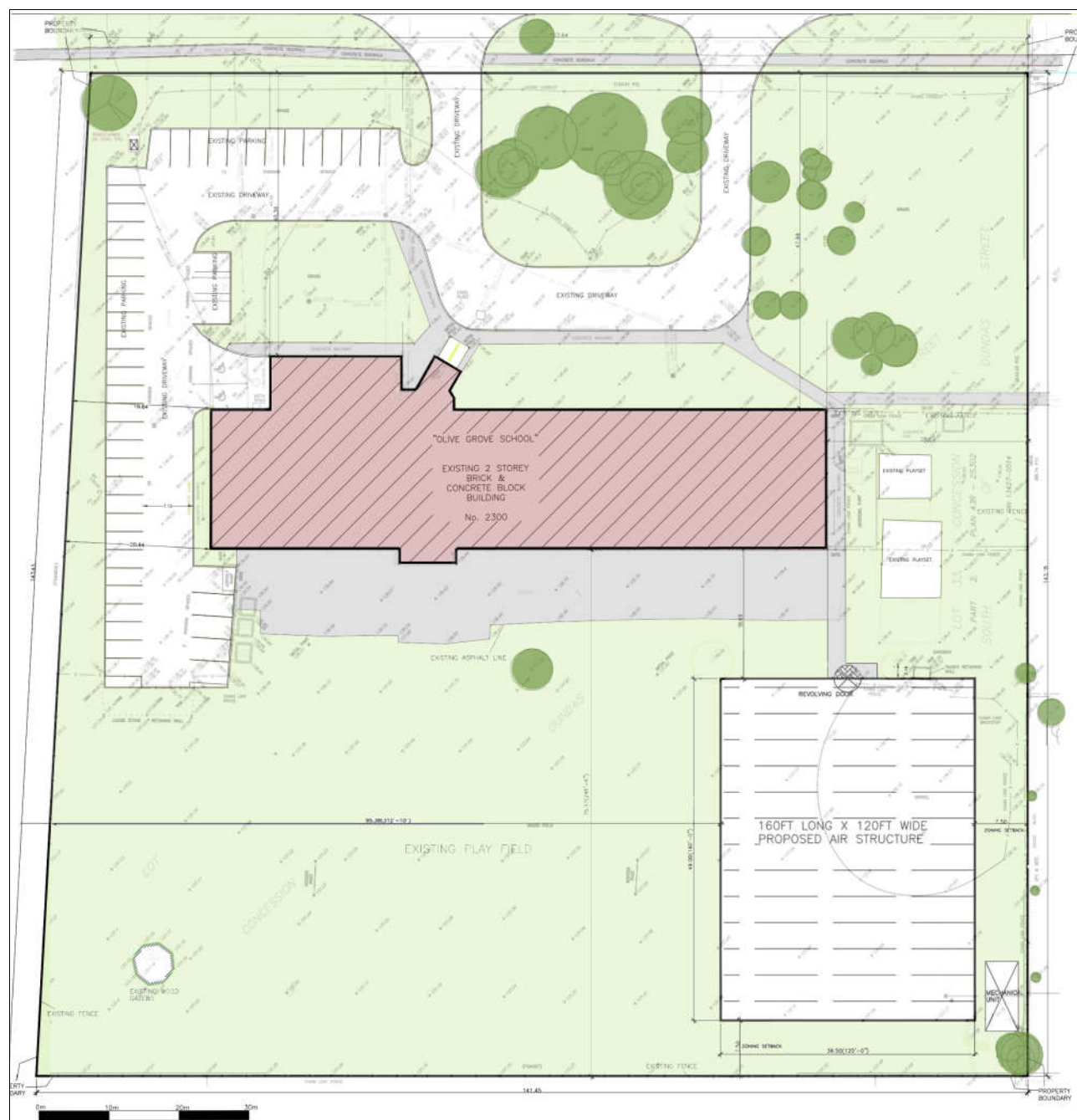


Figure 18

proposed site plan

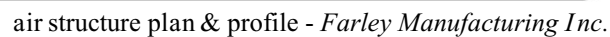




Figure 20

air structure at Country Day School 67m x 50m - *Farley Manufacturing Inc.*

Figure 21

interior of Country Day School air structure - *Farley Manufacturing Inc.*

Figures 20 and 21 show an example air structure at Country Day School in King City. The proposed Olive Grove School structure is three-quarters the size of this Farley Manufacturing structure.

2.3 Addressing the Cultural Landscape criteria⁹

Heritage Impact Statements for properties within a Cultural Heritage Landscape must demonstrate how the proposed development will conserve the criteria that render it a cultural heritage landscape and/or feature. Each cultural heritage landscape and feature includes a checklist of criteria. The checked criteria for the Sheridan Research Park Cultural Heritage Landscape are:

LANDSCAPE ENVIRONMENT

- ☒ Scenic and Visual Quality
- ☐ Natural Environment
- ☐ Horticultural Interest
- ☒ Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- ☒ Illustrates Style, Trend or Pattern
- ☒ Direct Association with Important Person or Event
- ☐ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☒ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☒ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War II)
- ☒ Consistent Scale of Built Features
- ☒ Unique Architectural Features/Buildings
- ☐ Designated Structures

OTHER

- ☐ Historical or Archaeological Interest
- ☒ Outstanding Features/Interest
- ☐ Significant Ecological Interest
- ☐ Landmark Value

The landscape environment is nicely summarized in the City's "Cultural Landscape Inventory".

Sheridan Research Park is a unique campus of architecturally significant mid-rise structures which is associated with the "planned research park" movement. Careful control of building siting through urban and landscape design guidelines means that the area has a distinct visual character within the environs of Mississauga as a whole. This landscape was intended to improve the productivity and creativity of those who work in the associated industries and research facilities. Several of the buildings located here are of a unique architectural quality. The Xerox building by Steve Irwin was awarded a Canadian Architecture Award. Sheridan Research Park is recognized as one of the country's first privately funded research parks and established a precedent setting model for similar planned facilities on university campuses and other private commercial/industrial developments across Canada.¹⁰

The landscape design of the subject property is of an era (1960s - 1970s) with sweeping lawns, gently sloping landforms and randomly spaced trees. It is functional, with remnants of a woodlot of mature trees that pre-date the Research Park and the construction of the building (Figure 22).

Although many aspects of the Research Park have an historical association, the subject property does not illustrate an historical style, trend or pattern. It does not have a direct association with a person or event and does not illustrate the work of an important designer.

The property, while pleasant, has no particular aesthetic/visual quality. It is consistent in scale with other built features in the Park. It is not a unique architectural building and exhibits no outstanding features/interest.

⁹ Cultural Landscape Inventory, City of Mississauga, The Landplan Collaborative Ltd. January 2005
http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf.

¹⁰ Ibid



Figure 22 2300 Speakman in 2000- grove of mature trees evident, some of which remain after building construction
- <http://www.mississauga.ca/portal/services/maps>

Figures 23 - 27 are of the immediate environs of 2300 Speakman Drive.



Figure 23 view to the east from 2300 Speakman Drive of 2270 Speakman Drive - MAC



Figure 24 view to the north across Speakman Drive of SNC Lavalin - 2285 Speakman Drive



Figure 25 view of Olive Grove School from Hadwen Road



Figure 26

westerly neighbour, Teck at 2380 Speakman Drive - Google Maps



Figure 27

Kid's Zone Child Care Centre at 2275 Speakman Drive (foreground) & SNC Lavalin (background)

Figure 28 is an aerial view of the Research Park context within which the subject property is located. The Park is zoned employment lands and open space. The immediate environs is utility lands and residential¹¹.

¹¹ City of Mississauga Zoning By-law - Map 18

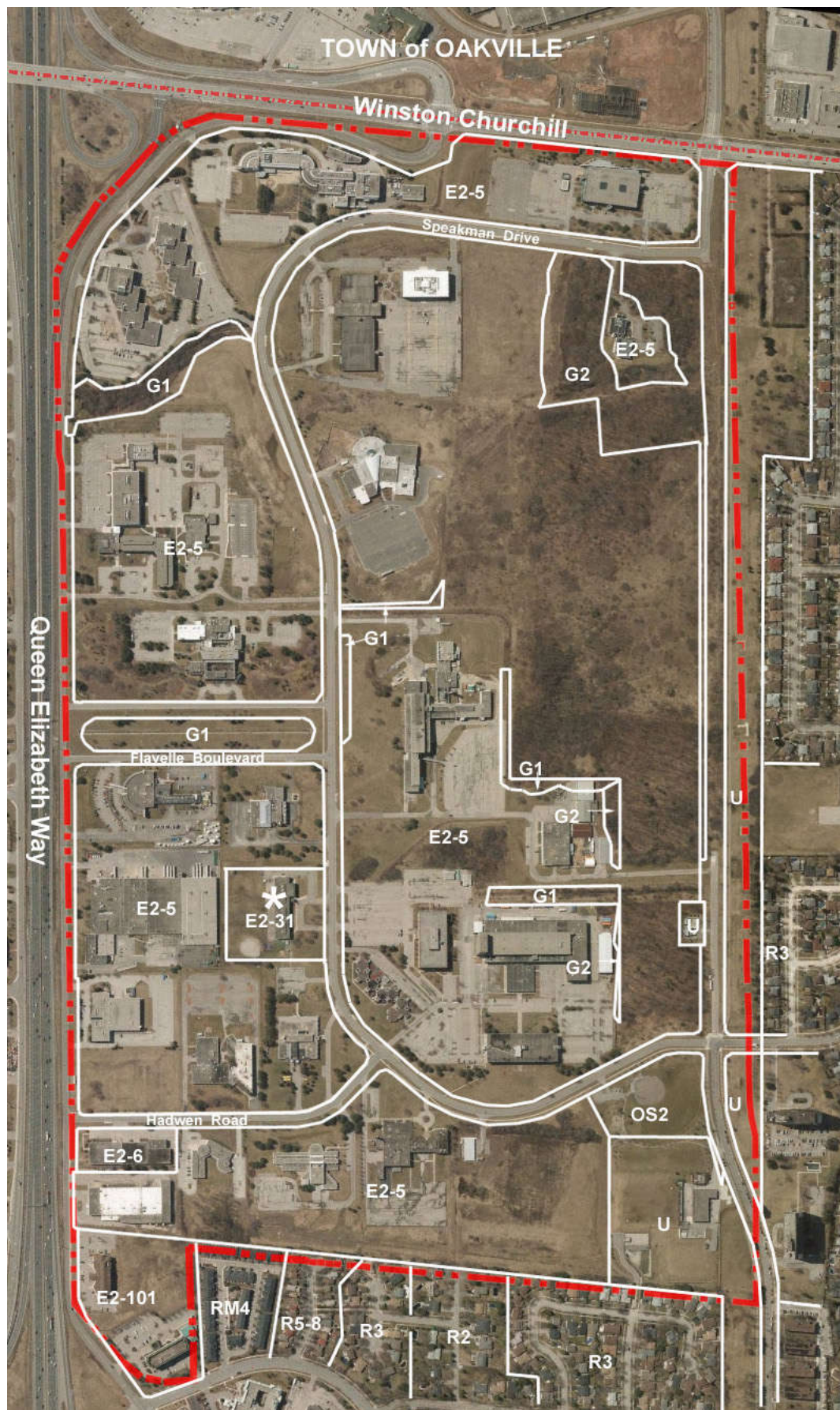


Figure 28 cultural landscape context & zoning - <http://www.mississauga.ca/portal/services/maps>

2.4 Impact of proposed development or site alteration

With respect to the Sheridan Research Park Cultural Heritage Landscape, the potential impacts and an assessment of the proposed site alteration follows.

<i>Potential Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"> • Destruction of any, or part of any, significant heritage attributes or features 	no heritage attributes
<ul style="list-style-type: none"> • Removal of natural heritage features, including trees 	removal of 3 trees
<ul style="list-style-type: none"> • Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance 	alteration is addition of a contemporary air structure in the rear yard of the school
<ul style="list-style-type: none"> • Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden 	no heritage attribute on property or adjacent
<ul style="list-style-type: none"> • Isolation of a heritage attribute from its surrounding environment, context or a significant relationship 	no heritage attribute
<ul style="list-style-type: none"> • Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features 	no obstruction of views
<ul style="list-style-type: none"> • A change in land use where the change in use negates the property's cultural heritage value 	no change in land use
<ul style="list-style-type: none"> • Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources 	no land disturbance

Figure 29 shows the air structure behind Olive Grove School.



Figure 29

aerial oblique from the west showing air structure - Google Maps

The new proposed built form is located in the rear yard of the existing school and is screened from Speakman Drive by the school, existing mature trees and a 2.5 metre high landform. It is screened from North Sheridan Way and Hadwen Road by Research Park buildings. It is a contemporary and technological architectural expression.

With respect to the urban design policies¹² of *Official Plan Amendment No. 40* to the *Mississauga Official Plan*, the applicable guidelines are:

- *the appropriate balance of revitalization and intensification to ensure that public and private open spaces are prominent features.*
The proposal adds an important element to the school, offering winter and inclement weather protection for play without impinging on the views of public and private open spaces.
- *building forms that are sensitive to the existing character.*
The building is a contemporary and technological architectural expression.
- *the location and orientation of buildings to form clearly defined frontages and entry points facing onto public streets.*
The building is accessory to the school building on the property and located to the rear of the property, mostly screened from public view.
- *the layout, design and screening for parking, loading and service areas to minimize the visual impact on the public streets.*
Parking, loading and service areas are existing on the property - no changes are contemplated.
- *the natural features will be protected from development and promoted as amenities for employees and the broader community.*
With the exception of 3 landscape trees, there are no natural features to be protected.
- *a high standard of building materials will be used for the architectural treatment of all facades.*
The building is accessory to the school building on the property and located to the rear of the property, mostly screened from public view.

2.5 Assessment of alternative development options and mitigation measures

The Heritage Impact Assessment is to assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on cultural heritage resources, noted by the Ministry of Culture, include but are not limited to the following:

- *Alternative development approaches*
An alternative to the air structure is a permanent building addition, not preferred due to cost, length of time to use, disruption to site activities, and lack of flexibility. Alternative locations on the property are possible, but would hamper the playing field functions and limit use of the rear yard.
- *Isolating development and site alteration from the significant built and natural heritage features and vistas*

¹² *Amendment No. 40 to Mississauga Official Plan* (under appeal) - see Appendix 3

There are no significant built and natural heritage features and vistas on site or adjacent. The building is accessory to the school building on the property and located to the rear of the property, mostly screened from public view. To further reduce any visual impact, additional tree planting is suggested to reinforce the existing mature tree grove on the property.

- *Design guidelines that harmonize mass, setback, setting and materials*
The setting is at the rear of the property and mostly screened from public view.
- *Limiting height and density*
Height is 11 metres, lower than most buildings in the Park.
- *Allowing only compatible infill and additions*
The accessory building is at the rear of the property and mostly screened from public view.
- *Reversible alterations*
The structure is portable and can be removed if and when necessary or desired..

2.6 Qualifications of the author completing the Heritage Impact Assessment

See appendix 5.

This Cultural Landscape Heritage Impact Assessment is respectfully submitted by:

CHC Limited



per: Owen R. Scott, OALA, FCSLA, CAHP

REFERENCES

Olive Grove School website www.olivegroveschool.ca/

City of Mississauga Cultural Landscape Heritage Impact Assessment Terms of Reference 2016

City of Mississauga heritage files - <http://www.mississauga.ca/portal/services/property>

City of Mississauga maps - <http://www.mississauga.ca/portal/services/maps>

City of Mississauga Heritage Mississauga website - <http://www.heritagemississauga.com/history.htm>

Heritage Mississauga web page <http://heritagemississauga.com/page/Barberton>.

Illustrated Historical Atlas of the County of Peel, Ont., Walker & Miles, Toronto 1877

Landplan Collaborative Ltd. (The) *Cultural Landscape Inventory, City of Mississauga*, January, 2005

Ontario Regulation 9/06 'Criteria for Determining Cultural Heritage Value or Interest' January 25, 2006

Ontario Ministry of Tourism, Culture and Sport website
http://www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf

Parks Canada website www.parkscanada.gc.ca

Province of Ontario *Ontario Heritage Act, R.S.O. 1990, c. O.18*

Province of Ontario *Provincial Policy Statement (PPS, 2014)* Cultural Heritage and Archaeology Policies 2.6

Province of Ontario *InfoSheet #5, Heritage Impact Assessments and Conservation Plans*, Winter 2006

Tremaine, George R. *Tremaine's Map of the County of Peel, Canada West*. Toronto, lithographed by John Ellis for G. R. and G. M. Tremaine. 1859.

Appendix 1

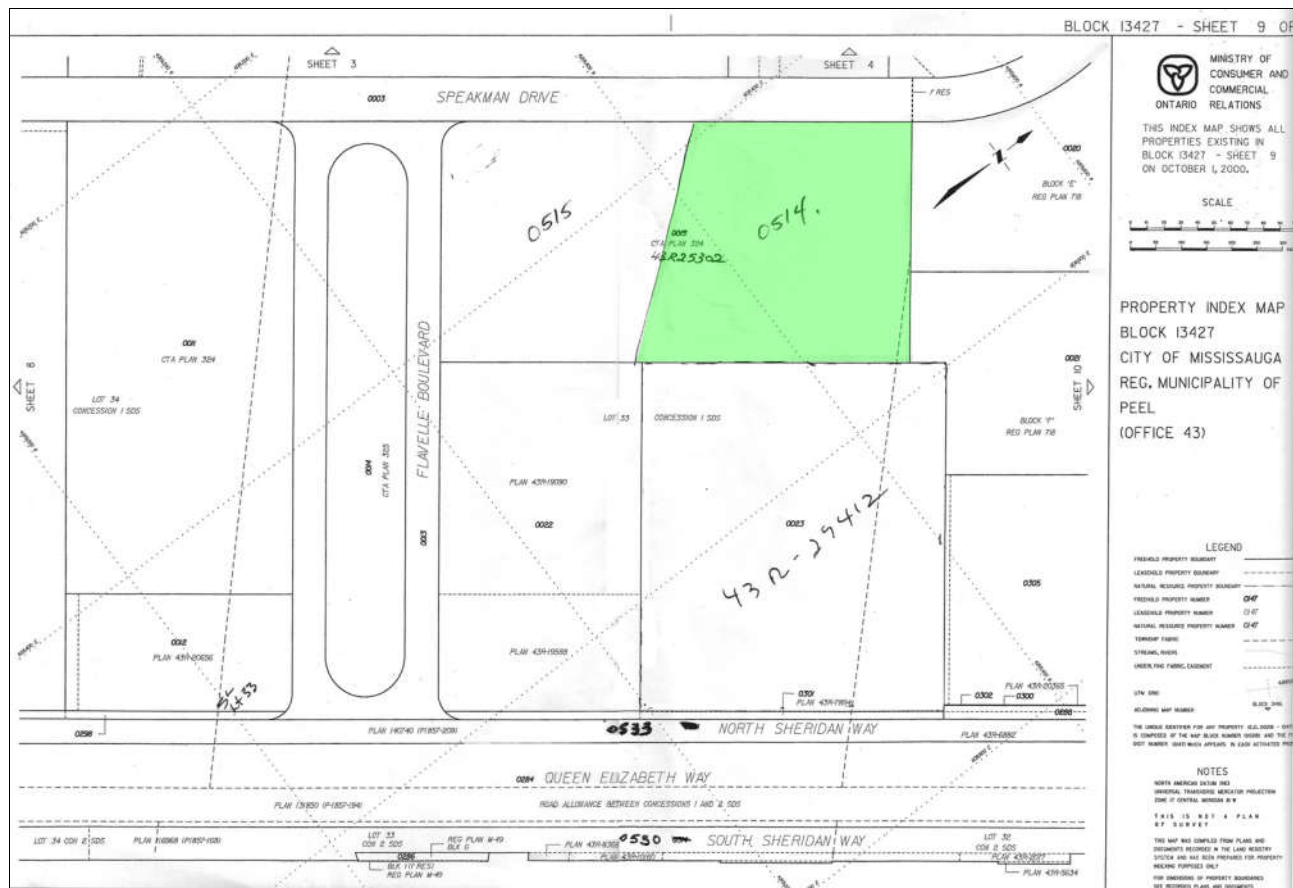
Chain of Title- PIN 13427-0514 - 2300 Speakman Drive, Mississauga

no.	instrument	registered date	from	to
	Patent	26 Dec 1807	The Crown	Peter Covenhoven
4402	B & S	21 Feb 1823	Peter Covenhoven	Garret Covenhoven
Due to illegibility and unavailability of documents, there is a break in the chain of title. The 1859 Tremaine map shows General Adamson as the owner of the property at that time. Sometime after 1859 and before 1875, Alexander Mitchell became the owner. The 1877 County Atlas shows Charles Mitchell as the owner which is not borne out by the Land Registry Office records				
1704	Lease	20 July 1875	Beaumont Dixie	Alexander Mitchell
7336	Quit Claim Deed	18 Nov 1890	Thomas M. Hammond	Alexander Mitchell
9291	Mortgage	20 Nov 1896	Alexander Mitchell	Manufacturers Life Insurance Company
9308	Ass't of Mtg.	30 Nov 1896	William Corkett	Manufacturers Life Insurance Company
9918	Final Order of Foreclosure	11 April 1899	Manufacturers Life Insurance Company	re: Alexander Mitchell
9942	B & S	6 March 1899	Manufacturers Life Insurance Company	David Fasken
33005	Grant	7 Aug 1930	Estate of David Fasken	Arthur Carton
34283	Grant	24 Dec 1931	Arthur Carton	B. G. Davidson
35102	Grant	30 Dec 1932	B. G. Davidson	Marnan Investment Limited
35104	Grant	30 Dec 1932	Marnan Investment Limited	Stanley G. Harmer
85460	Grant	30 Nov 1954	Stanley G. Harmer	Melville M. Goldberg, trustee
85462	Grant	30 Nov 1954	Melville M. Goldberg, trustee	Dunvegan Investments Limited
92517	Grant	30 Nov 1955	Dunvegan Investments Limited	United Lands Corporation Limited
152566	Grant	28 Feb 1963	United Lands Corporation Limited	Ontario Research Foundation
153372	Grant	9 April 1963	United Lands Corporation Limited	The Consolidated Mining and Smelting Company of Canada Limited
175037	Notice of App. for Certificate of Title	24 Dec 1964	Ontario Research Foundation	
176237	Certificate of Title	4 Feb 1965	The Consolidated Mining and Smelting Company of Canada Limited (Cominco)	
PR99091	Transfer	28 June 2001	Cominco Ltd.	Cedar Grove Foundation
PR315261	Transfer	17 Feb 2002	Cedar Grove Foundation	952339 Ontario Limited

Appendix 1

Chain of Title- PIN 13427-0514 - 2300 Speakman Drive, Mississauga

no.	instrument	registered date	from	to
PR 1034054	Vesting Order	24 March 2006	Ontario Superior Court of Justice	Muslim Association of Canada



Property Index Map

Queen's Printer, Toronto



Cultural Landscape Inventory

Sheridan Research Park

L-IND-4

Location Located east of Winston Churchill Blvd. at the QEW.

Heritage or Other Designation None

Landscape Type Industrial

LANDSCAPE ENVIRONMENT

- ☒ Scenic and Visual Quality
- ☐ Natural Environment
- ☐ Horticultural Interest
- ☒ Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- ☒ Illustrates Style, Trend or Pattern
- ☒ Direct Association with Important Person or Event
- ☐ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☒ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☒ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War II)
- ☒ Consistent Scale of Built Features
- ☒ Unique Architectural Features/Buildings
- ☐ Designated Structures

OTHER

- ☐ Historical or Archaeological Interest
- ☒ Outstanding Features/Interest
- ☐ Significant Ecological Interest
- ☐ Landmark Value



¹³ Landplan Collaborative Ltd. (The) *Cultural Landscape Inventory, City of Mississauga*, January, 2005

**Sheridan Research Park****Cultural Landscape Inventory****L-IND-4**

SITE DESCRIPTION

Sheridan Research Park is a unique campus of architecturally significant mid-rise structures which is associated with the "planned research park" movement. Careful control of building siting through urban and landscape design guidelines means that the area has a distinct visual character within the environs of Mississauga as a whole. This landscape was intended to improve the productivity and creativity of those who work in the associated industries and research facilities. Several of the buildings located here are of a unique architectural quality. The Xerox building by Steve Irwin was awarded a Canadian Architecture Award. Sheridan Research Park is recognized as one the country's first privately funded research parks and established a precedent setting model for similar planned facilities on university campuses and other private commercial/industrial developments across Canada.



Appendix 2

Property Heritage Detail¹⁴

Property Heritage

Address:	2300 SPEAKMAN DRIVE	Area:	SHERIDAN RESEARCH PARK
Status:	LISTED ON THE HERITAGE REGISTER BUT NOT DESIGNATED		
Type:		Reason:	CULTURAL LANDSCAPE

History:

Sheridan Research Park has been identified as a Cultural Landscape because it is a planned business park that contains architecturally-significant structures with a cohesive appearance. All of the buildings are mid-rise and conform to a distinct visual character. This unique campus is associated with the "planned research park" movement. The park was intended to improve the productivity and creativity of those who worked there. Sheridan Research Park is one the country's first privately funded research parks; it established a precedent-setting model for similar planned facilities on university campuses and other private commercial/industrial developments across Canada.

¹⁴ City of Mississauga website: <http://www.mississauga.ca/portal/services/property?>

15.5.2 Urban Design Policies

Community Identity and Design

15.5.2.1 A business park within a natural setting creates the identity of Sheridan Park Corporate Centre that distinguishes it from other office parks. The campus like setting is achieved by a combination of public and private open spaces of various sizes, forms and functions. To achieve the City's urban design objectives for Sheridan Park Corporate Centre, development proposals should address the following:

- a. the appropriate balance of revitalization and intensification to ensure that public and private open spaces are prominent features;
- b. building forms that are sensitive to the existing character;
- c. the location and orientation of buildings to form clearly defined frontages and entry points facing onto public streets;
- d. a well-connected pedestrian/bicycle network that links developments to the overall City network;
- e. the layout, design and screening for parking, loading and service areas to minimize the visual impact on the public streets;
- f. the natural features will be protected from development and promoted as amenities for employees and the broader community; and
- g. a Streetscape Master Plan will be prepared to coordinate street tree planting and right-of-way design.

Buildings and Landscape

15.5.2.2 To achieve and enhance the campus like setting, the following design guidelines will be used to evaluate development proposals:

- a. buildings should be set back from streets to maintain generous landscaped areas in the front and to preserve vistas to the building entrances by strategically located landscape elements;
- b. main entrances will be located facing the street frontage with highly transparent windows to engage the landscape and public realm around the building;
- c. the preservation and integration of Natural Heritage Systems and their ecological functions will be achieved by minimizing alterations to the existing topography, natural drainage patterns and vegetation;
- d. landscape design should incorporate the following:
 - stormwater best management practices;
 - native plants with low maintenance requirements;
 - a consistent pattern of trees lining the streets to unite the elements of the open space system and refresh the green identity within Sheridan Park Corporate Centre;
 - interconnecting and barrier-free pedestrian pathways, open spaces between buildings, and wayfinding features;
 - well-defined vehicular routes with proper signage;
 - accessible outdoor amenity spaces with comfortable microclimates and a proper balance of sun and shade year round provided by structural shelters and/or planting; and
 - clear visual and spatial identification of publicly accessible areas on private lands.
- e. large expanses of surface parking will be softened by landscaped islands with canopy trees;
- f. an identifiable street edge will be encouraged on lands visible from Winston Churchill Boulevard and the Queen Elizabeth Way;
- g. a high standard of building materials will be used for the architectural treatment of all facades; and
- h. buildings will be oriented and designed with best practices of green architecture to provide a higher level of comfort and minimize energy consumption.

THIS INDENTURE made in duplicate the twenty-second day of February, 1963.

PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT.

BETWEEN :

UNITED LANDS CORPORATION LIMITED,
a Company incorporated under the
laws of Ontario,

(hereinafter called "the GRANTOR")

OF THE FIRST PART;

-and-

ONTARIO RESEARCH FOUNDATION,

(hereinafter called "the GRANTEE")

OF THE SECOND PART.

1. WHEREAS the Grantor as the owner in fee simple of all those parts of Lots 32, 33, 34 and 35 in the First Concession South of Dundas Street in the Township of Toronto, in the County of Peel and Province of Ontario, lying between the southerly limit of a strip of lands owned by The Hydro-Electric Power Commission of Ontario running through the said lots and the northerly limit of North Sheridan Way (except the parcels of lands heretofore conveyed by the Grantor to The Corporation of the Township of Toronto, Mallory Battery Company of Canada Limited, Beaver Lumber Company Limited, Canadian Broomwade Limited and The British American Oil Company Limited by registered instruments numbers 101380, 151740, 136729, 129026, 127809/and 147061/for the Township of Toronto) herein sometimes called "the research community lands", subject to grants of easement in favour of The Corporation of the Township of Toronto registered as instrument numbers 101380, 136610, 151740,

is hereby given pursuant to Section 20 of the Planning Act, 1963.

Dated at Cooksville, Ontario, this 19th day of February, 1963.

day of February, 1963.

Sec. Treas. Township of Toronto Planning Board

- 2 -

and 147060 for the Township of Toronto, has decided to develop the said lands as a research community and has caused a plan thereof to be prepared by McConnell-Jackson, Ontario Land Surveyors, dated January 5th, 1963 (a copy of which is attached hereto), upon which the research community lands are shown in two parts, namely, Blocks A, B, C, D, E, F and G (herein called "the original lands") and the remainder of the research community lands being Blocks H and I (herein called "the additional lands"), and which Plan has been inspected by the Grantee;

2. AND WHEREAS the Grantor has caused a common form of conveyance, being in substantially the same form as this Deed, to be prepared for the original lands containing the stipulations set forth in Schedule "B" hereto, to be observed by the owner for the time being of each Block in the original lands and each and every part thereof;

3. AND WHEREAS it is the intention of the Grantor, and the Grantee purchases upon the express understanding that subject as hereinafter appears -

- (a) each purchaser of a Block in the original lands and of each and every part thereof, shall have the benefit of the said stipulations binding on all the other Blocks and each and every part thereof forming part of the original lands whether such Blocks or parts thereof are sold to the respective purchasers of them before or after the date of the conveyance by the Grantor to each purchaser;
- (b) the burden of the stipulations contained in Schedule "C" hereto shall run with and bind the additional lands and each and every part thereof and that the benefit of said stipulations shall be annexed to and devolve with each and every part of the lands hereby conveyed;

- 3 -

4. WITNESSETH that in consideration of other valuable consideration and the sum of ONE DOLLAR (\$1.00), the receipt whereof is hereby acknowledged, the Grantor doth grant unto the Grantee in fee simple -

ALL AND SINGULAR those certain parcels or tracts of lands and premises situate, lying and being in the Township of Toronto, in the County of Peel and Province of Ontario, particularly described in Schedule "A" hereto.

5. TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever; SUBJECT NEVERTHELESS to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

6. THE Grantee for itself, its successors and assigns, hereby covenants with the Grantor, its successors and assigns, and all other persons claiming under the Grantor as purchaser of any part or parts of the original lands to the intent that the burden of this covenant shall run with and bind the lands hereby conveyed and each and every part thereof for the period of twenty (20) years from the first day of January, 1963, and to the intent that the benefit thereof shall be annexed to and devolve with each and every part of the original lands for the said period except the lands hereby conveyed, to observe the stipulations contained in Schedule "B" hereto.

7. THE Grantor, for itself, its successors and assigns, hereby covenants with the Grantee, its successors and assigns, to the intent that the burden of this covenant shall run with and bind the additional lands and each and every part thereof for the period of 20 years from the first day of January, 1963, except those parts thereof hereafter laid out as public highways, and to the intent that the benefit thereof shall be annexed to and devolve with the lands hereby conveyed and each and every part thereof, to observe the stipulations contained in Schedule "C" hereto, provided, however, that if by the first

- 4 -

days of January in the years listed below the Vendor shall not have sold or have agreed to sell at least that total number of acres of the additional lands listed beside each such year taking into account the number of acres sold in previous years, then the stipulations contained in said Schedule "C" shall with respect to that part of the additional lands not so sold or agreed to be sold as of such first day of January, become null and void and no longer in force:

1968 - 50 acres

1969 - 70 acres

1970 - 90 acres

1971 - 110 acres

1972 - 130 acres

1973 - 150 acres

1974 - 170 acres

8. THE Grantor covenants with the Grantee that it has the right to convey the said lands to the Grantee notwithstanding any act of the Grantor.

9. AND that the Grantee shall have quiet possession of the said lands free from all encumbrances, save as aforesaid.

10. AND the Grantor covenants with the Grantee that it will execute such further assurances of the said lands as may be requisite.

11. AND the Grantor covenants with the Grantee that it has done no act to encumber the said lands, save as aforesaid.

12. AND the Grantor releases to the Grantee all its claims upon the said lands.

IN WITNESS WHEREOF the Grantor and Grantee have duly

- 5 -

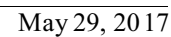
executed this Indenture.

UNITED LANDS CORPORATION LIMITED

G.V. Fehring
Vice-Pres
H. H. H. H. H.
Asst. Secy.

ONTARIO RESEARCH FOUNDATION

R. F. Jupp
CHAIRMAN
W. R. H. H. H.
SECRETARY-TREASURER



SCHEDULE "B" to the Deed of Conveyance
from UNITED LANDS CORPORATION LIMITED
to ONTARIO RESEARCH FOUNDATION dated
the 22nd day of February 1963.

1. No part of said Blocks A, B, C, D, E, F and G shall be used, and no erection, building or structure now or hereafter situate thereon shall be used for any purpose other than a park or for research and development for the purpose of improving and developing by scientific study, experiment and investigation, industrial, commercial and agricultural techniques, methods, materials and products, including research into the marketing of products and the development and utilization of natural resources, or for the conduct of technical sales which is defined as that part of sales which is concerned with providing scientific or technical data, information and knowledge to customers or potential customers, or for the manufacture of prototypes and the sale thereof for the purpose of testing the same in the market, or as a use incidental to said development and research by an owner of any parcel of lands for the supervision of the general sales of the products and services of such owner, and without restricting the generality of the foregoing no such lands, erections, buildings or structures shall be used (except as part of such research and development) for the manufacture (except as aforesaid), sale (except as aforesaid), processing, repair or servicing of materials or products or occupation as a residence of any kind (except the residence of a caretaker or such other person employed for maintenance or security purposes) nor for a church, school, storage yard or warehousing.

2. No erection, building or structure shall be constructed or used at any time on any parcel of lands in said Blocks unless:

- (a) the said parcel shall contain an area of at least three acres and unless such parcel shall have a frontage of at least 250 feet in length on a public highway, and
- (b) such erection, building or structure (including any addition thereto and including any

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erection, building or structure previously constructed on the said parcel) has or have a total ground floor area measured from the exterior surfaces of enclosing walls not greater than 25% of the area of the said parcel of lands;

(c) such erection, building or structure if the first to be constructed on any parcel of lands has a ground floor area measured from the exterior surfaces of enclosing walls of not less than 10,000 square feet;

(d) the plans and specifications hereinafter stipulated of such erection, building or structure (including any addition thereto) prepared by a registered architect or engineer and bearing his stamp and of the scheme of proposed landscaping have been approved in writing by Ontario Research Foundation and such erection, building, structure, addition and landscaping are constructed and carried out in conformity with such approved plans, specifications and scheme. With each application for the approval of Ontario Research

Foundation there shall be submitted to it in duplicate:-

- (i) a site plan showing the proposed location of all erections, buildings, structures (or any additions thereto), driveways, sodded areas, trees, parking areas, loading, shipping and receiving areas and existing and proposed lot grades and storm water drainage, and
- (ii) floor plans of such erection, building or structure (or any addition thereto) and front, side and rear elevations thereof, and
- (iii) a scheme of proposed landscaping, and
- (iv) plans and specifications of such erection, building or structure (or any addition thereto) showing the height above grade and the material to be used in the external walls of the said erections, buildings or structures or addition

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and the fixtures to be situate therein;

- (e) adequate parking facilities for vehicles are provided on the said parcel of lands for employees, managers and visitors of the project being carried on thereon, in parking areas, landscaped and suitably screened so as not to present an objectionable appearance and paved with a dust-free all-weather surface.

No vehicle shall be parked other than in the parking areas established in accordance with the provisions of paragraph 2 (e) hereof.

4. No operation shall be carried on which is objectionable or undesirable by reason of the emission of dust, odours, noise or vibration other than an occasional or sporadic operation occurring during the course of an experiment.

5. No operation shall be carried on except within fully walled buildings or structures and there shall be no outside storage of materials except in areas suitably screened as approved by Ontario Research Foundation so as not to present an objectionable appearance.

6. No supplies or materials of any kind shall be shipped or received except in off-street loading areas screened and located as approved by Ontario Research Foundation so as not to present an objectionable appearance and paved with a dust-free all-weather surface, and there shall be no driveways unless similarly paved.

7. No fences, hedges or screens shall be erected except with the prior written approval of Ontario Research Foundation with respect to the location, design, nature and material thereof.

8. No sign, billboard or advertising matter of any kind shall be placed on any parcel of lands or on any erection,

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building or structure constructed thereon except a name-plate containing the name or trademark of the owner of such parcel, provided such name-plate shall have been approved in writing by Ontario Research Foundation. Applications for such approval shall contain a description and drawing of the proposed sign indicating its size, appearance, location and lighting.

No excavation shall be made except for the purpose of landscaping or other improvement of the grounds or for the purpose of the construction, extension or alteration of any erection, building or structure and then only at the time of the commencement of such construction, extension or alteration or except for the purpose of research and development as stipulated in paragraph 1 hereof and then only if such excavation is suitably screened as approved by Ontario Research Foundation so as not to present an objectionable appearance.

10. It is understood that the approval of plans by Ontario Research Foundation and any other approvals or consents of Ontario Research Foundation shall not be unreasonably withheld and that applications for such approval or consent shall be proceeded with diligently, it being the intention that such approval shall be withheld only for the purpose of ensuring the fulfillment of the purposes of the research community as herein stated and creating a park-like area devoted to the said purposes. ~~Ontario Research Foundation may delegate its rights with respect to any such approval or consent to any agent or agents.~~ ✓ *WKA*

11. The phrase, "parcel of lands" as used herein shall mean any parcel under separate ownership.

12. No erection, building or structure, the exterior of which is incomplete shall be used or shall remain on any parcel of lands unless such exterior shall be completed with due diligence after the construction thereof has commenced.

SCHEDULE "C" to the Deed of Conveyance
from UNITED LANDS CORPORATION LIMITED
to ONTARIO RESEARCH FOUNDATION dated
the 22nd day of February 1963.

1. No part of the said additional lands and no erection, building or structure now or hereafter situate thereon shall be used for any purpose other than municipal services, a park or for research and development for the purpose of improving and developing by scientific study, experiment and investigation, industrial, commercial and agricultural techniques, methods, materials and products, including research into the marketing of products and the development and utilization of natural resources, or for the conduct of technical sales which is defined as that part of sales which is concerned with providing scientific or technical data, information and knowledge to customers or potential customers, or for the manufacture of prototypes and the sale thereof for the purpose of testing the same in the market, or as a use incidental to such development and research by the owner of any parcel of lands for the supervision of the general sales of the products and services of such owner, or for an office building, an auditorium, a retail store, a restaurant, a chartered bank or trust company building, single or multiple family residential building, or a recreational building, and without restricting the generality of the foregoing no such lands, erections, buildings or structures shall be used (except as part of such research and development) for the manufacture (except as aforesaid) or processing of materials or products. Notwithstanding the foregoing, no part of said additional lands and no erection, building or structure now or hereafter situate thereon shall be used for any purpose other than municipal services, a park or for such research and development without the prior written consent of Ontario Research Foundation.

2. No erection, building or structure shall be constructed or used at any time on any parcel of lands in said

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lands unless:

the said parcel shall contain an area of at least three acres and unless such parcel shall have a frontage of at least 250 feet in length on a public highway, and

such erection, building or structure (including any addition thereto and including any erection, building or structure previously constructed on the said parcel) has or have a total ground floor area measured from the exterior surfaces of enclosing walls not greater than 25% of the area of the parcel of lands;

(e) such erection, building or structure if the first to be constructed on any parcel of lands has a ground floor area measured from the exterior surfaces of enclosing walls of not less than 10,000 square feet;

(d) the plans and specifications hereinafter stipulated of such erection, building or structure (including any addition thereto) prepared by a registered architect or engineer and bearing his stamp and of the scheme of proposed landscaping have been approved in writing by Ontario Research Foundation and such erection, building, structure, addition and landscaping are constructed and carried out in conformity with such approved plans, specifications and scheme. With each application for the approval of Ontario Research Foundation there shall be submitted to it in duplicate:-

(i) a site plan showing the proposed location of all erections, buildings, structures (or any additions thereto), driveways, sodded areas, trees, parking areas, loading, shipping and receiving areas and existing and proposed lot grades and storm water drainage, and

(ii) floor plans of such erection, building or

structure (or any addition thereto) and front, side and rear elevations thereof, and
(iii) a scheme of proposed landscaping, and
(iv) plans and specifications of such erection, building or structure (or any addition thereto) showing the height above grade and the materials to be used in the external walls of the said erections, buildings or structures or addition and the fixtures to be situate therein;

adequate parking facilities for vehicles are provided on the said parcel of lands for employees, managers and visitors of the project being carried on thereon, in parking areas, landscaped and suitably screened so as not to present an objectionable appearance and paved with a dust-free all-weather surface.

3. No vehicles shall be parked other than in the parking areas established in accordance with the provisions of paragraph 2(e) hereof.

4. No operation shall be carried on which is objectionable or undesirable by reason of the emission of dust, odours, noise or vibration other than an occasional or sporadic operation occurring during the course of an experiment.

5. No operation shall be carried on except within fully walled buildings or structures and there shall be no outside storage of materials except in areas suitably screened as approved by Ontario Research Foundation so as not to present an objectionable appearance.

6. No supplies or materials of any kind shall be shipped or received except in off-street loading areas screened and located as approved by Ontario Research Foundation so as not to

present an objectionable appearance and paved with a dust-free all-weather surface, and there shall be no driveways unless similarly paved.

7. No fences, hedges or screens shall be erected except with the prior written approval of Ontario Research Foundation with respect to the location, design, nature and material thereof.

8. No sign, billboard or advertising matter of any kind shall be placed on any parcel of lands or on any erection, building or structure constructed thereon except a name-plate containing the name or trademark of the owner of such parcel provided such name-plate shall have been approved in writing by Ontario Research Foundation. Applications for such approval shall contain a description and drawing of the proposed sign indicating its size, appearance, location and lighting.

9. No excavation shall be made except for the purpose of landscaping or other improvement of the grounds or for the purpose of the construction, extension or alteration of any erection, building or structure and then only at the time of the commencement of such construction, extension or alteration or except for the purpose of research and development as stipulated in paragraph 1 hereof and then only if such excavation is suitably screened as approved by Ontario Research Foundation so as not to present an objectionable appearance.

10. The phrase, "parcel of lands" as used herein shall mean any parcel under separate ownership.

11. No erection, building or structure, the exterior of which is incomplete shall be used or shall remain on any parcel of lands unless such exterior shall be completed with due diligence after the construction thereof has commenced.

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Ontario Research Foundation shall have the power from time to time in writing to waive, vary or release in whole or in part any of the foregoing stipulations in respect of all or any part of the said additional lands.

13. It is understood that the approval of plans by Ontario Research Foundation and any other approvals or consents of Ontario Research Foundation shall not be unreasonably withheld and that applications for such approval or consent shall be proceeded with diligently, it being the intention that such approval shall be withheld only for the purpose of ensuring the fulfillment of the purposes of the research community as herein stated and creating a park-like area devoted to the said purposes. ✓ ~~Ontario Research Foundation may delegate its rights with respect to any such approval or consent to any agent or agents.~~ ✓

[Handwritten signature]

Appendix 5

Qualifications of the Author

R E S U M E

OWEN R. SCOTT, *OALA, FCSLA, CAHP*

Education:

Master of Landscape Architecture (MLA) University of Michigan, 1967

Bachelor of Science in Agriculture (Landscape Horticulture), (BSA) University of Guelph, 1965

Professional Experience:

1965 - present President, CHC Limited, Guelph, ON
 1977 - present President, The Landplan Collaborative Ltd., Guelph, ON
 1977 - 1985 Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC
 1975 - 1981 Editor and Publisher, *Landscape Architecture Canada*, Ariss, ON
 1969 - 1981 Associate Professor, School of Landscape Architecture, University of Guelph
 1975 - 1979 Director and Founding Principal, Ecological Services for Planning Limited, Guelph, ON
 1964 - 1969 Landscape Architect, Project Planning Associates Limited, Toronto, ON

Historical Research, Heritage Landscape Planning and Restoration Experience and Expertise

Current Professional and Professional Heritage Associations Affiliations:

Member: Alliance for Historic Landscape Preservation (AHLP) - 1978 -
 Member: Canadian Association of Heritage Professionals (CAHP) - 1987 -
 Member: Ontario Association of Landscape Architects (OALA) - 1968 - (Emeritus 2016)
 Member: Canadian Society of Landscape Architects (FCSLA) - 1969 - (Fellow 1977, Life Member 2016)

Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003
 Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002
 Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)
 Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Professional Honours and Awards (Heritage):

Merit Award	2016	Canadian Association of Heritage Professionals Awards, City of Kitchener Cultural Heritage Landscapes
National Award	2016	Canadian Society of Landscape Architects (CSLA), City of Kitchener Cultural Heritage Landscapes
Mike Wagner Award	2013	Heritage Award - Breithaupt Block, Kitchener, ON
People's Choice Award	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
Award of Excellence	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
National Award	2009	Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON
Award of Merit	2009	Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON
Award	2007	Excellence in Urban Design Awards, Heritage, Old Quebec Street, City of Guelph, ON
Award	2001	Ontario Heritage Foundation Certificate of Achievement
Award	1998	Province of Ontario, Volunteer Award (10 year award)
Award	1994	Province of Ontario, Volunteer Award (5 year award)
Regional Merit	1990	CSLA Awards, Britannia School Farm Master Plan
National Honour	1990	CSLA Awards, Confederation Boulevard, Ottawa
Citation	1989	City of Mississauga Urban Design Awards, Britannia School Farm Master Plan
Honour Award	1987	<i>Canadian Architect</i> , Langdon Hall Landscape Restoration, Cambridge, ON
Citation	1986	<i>Progressive Architecture</i> , The Ceremonial Routes (Confederation Boulevard), Ottawa,
National Citation	1985	CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK
National Merit	1984	CSLA Awards, St. James Park Victorian Garden, Toronto, ON
Award	1982	Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

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Qualifications of the Author

Selected Heritage Publications:

- Scott, Owen R., The Southern Ontario "Grid", *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.
- Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of "Conserving Ontario's Landscapes" conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.
- Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.
- Scott, Owen R. Cemeteries: A Historical Perspective, *Newsletter, The Memorial Society of Guelph*, September 1993.
- Scott, Owen R. The Sound of the Double-bladed Axe, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.
- Scott, Owen R. Woolwich Street Corridor, Guelph *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc. (ACO)
- Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the ACO.
- Scott, Owen R. Heritage Conservation Education, Heritage Landscape Conservation, *Momentum 1989*, Icomos Canada, Ottawa, p.31.
- Scott, Owen R. Cultivars, pavers and the historic landscape, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.
- Scott, Owen R. Landscape preservation - What is it? *Newsletter, American Society of Landscape Architects - Ontario Chapter*, vol. 4 no.3, 1987.
- Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.
- Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.
- Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.
- Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.
- Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.
- Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-1871. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).
- Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a **representative listing of some of the heritage consultations undertaken by Owen R. Scott** in his capacity as a principal of The Landplan Collaborative Ltd., and principal of CHC Limited.

Heritage Master Plans and Landscape Plans

- Alton Mill Landscape, Caledon, ON
- Black Creek Pioneer Village Master Plan, Toronto, ON
- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- Downtown Guelph Private Realm Improvements Manual, City of Guelph, ON
- Downtown Guelph Public Realm Plan, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- George Brown House Landscape Restoration, Toronto, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Greenwood Cemetery Master Plan, Owen Sound, ON
- Hamilton Unified Family Courthouse Landscape Restoration Plan, Hamilton, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON

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Qualifications of the Author

- London Psychiatric Hospital Cultural Heritage Stewardship Plan, London, ON
- McKay / Varley House Landscape Restoration Plan, Markham (Unionville), ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, Kitchener Horticultural Society/City of Kitchener, ON
- St. George's Square, City of Guelph, ON
- St. James Cemetery Master Plan, Toronto, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, Meewasin Valley Authority, Saskatoon, SK
- Whitehern Landscape Restoration Plan, Hamilton, ON
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

Cultural Heritage Evaluation Reports (CHER), Cultural Heritage Inventories and Cultural Heritage Landscape Evaluations

- Adams Bridge (Structure S20) Cultural Heritage Evaluation Report, Southgate Twp., ON
- Belfountain Area Heritage Inventory for Environmental Assessment, Peel Region, ON
- Bridge #9-WG Cultural Heritage Evaluation Report, Township of Centre Wellington, ON
- Bridge #20 Cultural Heritage Evaluation Report, Blandford-Blenheim Township, ON
- Bridge #25 Cultural Heritage Evaluation Report, Blandford-Blenheim Township, ON
- Chappel Estate / Riverside / Mississauga Public Garden Heritage Inventory, Mississauga, ON
- Cruickston Park Farm & Cruickston Hall - Cultural Heritage Resources Study, Cambridge, ON
- Doon Valley Golf Course - Cultural Heritage and Archaeological Resources Inventory, Kitchener/Cambridge, ON
- Government of Ontario Light Rail Transit (GO-ALRT) Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- Hancock Woodlands Cultural Heritage Assessment, City of Mississauga, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- Highway 400 to 404 Link Cultural Heritage Inventory for Environmental Assessment, Bradford, ON
- Highway 401 to 407 Links Cultural Heritage Inventory for Environmental Assessment, Pickering/Ajax/Whitby/Bowmanville, ON
- Holland Mills Road Bridge Cultural Heritage Evaluation Report, Wilmot Township, ON
- Homer Watson House Cultural Heritage Evaluation Report, Kitchener, ON
- Irvine Street (Watt) Bridge Cultural Heritage Evaluation Report, Township of Centre Wellington, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Niska Road Cultural Heritage Landscape Addendum, City of Guelph, ON
- 154 Ontario Street, Historical - Associative Evaluation, Guelph, ON
- 35 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- Silvercreek (LaFarge Lands) Cultural Landscape Assessment, Guelph, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- 53 Surrey Street East and 41, 43, 45 Wyndham Street South Cultural Heritage Evaluation Guelph, ON
- Swift Current CPR Station Gardens condition report and feasibility study for rehabilitation/reuse, Swift Current, SK
- University of Guelph, McNaughton Farm House, Cultural Heritage Resource Assessment, Puslinch Township, ON
- University of Guelph, Trent Institute Cultural Heritage Resource Assessment, Guelph, ON
- University of Guelph, 1 and 10 Trent Lane Cultural Heritage Resource Assessments, Guelph, ON
- Uno Park Road Bridge, Cultural Heritage Evaluation Report, Harley Township, ON
- 2007 Victoria Road South Heritage Evaluation, Guelph, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo

Heritage Impact Assessments (HIA), Heritage Impact Statements (HIS), Cultural Heritage Resource Impact Assessments (CHRIA) and Cultural Landscape Heritage Impact Statements

- Adams Bridge (Structure S20) Heritage Impact Assessment, Southgate Township, ON

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Qualifications of the Author

- 33 Arkell Road Heritage Impact Assessment, Guelph, ON
- 86 Arthur Street, Heritage Impact Assessment, Guelph, ON
- William Barber House, 5155 Mississauga Road, Heritage Impact Assessment, Mississauga, ON
- Barra Castle Heritage Impact Assessment, Kitchener, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 25 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- Bridge #20 Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge #25 Heritage Impact Assessment, Blandford-Blenheim Township, ON
- 215 Broadway Street Heritage Impact Statement, Mississauga, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment Addendum, Cambridge, ON
- 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- 58 Church Street Heritage Impact Assessment, Churchville Heritage Conservation District, Brampton, ON
- City Centre Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- 12724 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- 12880 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- Cordingley House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment (farmstead, house & barn), Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON
- 75 Dublin Street Heritage Impact Assessment, Guelph, ON
- 24, 26, 28 and 32 Dundas Street East Heritage Impact Statement, Mississauga, (Cooksville), ON
- 1261 Dundas Street South Heritage Impact Assessment, Cambridge, ON
- 172 - 178 Elizabeth Street Heritage Impact Assessment, Guelph, ON
- 19 Esandar Drive, Heritage Impact Assessment, Toronto, ON
- 14 Forbes Avenue Heritage Impact Assessment, Guelph, ON
- 369 Frederick Street Heritage Impact Assessment, Kitchener, ON
- 42 Front Street South Heritage Impact Assessment, Mississauga, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Heritage Impact Statement, City of Mississauga, ON
- 132 Hart's Lane, Hart Farm Heritage Impact Assessment, Guelph, ON
- Holland Mills Road Bridge Heritage Impact Assessment, Wilmot Township, ON
- 9675, 9687, 9697 Keele Street Heritage Impact Assessment, City of Vaughan (Maple) ON
- 13165 Keele Street Cultural Heritage Resource Impact Assessment, King Township (King City), ON
- 151 King Street North Heritage Impact Assessment, Waterloo, ON
- Kip Co. Lands Developments Ltd. Cultural Heritage Resource Impact Assessment - Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge) ON
- 20415 Leslie Street Heritage Impact Assessment, East Gwillimbury, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 19 - 37 Mill Street Scoped Heritage Impact Assessment, Kitchener, ON
- 2610, 2620 and 2630 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 4067 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 1142 Mona Road, Heritage Impact Assessment, Mississauga, ON
- 1245 Mona Road, Heritage Impact Statement, Mississauga, ON
- 15 Mont Street, Heritage Impact Assessment, Guelph, ON
- Proposed Region of Waterloo Multimodal Hub at 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510 King Street West, Heritage Study and Heritage Impact Assessment, Kitchener, ON
- 6671 Ninth Line Heritage Impact Statement, Cordingley House Restoration & Renovation, Mississauga, ON

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Qualifications of the Author

- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- 35 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 259 St. Andrew Street East Cultural Heritage Assessment, Fergus, ON
- 10431 The Gore Road Heritage Impact Assessment, Brampton, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- 7 Town Crier Lane, Heritage Impact Assessment, Markham, ON
- University of Guelph, 3 - 7 Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- University of Guelph, Harrison House, Heritage Impact Assessment, Guelph, ON
- Uno Park Road Bridge, Heritage Impact Assessment, Harley Township, ON
- Victoria Park Proposed Washroom Cultural Heritage Impact Assessment, Kitchener, ON
- 927 Victoria Road South (barn) Heritage Impact Assessment, Guelph, ON
- 272-274 Victoria Street Heritage Impact Assessment, Mississauga, ON
- 26 - 32 Water Street North Heritage Impact Assessment, Cambridge (Galt), ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON
- 35 Wright Street Cultural Heritage Resource Impact Assessment, Richmond Hill, ON
- 1123 York Road Heritage Impact Assessment, Guelph, ON

Heritage Conservation Plans

- William Barber House, 5155 Mississauga Road, Heritage Conservation Plan, Mississauga, ON
- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Hamilton Psychiatric Hospital Conservation Plan, for Infrastructure Ontario, Hamilton, ON
- Harrop Barn Heritage Conservation Plan, Milton, ON
- 324 Old Huron Road Conservation Plan, Kitchener, ON
- 264 Woolwich Street Heritage Conservation Plan, Guelph, ON
- 14288 Yonge Street Heritage Conservation Plan, Aurora, ON
- 1123 York Road Heritage Conservation Plan, Guelph, ON

Heritage Conservation District Studies and Plans

- Downtown Whitby Heritage Conservation District Study and Plan, Town of Whitby, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Queen Street East Heritage Conservation District Study, Toronto, ON
- University of Toronto & Queen's Park Heritage Conservation District Study, City of Toronto, ON

Cultural Heritage Landscape Inventories/Studies

- Cultural Heritage Landscape Study, City of Kitchener, ON
- Cultural Heritage Landscape Inventory, City of Mississauga, ON

Peer Reviews

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- Belvedere Terrace - Peer Review, Assessment of Proposals for Heritage Property, Parry Sound, ON
- Heritage Square Heritage Impact Assessment Peer Review for Township of Centre Wellington (Fergus), ON
- Little Folks Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON

Expert Witness Experience

- Oelbaum Ontario Municipal Board Hearing, Eramosa Township, ON, 1988
- Roselawn Centre Conservation Review Board Hearing, Port Colborne, ON, 1993
- Halton Landfill, Joint Environmental Assessment Act and Environmental Protection Act Board Hearing, 1994
- OPA 129 Ontario Municipal Board Hearing, Richmond Hill, ON, 1996
- Diamond Property Ontario Municipal Board Hearing, Aurora, ON, 1998
- Harbour View Investments Ontario Municipal Board Hearing, Town of Caledon, ON, 1998
- Aurora South Landowners Ontario Municipal Board Hearing, Aurora, ON, 2000
- Ballycroy Golf Course Ontario Municipal Board Hearing, Palgrave, ON, 2002

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Qualifications of the Author

- Doon Valley Golf Course Ontario Municipal Board Hearing, Cambridge, ON, 2002
- MapleGrove Community Ontario Municipal Board Hearing, North York, ON, 2002
- Maryvale Crescent Ontario Municipal Board Hearing, Richmond Hill, ON, 2003
- LaFarge Lands Ontario Municipal Board Mediation, Guelph, ON, 2007
- 255 Geddes Street, Elora, ON, heritage opinion evidence - Ontario Superior Court of Justice, 2010
- Downey Trail Ontario Municipal Board Hearing, Guelph, ON, 2010
- Wilson Farmhouse Conservation Review Board Hearing, Guelph, ON, 2014
- 85 Victoria Street, Churchville Heritage Conservation District, Ontario Municipal Board Hearing, Brampton, ON, 2016

City of Mississauga
Memorandum



Date: 2017/10/06
To: Chair and Members of Heritage Advisory Committee
From: Paul Damaso, Director, Culture Division
Meeting Date: 2017/11/14
Subject: New Construction on Listed Property: 2660 Speakman Drive

This memorandum and its attachment are presented for HAC's information only.

The subject property is registered under Section 27 of the Ontario Heritage Act as part of the Sheridan Research Park Cultural Landscape. A new development is proposed for this property. The Heritage Impact Assessment follows this memorandum.

A handwritten signature in black ink, appearing to read 'Paul Damaso', written in a cursive style.

Paul Damaso, Director, Culture Division

Prepared by: Paula Wubbenhorst, Sr. Heritage Coordinator, Culture & Heritage Planning

Attachment

Appendix 1: Heritage Impact Statement - 2660 Speakman Drive

HERITAGE IMPACT ASSESSMENT

**2660 SPEAKMAN DRIVE
CITY OF MISSISSAUGA ONTARIO**

Prepared for:
Diamond Schmitt Architects
384 Adelaide Street West, Suite 100
Toronto, ON M5V1R7

ASI File: 17CH-085

September 2017



HERITAGE IMPACT ASSESSMENT

**2660 SPEAKMAN DRIVE
CITY OF MISSISSAUGA, ONTARIO**

EXECUTIVE SUMMARY

ASI was contracted by Diamond Schmitt Architects to prepare a Heritage Impact Assessment (HIA) of the property at 2660 Speakman Drive, in the City of Mississauga, Ontario. The proposed planning application involves the construction of a new National Research Council Canada research facility within the Sheridan Science and Technology Park. The proposed new building will be located on an irregularly shaped lot of approximately 4.85ha between the Xerox Research Centre of Canada building and The Promontory building on Speakman Drive. No additions or alterations are proposed to any existing buildings.

This HIA is structured to review the impact of the proposed development at 2660 Speakman Drive on the Sheridan Research Park Cultural Heritage Landscape and the adjacent Xerox Research Centre of Canada building, which is Listed on the City of Mississauga's Heritage Register. Based on the results of archival research, a field review and an evaluation of the proposed development, the proposal will have no impact on the cultural heritage value of the cultural heritage landscape or the adjacent Xerox Research Centre of Canada building.

PROJECT PERSONNEL

<i>Senior Project Manager:</i>	Annie Veilleux, MA, CAHP Senior Heritage Specialist Manager, Cultural Heritage Division
<i>Cultural Heritage Specialist:</i>	James Neilson, MES Cultural Heritage Specialist
<i>Project Administrator</i>	Carol Bella, Hon. BA Research Archaeologist and Administrative Assistant
<i>Historical Research:</i>	James Neilson
<i>Field Review:</i>	James Neilson
<i>Report Preparation:</i>	James Neilson
<i>Graphics Preparation:</i>	Adam Burwell, MSc Archaeologist, Geomatics Specialist, Operations Division
<i>Report Reviewer:</i>	Annie Veilleux

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1.0 INTRODUCTION

ASI was contracted by Diamond Schmitt Architects to prepare a Heritage Impact Assessment (HIA) of the property at 2660 Speakman Drive (the “Subject Property”), on Part Lot 35, Concession 1 South of Dundas Street in the City of Mississauga, Ontario. This HIA is part of the proposed undertaking to construct a new National Research Council Canada research facility at the Sheridan Science and Technology Park (Sheridan Park).

The Subject Property at 2660 Speakman Drive is located on the south side of Speakman Drive in the southern portion of the Sheridan Park on land that has been part of the Xerox Research Centre of Canada since the mid-1970s (Figure 1). Sheridan Park is a research and development campus located north of Winston Churchill Boulevard and the Queen Elizabeth Way and makes up the Sheridan Research Park Cultural Heritage Landscape. The property will be severed as part of Site Plan Approval for this project and the severance for the property has been approved by the City of Mississauga. The site of the proposed development is currently a vacant green space and no alterations are proposed to any buildings in Sheridan Park, including the adjacent Xerox Research Centre of Canada building, which is listed on the City of Mississauga’s Heritage Register.

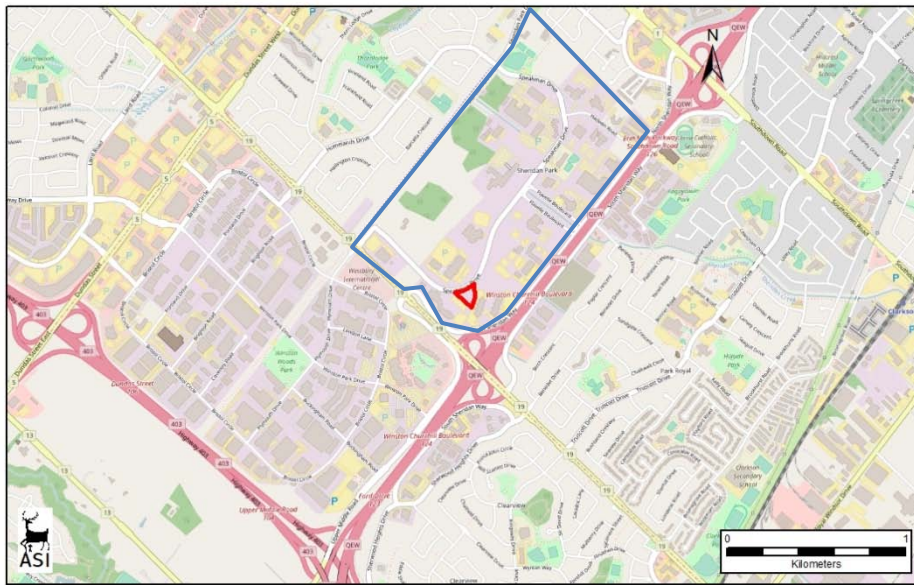


Figure 1: Location map of 2660 Speakman Drive. Subject property in red, Sheridan Park in blue (Base Map: Open Street Maps)

The research, analysis, and site visit was conducted by James Neilson under the project direction of Annie Veilleux, Manager of the Cultural Heritage Division, ASI. The present heritage impact assessment follows the Ministry of Tourism, Culture and Sports’ *Ontario Heritage Toolkit* (2006), the City of Mississauga Terms of Reference for Heritage Impact Assessments (2014) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). Research was completed to investigate, document and evaluate the property and measure the impact of the proposed development on the existing cultural heritage landscape.

This document will provide:

- a description of the cultural heritage resource, including location, a detailed land use history of the site and photographic documentation;
- assessment of impacts of the proposed undertaking;

1.1 Location and Study Area Description

The subject property 2660 Speakman Drive is bound by Speakman Drive to the north and offices to the southwest and southeast on an empty green space adjacent to Speakman Drive (Figure 2). The subject property is part of Sheridan Park (Figure 4), which is a cultural heritage landscape and has traditionally been part of the Xerox Research Centre of Canada property, which is listed on the City of Mississauga's Heritage Register (see Appendix B). However, the severance of the subject property from the Xerox Research Centre of Canada property has been approved by the City of Mississauga, and the property will be severed after Site Plan Approval has been issued by the City (Figure 3).

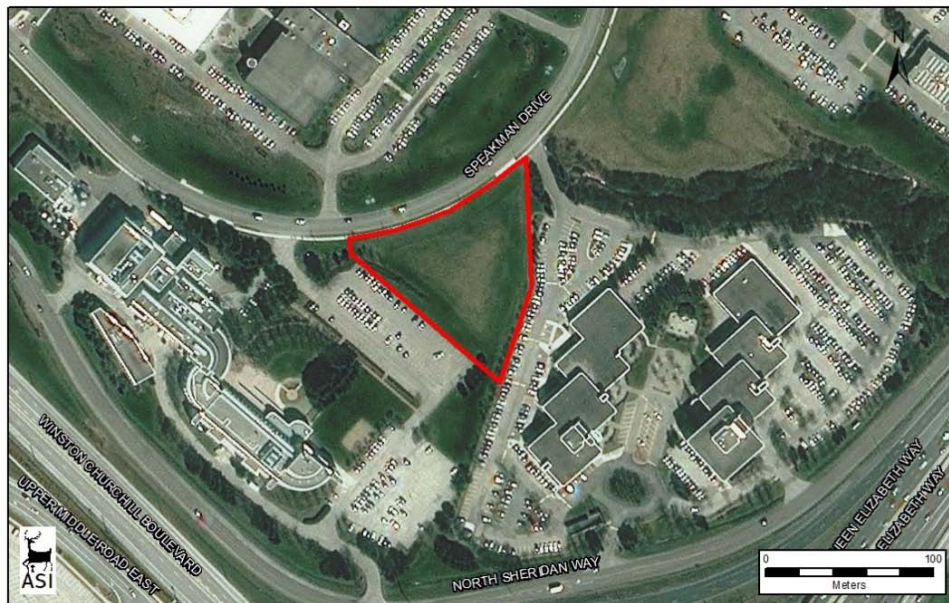


Figure 2: Aerial view of 2660 Speakman Drive

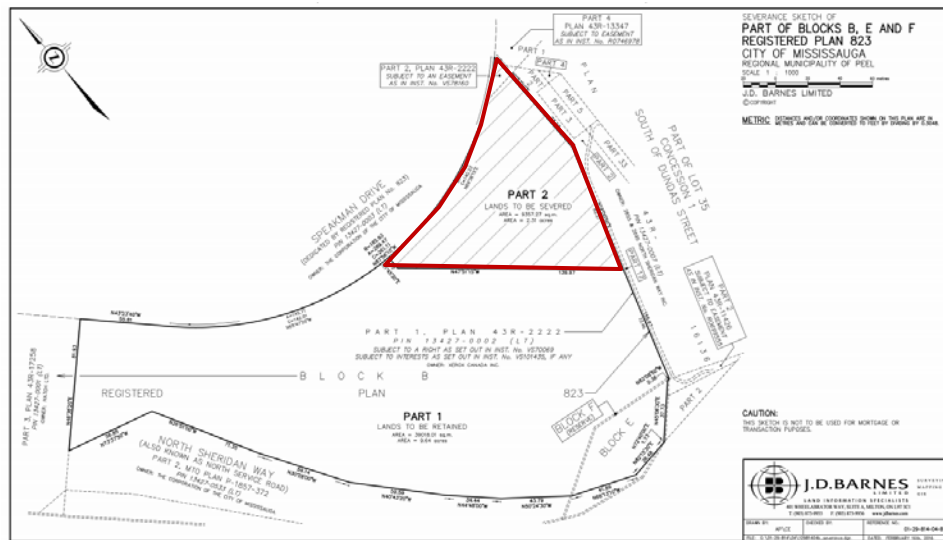


Figure 3: Approved severance plan

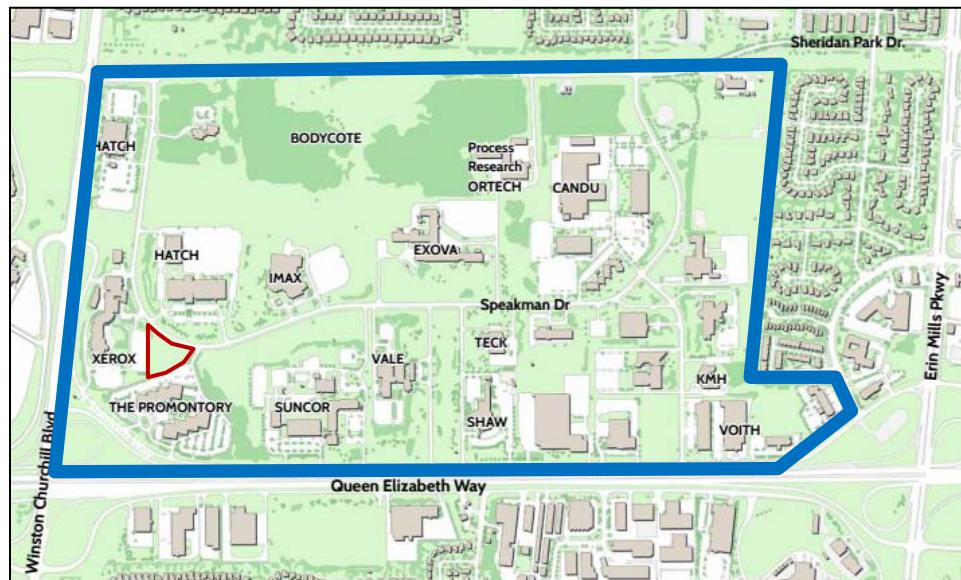


Figure 4: Map of the Subject Property (in red) within Sheridan Park (in blue). (Urban Strategies 2014, annotated by ASI)

1.2 Policy Framework

The authority to request this heritage assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), and the City of Mississauga's *Official Plan*.

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and also provides the legislative bases for applying heritage easements to real property.

The *Planning Act* (1990) and related *Provincial Policy Statement* (PPS 2014) make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *PPS* indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.



This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

The following policies, outlined in the City of Mississauga's *Official Plan* (dated March 13, 2017), direct the undertaking of Heritage Impact Assessment within the City:

- 7.4.1.12 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 Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

The City of Mississauga's *Official Plan* provides policy direction for development on or adjacent to cultural heritage resources. These policies include:

- 7.4.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources
- 7.4.1.3 Mississauga will require development to maintain location and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.
- 7.4.1.11 Cultural heritage resources designated under the Ontario Heritage Act, will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the Ontario Heritage Tool Kit, the Ontario Ministry of Culture, and the Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada.
- 7.4.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.
- 9.5.1.15 Development in proximity to landmark buildings or sites, to the Natural Areas System or cultural heritage resources, should be designed to:
- a. respect the prominence, character, setting and connectivity of these buildings, sites and resources; and
 - b. ensure an effective transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking, amenity and open spaces.

The proposed development is located within the Sheridan Research Park Cultural Heritage Landscape (SRPCHL). The SRPCHL is recognized for containing the following cultural heritage attributes:

- Landscape Environment
 - Scenic and Visual Quality
 - Landscape Design, Type and Technological Interest
- Historical Association
 - Illustrates Style, Trend or Pattern
 - Direct Association with Important Person or Event
 - Illustrates Work of Important Designer



- Built Environment
 - Aesthetic/Visual Quality
 - Consistent Scale of Built Features
 - Unique Architectural Features/Buildings
- Other
 - Outstanding Features/Interest
- Site Description

Sheridan Research Park is a unique campus of architecturally significant mid-rise structures which is associated with the "planned research park" movement. Careful control of building siting through urban and landscape design guidelines means that the area has a distinct visual character within the environs of Mississauga as a whole. This landscape was intended to improve the productivity and creativity of those who work in the associated industries and research facilities. Several of the buildings located here are of a unique architectural quality. The Xerox Research Centre of Canada Building by Steve Irwin was awarded a Canadian Architecture Award. Sheridan Research Park is recognized as one the country's first privately funded research parks and established a precedent setting model for similar planned facilities on university campuses and other private commercial/industrial developments across Canada.

1.3 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the level of significance of the subject property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- City of Mississauga Heritage Property Search Interactive Map [Accessed 23 June, 2017] at <https://www.mississauga.ca/portal/services/property?DPSLogout=true>
- City of Mississauga Planner, Lisa Christie [29 June, 2017]
- Canadian Register of Historic Places [Accessed 23 June, 2017] at <http://www.historicplaces.ca/en/pages/about-apropos.aspx>;
- Parks Canada website (national historic sites) [Accessed 23 June, 2017] at <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx>;
- Ontario Heritage Trust *Ontario Heritage Plaque Guide*, an online, searchable database of Ontario Heritage Plaques [Accessed 23 June, 2017] at <http://www.heritagetrust.on.ca/en/index.php/online-plaque-guide>;
- Federal Heritage Buildings Review Office (FHBRO) [these properties are recognized under the Treasury Board Policy on the Management of Real Property (TBPMRP)];
- Toronto Archives;
- Ontario Archives;
- Region of Peel Land Registry Office; and
- Historical and genealogical records at Ancestry.com.



2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use.. The following section provides the results of this research.

The subject property is located in Part Lot 35, Concession 1 South of Dundas Street in the former Toronto Township in the City of Mississauga, Ontario. The property is located in Sheridan Park, located north of Winston Churchill Boulevard and the Queen Elizabeth Way (QEW). The property is located within the historic village of Sheridan.

2.1 Township and Settlement History

2.1.1 Village of Sheridan

The village of Sheridan was originally named Hammondsville, after William Ranson Hammond, who emigrated from Pennsylvania in the 1820s and opened a store, giving the name Hammondsville to the intersection of what is now Winston Churchill Boulevard and the QEW (Mair 2009). Lt. Colonel Peter Adamson of the 71st Highland Regiment came to Canada in 1821 and bought land west of the Credit and south of Dundas Street. General Adamson built "Toronto House", a one-storey stone mansion – later his brother, Dr. Joseph Adamson, settled on the Middle Road near Sheridan (Richardson 1956).

Other early settlers included the Clark, Devlin, Greeniaus, Hammond, Henriod, Lawrence, Long, McCleary, Oliphant, Oughtred, Pollard, Robertson, Shain, and Tindell families. When the first post office was built for the hamlet in 1857, the name of the village was changed to Sheridan. The post office functioned until 1956 when it was removed during construction for South Service Road (Mair 2009, Figure 5 & Figure 6). The first church in Sheridan was a small frame church built in 1837 on Ferris Lawrence's property, which welcomed all denominations. The church was also used as a school and community hall. In 1867, half an acre of land was donated by Ferris Lawrence for a new church, the Sheridan United Church (Mair 2009). The old school and church was used as a Temperance Hall from 1837 into the 1890s, with multiple uses until 1976 when the building was moved to the Ontario Agricultural Museum. In 1877, Sheridan had a population of 100, but by 1907 the population had dropped to 50. Sheridan was also home to Thomas Wainwright's tannery, Erastus Hill's chair factory, Stephen Oughtred's blacksmith shop, which would have been located on the northwest corner of Winston Churchill and Upper Middle Road, and George Long's shoemaker's shop at the northeast corner of the same intersection (Mair 2009).



Figure 5: Sheridan General Store and Post Office c.1900 (Heritage Mississauga)



Figure 6: Sheridan General Store and Post Office c.1950 (Trafalgar Township Historical Society)

2.2 Land Use History

2.2.1 2660 Speakman Drive

The subject property at 2660 Speakman Drive is located in Part Lot 35, Concession 1 South of Dundas Street in the City of Mississauga, Ontario.

The 1806 Patent Plan (Figure 18) illustrates that lot 35 was initially owned by Charles Cameron, a Sergeant in the 3rd Regiment, York Militia (Heritage Mississauga). Cameron sold the southern half of the lot to Nicholas Whitesel in 1814, who sold the property to David Hammond three years later. Hammond was an American who came to Canada and owned the property until 1840. During this time he sold parts of the lot, which created the Village of Hammondville (named after William Ranson Hammond, who purchased half an acre and whose relationship to David Hammond is unknown).

After a brief ownership by Orange Lawrence (the founder of the Town of Orangeville), the property was purchased by James Adamson in 1842 and remained in the Adamson family for much of the nineteenth century until 1903. James' relation to Peter and Joseph Adamson (whose importance to the area is noted in Section 2.1.1) could not be determined. Adamson's name appears on both the 1859 Tremaine Map (Figure 19) and 1877 Illustrated Atlas (Figure 20). Both maps show the Village of Sheridan on the southern boundary of the lot with a post office, while the Tremaine Map specifically notes the presence of Long's Boot & Shoe Store and post office, at the crossroads of what is now Winston Churchill Boulevard and the QEW.

In 1903, Mary Adamson and her husband Joachim Guinane, split the southern half of the lot into two 50 acre properties and sold each of the properties. The subject property straddles these two properties. The 1909 Topographic Map (Figure 21, Department of Militia and Defence) shows the Village of Sheridan as it looked at this time. A stone or brick house is noted in the vicinity of the subject property. By 1920, after a series of lands transfers, GH Waller and Sons reassembled the southern half of the lot. During this time, Sheridan experienced very little growth (Figure 22 to Figure 24).

In the late 1930s, the QEW was constructed along the southern boundary of the lot along what was the Middle Road (Figure 7). The construction of the QEW essentially signaled the end of the Village of Sheridan. Many of the buildings at the intersection of what is now Winston Churchill Boulevard and the QEW were removed over the next couple decades to make room for the highway and its series of onramps and offramps. By 1954, the property had retained its agricultural character though only a few remnants from the historic village remained (Figure 25). The lot contained two residential buildings fronting Winston Churchill Boulevard and potentially one or two other residential buildings and a large L-shaped barn. A long winding driveway connected the property to Winston Churchill Boulevard and the QEW. The location of the subject property appears to have never been built upon.



Figure 7: 1961 Aerial photo. Subject Property highlighted in red (Archives of Ontario RG-14-151-5-26, Photo #ES15-002, annotated by ASI)

In the mid-1960s, the Sheridan Park Research Community (later renamed the Sheridan Science and Technology Park) was created on 340 acres of land bordering Sir Winston Churchill Boulevard, Erin Mills Parkway and the QEW (Figure 13 to Figure 17). The campus was the first Canadian all-research community established by a joint-partnership between the Ontario Research Foundation, the United Lands Corporation, and a number of significant companies including Warner Lambert Canada, the British American Oil Company, Inco, and Abitibi Power (Globe and Mail 1964). The Ontario Research Foundation occupied a central site at the head of the formal entry road into the Park (Figure 11 & Figure 12). The community was based on the Massachusetts Institute of Technology outside Boston and formed as a means of fostering innovation within and between organizations with the intent of creating better products (Sewell 2009:140, Globe and Mail 1966).

The plans for the community were ambitious and included a centralized data centre and computer library, publishing facilities and a conference centre (Globe and Mail 1966, Figure 8 to Figure 10). Buildings were subject to design and landscaping restrictions that required the approval of the Ontario Research Foundation (Stapells et al. 1970). The project also included the development of the Sheridan Homelands, a planned residential community located on 400 acres to the northwest. The park has seen continuous expansion since its inception and has provided research and development space for a number of nationally and internationally significant companies including Xerox, Hatch Mott MacDonald, and Imax (Figure 25 to Figure 30). In 1974, the subject property was transferred to the Xerox Research Centre of Canada Ltd., who has continued to own the property to this day.

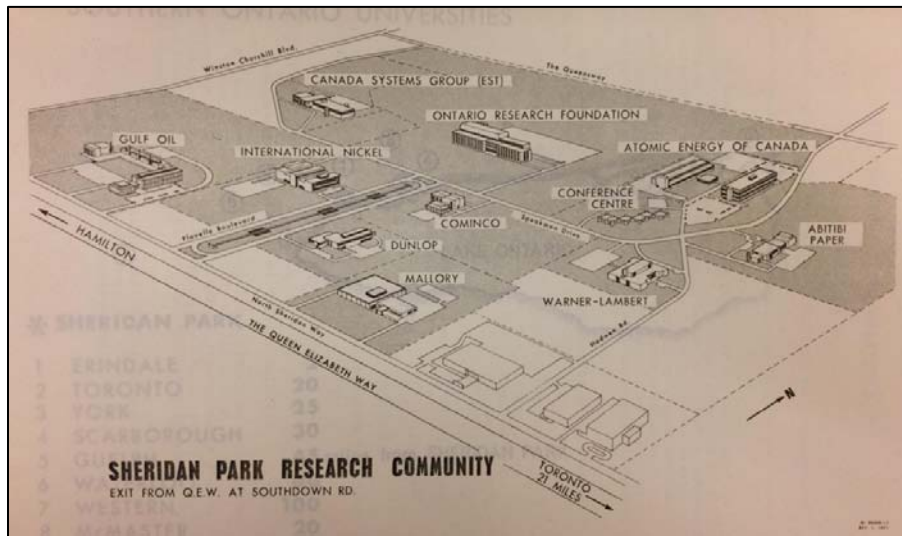


Figure 8: Early map for Sheridan Park (Ontario Archives RG32-23)

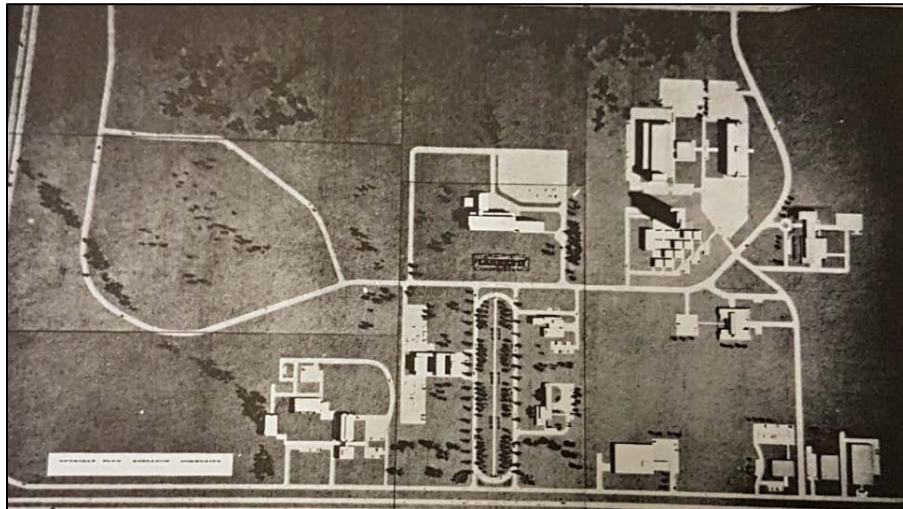


Figure 9: Model plan of Sheridan Park (Ontario Archives RG32-23)



Figure 10: Dr. A.D. Misener, Director of Ontario Research Foundation and Robert Macaulay, Economics and Development Minister examine an early model of Sheridan Park (Globe and Mail 1963)

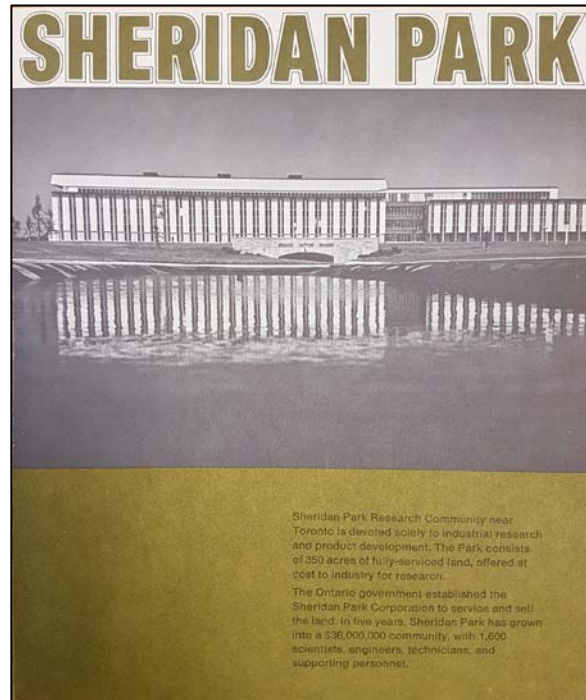


Figure 11: Sheridan Park Research Community Brochure (Ontario Archives RG32-23)



Figure 12: Ontario Research Foundation Building (Mississauga Library A149)



Figure 13: 1964 Aerial photo of Sheridan Park. Subject Property highlighted in red (Ontario Archives C30 ES19-343)



Figure 14: 1964 Aerial photo of Sheridan Park. Subject Property highlighted in red (Ontario Archives C30 ES19-350)



Figure 15: 1965 Aerial photo of Sheridan Park. Subject Property highlighted in red (Ontario Archives C30 ES21-740)



Figure 16: 1965 Aerial photo of Sheridan Park. Subject Property highlighted in red (Ontario Archives C30 ES21-749)

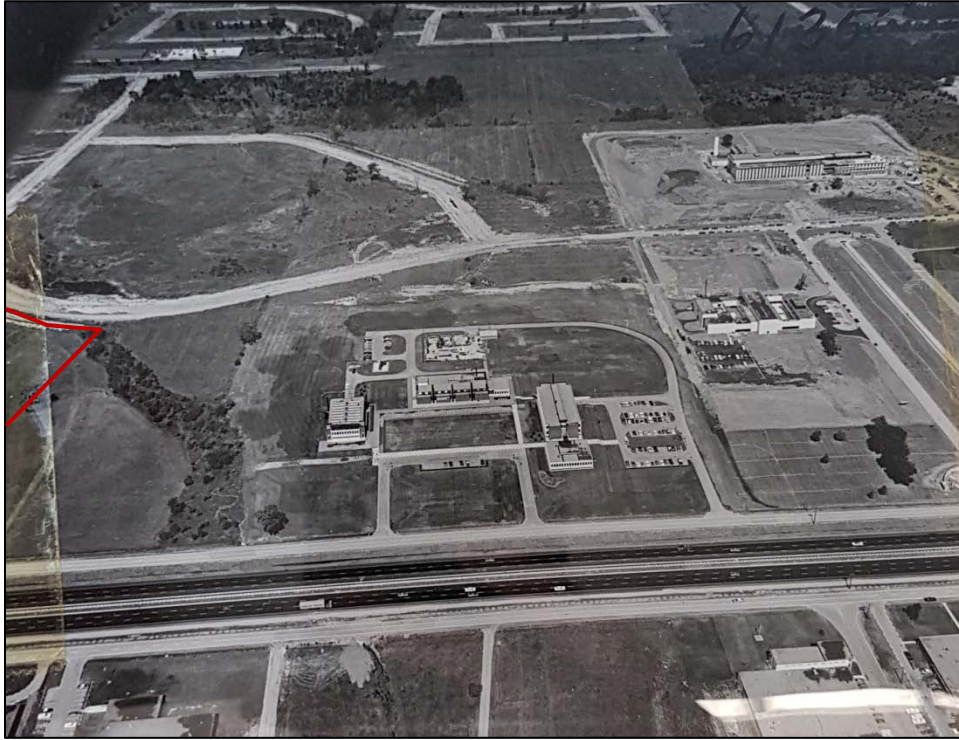


Figure 17: 1966 Aerial photo of Sheridan Park. Subject Property highlighted in red (Toronto Archives Fonds 220-S45-F458, annotated by ASI)

Historical Mapping

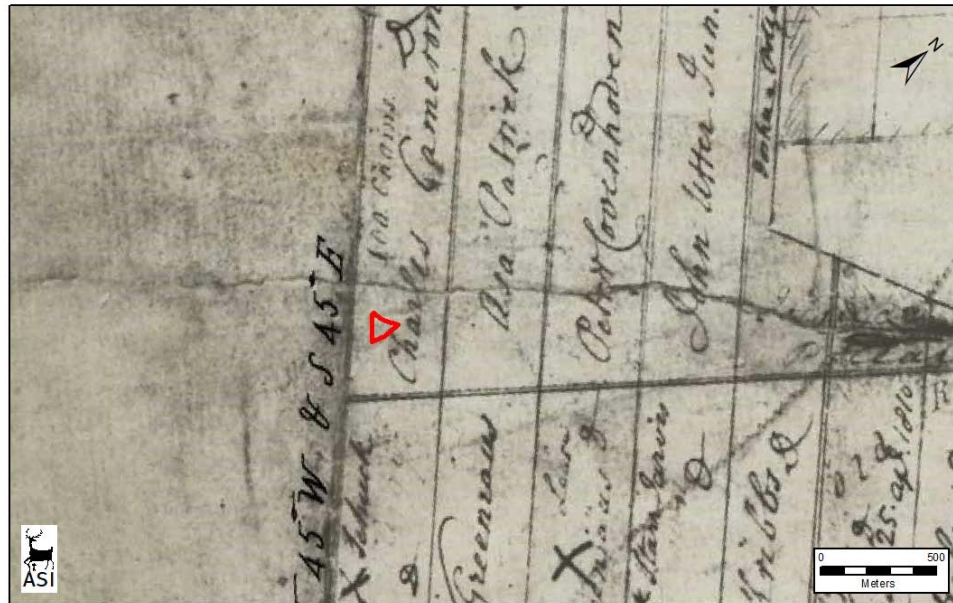


Figure 18: Patent Plan map of Toronto South Township. Approximate location of the subject property in red (Ontario Archives RG 1-100-0-0-576)



Figure 19: 1859 Tremaine Map. Approximate location of the subject property in red (Tremaine 1859)



Figure 20: 1877 Illustrated Atlas Map. Approximate location of the subject property in red (Pope 1877)



Figure 21: 1909 topographic map. Approximate location of the Subject Property in red (Department of Militia and Defence 1909)

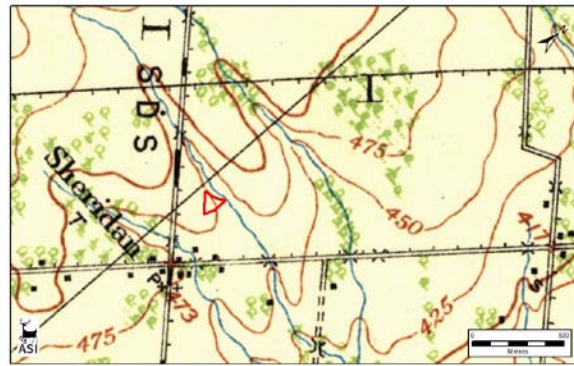


Figure 22: 1929 topographic map. Approximate location of the Subject Property in red (Department of National Defence 1929)

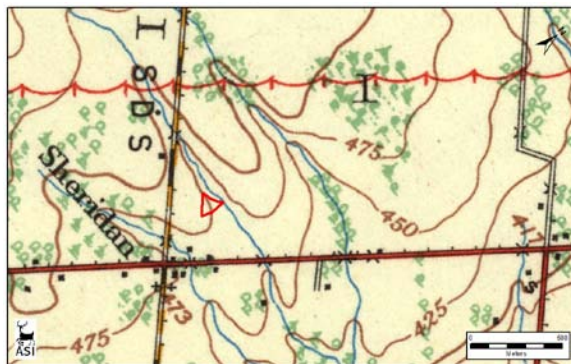


Figure 23: 1938 topographic map. Approximate location of the Subject Property in red (Department of National Defence 1938)



Figure 24: 1942 topographic map. Approximate location of the Subject Property in red (Department of National Defence 1942)

City of Mississauga Historical Aerial Photos



Figure 25: 1954 Aerial (City of Mississauga)



Figure 26: 1966 Aerial (City of Mississauga)



Figure 27: 1975 Aerial (City of Mississauga)

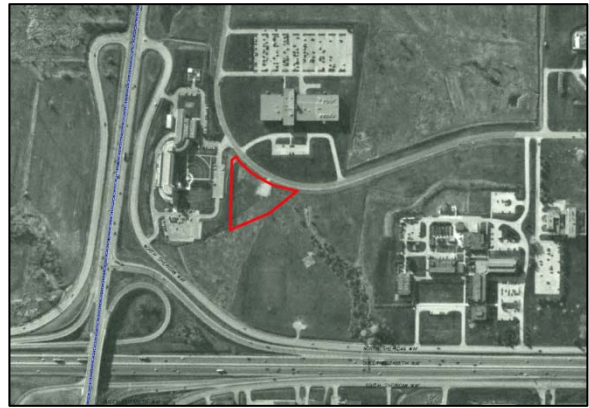


Figure 28: 1985 Aerial (City of Mississauga)



Figure 29: 1992 Aerial (City of Mississauga)



Figure 30: 2016 Aerial (City of Mississauga)

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by James Neilson, Cultural Heritage Specialist, ASI, on June 30, 2017 to survey and document the study area and environs.

3.2 2660 Speakman Drive

3.2.1 *Existing Landscape*

The subject property is an empty greenfield located on the south side of Speakman Drive between the Xerox Research Centre of Canada Building and The Promontory. The subject property is triangular shaped with paved parking lots on two of the three sides. Speakman Drive is a curved two lane road with vegetation setback significantly from the road. This has created wide vistas giving the appearance of a park-like setting. The terrain slopes gently up from the road. The subject property itself is a small triangular shaped hill, which rises above the road and adjacent parking lots.



Figure 31: Aerial photo of the Subject Property (in red) and surrounding properties and landscape (Google, annotated by ASI)



Figure 32: View of the Subject Property from the west. (ASI)



Figure 33: View of the Subject Property from the northeast. (ASI)



Figure 34: View of the Subject Property from the north. (ASI)



Figure 35: View of the Subject Property from the south. (ASI)

4.0 PROPOSED DEVELOPMENT

4.1 Proposed Work

ASI has evaluated the plans and drawings by Diamond Schmitt Architects, dated June 2, 2017 (See Appendix D). The proposed development consists of a new two-storey building with the ability for future expandability vertically, associated site services, and surface parking / landscaping. The proposed site is located in the Sheridan Science and Technology Park in Mississauga, Ontario. It occupies an irregular shaped lot of approximately 4.85ha between Speakman Drive and Winston Churchill Blvd (Figure 36). No additions or alterations are proposed to any existing buildings, including the adjacent Xerox Research Centre of Canada building as part of this application.

The proposed development's exterior consists of precast concrete panel cladding with vertical curtain wall fenestration and vertical fins on one side of the windows (Figure 37 & Figure 38). The entrance to

the building is on the west elevation and incorporates a glass canopy. Loading and servicing doors are located on the south elevation. Greenspaces along the perimeter of the property will be landscaped with trees and other vegetation. A parking lot accessed from Speakman Drive is located to the west of the proposed building.

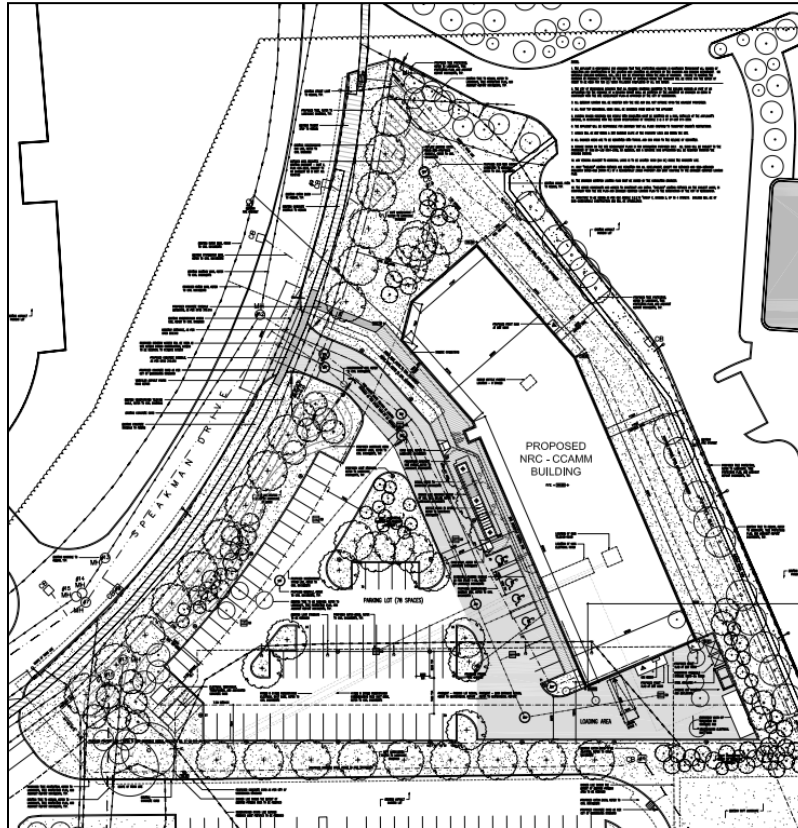


Figure 36: Proposed Site Plan (DSA)



Figure 37: Rendering of the proposed development (DSAI)



Figure 38: Rendering of the proposed development (DSAI)

4.2 Impact Assessment

The proposed development involves the construction of a new two-storey building within the SRPCHL. The proposed development incorporates a contemporary design that is intended to create a complementary relationship with the overall aesthetic and visual quality of the existing architecture and landscape features found throughout the campus within the SRPCHL. The shape and massing of the proposed development are consistent with the existing buildings in the area and will contribute to the research park aesthetic.

While the proposed development will reduce views of The Promontory building from Speakman Road, the placement and orientation of the proposed building on the property has been chosen to preserve views of the Xerox Research Centre of Canada Building, whose significance has been recognized as an architecturally significant and award-winning building within the SRPCHL and is a Listed building on the City of Mississauga's Heritage Register. The proposed development will have a minor impact on the park-like setting of the campus by removing greenspace. This impact will be offset by the implementation of landscaping and vegetation, including a row of trees that will screen the new parking lot and frame the vista along Speakman Drive with the intention of contributing to the scenic and visual quality of the landscape.

Additionally, the proposed development is consistent with the historical association and function of the SRPCHL. The significance of Sheridan Park is tied to its role as a campus devoted to promoting innovative research and development. The campus has evolved to add new facilities built by/for companies and organizations that share this theme. The proposed development is consistent with this focus on promoting research and development and will contribute positively to the SRPCHL in this regard.

Overall, the proposed development is consistent with the aesthetic and visual quality of the built and landscape environments of the SRPCHL and will contribute positively to its continued function as a research and development campus. The proposed development has been designed to have minimal impacts on adjacent buildings, particularly the Xerox Research Centre of Canada Building.

Table 1: Summary of the proposed development's contributions and impacts on the SRPCHL

SRPCHL Attribute	Contribution of Proposed Development to SRPCHL	Impact of Proposed Development to SRPCHL
Landscape Environment: <ul style="list-style-type: none"> • Scenic and Visual Quality • Landscape Design, Type and Technological Interest 	<ul style="list-style-type: none"> • Landscaping and vegetation will be installed, including a row of trees that will screen the new parking lot and frame the vista along Speakman Drive. 	<ul style="list-style-type: none"> • The proposed development will have a minor impact on the park-like setting of the campus by removing some greenspace.
Built Environment <ul style="list-style-type: none"> • Aesthetic/Visual Quality • Consistent Scale of Built Features • Unique Architectural Features/Buildings 	<ul style="list-style-type: none"> • The proposed development incorporates a contemporary design that is intended to create a complementary relationship with the overall aesthetic and visual quality of the existing architecture found throughout the SRPCHL. • The shape and massing of the 	<ul style="list-style-type: none"> • The proposed development will reduce views of The Promontory building from Speakman Road.

	<p>proposed development are consistent with the existing buildings in the area and will contribute to the research park aesthetic.</p> <ul style="list-style-type: none"> The placement and orientation of the proposed building has been chosen to preserve views of the Xerox Research Centre of Canada Building 	
<p>Historical Association</p> <ul style="list-style-type: none"> Illustrates Style, Trend or Pattern Direct Association with Important Person or Event Illustrates Work of Important Designer 	<ul style="list-style-type: none"> The proposed development is intended to provide space for the National Research Council Canada, which is consistent with the historical association and function of the SRPCHL. 	<ul style="list-style-type: none"> No impact on the historical associations of the SRPCHL.
<p>Other</p> <ul style="list-style-type: none"> Outstanding Features/Interest 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> The proposed development will have no significant impacts on outstanding features in the SRPCHL

5.0 CONCLUSION

The proposed development involves the construction of a new two-storey building with surface parking/landscaping within the SRPCHL. No additions or alterations are proposed to any existing buildings within the cultural heritage landscape. Based on the results of archival research, a field review and an evaluation of the proposed development, the proposal will not have a significant impact on the cultural heritage value of the SRPCHL or the adjacent Xerox Research Centre of Canada building.

The proposed development incorporates a design that is consistent with the design and aesthetic character of the SRPCHL and will continue the tradition of research and development on the Sheridan Park campus. As part of the proposed development, a number of landscaping elements are proposed, which will contribute to mitigating the impact of the proposal on the SRPCHL while enhancing the landscape. As such, no recommendations regarding further mitigation or alternatives are proposed as part of this HIA.

6.0 REFERENCES

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City of Mississauga

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Department of National Defence

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1992 *Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments*
2005 *Ontario Heritage Act*

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2005 *Ontario Heritage Act.*
2006 *Ontario Heritage Tool Kit*
2010 *Standards and Guidelines for the Conservation of Provincial Heritage Properties.*
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Ministry of Environment, Ontario

2006 *Environmental Assessment Act*

Ministry of Municipal Affairs and Housing, Ontario

2005 *Ontario Planning Act*
2005 *Provincial Policy Statement*



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2006 *Ontario Heritage Toolkit*.

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1964 Ontario - Toronto West - North Sheridan Way Fifth and townline - near Clarkson. C-30, ES338-350
1965 Ontario - Clarkson - Sheridan Park Research Community - North Sheridan Way. C-30, ES21-736-753

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

Richardson, A.H.
1956 *Credit Valley Conservation Report*. Credit Valley Conservation, Toronto.

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1970 *Report on Sheridan Park Research Community*. Toronto.

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1860 *Tremaine's Map of Ontario County, Upper Canada*. Toronto, Ontario.

Urban Strategies
2014 *Sheridan Park Corporate Centre: Draft Land Use Master Plan*.



APPENDIX A: Land Use History

The following is a list of owners of the property at 2660 Speakman Drive as determined by research conducted at the Peel Region Land Registry Office.

Year		Owner	
Pre-1806		The Crown	
1806		Charles Cameron	
1814		Nicholas Whitesel	
1817		David Hammond	
1840		Orange Lawrence	
1842		James Adamson	
1850		Pillans Stevenson	
1851		James Adamson	
1892		Mary Adamson	
Property divided into two halves			
West ½ of the property		East ½ of the property	
1903	Wm. Alfred Wilson	1903	Wm. And Norman Greeniaus
1906	Wm. Arthur Hooper		
1907	Wm. Alfred Wilson		
1908	Robert Harker		
1912	Florence Harker		
1915	Thomas Shaver		
1915	Walter A. Smith		
1915	Annie Smith		
1920	Joseph M. Waller	1920	G.H. Waller and Sons
Property Reassembled			
1930		G.H. Waller and Sons	
1951		Elenor Donnelly	
1953		Peter Treves, Ricardo Falco & Marc Ghiron	
1959		Loudoun Home Builders Ltd.	
1962		United Lands Corporation	
1964		Sheridan Park Corporation	
1974		Xerox Research Centre of Canada	

APPENDIX B: Xerox Research Centre of Canada – Listing Information

PROPERTY HERITAGE DETAIL

[View Another Property](#)

Property Heritage Detail

Address: 2660 SPEAKMAN DR
Type: COMMERCIAL
Style: POST MODERN

Area: SHERIDAN
Reason: ARCHITECTURAL

 [Print Friendly Page](#)

Images



History

This is a three storey commercial building, the Xerox Research Centre of Canada is clad in silver-grey porcelain enamel which is pierced by entrances, windows, pipes, ventilation vents and chimneys. The research centre presents a multitude of architectural faces which can be best appreciated by a variety of viewing angles. The east side contains the main personnel entrance, which is flanked by the long, windowless section to the north and by the quarter circle of office space to the south. The two storey high personnel entrance is set back and made of glass, which is tri-partially divided by metal mullions. In the right-hand division there is a yellow metal door with a large oval glass inset. In the southeast the porcelain enamel on the wall of the office space quarter circular projection curves convexly backwards after attaining a height of two storey's. After a short recession, a second receding curve made of glass leads back to a third, metallic curve, which flows into a flat roof. The second storey is pierced by round windows with projecting metal "stop-light" heads and is cantilevered to six modern support columns set out in front of the first storey's wall of industrial glass bricks. The western portion of the building serves as a shipping/receiving area, while the back of the building is to the north. From above, the building is in the shape of a question mark (?), with the north adjacent building being the "dot" within the question mark.

APPENDIX C: Qualifications





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Annie Veilleux

Curriculum Vitae

EDUCATION

MA, Interdisciplinary Studies, York University, 2012
Diploma, Collections Conservation and Management, Sir Sanford Fleming College, 2006
BA, Honours Archaeology, University of Toronto, 2002

POSITION

Manager, Cultural Heritage Division, Archaeological Services Inc., 2014-present

PROFESSIONAL AFFILIATION

Canadian Association of Heritage Professionals
National Trust for Canada
Association of Critical Heritage Studies
Ontario Association for Impact Assessment
Ontario Archaeological Society

PROFESSIONAL EXPERIENCE

2014 - present	Manager – Cultural Heritage Division, ASI
2010 – 2013	Cultural Heritage Specialist and Project Manager, Built Heritage and Cultural Heritage Landscape Planning Division, ASI
2006 – 2009	Staff Archaeologist and Field Director, Stage 3-4 Division, ASI
2001 – 2004	Project Archaeologist, Field Archaeologist, and Laboratory Assistant, ASI

PROFILE

My education and experience in cultural landscape theory, historical research, archaeology, and collections management provide me with an excellent grounding in the area of cultural heritage planning and management. With over fifteen years of experience in this field, my work has focused on the identification and evaluation of cultural heritage resources, both above and below ground. I have served as Project Manager and Cultural Heritage Specialist on numerous built heritage and cultural heritage landscape assessments, heritage recordings and evaluations, and heritage impact assessments as required for Environmental Assessments and Planning projects throughout the Province of Ontario. I have extensive experience leading and conducting research for large-scale heritage planning studies, heritage interpretation programs, and have assisted in a number of projects requiring Indigenous consultation and engagement. I am fully bilingual in English and French and have served as a French language liaison on behalf of ASI.

AREAS OF EXPERTISE

- Heritage survey techniques
- Cultural heritage evaluation and impact assessment
- Consultation with the MTCS and heritage stakeholders
- Management of large scale heritage planning projects
- Identification and assessment of cultural heritage landscapes
- Thematic, archival, and oral historical research
- First Nations consultation and engagement programs

SELECT CULTURAL HERITAGE RESEARCH AND REPORTS

Large Scale Cultural Heritage Resource Planning Studies

Project Manager and/or Cultural Heritage Specialist for:

- Queen Elizabeth Way Lion Monument Strategic Conservation Plan, Sir Casimir Gzowski Park, City of Toronto, 2016 – Ongoing;
- City of Kawartha Lakes Heritage Conservation District Studies, City of Kawartha Lakes, 2015-2016;
- Official Plan Review (Heritage Policies), City of Brampton, 2016;
- Woodbridge Heritage Conservation District Urban Design Streetscape Plan Study, 2015-2016;
- Cave Springs Conservation Area Management Plan Cultural Heritage Inventory and Planning Study, Regional Municipality of Niagara (2015);
- Historic Yonge Street Heritage Conservation District Study and Plan, City of Toronto (2013-2015).

Cultural Heritage Resource Assessment (CHRA)/Cultural Heritage Screening Report (CHSR)

Senior Project Manager and Cultural Heritage Specialist for:

- Bayfront Industrial Area Renewal Strategy Phase 2, City of Hamilton, 2017 – Ongoing;
- Metrolinx Barrie Rail Corridor Expansion Cultural Heritage Screening, 2015 - Ongoing;
- Columbia Street – Lexington Road Improvements, City of Waterloo, 2017;
- Trent River Bridge Crossing, Campbellford, Northumberland County, 2015;
- Port Lands and South of Eastern Transportation and Servicing Master Plan Class Environmental Assessment, 2013-2016.

Cultural Heritage Evaluation Reports (CHER)/Heritage Impact Assessments (HIA)

Senior Project Manager and Cultural Heritage Specialist for:

- 2000 Stavebank Road Cultural Heritage Evaluation Report, City of Mississauga, 2017;
- Correctional Workers' Monument Heritage Impact Assessment, Whitney South Plaza, Queen's Park Complex Provincial Heritage Property, City of Toronto, 2016- Ongoing;
- Metrolinx Barry Rail Corridor Expansion Cultural Heritage Evaluations, 2016 – Ongoing;
- East Humber River Tributary Cultural Heritage Evaluation and Impact Assessment, City of Vaughan, 2014.



Heritage Documentation/Salvage Monitoring

Senior Project Manager and Cultural Heritage Specialist for:

- 5598 King Street Cultural Heritage Documentation Report, Town of Lincoln, 2014;
- Lingelbach United Church Cultural Heritage Documentation Report, Perth East, 2014.

Heritage Bridge Assessments

Senior Project Manager for:

- Frederick G. Gardiner Expressway West Heritage Impact Assessment, City of Toronto, 2017;
- Wyville Bridge Cultural Heritage Evaluation, Grey County, 2017.

ABORIGINAL ENGAGEMENT/TRADITIONAL ECOLOGICAL KNOWLEDGE PROJECTS

Research Assistant for:

- Highway 69 Four Laning and Bridge Crossing, French River, 2009;
- Humber River Shared Path, City of Toronto, 2009;
- Archaeological and First Nations Policy Study for the City of Vaughan Official Plan Review, 2009.

OTHER (INCLUDING FILM, TELEVISION, MEDIA AND PUBLIC DISPLAYS, HERITAGE EVENTS)

- Developed and assisted in the French translation of text for interpretive plaques along the Huron-Wendat Trail, City of Toronto (Heritage Toronto, 2012);
- Gave a presentation in French on the history of Indigenous people in Toronto to the FrancoGO Network of the Government of Ontario, 2015;

PUBLICATIONS

Articles

Veilleux, A.V.

2011 Toronto Landscapes: The Carrying Places. In *Profile: Newsletter of the Toronto Chapter of the Ontario Archaeological Society*. Volume 28(2).

Veilleux, A.V., and R.F. Williamson

2005 A Review of Northern Iroquoian Decorated Bone and Antler Artifacts: A Search for Meaning. In *Ontario Archaeology*. Volume 79/80.

PRESENTATIONS

Veilleux, A.

2017 Toronto Carrying Place: Exploring the Spaces in Between. Paper presented at the Understanding Toronto Through Archaeology: A Public Symposium, Heritage Toronto, Toronto, Canada.

Konrad, J., H. Schopf, R. Sciarra, and A. Veilleux



2015 The Niagara Escarpment: Exploring Bioregional Approaches to Cultural Heritage Landscape Management. Paper presented at the Cultural Landscapes and Heritage Values Conference, University of Massachusetts, Amherst, USA.

Veilleux, A.

2015 Knowing Landscapes: Living, Discussing, and Imagining the Toronto Carrying Place. Paper presented at the Toronto Carrying Place: A Shared Legacy Symposium, Etobicoke Historical Society, Toronto, Canada.

Konrad, J., R. Sciarra, and A. Veilleux

2014 Regional Borders and Cultural Heritage Landscapes in Ontario. Paper presented at the Borders in Globalization Conference, Carleton University, Ottawa, Canada.

Grant, T., Mackie, K., Mathias, C.A., Monahan, V., and Veilleux, A.

2006 Leather Clothing Components in Canada: From the Prehistoric to the Historic Period. Paper presented at the Canadian Association for Conservation 32nd Annual Conference, Toronto, Canada.





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7.6 - 39

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Curriculum Vitae

EDUCATION

MES (Planning), Environmental Studies, York University, 2010
BA, Politics, Trent University, 2007

POSITION

Cultural Heritage Specialist, Archaeological Services Inc., 2017-present

PROFESSIONAL EXPERIENCE

2017 - present	Cultural Heritage Specialist –Cultural Heritage Division, ASI
2015 – 2017	Heritage Planner, ERA
2013 – 2015	Assistant Planner, Heritage Preservation Services, City of Toronto
2013	Secretary-Treasurer, Committee of Adjustment, Town of Aurora
2010	Heritage Planning Intern, Town of Oakville

PROFILE

My experience in the public and private sector has provided me with an excellent understanding of issues facing the cultural heritage industry and best practices in the field. Having prepared and reviewed cultural heritage evaluations and heritage impact assessments for projects ranging from small residential renovations to large-scale, high profile mixed-use developments, I am comfortable measuring impacts and providing a high-calibre of research and analysis that addresses municipal and provincial legislation and policy. As an urban planner, I have a particular interest in how cultural heritage resources can be conserved to create better communities.

AREAS OF EXPERTISE

- Heritage Planning Policy and Implementation
- Heritage Impact Assessments
- Cultural Heritage Evaluations
- Historical Research and Analysis
- Management of large scale heritage planning projects
- Stakeholder Engagement and Public Consultation

SELECT CULTURAL HERITAGE RESEARCH AND REPORTS

Cultural Heritage Evaluation Reports (CHER)/Heritage Impact Assessments (HIA)

- Cultural Heritage Evaluation Report: 33-47 & 91 Franklin Street, Newmarket On., Metrolinx Barrie Rail Corridor Expansion (May 2017)
- Cultural Heritage Evaluation Report/Heritage Impact Assessment: Union Station Rail Corridor - Yonge Street Bridge and Bay Street Bridge, Metrolinx (2016)
- Heritage Impact Assessment: Union Station Train Shed Electrification, Metrolinx (2016)
- Heritage Impact Assessment: 45/141 Bay Street, Toronto (2016)
- Cultural Heritage Evaluation Report/Heritage Impact Assessment: Glen Abbey Golf Course, Oakville On. (2016)
- Heritage Impact Assessment: Havergal College, Toronto On. (2016)
- Heritage Impact Assessment: 34-50 King Street East & 2 Toronto Street, Toronto On. (2016)
- Cultural Heritage Evaluation Report/Heritage Impact Assessment: 874 Yonge Street, Toronto On. (2016)
- Heritage Impact Assessment: 475 Yonge Street, Toronto On. (2016)
- Heritage Impact Assessment: 601 Sherbourne Street, Toronto On. (2016)
- Heritage Impact Assessment: 89-105 Church Street, Toronto On. (2016)
- Heritage Impact Assessment: Elora Mill South Bank, Elora On. (2015)
- Heritage Impact Assessment: 170 Spadina Avenue, Toronto On. (2015)
- Heritage Impact Assessment: 642 King Street West, Toronto On. (2015)
- Heritage Impact Assessment and Cultural Heritage Landscape Assessment: Homewood Health Centre, Guelph On. (2015)
- Cultural Heritage Evaluation Report: 183 King Street, London On. (2015)

PUBLICATIONS & ARTICLES

Neilson, James

“Heritage Tourism – Enhancing the Viability of Oakville’s Heritage Resources” *Ontario Planning Journal*. Vol 25, No. 6, Nov-Dec 2010, p. 21-22.

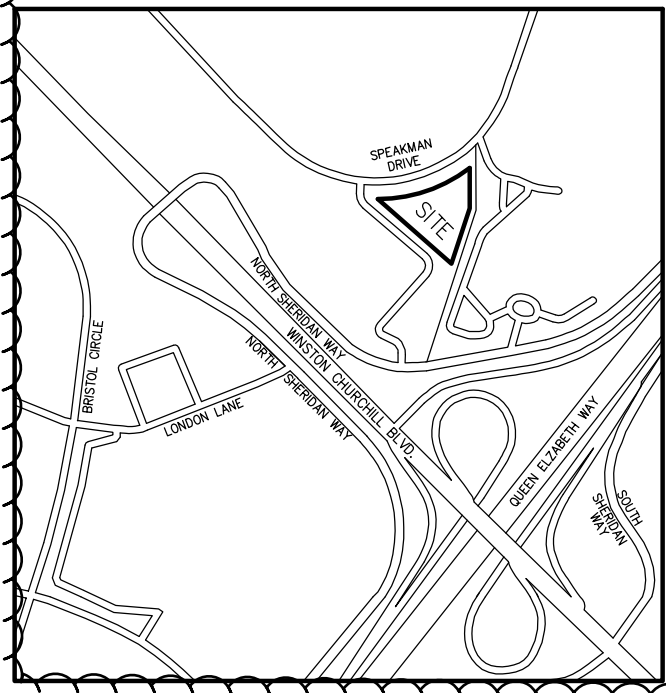
Neilson, James

“Promoting Oakville’s Heritage Resources” *Community Heritage Ontario*, October 2010, p. 4-5.



APPENDIX D: Proposed Development





Length No	Begin Elevation	End Elevation	Length	(e1-e2)/2*length
1	144.7	143.48	23.68	3412.05
2	143.48	143.3	29.44	4228.76
3	143.3	144.51	60.34	8696.31
4	144.51	146.55	23.68	3422.47
5	144.55	144.84	56.59	8188.29
6	144.84	146.7	25.69	3710.54
			219.42	31095.03
EG				144.53

A00·

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1. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

9. PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN

10. SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT OF WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. PUOC APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT THE PUOC/PERMIT TECHNICIAN LOCATED AT 3185 MAYA ROAD.

11. SURVEYING INFORMATION IS REFERENCED FROM J.D. BARNES SURVEY - REFERENCE NO. 01-29-814-04-A, DATED DECEMBER 18TH, 2015.
12. ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM


13. THE GEOTECHNICAL AND ENVIRONMENTAL SUITABILITY OF THE FILL WILL BE ASSESSED BY THE GEOTECHNICAL ENGINEER.

14. ALL TOPSOIL, GILL AND ANY OTHER UNSUITABLE (ORGANIC AND DELETERIOUS) MATERIALS WILL BE REMOVED FROM BENEATH AND BEYOND THE PROPOSED BUILDING ENVELOPS AND ROADS.
15. FIRE ACCESS ROUTE WILL BE DESIGNED TO SUPPORT A LOAD OF NOT

- LESS THAN 11,363 KG, PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M.

- Diamond and Schmitt Architects**
304 Adelaide Street West, Suite 101
Toronto, Ontario, Canada M5V 1A7
Tel: 416 862 8800 Fax: 416 862 33

- info@dsi.ca www.dsi.ca
-
- ASCo

- 

- DCN D. R. SCHMITT
LIC
5170

- I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER SP 17-37 W2

- APPLICANT:** KURT VIELEHR
XEROX CORPORATION
748 SANDY HOOK TER
HENDERSON, NV 89052
TEL: 1-595-423-3444 FAX: 1-360-365-9248

- OWNER: XEROX CANADA INC.
20 YORK MILLS ROAD, SUITE 500
TORONTO, ONTARIO, M2P 2C2

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| 2017-06-02 ISSUED FOR SPR RESUBMISSION | | |
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|----|-------------------------------|--------------|
| 03 | ISSUED FOR SPA RESUBMISSION | 2 JUNE, 2017 |
| 02 | ISSUED FOR DESIGN DEVELOPMENT | 26 APR, 2017 |

- | | | |
|----------|-------------------------------|-------------|
| 01 | ISSUED FOR SITE PLAN APPROVAL | 7 Feb, 2017 |
| revision | | date |

- Do not scale drawings.
Verify all dimensions and conditions on site and
immediately notify the Departmental Representative
of all discrepancies.

- project title
titre du projet
- 2660 SPEAKMAN DRIVE
MISSISSAUGA, ONTARIO

- NRC - MISSISSAUGA

- RESEARCH AND
-
- DEVELOPMENT PILOT PLANT
-
- FACILITY

- SP 17-37 W2
-
- drawing title
title, du dessein

-

- ## SITE PLAN PROJECT STATISTICS

- designed by

- DSA
-
- approved by
approuvé par

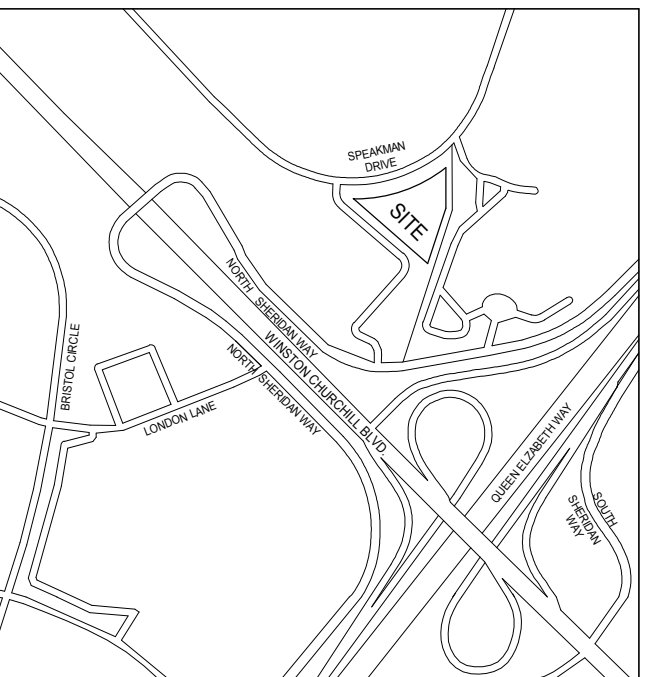
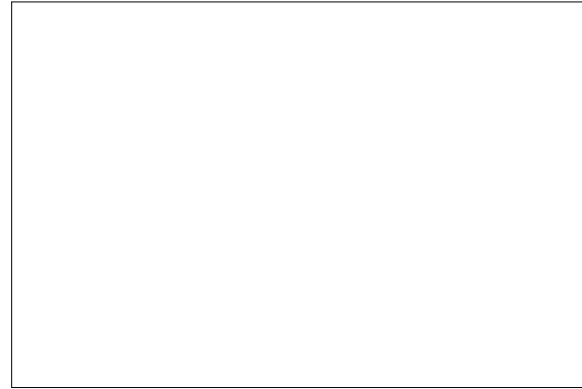
-
- project manager
administrateur
de projets

- project date
date du projet 2 JUN, 2017

- | | |
|---------------|---------|
| project no. | 1603-02 |
| no. du projet | IMC0201 |

- drawing no.
dessin no.
- A002**

- 7109Z

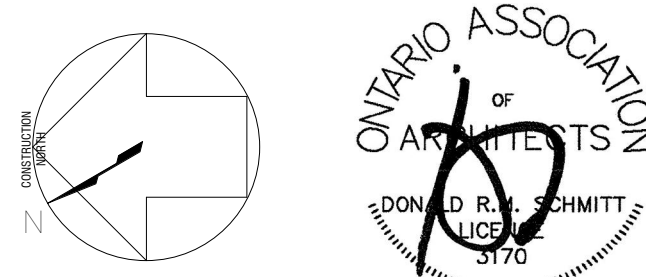


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2017-06-02 ISSUED FOR SP1 RESUBMISSION

No.	Description	Date
3	ISSUED FOR SPA RESUBMISSION	06/02/17
2	ISSUED FOR DESIGN DEVELOPMENT	04/26/17
1	ISSUED FOR SITE PLAN APPROVAL	02/07/17

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Verify all dimensions and conditions on site
and immediately notify the Supplemental
Drawings of any discrepancies.

Site du projet
2660 SPEAKMAN DRIVE
MISSISSAUGA, ONTARIO
L5K 2L1
NRC - MISSISSAUGA
RESEARCH AND
DEVELOPMENT PILOT PLNT
FACILITY

SP- 17-37-W2

LEVEL 0 FOUNDATION PLAN

Drawn by: Author

Designed by: Designer

Approved by: Approver

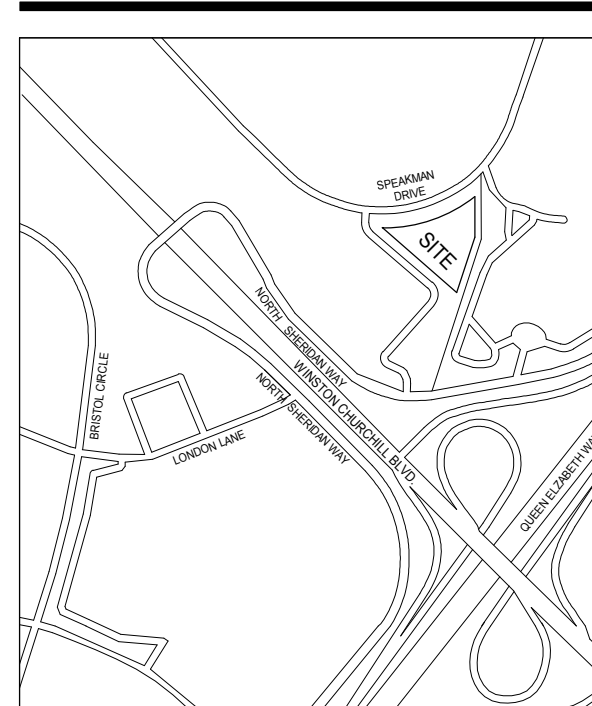
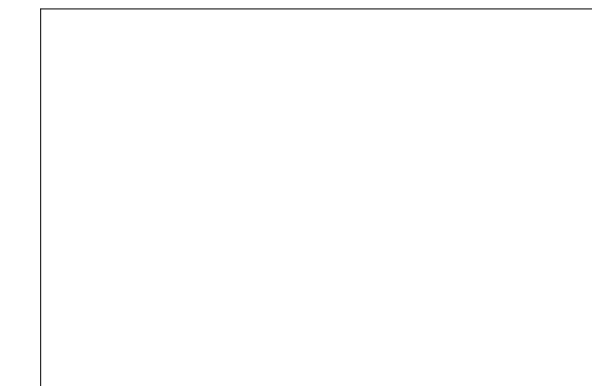
Bid Offer:

Project date: 06/02/17

Date du projet:

Project number: 1603-02

no. du projet:



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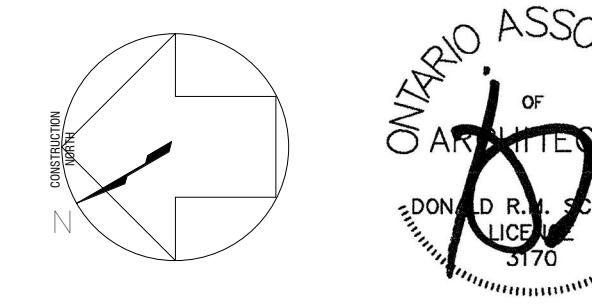
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ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT
CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION
ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE
SEPARATION SOUND RATING OF PARTITION. OFFSETTING OF
PARTITIONS WILL ONLY BE PERMITTED WHERE CLOUTRON CANNOT
BE POSTPONED.
4. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE
AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL
STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF STUD/WALL
BOARDS, UNLESS OTHERWISE NOTED.
5. INCREASE THICKNESS OF WALLS OR TURN OUT WALL THICKNESS
AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL
PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND
BACK OF PANELS WHERE APPLICABLE.
6. FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.

Diamond Schmitt Architect

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2017-06-02 ISSUED FOR SPR RESUBMISSION

3	ISSUED FOR SPR RESUBMISSION	06/02/17
2	ISSUED FOR DESIGN DEVELOPMENT	04/26/17
1	ISSUED FOR SITE PLAN APPROVAL	02/07/17
No.	Description	Date

Do not scale drawings.
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Drawings of any discrepancies.

Site du projet
2660 SPEAKMAN DRIVE
MISSISSAUGA, ONTARIO
L5K 2L1
NRC - MISSISSAUGA
RESEARCH AND
DEVELOPMENT PILOT PLANT
FACILITY

SP- 17-37-W2

LEVEL 1 FLOOR PLAN

Drawn by: Author

Designed by: Designer

Approved by: Approver

Bid Offer:

Project date: 06/02/17

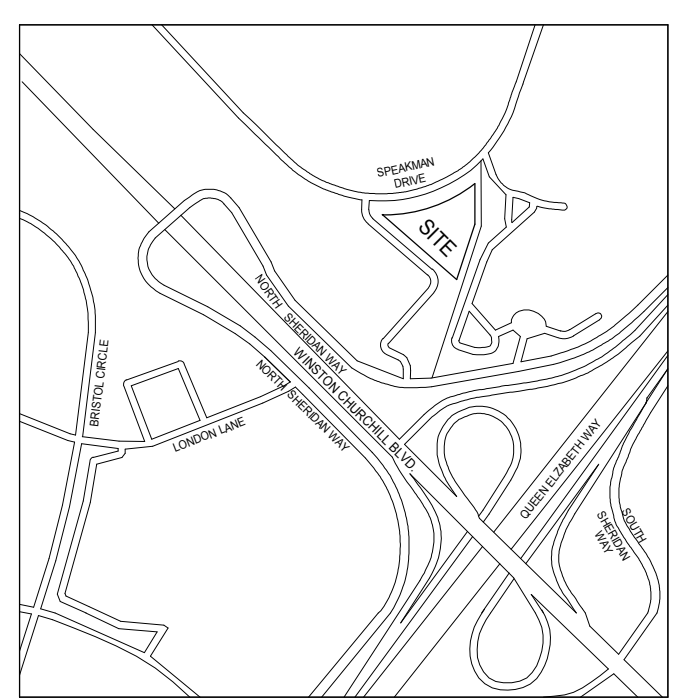
Date du projet:

Project number: 1603-02

no. du projet:



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Travaux publics et Services
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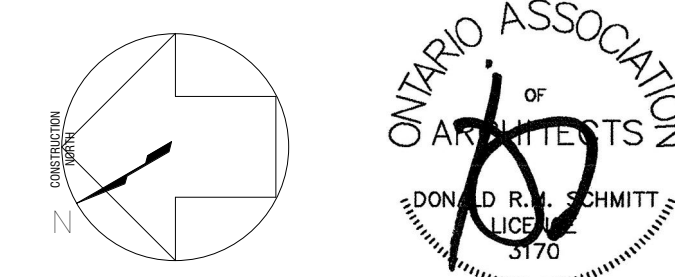
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2. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR
ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT
CONSTRUCTION OF WINDOW PARTITIONS, OFFSET PARTITION
ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE
SEPARATION/LOAD RATING OF PARTITION. OFFSETTING OF
PARTITIONS WILL ONLY BE PERMITTED WHERE DUCTWORK CANNOT
BE POSITIONED.
4. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE
AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL
STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF GYPSUM
BOARD, UNLESS OTHERWISE NOTED.
5. INCREASE THICKNESS OF WALLS OR FURNISH WALL THICKNESS
AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL
PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND
BACK OF PANELS WHERE APPLICABLE.
6. FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.

Diamond Schmitt Architect

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info@dsaa.ca www.dsaa.ca



2017-06-02 ISSUED FOR SPR RESUBMISSION

No.	Description	Date
3	ISSUED FOR SPA RESUBMISSION	06/02/17
2	ISSUED FOR DESIGN DEVELOPMENT	04/26/17
1	ISSUED FOR SITE PLAN APPROVAL	02/07/17

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NRC - MISSISSAUGA
RESEARCH AND
DEVELOPMENT PILOT PLANT
FACILITY

SP- 17-37-W2

LEVEL 2 FLOOR PLAN

Drawn by: Author

Designed by: Designer

Approved by: Approver

Bid Offer:

Project date: 06/02/17

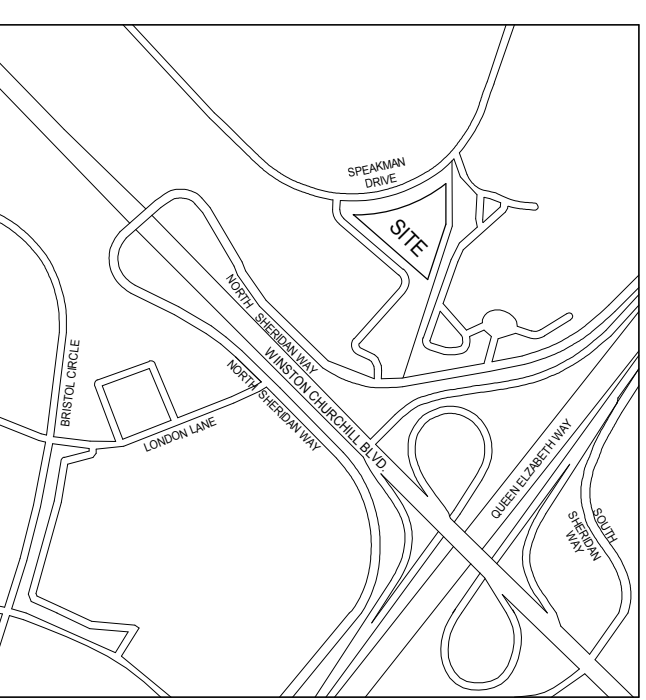
Date du projet: 06/02/17

Project number: 1603-02

no. du projet: 1603-02



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Government Services Canada
Travaux publics et Services
gouvernementaux Canada



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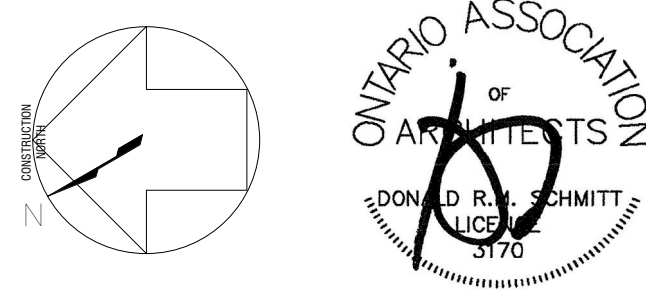
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PARTITION, ROOF, CEILING AND SLOTT TYPES.
2. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR
ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE MECH. CLUTS INTERFERE WITH FULL HEIGHT
CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION
ABOVE CEILING AND SPACE AS REQUIRED. MAINTAIN FIRE
SEPARATION SOUND RATING OF PARTITION. OFF SETTING OF
PARTITIONS WILL ONLY BE PERMITTED WHERE ACTION CANNOT
BE RESTORED.
4. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE
AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL
STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF STUD
ROD, UNLESS OTHERWISE NOTED.
5. INCREASE THICKNESS OF WALLS OR FORM OUT WALL THICKNESS
AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL
PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND
BACK OF PANELS WHERE APPLICABLE.
6. FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.

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2017-06-02 ISSUED FOR SPA RESUBMISSION

No.	Description	Date
3	ISSUED FOR SPA RESUBMISSION	06/02/17
2	ISSUED FOR DESIGN DEVELOPMENT	04/26/17
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Site du projet
2660 SPEAKMAN DRIVE
MISSISSAUGA, ONTARIO
L5K 2L1
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RESEARCH AND
DEVELOPMENT PILOT PLNT
FACILITY

SP- 17-37-W2

LEVEL 3 FLOOR PLAN

Drawn by: Author

Designed by: Designer

Approved by: Approver

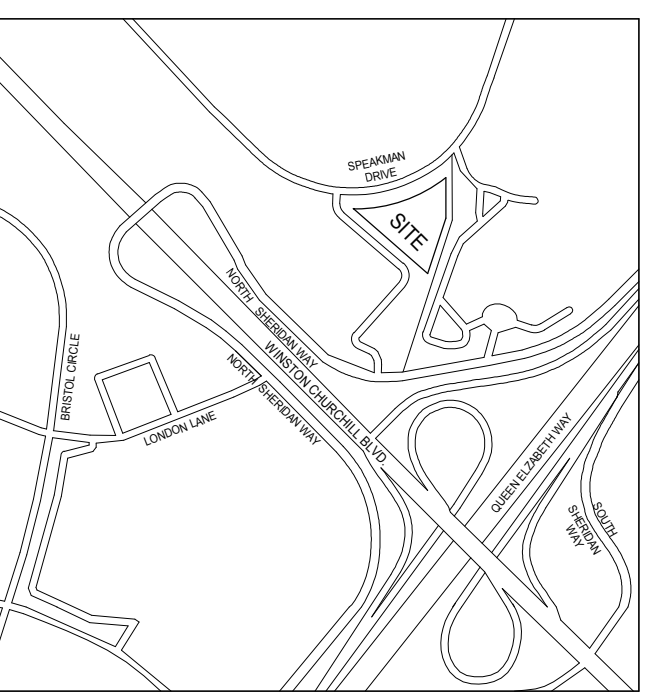
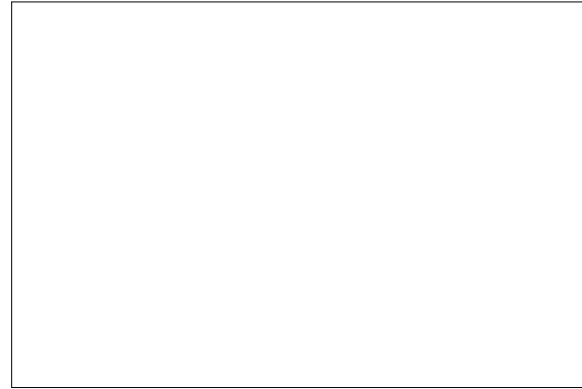
Bid Offer:

Project date: 06/02/17

Date du projet:

Project number: 1603-02

no. du projet



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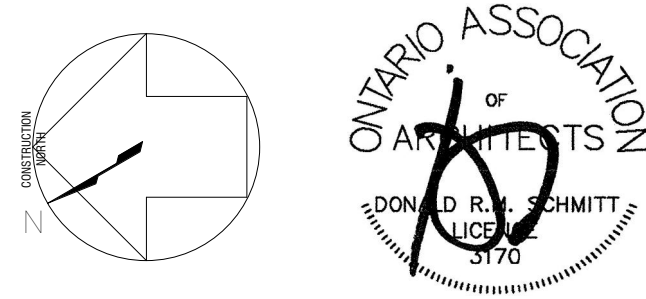
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2. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR
ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE BRICK DUCTS INTERFERE WITH FULL HEIGHT
CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION
ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE
SEPARATION/STAND BACKING OF PARTITION. OFFSETTING OF
PARTITIONS WILL ONLY BE PERMITTED WHERE DUCTWORK CANNOT
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STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF STUD
BOARD, UNLESS OTHERWISE NOTED.
5. INCREASE THICKNESS OF WALLS OR FLOOR/OUT WALL THICKNESS
AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL
PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND
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2017-06-02 ISSUED FOR SPA RESUBMISSION

No.	Description	Date
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NRC - MISSISSAUGA
RESEARCH AND
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FACILITY

SP- 17-37-W2

PENTHOUSE ROOF

Drawn by: Author

Designed by: Designer

Approved by: Approver

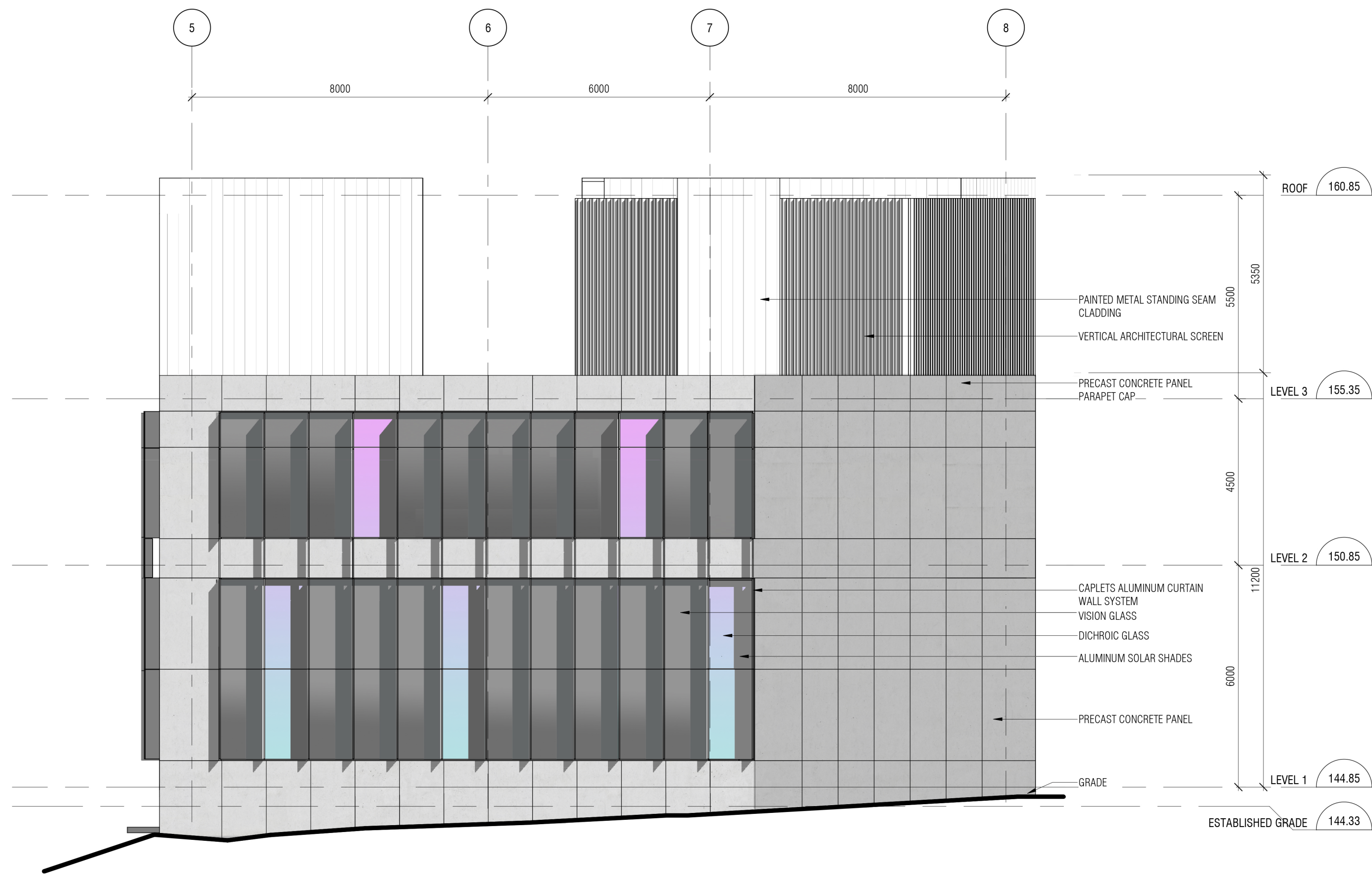
Bid Offer:

Project date: 06/02/17

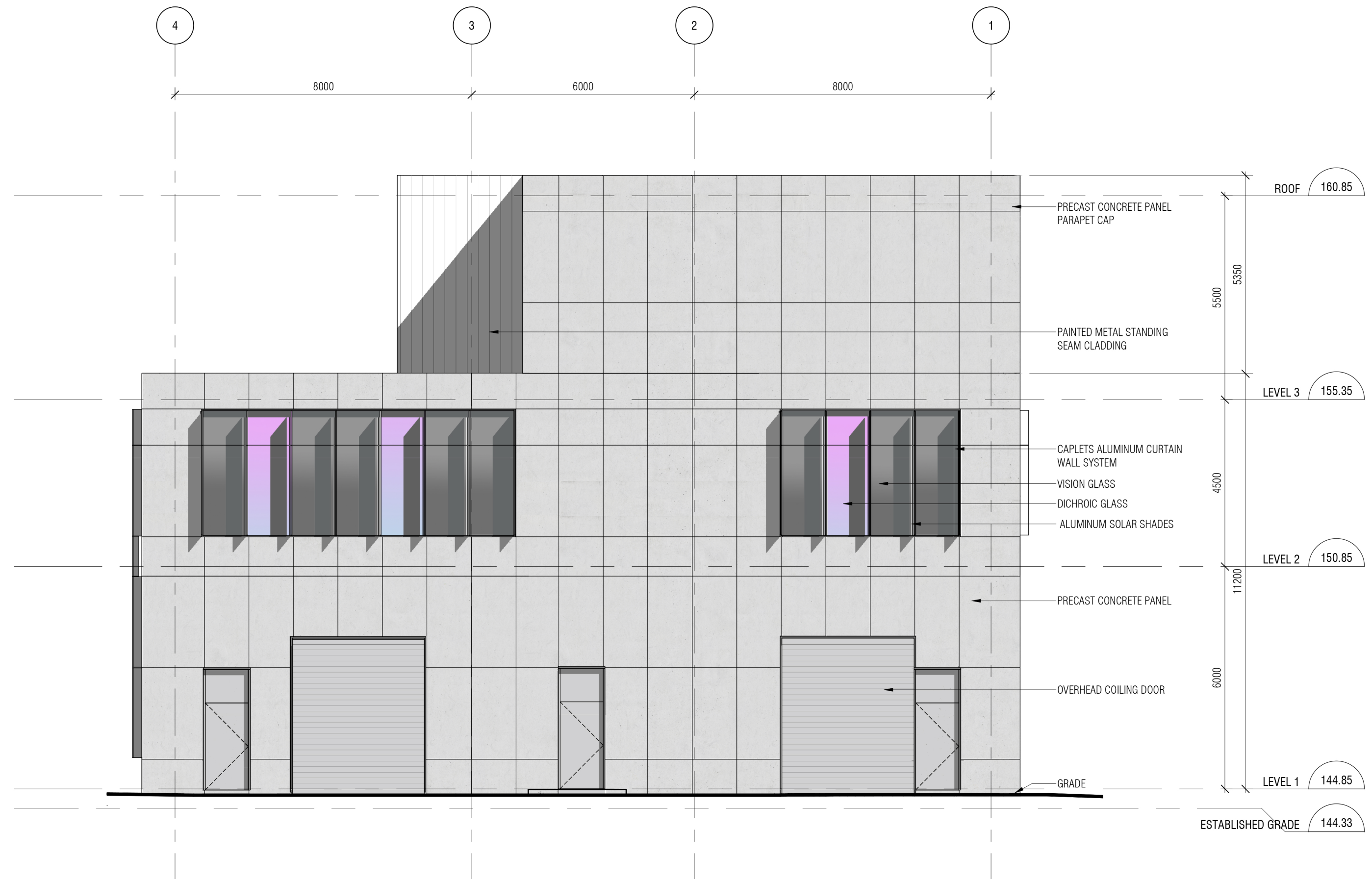
Date du projet:

Project number: 1603-02

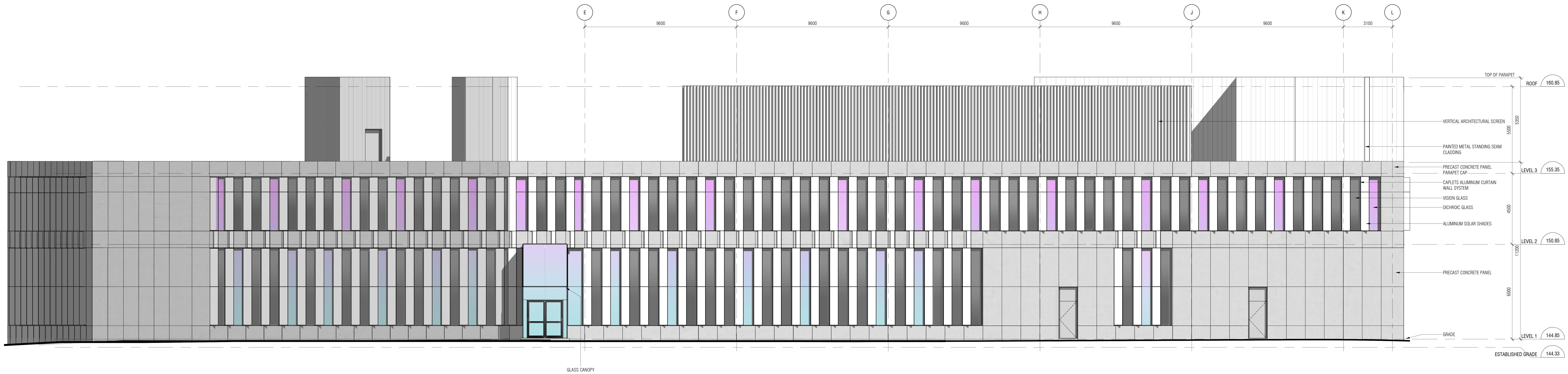
no. du projet:



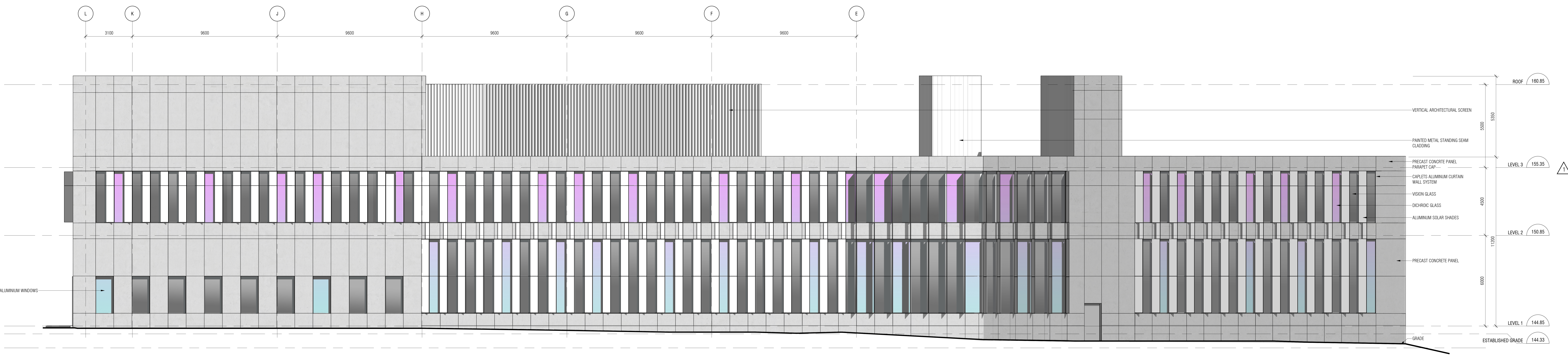
North Elevation - SPA 4
1:100 A301



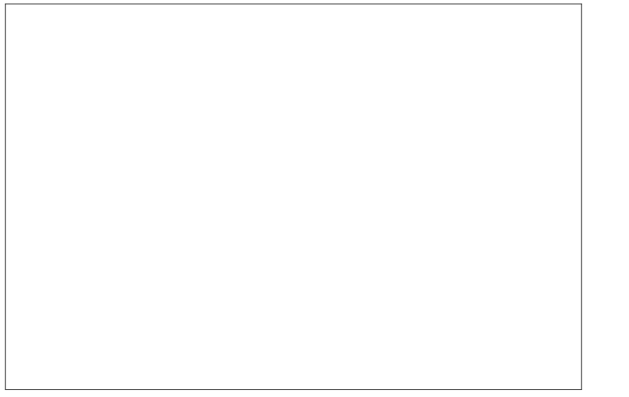
South Elevation - SPA 3
1:100 A301



West Elevation - SPA 2
1:100 A301



East Elevation - SPA 1
1:100 A301



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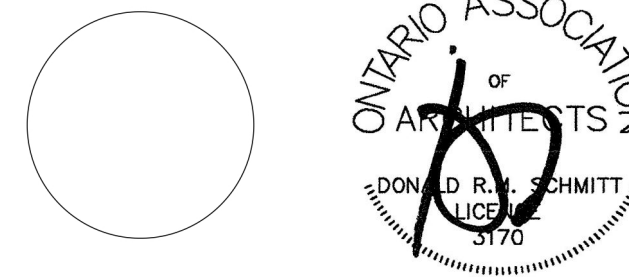
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2017-05-02 ISSUED FOR SPA RESUBMISSION

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3	ISSUED FOR SPA RESUBMISSION	06/02/17
2	ISSUED FOR DESIGN DEVELOPMENT	04/26/17

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Project 186
Site du projet
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MISSISSAUGA, ONTARIO
L5K 2L1

NRC - MISSISSAUGA

RESEARCH AND DEVELOPMENT PILOT PLNT

FACILITY

SP- 17-37 W2

ELEVATIONS

Drawn by: Author

Designed by: Designer

Approved by: Approver

Bid Offer:

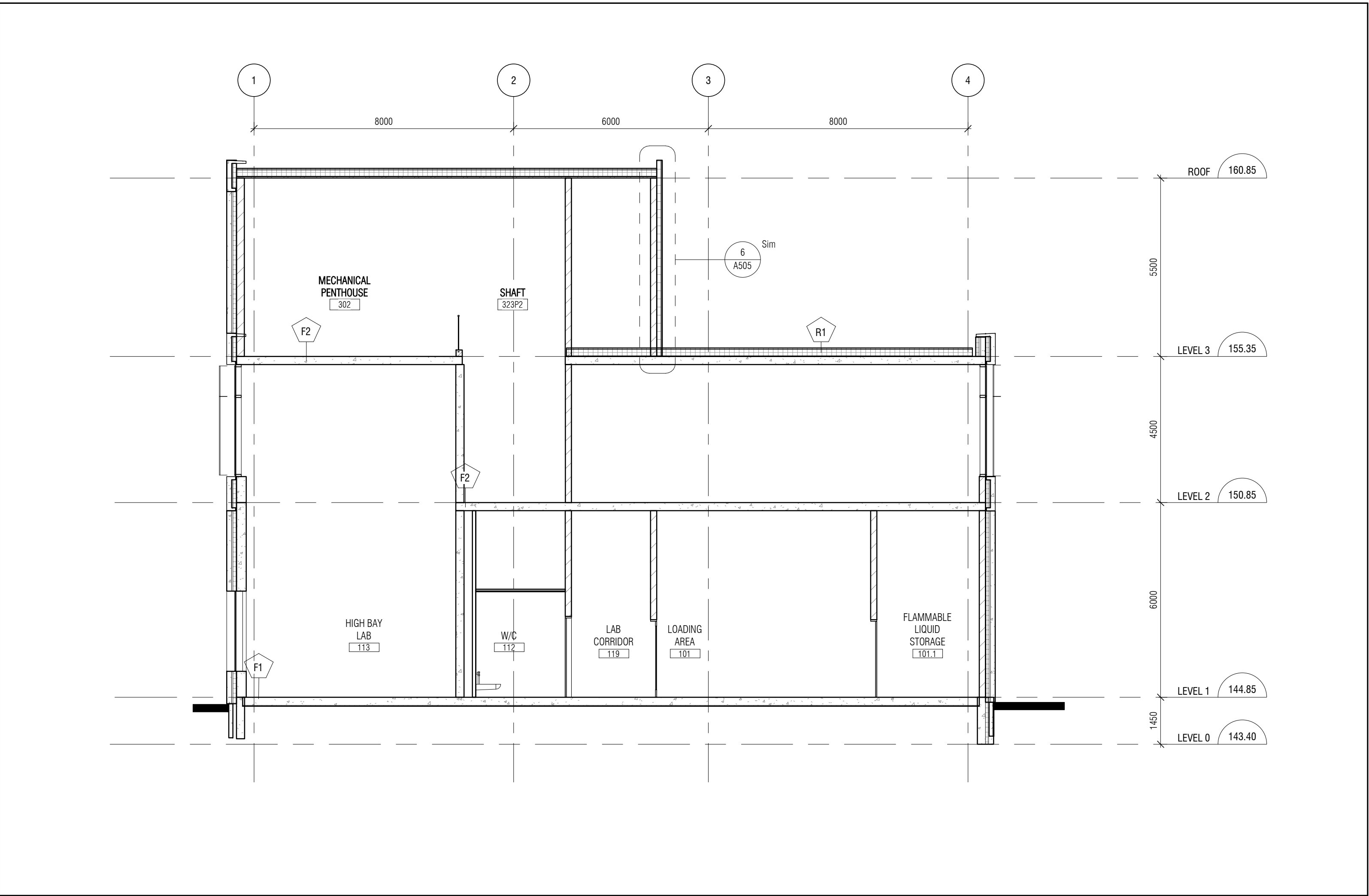
Project date: 05/02/17

Date du projet:

Project number: 1803-02

no. du projet

A301



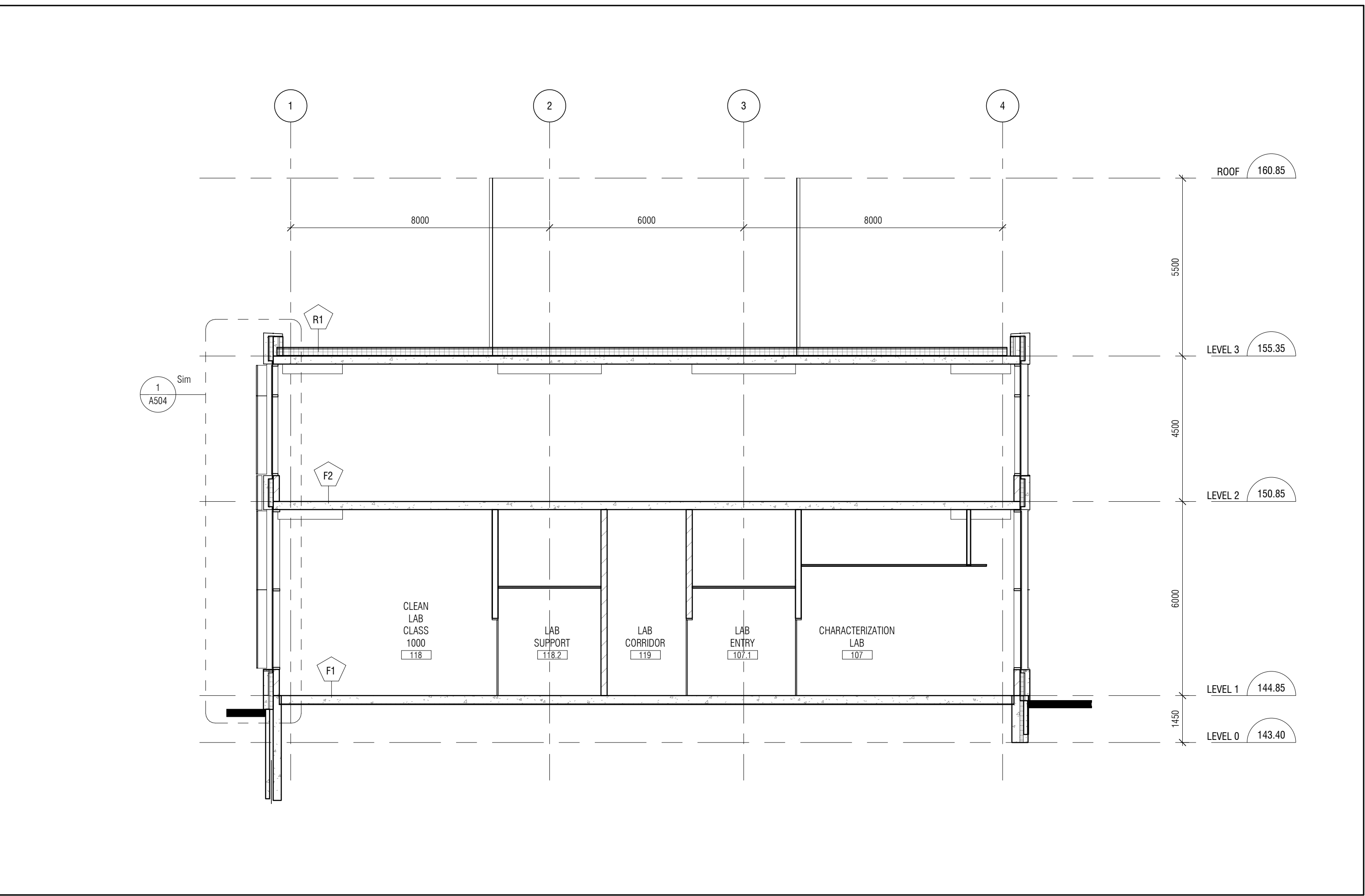
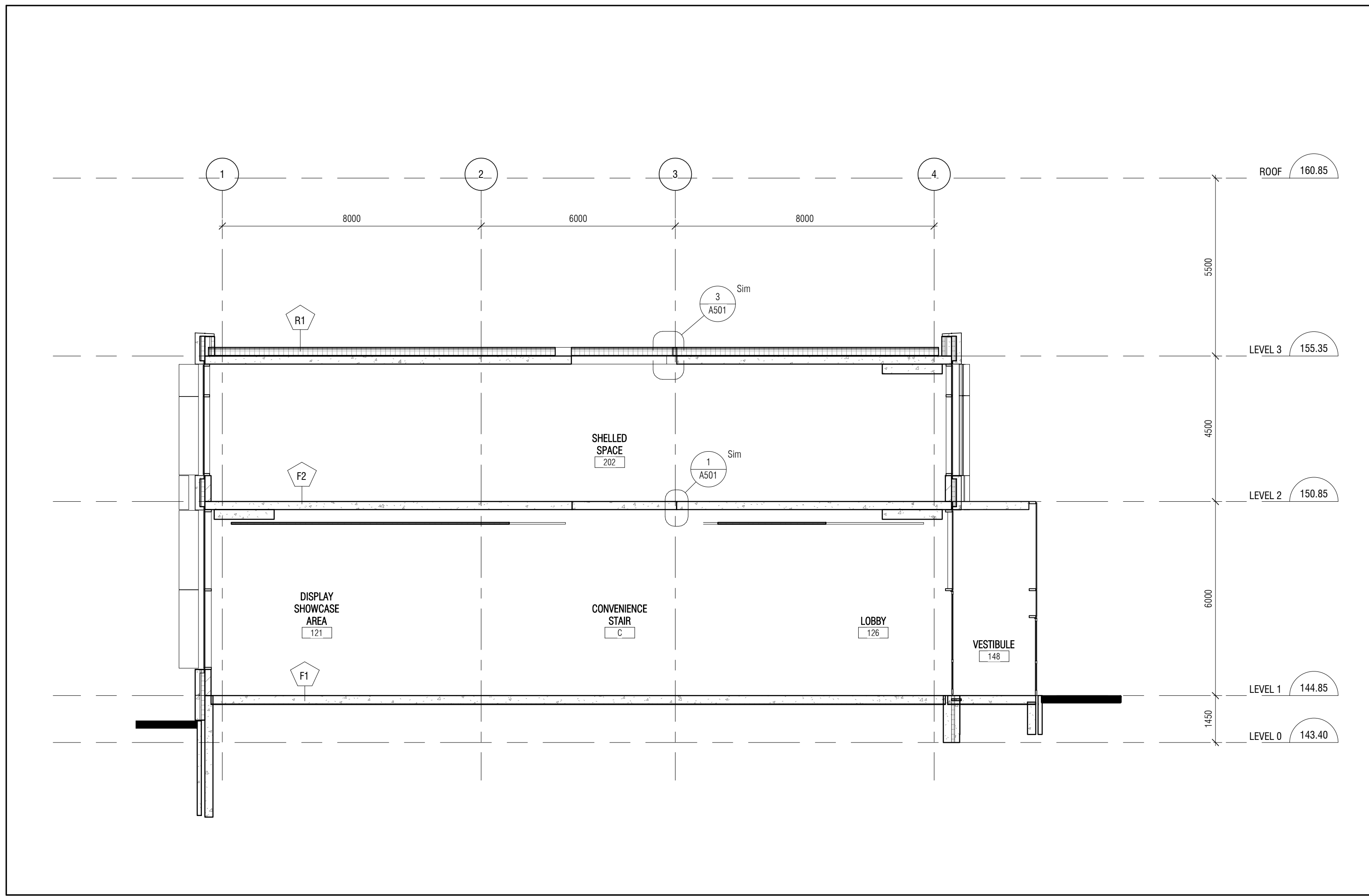
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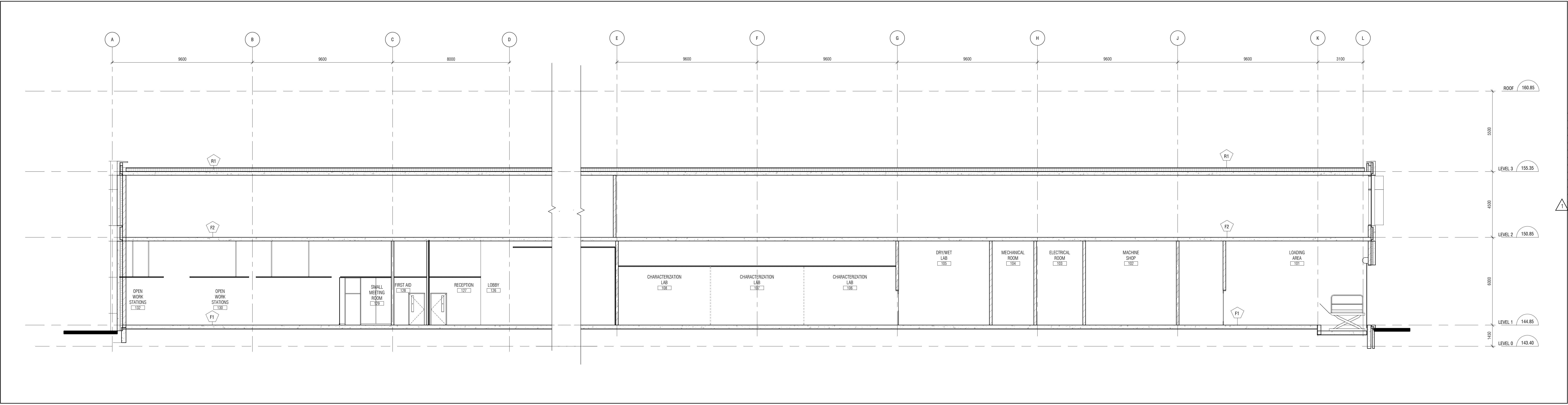
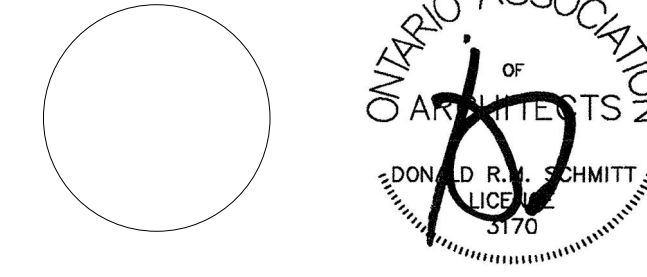
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info@diamondschmitt.ca www.dsa.ca



2017-08-02 ISSUED FOR SPA RESUBMISSION

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3	ISSUED FOR SPA RESUBMISSION	06/02/17
2	ISSUED FOR DESIGN DEVELOPMENT	04/26/17

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Project Name
Site du projet
2660 SPEAKMAN DRIVE
MISSISSAUGA, ONTARIO
L5K 2L1

NRC - MISSISSAUGA
RESEARCH AND
DEVELOPMENT PILOT PLNT
FACILITY

SP- 17-37 W2

BUILDING SECTIONS

Drawn by: Author

Designed by: Designer

Approved by: Approver

Bid Offer:

Project date: 06/02/17
Date du projet:

Project number: 1603-02
no. du projet:

City of Mississauga
Memorandum



Date: 2017/10/30
To: Chair and Members of Heritage Advisory Committee
From: Mumtaz Alikhan, Legislative Coordinator
Meeting Date: 2017/11/14
Subject: 2018 Heritage Advisory Committee Meeting Schedule

This Memorandum is to advise that the following Heritage Advisory Committee (HAC) meeting dates have been scheduled for 2018:

- Tuesday, January 9 – **Committee Room A**
- Tuesday, February 6
- Tuesday, March 6
- Tuesday, April 10
- Tuesday, May 8
- Tuesday, June 5
- Tuesday, July 10
- Tuesday, September 11
- Tuesday, October - **No meeting due to Municipal Elections**
- Tuesday, November 13

All meetings will be held at 9:30 a.m. in the Council Chamber – except as noted - located on the 2nd floor of the City of Mississauga's Civic Centre, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1. Please note that one or more of the above meetings may be cancelled due to insufficient agenda items.

The current members of the Committee shall continue until Council appoints new members in early 2019 for the new Term.

It is important to contact me in advance of meetings if you will be absent and/or late so that quorum issues can be anticipated and dealt with accordingly.

Prepared by: Mumtaz Alikhan, Legislative Coordinator