
Heritage Advisory Committee

Date

2019/11/05

Time

9:30 AM

Location

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

Members

Councillor George Carlson, Ward 11 (Chair)
David Cook, Citizen Member (Vice-Chair)
Councillor Carolyn Parrish, Ward 5
Michael Battaglia, Citizen Member
Alexander Hardy, Citizen Member
James Holmes, Citizen Member
Rick Mateljan, Citizen Member
Lisa Small, Citizen Member
Jamie Stevens, Citizen Member
Melissa Stolarz, Citizen Member
Terry Ward, Citizen Member
Matthew N. Wilkinson, Citizen Member
Adrian Zita-Bennett, Citizen Member

Contact

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1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **DECLARATION OF CONFLICT OF INTEREST**

4. **MINUTES OF PREVIOUS MEETING**

4.1. Heritage Advisory Committee Minutes - October 7, 2019

5. **DEPUTATIONS** - Nil

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 Demolish three structures on a Heritage Listed Property: 1200 Old Derry Road

7.2. Request to Demolish a Heritage Listed Property: 1414 South Service Road (Ward 1)

7.3. Request to Alter a Heritage Designated Property: 299 Queen Street (Ward 11)

8. **INFORMATION ITEMS**

8.1. Alteration to a Property adjacent to Listed Property: 956 Bexhill Road (Ward 2)

8.2. Alteration to a Listed Heritage Property: 869 Whittier Crescent (Ward 2)

9. **OTHER BUSINESS**

10. **DATE OF NEXT MEETING** – January 14, 2020

11. **ADJOURNMENT**

City of Mississauga
Minutes



Heritage Advisory Committee

Date

2019/10/07

Time

9:36 AM

Location

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

Members Present

Councillor George Carlson, Ward 11 **(Chair)**
David Cook, Citizen Member **(Vice-Chair)**
Councillor Carolyn Parrish, Ward 5 (Arrived 9:39 AM)
Michael Battaglia, Citizen Member
Alexander Hardy, Citizen Member
James Holmes, Citizen Member
Rick Mateljan, Citizen Member
Lisa Small, Citizen Member
Jamie Stevens, Citizen Member
Melissa Stolarz, Citizen Member (Arrived 9:43 AM)
Terry Ward, Citizen Member

Members Absent

Adrian Zita-Bennett, Citizen Member
Matthew N. Wilkinson, Citizen Member

Staff Present

John Dunlop, Supervisor, Heritage Planning
Paula Wubbenhorst, Heritage Planner, Culture Division
Brooke Herczeg, Heritage Analyst
Andrew Douglas, Grants Coordinator
Megan Piercey, Legislative Coordinator

Find it online

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

1. CALL TO ORDER – 9:36 AM

2. APPROVAL OF AGENDA

Approved (D. Cook)

3. DECLARATION OF CONFLICT OF INTEREST - Nil

4. MINUTES OF PREVIOUS MEETING

4.1. Heritage Advisory Committee Minutes – September 10, 2019

Approved (J. Holmes)

5. DEPUTATIONS

5.1. Item 8.1 Julie Daly, Resident regarding a request to consider 51 Tanner House for Heritage Designation

Ms. Daly provided a presentation that gave a historical summary of the property and requested that the property be considered for heritage designation.

John Dunlop, Supervisor, Heritage Planning noted that the property was not a representative example of Edwardian architecture, as there had been alterations to the property. Mr. Dunlop noted that the Heritage Advisory Committee reviewed this property 10 years ago and it was not added to the City's Heritage Register, as it was found to not have heritage value or interest at that time.

Committee Members noted that the house was in good shape and reviewed options for salvaging the property. Mr. Dunlop advised that staff could contact the building officials to discuss the possibility of retaining or repurposing the house. Mr. Dunlop further advised that the property did not meet the criteria for heritage designation under the Ontario Heritage Act and recommended that the property not be subject to designation.

RECOMMENDATION

HAC-0075-2019

1. That the deputation and supporting documents from Julie Daly, Resident regarding a request to consider 51 Tannery House for Heritage Designation be received;
2. That 51 Tannery House not be subject to designation under Part IV of the Ontario Heritage Act, as the property does not meet the criteria under Ontario Regulation 9/06;
3. That staff be requested to contact the building officials to discuss the possibility of retaining or repurposing the property located at 51 Tannery House.

Approved as amended (Councillor Parrish)

6. PUBLIC QUESTION PERIOD - Nil

7. MATTERS CONSIDERED

7.1. Request to Demolish a Heritage Listed Property: 1174 Mississauga Rd (Ward 2)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0076-2019

That the property at 1174 Mississauga 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, as per the Corporate Report from the Commissioner of Community Services dated September 10, 2019.

Approved (D. Cook)

7.2. Request to amend Designation Bylaw 441-2001: 5520 Hurontario Street (Ward 5)

John Dunlop, Supervisor, Heritage Planning provided a brief summary of the report and noted that the reference plan needed to be updated to ensure accuracy and to provide a context around the property.

RECOMMENDATION

HAC-0077-2019

That the reference plan of the designation by-law for 5520 Hurontraio Street, which is designated under Part IV of the *Ontario Heritage Act*, be amended; as per the Corporate Report from the Commissioner of Community Services dated September 17, 2019.

Approved (R. Mateljan)

7.3. Allocations for the Designated Heritage Property Grant Program - Round Two

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0078-2019

1. That the Corporate Report entitled "Allocations to the Designated Heritage Property Grant Program - Round Two" dated September 10, 2019 from the Commissioner of Community Services be approved.
2. That the Heritage Advisory Committee support a recommendation to Council to transfer \$22,302 from the Arts Reserve to fund an additional five applications as part of the Designated Heritage Property Grant program.

Approved (T. Ward)

8. INFORMATION ITEMS

8.1. Historical Assessment: 51 Tannery House (Ward 11)

This item was discussed and received during item 5.1.

8.2. 2020 Heritage Advisory Committee Meeting Schedule

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0079-2019

That the Memorandum from Megan Piercey, Legislative Coordinator dated September 27, 2019, entitled "2020 Heritage Advisory Committee Meeting Schedule" be received.

Received (R. Mateljan)

9. OTHER BUSINESS - Nil

10. DATE OF NEXT MEETING – November 5, 2019

11. ADJOURNMENT - 10:50 AM (D. Cook)

City of Mississauga Corporate Report



Date: 2019/10/25

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:
2019/11/05

Subject

Request to Demolish three structures on a Heritage Listed Property: 1200 Old Derry Road

Recommendation

1. That the three structures, known as the Foreman's Residence, the Owner's Residence and the shed, at 1200 Old Derry Road, which is listed on the City's Heritage Register, are not worthy of heritage designation.
2. That the owner's request to demolish proceeds through the applicable process with the conditions discussed below as per the Corporate Report from the Commissioner of Community Services dated October 25, 2019.

Report Highlights

- The property owner has submitted an application for the demolition of three structures at 1200 Old Derry Road.
- The property, known as Sandford Farm, is listed on the City's Heritage Register, is a Cultural Heritage Landscape in its own right and part of the Credit River Corridor CHL.
- The property contains a structure designated under Part IV of the OHA, the Simpson-Humphries House, which is not subject to this report.
- The applicant will mitigate the impacts of demolition through an interpretation and commemoration strategy which will be implemented in the future development of the property.

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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 three structures on the property, known as the Foreman's Residence, the Owner's Residence and the shed. The subject property is listed on the City's Heritage Register, is a Cultural Heritage Landscape (the Sandford Farm) and also located within the Credit River Corridor Cultural Heritage Landscape. An additional house, located within the property and known as the Simpson-Humphries House, is designated under Part IV of the Ontario Heritage Act.

Mr. Jim Humphries sold his stake in the farm in the spring of 2018, which triggered a heritage permit (HPA 18 34) for the removal of two 'Beattie Bros.' barns from the property ([July 10, 2018 HAC agenda, item 7.7](#)). At this time, the current owner obtained full ownership of the entire farm property. As noted in the attached Heritage Impact Assessment (Appendix 1), the farm, after the removal of the two barns, consisted of the following; three residences; the Simpson-Humphries House, the Foreman's Residence, and the Owner's Residence; one shed; one silo; and six agricultural buildings.

Euro-Canadian settlement and agricultural use of the subject property began in the 1830s when John Simpson purchased the lands. Simpson purchased the 200 acres in 1837 and an adjacent 100 acres to the north in 1856. The Simpson farm was transferred to the Jackson family in 1888 and Goldwin Larratt Smith in 1912: the latter named it "Sanford Farm" and was noted for breeding prize-winning Shorthorn cattle. A 1933 fire destroyed an 1893 barn and three contemporary buildings. The Humphries family purchased Sanford Farm in 1949, operating it until its sale in the spring of 2018.

Sandford Farm has retained much of its historical spatial integrity and scale, despite a slow rate of land donations and sales over the past 170 years. These include donations from John Simpson to church, the sale of lands to the school board, and the gifting of land to family in latter 19th century. Land sales in the 20th century include land transfers for a rail corridor, sale of lands to Rowancraft Gardens in 1918, the construction of Highway 401 in the 1950s and residential development of eastern portions of the property near and adjacent to Second Line West. Prior to the sale of the farm in 2018 it still comprised 216.5 acres, retaining the majority of its heritage.

In the summer of 2018 all remaining 'agricultural buildings' within the property were removed without a heritage permit, leaving only the three residences and one shed extant within the property. The current owner of the property was subsequently charged under Section 27(3) of the *Ontario Heritage Act* for the demolition of all removed 'agricultural buildings' by the City in winter 2018.

Comments

The owner of the subject property has requested permission to demolish three structures; the Foreman's Residence, the Owner's Residence and the shed. The applicant has provided a Heritage Impact Assessment, attached as Appendix 1. The Heritage Impact Assessment notes that the two residences were constructed in the early 20th century and the shed was constructed at an undetermined date and that none of the structures on their own meet the criteria for designation under Regulation 9/06 of the *Ontario Heritage Act*.

The heritage value of these structures is tied to the contextual nature of the Sandford Farm Cultural Heritage Landscape as one of the only remaining examples of 19th and early 20th century farms within the City. Staff disagree with the assertion that the removal of these structures will not impact the Cultural Heritage Landscape, as stated in the attached Heritage Impact Assessment.

However, the removal of the two barns in 2018 as well as the demolition of all remaining agricultural buildings on the property has eroded the heritage context of the Cultural Heritage Landscape to such a degree that the impacts of the demolition of the residences and shed can be mitigated through alternative strategies as presented in Option 4 of Appendix 1. The preservation of the Cultural Heritage Landscape through designation is no longer a viable option as a significant amount of the agricultural setting and context of the former farm has been lost.

The consultant has provided an extensive set of alternative development and mitigation options and measures for the Foreman's Residence and the Owner's Residence. Specifically, the consultant determined that Option 4, Section 7.3.4, is the most feasible option.

Under Option 4, the owner will develop an interpretation and commemoration strategy for the Simpson-Humphries House and the Sandford Farm Cultural Heritage Landscape to be incorporated into the proposed residential development. Under this option the Foreman's Residence and Owner's Residence would be demolished, however, the intangible heritage of the Sandford Farm could be commemorated through tangible elements including street names, plantings inspired by Roger's Bush, a woodlot located within the former farm, and interpretation panels to acknowledge the Sandford Farm and Credit River Corridor Cultural Heritage Landscapes.

Financial Impact

There is no financial impact resulting from the recommendations in this report.

Conclusion

The owner of 1200 Old Derry Road has requested permission to demolish three structures 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 buildings' merit for designation under the *Ontario Heritage Act* but does support the commemoration and

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interpretation of the Cultural Heritage Landscapes within the proposed development of the property. Staff concur with this finding, and recommend that the demolition of the Foreman's Residence and the Owner's Residence proceed with the following conditions:

1. The applicant is to submit an interpretation and commemoration strategy for the Simpson-Humphries House, the Sandford Farm Cultural Heritage Landscape and the Credit River Corridor Cultural Landscape to Heritage Planning and the Heritage Advisory Committee. The strategy is to include, and not be limited to; interpretative panels, street naming conventions, plantings inspired by the history of the property and any other elements or aspects which will engage and educate on the history and heritage of the property. Heritage Planning and the Heritage Advisory Committee will provide comment on the strategy.
2. Staff will coordinate with the Planning and Building Department to incorporate the interpretation and commemoration strategy into the development agreement for the proposed development of the property.

Attachments

Appendix 1: Heritage Impact Assessment



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

Prepared by: John Dunlop, Supervisor, Heritage Planning



REVISED REPORT

Heritage Impact Assessment

1200 Old Derry Road West, City of Mississauga, Region of Peel, Ontario

Submitted to:

Randy Eadie, Vice President

Hanlon Glen Home Inc.

90 Tiverton Court

Markham, ON

L3R 9V2

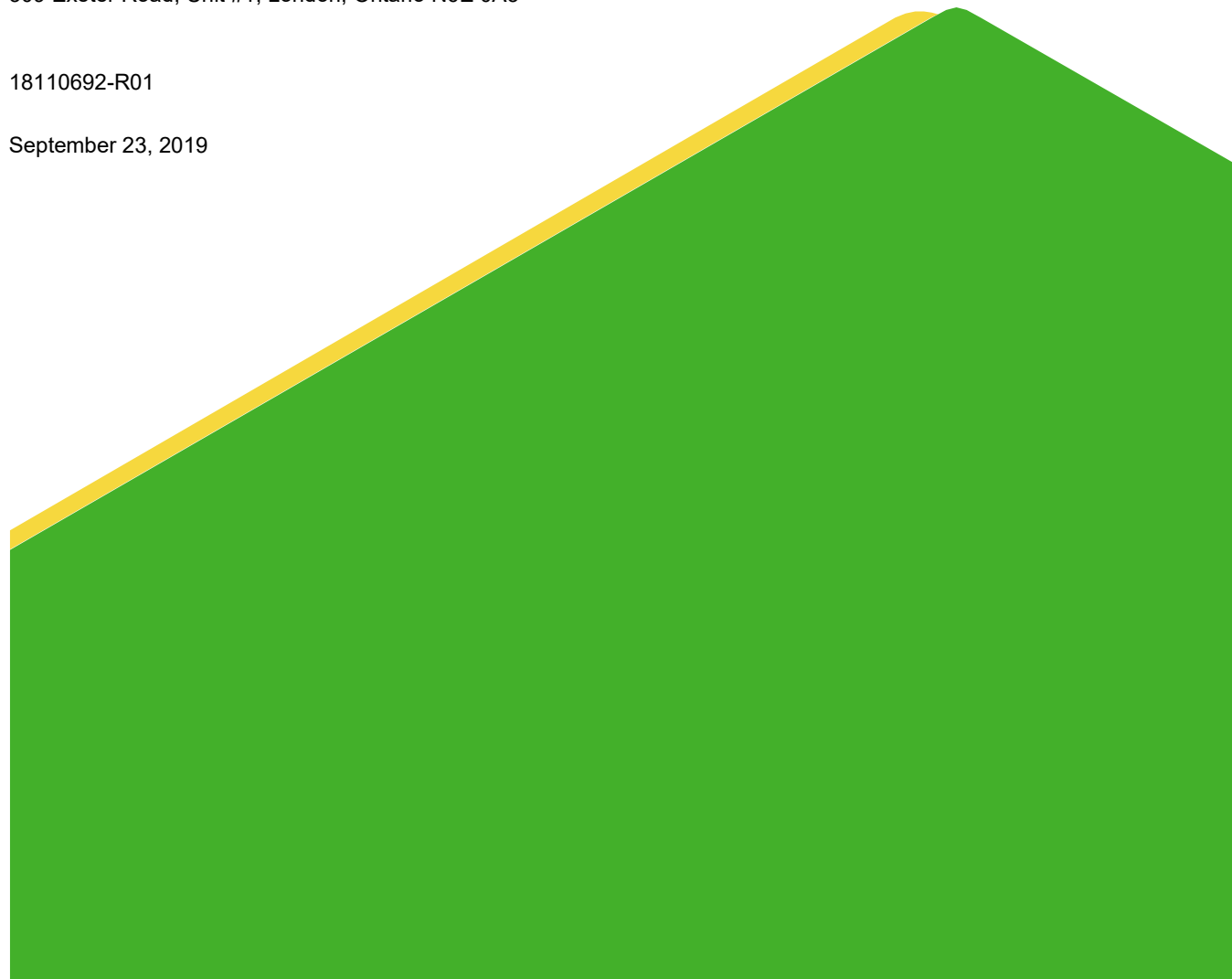
Submitted by:

Golder Associates Ltd.

309 Exeter Road, Unit #1, London, Ontario N6E 0A3

18110692-R01

September 23, 2019



Distribution List

1 e-copy: Hanlon Glen Home Inc.

1 e-copy: Golder Associates Ltd.

Personnel

Project Director	Hugh Daechsel, M.A., Principal, Senior Archaeologist
Project Manager	Henry Cary, Ph.D., CAHP, RPA, Cultural Heritage Specialist
Historical Research	Elizabeth Cushing, M.Pl., Cultural Heritage Specialist
Field Investigations	Ragavan Nithiyantham, M.A., CAHP, Cultural Heritage Specialist
Report Production	Elizabeth Cushing, M.Pl. Ragavan Nithiyantham, M.A., CAHP Henry Cary, Ph.D., CAHP, RPA Liz Yildiz, Environmental Group Administrator
Maps & Illustrations	Zachary Bush, GIS Technician
Senior Review	Hugh Daechsel, M.A.

Executive Summary

The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.

In October 2018, Hanlon Glen Home Inc. retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) of the 1930s 'Foreman's Residence' and 'Owner's Residence' at 1200 Old Derry Road West in the City of Mississauga ('the City'), Region of Peel, Ontario ('the property'). The Owner's Residence is identified in the City of Mississauga's *Heritage Register* as the 'Humphries Residence', and also on the property is a brick house known as Simpson-Humphries House, which is on a small irregular parcel designated under Part IV of the *Ontario Heritage Act*. The remainder of the property is listed on the City's Register. Additionally, 1200 Old Derry Road West is noted in the City's *Inventory of Cultural Heritage Landscapes* as 'Sandford Farm' (hereby Sanford) and is located within the Credit River Corridor Cultural Heritage Landscape (CHL).

Hanlon Glen Home Inc. intends to demolish the Foreman's Residence and Owner's Residence, both of which are currently vacant, and eventually develop the lands south of Old Derry Road West for single and semi-detached houses and one parkette. Simpson-Humphries House may be relocated and incorporated into the subdivision as either a daycare or residential use. As the property is listed on the City's Register and contains a designated Part IV property under the *OHA*, a HIA is required in accordance with the City's *Official Plan*.

Following guidelines provided by the City's *Heritage Impact Assessments Terms of Reference* and *Cultural Landscape Heritage Impact Assessment Terms of Reference*, the Ministry of Tourism, Culture and Sport (MTCS), and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the Foreman's Residence and Owner's Residence. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed, and future conservation actions recommended based on a rigorous options analysis.

This HIA concluded that:

- Foreman's Residence and Owner's Residence do not have cultural heritage value or interest as they do not meet any of the criteria as prescribed in *Ontario Regulation 9/06*; and,
- The demolition of the structures will not result in adverse impacts to the heritage attributes of the Sanford Farm and Credit River Corridor CHLs.

Golder therefore recommends that:

- No further cultural heritage studies be conducted as part of the demolition permit application for the Foreman's Residence and Owner's Residence.

The scope of this HIA only considers the impacts of demolishing the Foreman's Residence and Owner's Residence on the Sanford Farm CHL and Credit River Corridor CHL (which includes Simpson-Humphries House as a heritage attribute). Golder therefore recommends to:

- Conduct an HIA during detailed design to ensure that the proposed development will not adversely impact the heritage attributes of Simpson-Humphries House.

- Develop an interpretation and commemoration strategy for the Simpson-Humphries House and the Sanford Farm Cultural Heritage Landscape and Credit River Corridor Cultural Heritage Landscape, to provide a greater understanding and opportunity to engage with the built heritage resource and landscapes.

Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the guidelines developed by the City of Mississauga, Ontario Ministry of Tourism, Culture, and Sport, and Canada's Historic Places subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied, is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd., by Hanlon Glen Home Inc. (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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APPENDICES

APPENDIX A

Simpson-Humphries Designation By-law 833-83

APPENDIX B

Plan of Subdivision

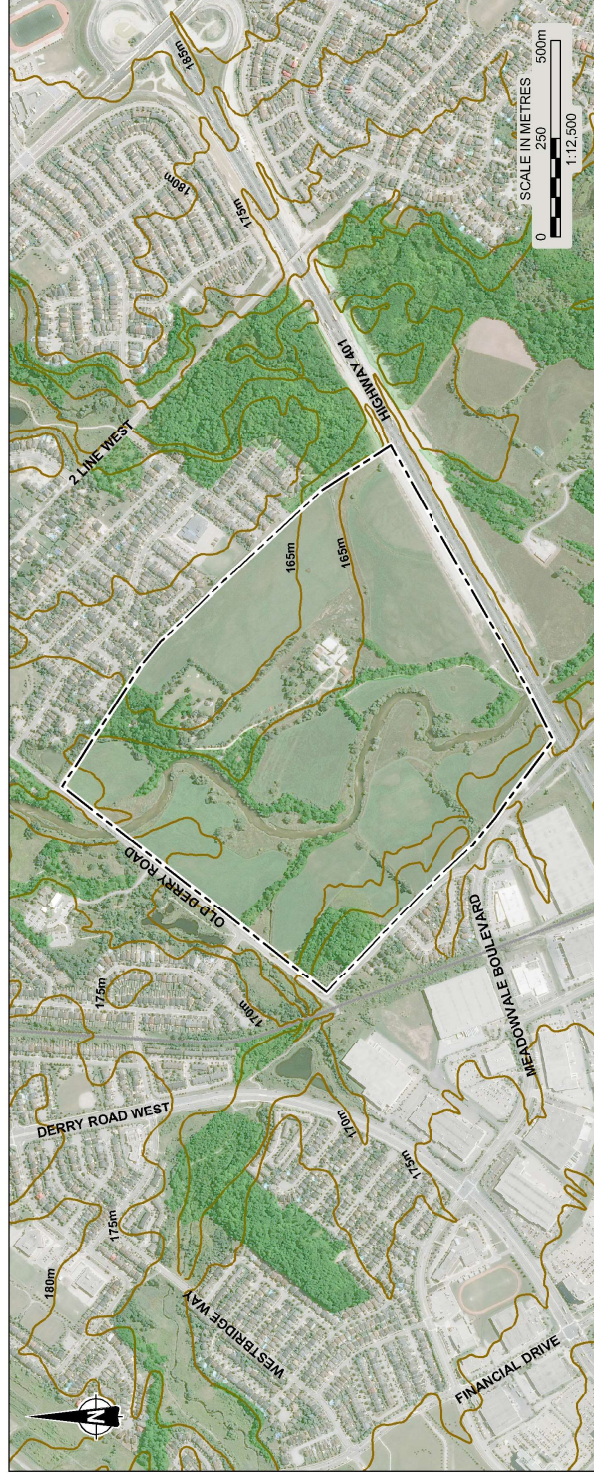
1.0 INTRODUCTION

In October 2018, Hanlon Glen Home Inc. retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) of the 1930s 'Foreman's Residence' and 'Owner's Residence' at 1200 Old Derry Road West in the City of Mississauga ('the City'), Region of Peel, Ontario ('the property'; Figure 1 and Figure 2). The Owner's Residence is identified in the City of Mississauga's *Heritage Register* as the 'Humphries Residence', and also on the property is a brick house known as Simpson-Humphries House, which is on a small irregular parcel designated under Part IV of the *Ontario Heritage Act*. The remainder of the property is listed on the City's Register. Additionally, 1200 Old Derry Road West is noted in the City's *Inventory of Cultural Heritage Landscapes* as 'Sandford Farm' (hereby Sanford) and is located within the Credit River Corridor Cultural Heritage Landscape (CHL).

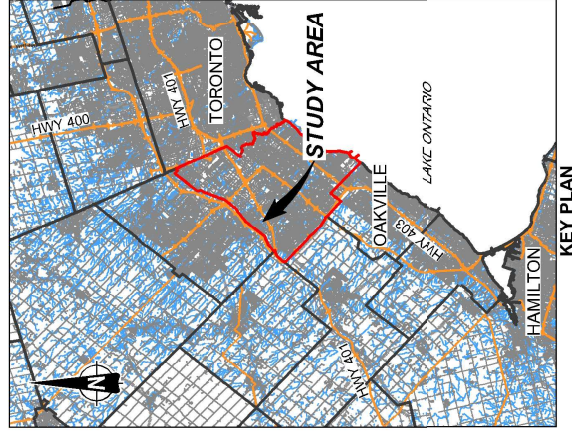
Hanlon Glen Home Inc. intends to demolish the Foreman's Residence and Owner's Residence, both of which are currently vacant, and eventually develop the property and lands south of Old Derry Road West for single and semi-detached houses and one parkette. Simpson-Humphries House may be relocated and incorporated into the subdivision as either a daycare or residential use. As the property is listed on the City's Register and contains a designated Part IV property under the *OHA*, a HIA is required in accordance with the City's *Official Plan*.

Following guidelines provided by the City's *Heritage Impact Assessments Terms of Reference* and *Cultural Landscape Heritage Impact Assessment Terms of Reference*, the Ministry of Tourism, Culture and Sport (MTCS), and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA provides:

- A background on the purpose and requirements of an HIA, and the methods used to investigate and evaluate cultural heritage resources;
- An overview of the property's geographic context, and its documentary and structural history;
- An inventory of built and landscape elements on the property and an evaluation of the Foreman's Residence and Owner's Residence for cultural heritage value or interest (CHVI) using the criteria prescribed in *Ontario Regulation 9/06 (O. Reg 9/06)*;
- A description of the proposed development and an assessment of potential adverse impacts; and,
- Recommendations for future action.



BING AERIAL IMAGERY and OBM MAPPING



KEY PLAN

LEGEND

- APPROXIMATE STUDY AREA
- CITY OF MISSISSAUGA BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- MISSISSAUGA TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2018. PRODUCED BY GOLDIER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2018.
BING AERIAL IMAGE AS OF DECEMBER 11, 2018
(IMAGE DATE UNKNOWN).
AND CANMAP STREETFILES V2008.4.

NOTES

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ALL LOCATIONS ARE APPROXIMATE.

PROJECT

HERITAGE IMPACT ASSESSMENT
1200 OLD DERRY ROAD
CITY OF MISSISSAUGA, ONTARIO

TITLE

LOCATION MAP

7.1



GOLDER

EC

CHES

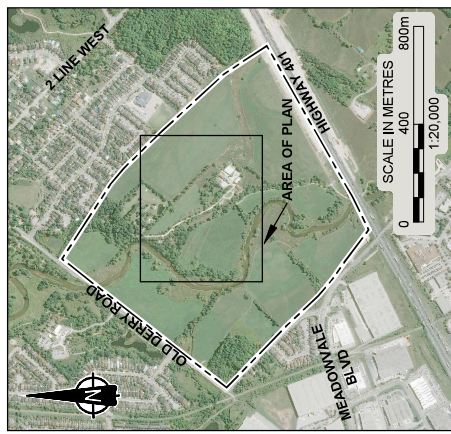
Jan 9/19

18110692-R01001

FILE No.

SCALE AS SHOWN

FIGURE 1



KEY PLAN

LEGEND

----- APPROXIMATE STUDY AREA

REFERENCE

BING AERIAL IMAGE AS OF JANUARY 9, 2019
(IMAGE DATE UNKNOWN);

NOTES

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PROJECT		HERITAGE IMPACT ASSESSMENT	
TITLE		1200 OLD DERRY ROAD CITY OF MISSISSAUGA, ONTARIO	
SCALE		7.1	
GOLDER		FIGURE 2	
PROJECT No.	18110692	FILE No.	18110692-R01002
CAD/	don	SWP	24/19
CHECK	EC		

2.0 SCOPE, OBJECTIVES, AND METHOD

The scope of this HIA was limited to the Owner's Residence and Foreman's Residence¹ and was conducted with the objectives to determine if:

- Foreman's Residence and Owner's Residence meet the criteria for CHVI as prescribed in *O. Reg. 9/06* and could be considered heritage attributes of 1200 Old Derry Road West; and,
- The proposed demolition of the two structures will adversely impact the identified heritage attributes of the Sanford Farm CHL and Credit River Corridor CHL.

To meet the study's objectives, Golder:

- Reviewed applicable municipal heritage policies and consulted with local municipal planners responsible for heritage;
- Conducted field investigations to document the property's heritage attributes, and to understand the wider built and landscape context;
- Assessed the impact of the proposed development on any heritage attributes using provincial guidelines and municipal policies; and,
- Developed recommendations for future action based on international, federal, provincial, and municipal conservation guidance.

A variety of archival and published sources, including historic maps, land registry and census data, municipal government documents, and research articles were compiled to create a land use history of the property. A key source for this was the HIA that Unterman McPhail Associates undertook in May 2018 for barns on the property. The two barns were dismantled and relocated to another property.

Field investigations were conducted by Cultural Heritage Specialist Ragavan Nithiyantham on November 23, 2018 and December 19, 2018 and included accessing and photographing all elements of the property and wider context with a Samsung Galaxy S8. A *Canadian Inventory of Historic Buildings Recording Form* (CIHB form) (Parks Canada Agency 1980) was used to document the structures, and the setting was recorded in written notes.

The proposed development was then assessed for adverse impacts using the guidance provided in the MTCS *Heritage Resources in the Land Use Planning Process*. A number of widely recognized manuals related to evaluating heritage value, determining impacts, and conservation approaches to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MTCS 2006);
- *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014);
- *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* (MTCS 2017);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);

¹ This follows the building names used by Unterman McPhail Associates for their May 2018 HIA.

- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);
- *The Evaluation of Historic Buildings and Heritage Planning: Principles and Practice* (Kalman 1979 & 2014); and,
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001).

2.1 Record of Consultation

The results of consultation conducted for this HIA are identified in Table 1.

Table 1: Results of consultation.

Contact	Date of Contact	Response
Brooke Herczeg, Heritage Analyst, Heritage Planning, City of Mississauga	<p>Email sent December 4, 2018 requesting a copy of the designation by-law for 1200 Old Derry Road West.</p> <p>Email sent January 8, 2019 to inquire about background information on file at the City, any concerns regarding the property's surviving auxiliary buildings, and to confirm the property boundaries for the designated parcel.</p> <p>Email sent January 15, 2019 requesting a copy of the Heritage Structure Report on the Simpson-Humphries Farm (dated March 27, 1980).</p>	<p>Email received December 6, 2018 from the City including a copy of the Simpson-Humphries House Designation By-law.</p> <p>Email received January 10, 2019 from the City including the Record of Designation for 1200 Old Derry Road West with map of the designated parcel.</p> <p>Email received January 16, 2019 from the City with the requested report.</p>
John Dunlop, Supervisor, Heritage Planning, City of Mississauga	<p>July 30, 2019. Requested mapping or shapefiles for the Credit River Corridor and Sanford Farm CHLs.</p> <p>August 16, 2019. Followed up on initial mapping request.</p>	<p>July 17, 2019. Received feedback and comments from the City regarding Golder's February 2019 HIA for the Owner's Residence and Foreman's Residence.</p> <p>August 16, 2019. Advised that mapping for Sanford Farm is available in the City's Cultural Heritage Inventory (2005), while the Credit River Corridor Mapping can be found in a Phase 1 Cultural Heritage Landscape report (2019).</p>

3.0 POLICY FRAMEWORK

Cultural heritage resources are recognized, protected, and managed through several provincial and municipal planning and policy regimes, as well as guidance developed at the federal level. Although these policies have varying levels of priority, all are considered for decision-making in the cultural heritage environment.

3.1 Federal and International Heritage Policies

No federal heritage policies apply to the property, but many provincial and municipal policies align in approach to the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010), which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)*, 1979 *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter)*, updated 2013), and 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*. The national *Standards and Guidelines* defines three conservation 'treatments' — preservation, rehabilitation, and restoration— and outlines the process, and required and recommended actions, to meet the objectives for each treatment for a range of cultural heritage resources.

At the international level, the International Council on Monuments and Sites (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide 'best practice' approaches for all historic assets (ICOMOS 2011).

3.2 Provincial Legislation & Policies

3.2.1 Planning Act and Provincial Policy Statement

The *Ontario Planning Act* (1990) and associated Provincial Policy Statement 2014 (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. These documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest, and PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of PPS 2014:

- Section 2.6.1 – 'Significant built heritage resources and significant heritage landscapes shall be conserved';
- Section 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.'

PPS 2014 defines **significant** as resources 'determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people', and this determination can either be based on the provincial criteria prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)* and *Ontario Regulation 10/06* or by 'municipal approaches that achieve or exceed the same objective'. This definition also stresses that because not all resources may be 'identified and inventoried by official sources', the significance of some resources 'can only be determined after evaluation.'

Adjacent lands are defined as ‘those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan’. Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **Built heritage resources:** 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 [Indigenous] 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.
- **Cultural heritage landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, Trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site).
- **Heritage attribute:** the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an Official Plan, which may outline further heritage policies (see Section 3.3).

3.2.2 The Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act* (OHA). Under Part III of the OHA, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for Provincially-owned and administered heritage properties and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the OHA enables councils to ‘designate’ individual properties (Part IV), or properties within a heritage conservation district (HCD; Part V), as being of ‘cultural heritage value or interest’ (CHVI). Evaluation for CHVI under the OHA is guided by *Ontario Regulation 9/06*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

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.

2) The property has **historic 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.

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.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*. Designated properties, which are formally described² and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk. At a secondary level, a municipality may 'list' a property on the register to indicate its potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features. The City of Mississauga maintains a heritage register of properties designated under Part V and Part IV of the *OHA*, along with Listed properties and cultural landscapes.

3.2.3 Provincial Heritage Conservation Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document can also be used as a 'best practice' guide for evaluating cultural heritage resources not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application, while *Info Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* describes how to organize the sections of an HIA and the range of possible impacts and mitigation measures.

To advise municipalities, organizations and individuals on heritage protection and conservation, the MTCS developed a series of products called the *Ontario Heritage Tool Kit* series. Of these, *Heritage Resources in the Land Use Planning Process* (MTCS 2005) defines an HIA as:

² The *OHA* defines 'heritage attributes' slightly differently than PPS 2014; in the former, heritage attributes 'means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest'.

‘a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.’

The MTCS *Heritage Resources in the Land Use Planning Process* advises how to organize the sections of a HIA, although municipalities may also draft their own terms of reference. The City of Mississauga has developed their own *Heritage Impact Assessments Terms of Reference* (Section 3.3.3)

Determining the optimal conservation or mitigation strategy is further guided by the MTCS *Eight guiding principles in the conservation of historic properties* (2012), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow ‘minimal intervention’ and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,
- 8) Maintenance (historic places should be continually maintained).

The *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MTCS advice. Criteria to identify cultural landscapes is provided in greater detail in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980:7), while recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-7). The latter document also stresses the importance of identifying and gauging the cumulative effects of a development (MTCS 1992:8).

3.3 Municipal Heritage Policies

3.3.1 Region of Peel Official Plan

Section 3.6 of the Region of Peel *Official Plan* addresses cultural heritage. The general goals of the plan include preservation of the Region’s cultural heritage as one way of creating healthy and sustainable communities while the specific objectives relevant to infrastructure projects and cultural heritage are:

- 3.6.1.1 To identify, preserve and promote cultural heritage resources, including the material, cultural, archaeological and built heritage of the region, for present and future generations; and,
- 3.6.1.2 To promote awareness and appreciation and encourage public and private stewardship of Peel’s heritage.

Policies of the Region of Peel regarding Cultural Heritage relevant to infrastructure projects include:

- 3.6.2.3 Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of cultural heritage resources in Peel, as prescribed by the Ministry of Citizenship, Culture and Recreation's archaeological assessment and mitigation guidelines, in cooperation with the area municipalities;
- 3.6.2.4 Require and support cultural heritage resource impact assessments, where appropriate, for infrastructure projects, including Region of Peel projects;
- 3.6.2.8 Direct the area municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

3.3.2 City of Mississauga Official Plan

The City of Mississauga's *Official Plan* was last consolidated in March 2016 and covers 'heritage planning' in Section 7.4. Cultural heritage resources are widely defined in the plan to include:

- 'Structures such as buildings, groups of buildings, monuments, bridges, fences, and gates; sites associated with an historic event;
- Environments such as landscapes, *streetscapes*, flora and fauna within a defined area, parks, heritage trails, and historic corridors;
 - Streetscapes are defined in the glossary as 'the character of the street, including the street right-of-way, adjacent properties between the street right-of-way and building faces. Thus, the creation of a streetscape is achieved by the development of both public and private lands and may include planting, furniture, paving, etc.'
- Artifacts and assemblages from an archaeological site or a museum; and,
- Traditions reflecting the social, cultural, or ethnic heritage of the community.

Eighteen policies (Sections 7.4.1.1 to 7.4.1.18) for cultural heritage resources are then listed, but all are based primarily on the two principles laid out in the first policy, which are that:

- Heritage planning will be an integral part of the planning process; and,
- Cultural heritage resources of significant value will be identified, protected, and preserved.

Other relevant policies for the property 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 locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource;
- 7.4.1.9 Character Area policies may identify means of protecting cultural heritage resources of major significance by prohibiting uses or development that would have a deleterious effect on the cultural heritage resource, and encouraging uses and development that preserve, maintain and enhance 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.
- 7.4.1.11 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.
- 7.4.1.12 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 to the satisfaction of 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.
- 7.4.1.14 Cultural heritage resources will be integrated with development proposals.
- 7.4.1.17 Public works will be undertaken in a way that minimizes detrimental impacts on cultural heritage resources.
- 7.4.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.

3.3.3 City of Mississauga Heritage Impact Assessment Terms of Reference and Cultural Landscape Heritage Impact Assessment Terms of Reference

The City of Mississauga defines a HIA as 'a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development'. A HIA is required for designated or individually listed properties on the City's *Heritage Register* or where development is proposed adjacent to a known heritage resource. It could also apply in instances when unknown or recorded heritage resources are discovered during the development application stage of construction.

The HIA should include the following:

- A detailed site history, including a listing of owners from the Land Registry Office.
- An inventory of all heritage resources within the planning application area.
- Identification of all known heritage resources and an evaluation of the significance of the resources.
- An outline of the proposed development, its context and how it will impact the heritage resource and neighbouring properties. Full architectural drawings must be included.
- An assessment of alternative development options and mitigation measures that should be considered in order to avoid or limit the negative impact on the cultural heritage resources.
- Recommendations towards mitigation measures that would minimize negative impacts on those resources.

The City's Cultural Landscape Heritage Impact Assessment Terms of Reference (2017) identifies that impact assessments must demonstrate how a proposed development will conserve the criteria for each cultural heritage

landscape and/or feature (i.e. scenic and visual quality, aesthetic/visual quality, etc.). Impacts are to be evaluated based on the *Ontario Heritage Tool Kit*:

- Destruction of any, or part of any, significant heritage attributes or features;
- Removal of natural heritage features, including trees;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or 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 within, from, or of built and natural features;
- A change in land use where the change in use negates the property's cultural heritage value; and,
- Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.

This HIA has been prepared in accordance with the City's Heritage Impact Assessment Terms of Reference and the City's Cultural Landscapes Heritage Impact Assessment Terms of Reference.

3.3.4 Sanford Farm & Credit River Corridor Cultural Heritage Landscapes

The City developed a *Cultural Landscape Inventory* in 2005 to identify settings that "enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place" (City of Mississauga 2005:6). Sanford Farm is identified in the inventory as meeting the criteria for landscape environment (i.e. having scenic and visual quality; natural environment; landscape design, type, and technological interest), built environment (i.e. aesthetic & visual quality; consistent early environs; consistent scale of built features; unique architectural features; designated structures), historical associations (i.e. illustrates a style, trend of pattern; direct association with important person or event, and illustrates a phase of social or physical development), and, other (i.e. historical or archaeological interest and outstanding feature/interest). Under Site Description, it states:

This large farm north of the 401, is made up of low lying fields on alluvial benches within the flood plain of the Credit River. The house and barn are located on an alluvial bench, one of many, created by glacial melt waters as the glacial lakes Iroquois and Peel receded. The lot was patented by the Crown in 1824. It passed through three owners before John Simpson purchased it in 1837, shortly after his arrival in Upper Canada from Yorkshire, England. Simpson built a dam and saw mill on his property in 1837, a carding mill was built shortly after. This mill was the second saw mill to be built in Meadowvale. Architecturally, the house is a fine example of a patterned brick house as recommended by the Canada Farmer in 1865. The farm includes a large woodlot, known locally as Roger's Bush, containing sugar maples, oak spp., white pine, black cherry and beech. A beautiful complex of willows and Manitoba maple follows the meander of the river through a wide alluvial flood plain. The entire property creates the idealistic setting of farm life that characterized Peel County until the urbanization of the 1950s and 1960s. The Sanford Farm is one of the last remaining active farms in the City of Mississauga and one of the few farms that was within the Credit River Valley. The Simpson-Humphries House is listed on the Mississauga Heritage Inventory and designated for its architectural and historical significance (City of Mississauga 2005: 44).

The Credit River Corridor has been designated for its landscape environment, historical association and other (i.e. historical or archaeological interest, outstanding features/interest and significant ecological interest). The site description reads:

The Credit River is 58 miles long in total and has a drainage area of 328 square miles. From south of Georgetown to Erindale the river cuts through the boulder till of the Peel Plain and in some areas exposes the underlying Paleozoic bedrock of shales and sandstones. The River flows through a wide alluvial terrace at Meadowvale where its banks are gentle and tree covered. As it approaches the old Shoreline of glacial Lake Iroquois at Erindale it cuts deeper and deeper into the Peel Plain creating steep valley walls in excess of 75 feet deep. In several locations, such as on the former Bird property north of Burnhamthorpe, intermediate benches were formed as the water levels of the glacial lakes receded. These benches and alluvial terraces provide wonderful natural and recreational settings for trails and other recreational activities. South of the Iroquois shoreline the River cuts through the sands and boulder till of the Iroquois Plain. The last mile of the river is drowned and marshy. The wave action of Lake Ontario continues in its efforts to build a bar across the mouth of the river which is periodically removed by dredging. Despite its size, the River has had significant impact on the settlement of the area. At one time, Erindale had a mill and for a short while a small hydroelectric generating station. At Streetsville, four flour mills operated some of which remain today as modern mills. Two sawmills and a carding mill were built in Meadowvale. The banks of the river continue to be developed for attractive residential neighbourhoods, parks and special uses such as the University of Toronto Erindale campus. The river provides the residents of Mississauga with a variety of recreational and educational opportunities. The Credit River Valley is the most significant natural feature remaining in the City of Mississauga. (excerpts from *The Physiography of Southern Ontario*; City of Mississauga 2005: 72).

A review of the City's *Cultural Landscape Inventory* (2005) was conducted in 2018 by Archaeological Services Inc. (ASI), which concluded that the Credit River Corridor had cultural heritage value, community value, historical integrity, and is a significant cultural heritage landscape. The report also provided a series of legislative strategies for protection of the CHL, along with non-regulatory strategies such as:

- 1) Interpretation and Commemoration Strategy;
- 2) Review of existing tree inventory within the study area for nominations for the Significant Tree program;
- 3) Canadian Heritage River Designation; and,
- 4) Marketing and Promotion (ASI 2018:31).

4.0 GEOGRAPHIC & HISTORICAL CONTEXT

4.1 Geographic Context

The property is located in southwestern Ontario, approximately 15 kilometres northwest from Lake Ontario and within the South Slope physiographic region, which comprises the lower slope of the Oak Ridges Moraine, the height of land dividing the drainages of Lake Ontario, Lake Huron, and the Trent River system; the property is approximately 300 to 400 m south-southeast of the limit of the Peel Plain region to the north. The South Slope region, stretching from the Niagara Escarpment to the Trent River, begins at the height of the moraine, approximately 250 to 300 m above sea level, and descends to between 120 and 180 m above sea level (Chapman and Putnam 1984: 172-173). Credit River flows in a southerly direction through the area. The topography is relatively flat, with a slight decrease towards the Credit River.

In relation to cultural boundaries, the property is approximately 7 km northwest of downtown Mississauga and situated within Meadowvale Village. The property is bound by Old Derry Road West to the north, Highway 401 to the south, Creditview Road/Old Creditview Road to the west and a residential subdivision to the east.

4.2 Historical Context

4.2.1 Township of Toronto, County of Peel

Following the Toronto Purchase of 1787, today's southern Ontario was divided into four political districts — Lunenburg, Mechlenburg, Nassau, and Hesse— that were all within the old Province of Quebec. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the property was originally part of the Trafalgar Township, now within the City of Mississauga.

The First Purchase or Treaty No. 13A between the Mississauga First Nations and the British was in August 2, 1805, and covered the fronts of Toronto, Trafalgar and Nelson Townships as well as a one-mile strip on each side of the Credit River from the waterfront of Lake Ontario to the base line, today's Eglinton Avenue (Morris 1943: 22). This tract of land was surveyed in 1806 and was followed by Treaty No. 19 (the Second Purchase) in 1818, which was further north and covered over 600,000 acres of land (Heritage Mississauga 2009a). The Second Purchase included much of the modern Region of Peel and was surveyed for settlement in 1819. In 1820, through Treaties 22 and 23, the Mississauga's surrendered more land set aside in the First Purchase as a reserve (Heritage Mississauga 2009). These treaties and the subsequent surveys laid the foundation for subsequent Euro-Canadian settlement of the region.

The townships of Peel County were initially farmed by British soldiers who had fought in the War of 1812 and their families although the first settlers in the Meadowvale area were twenty-six Irish families, who arrived in 1819 after being led by John Beatty and Thomas Graham from New York City (Bull 1935: 32; Hicks 2004:3). Smith's *Gazetteer* describes the Toronto Township as having 59,267 acres taken up, of which 28,468 were under cultivation, and one of the best settled townships in the Home District (Smith 1846: 192). John Beatty's homestead became the focal point for the early community at Meadowvale.

Resources in the area included pine forests, well-drained and fertile soils, and proximity to the Credit River. John Crawford built a dam and sawmill on the river in the early 1830s, although ultimately this failed. In 1836 John

Simpson built a second sawmill along with a carding mill that was successful (Heritage Mississauga 2009b). Francis Silverthorn took over Crawford's mill in 1844 and added a gristmill.

The same year, Meadowvale became a village and in the 1840s and 1850s a blacksmith and wagon shop, general store, foundry, hotel, school and post office were opened. In the 1860s the village had a shoemaker, two blacksmiths, a carriage and harness maker, wagon shop, cooperage, carpenter, minister, justice of the peace, postmaster, schoolmaster, two sawmills, chopping mill and a large grist mill (Mississauga Heritage 2009b). The *Directory of the County of Peel* from 1873 describes Meadowvale as a "thriving village in the Township of Toronto, on the River Credit with excellent water privileges which are used with much success by Messrs. Gooderham & Worts. It has an office of the Montreal Telegraph Company and will shortly have a station on the Credit Valley Railway, now being constructed" (Lynch 1873: 106). The population at this time was 300.

By the late 19th century, however, the nearby forests were depleted, and the railway had bypassed the village. By 1915, the population decreased to a mere 175 (Vernon 1915: 151). The village then became known for its picturesque landscapes, becoming a popular summer resort area. The last of the mills were torn down in 1957 (Heritage Mississauga 2009b). As the 20th century progressed the village was recognized for its 19th-Century buildings and streetscapes.

In the 1970s, lands to the east of Ninth Line were subsumed under the Region of Peel, formerly Peel County, which includes the communities of Brampton (the municipal seat), Mississauga, and Caledon. In 1980, Meadowvale was designated under Part IV of the *Ontario Heritage Act* as the Meadowvale Heritage Conservation District. The property is located adjacent to the HCD boundaries, which includes properties to the east of the Credit River extending from Derry Road West to the north, Second Line West to the east and Old Derry Road West to the south.

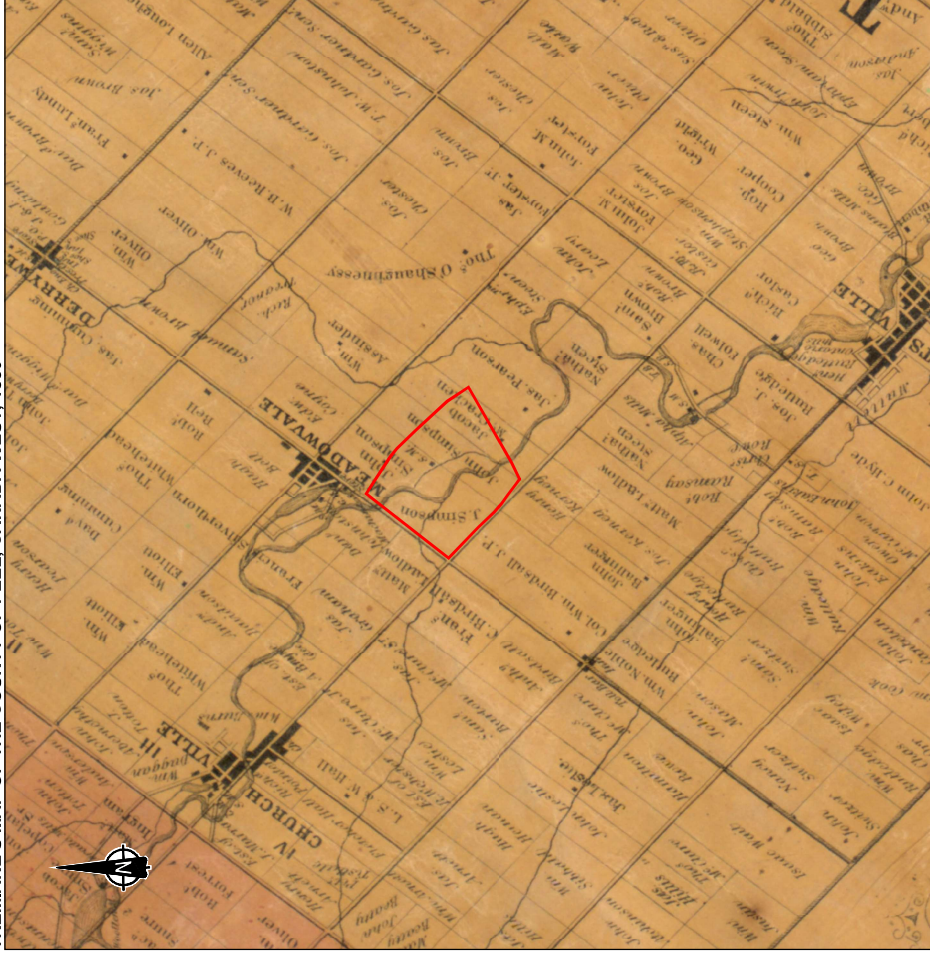
4.2.2 1200 Old Derry Road West

Note: The information in this section relies in part on a comprehensive history for 1200 Old Derry Road West HIA compiled by Unterman McPhail Associates (2018).

The 216.5-acre property at 1200 Old Derry Road West was amalgamated from parts of Concession 3, Lots 9 and 10 in the Meadowvale Village.

The core of this property, Concession 3, Lot 10, was granted to Evan Richard in 1824. Richard gifted his 200-acre property to Jane Heron in 1826, who in turn sold the property to Matthew Dawson in 1828. Dawson's heirs sold the property to John Simpson in 1837, who cleared 40 acres and built a three-room log house, dam and a saw mill that same year, later adding a carding mill (Hicks 2004: 26; Heritage Mississauga 2009b). Simpson purchased the north half of Concession 3, Lot 9 in 1856 and eventually had 200 acres under cultivation which he named Credit Grange Farm (Hicks 2004: 26-27). John dammed the Credit River and established an operational dam to run his mills and used the river to transport white pine trees from his property to be used for shipbuilding purposes (Hicks 2004:27). The success of John's businesses attracted workers and encouraged the development of Meadowvale. Tremaine's map of 1859 identifies that John Simpson owned the north half of Lot 9 and all of Lot 10, Concession 3 (Figure 3).

TREMAINE'S MAP OF THE COUNTY OF PEEL, CANADA WEST, 1859



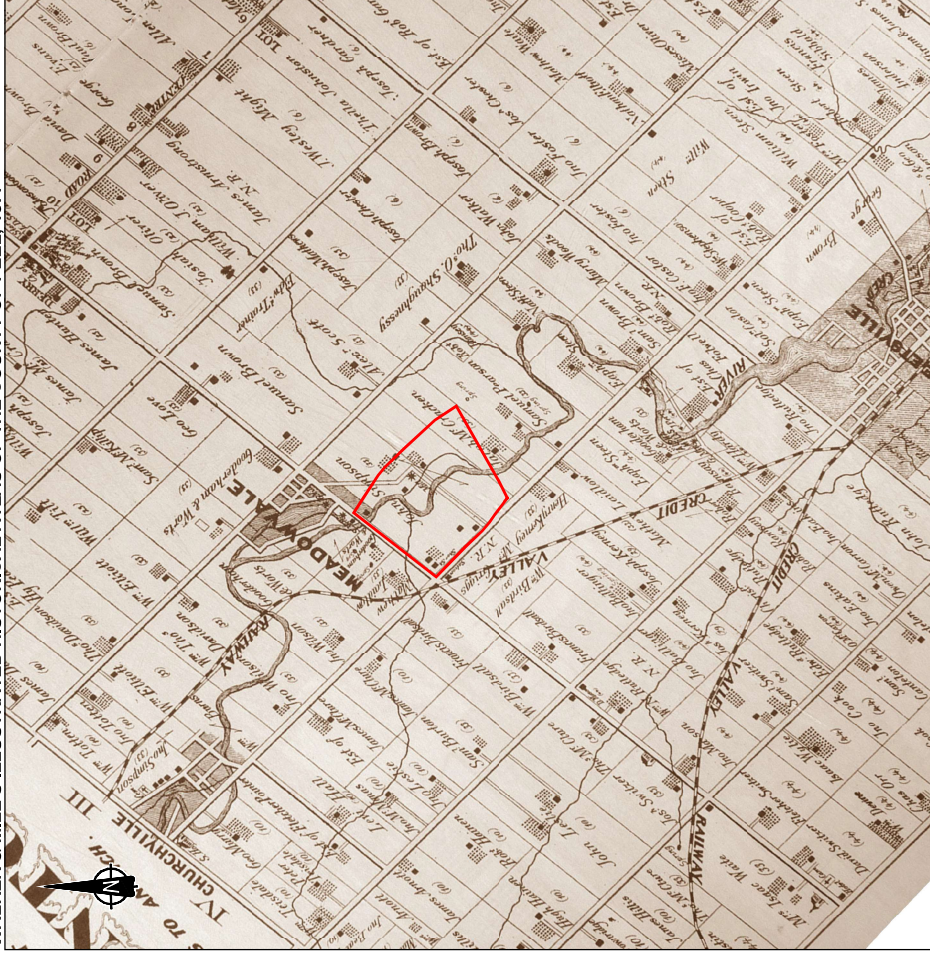
LEGEND

APPROXIMATE STUDY AREA

REFERENCE

TREMAINE, G.R., 1859, TREMAINE'S MAP OF THE COUNTY OF PEEL, CANADA WEST, AND POPE, J.H., 1877, ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF PEEL.

WALKER & MILE'S ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF PEEL, 1877



NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. ALL LOCATIONS ARE APPROXIMATE.

PROJECT

HERITAGE IMPACT ASSESSMENT
1200 OLD DERRY ROAD
CITY OF MISSISSAUGA, ONTARIO

TITLE

PROPERTY OVERLAIN ON
19th CENTURY HISTORICAL MAPS 7.1

GOLDER

PROJECT No.	18110692	FILE No.	18110692-R01003
CADD	JAB	SWP	24/19
CHECK	EC		
SCALE	N.T.S.	FIGURE	3

John Simpson was born in Yorkshire, England in 1804. He married Mary Sigsworth and had five children (Mary Ann, Sigsworth, Hannah Louise, Thomas and Elizabeth), who all emigrated to Upper Canada in 1837 along with John's parents Joseph and Sarah Simpson. John and Mary's daughter Mary Ann passed away in 1844, and daughter Mary Jane was born later that year. By 1861, John was living with his wife Mary and their daughter, Mary Jane in a one and a half storey frame house. During this time, Simpson began selling off his land east of the present Credit River bridge which further helped grow the community of Meadowvale (City of Mississauga 2012). John gave his daughter, Mary Jane and her husband Thomas Graham Jr., land as a wedding gift where they built a two-story red brick house on the property (present day 1020 Old Derry Road West). John gave more land to the Methodist Church (now the United Church, 1010 Old Derry Road West) in 1863 and land for the construction of a schoolhouse (Hicks 2004: 27). The saw mill had burned to the ground around this time but was quickly rebuilt with a six-foot turbine wheel.

By the 1860s, John had built a two and a half storey, L-shaped, patterned red brick dwelling for his family, servants and workers (Figure 4). The house was constructed on the north part of the east half of Lot 9 at the boundary with Lot 10. The ground floor included two kitchens, a pantry and dining room. The second floor had a dining room for guests only, while the servants slept on the third floor (Unterman McPhail Associates 2018:8). The remainder of farm help stayed in two other houses located on the property. The 1871 Census identifies John as a farmer, living with his wife Mary and son Albert. Three other residents of the property are listed: Patrick [illegible] (farm labourer), Fanny [illegible] (servant) and James Proctor (farmer). By this time, John owned a total of 750 acres of land, six houses and six barns or stables (Unterman McPhail Associates 2018:8). Farmer Joseph Matthews and his family were recorded as tenants on 160 acres of Lot 10, Concession 3 and farm labourer James Cullen a tenant on ¼ acre of Lot 10, Concession 3.

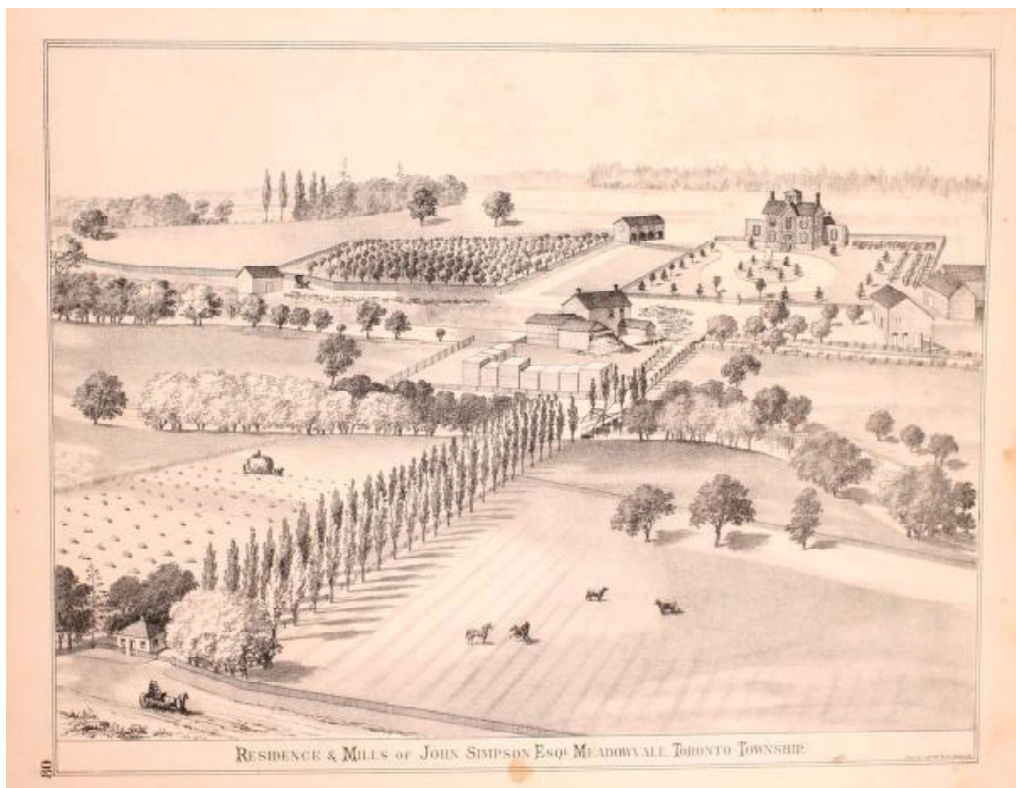


Figure 4: Residence & Mills of John Simpson Esq. (Historical Atlas of Peel County 1877).

When John Simpson died suddenly in December 1878, his daughter Mary Jane and son-in-law took possession of the land. They leased the property out until 1888, when the Simpsons sold the property to James Jackson. James was born circa 1840 in Downsview, York Township. He married Annie Graham and had four children (Francis, Joseph, J. Ernest, Thomas Percy and Fred G). James served as the reeve of Toronto Township (1891), reeve and deputy reeve for the Town of Brampton and the warden of Peel (1904) and Justice of Peace (1906). James passed away in Brampton in 1923, where he is buried (Unterman McPhail Associates 2018:10).

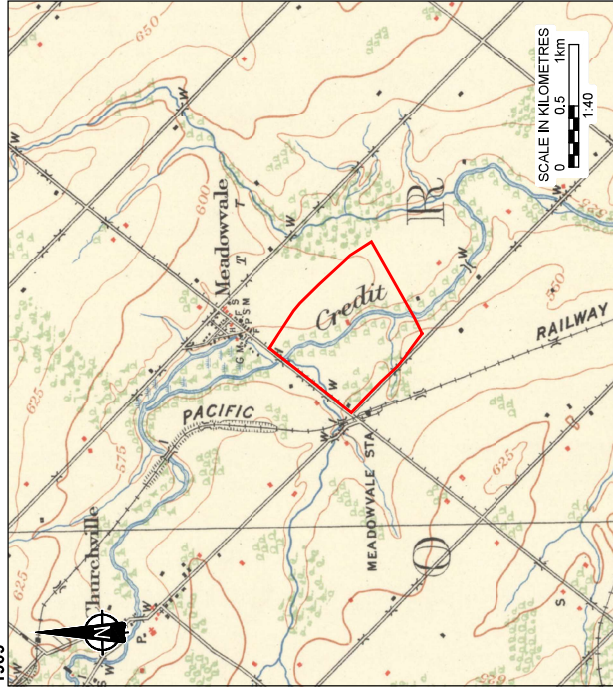
James sold Lot 9 to his son Francis in 1895 and Lot 10 to William Harris in 1908. Francis Jackson purchased Lot 10 back from Harris in 1910 and retained the name of Credit Grange Farm. Francis had married Annie May Hornby in 1889 and had nine children (Herbert, Florence, Ethel, James, William, Fred, Edith, James and Francis). A county directory for 1900 identifies Frank (Francis) Jackson and James Jackson as landowners of Lot 10, Concession 3. Frank is noted as a farmer and owner of 150 acres of land that included one brick house, seven barns or stable buildings and a silo (Unterman McPhail Associates 2018:10). Frank had served as the reeve of Toronto Township and warden of Peel County. The topographical map from 1909 identifies the property as orchards with Credit River running through the centre of the property (Figure 5). There is one structure on the property, near the centre along the river which is presumed to be present day Simpson-Humphries House.

Frank sold the northeast half to Goldwin Smith, a Toronto lawyer, in 1912 (Hicks 2004: 28). Smith was educated and a boarder at Upper Canada College. He graduated from Trinity College, University of Toronto with a Master of Arts in 1893 and was admitted to the Law Society the same year. He was called to the Bar and admitted as a Solicitor in early 1896, and began working with the prominent, Toronto-based family law firm of Smith, Rae and Greer (Unterman McPhail Associates 2018:11). He quickly became a successful lawyer, appointed one of His Majesty's Counsel in 1928, elected a Bencher of the Law Society in 1930, and acting as Chairman of the Finance Committee.

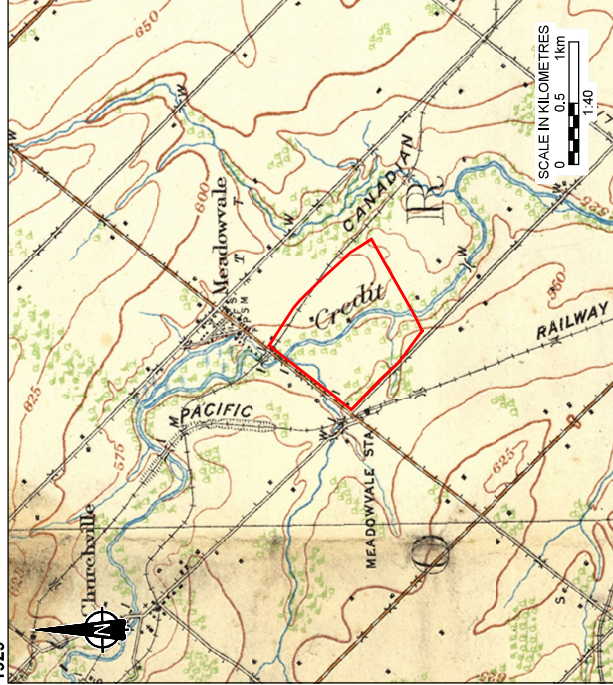
Goldwin Smith renamed the property 'Sanford Farm' (Hicks 2004: 18). Smith married Alice Bethune in 1902 and had four children (Frances, Goldwin, Marion and Anthony). Alice passed away in 1917. Smith purchased another section of Lot 9 in 1922 to add to the Farm (Hicks 2004:15), and married Ethel Baldwin the following year. Smith used the property to raise his prize-winning Shorthorn cattle, and indicated he purchased the property with the specific intent to re-establish the Durham or milking Shorthorn cattle in Ontario (Unterman McPhail Associates 2018:12). Smith's prize winning Shorthorns from Meadowvale farm received much public recognition through media articles and as participants and winners in major cattle shows, exhibitions and fairs in the 1920s and 1930s.

By 1929, topographical maps identify an additional structure to the northeast of the Simpson-Humphries House. In 1931, Smith retained the architectural firm Baldwin & Greene of Toronto to design a cottage at Sanford Farm for Mrs. Smith and was constructed in 1933 (present day Owner's Residence; Figure 6). Lawrence C.M. Baldwin and Gerald E.D. Greene were a successful architect and engineer partnership credited with over 30 commissions for commercial, residential and industrial buildings in Toronto and southern Ontario during the 1920s and 1930s (Hill 2016). The firm closed due to lack of work during the 1929-39 Great Depression.

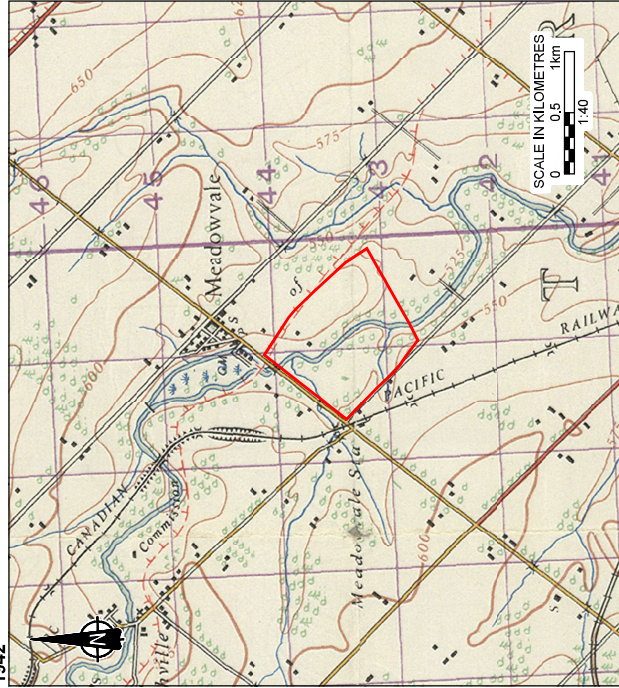
1909



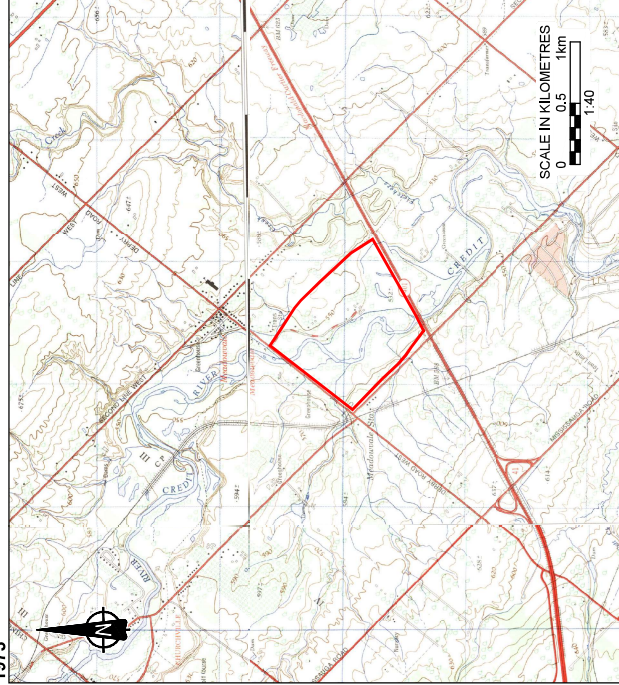
1929



1942



1973



LEGEND

APPROXIMATE STUDY AREA

REFERENCE

Department of Militia and Defence
1909 Brampton, Ontario, 1:63,360, Map Sheet 030M12, [ed. 1], 1909,
Survey Division, Department of Militia and Defence;
Department of National Defence
1929 Brampton, Ontario, 1:63,360, Map Sheet 030M12, [ed. 5], 1929,
Geographical Section, General Staff, Department of National Defence;
1942 Brampton, Ontario, 1:63,360, Map Sheet 030M12, [ed. 9],
gridded, 1942, Geographical Section, General Staff, Department of
National Defence;
Department of Energy, Mines and Resources
1973 Brampton, Ontario, 1:25,000, Map Sheet 030M12B, 030M12C,
030M12E, [ed. 2], 1973, Surveys and Mapping Branch, Department of
Energy, Mines and Resources, and
Department of Energy, Mines and Resources
1974 Brampton, Ontario, 1:25,000, Map Sheet 030M12G, [ed. 1],
1974, Surveys and Mapping Branch, Department of Energy, Mines and
Resources.

NOTES

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PROJECT

HERITAGE IMPACT ASSESSMENT
1200 OLD DERRY ROAD
CITY OF MISSISSAUGA, ONTARIO

TITLE

PROPERTY OVERLAIN
ON TOPOGRAPHICAL MAPS

7.1

GOLDER

PROJECT No.	18110692	FILE No.	18110692-R01005
CADD	JAB	SWP	74/19
CHECK	EC		

SCALE AS SHOWN

FIGURE 5

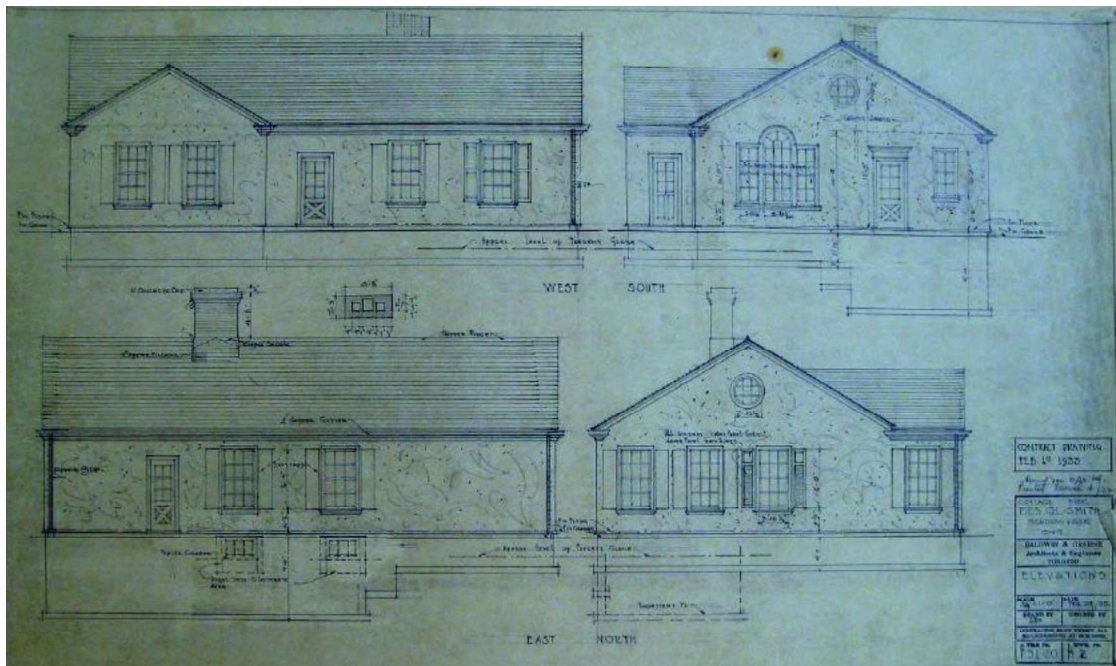


Figure 6: Owner's Residence Blueprint by Baldwin & Greene dated February 1933 (Unterman McPhail Associates 2018).



Figure 7: 1944 Aerial imagery of the property (Source: City of Mississauga).

A lightning strike ignited a fire on one of the barns on the property in 1933 and resulted in the loss of four barns. An undated insurance plan completed by Tomenson, Saunders, Smith and Garfat developed shortly after the fire identifies that the property was divided into two parts, the Home Farm with the large, two-storey brick residence, a one-and-a-half storey frame residence for the foreman (Foreman's Residence), a one-storey frame residence for the owner (the Owner's Residence), two large barn structures, an implement shed/garage and cold storage, a wood frame hen house and the north farm with a one-storey frame residence and two smaller outbuildings (Unterman McPhail Associates 2018:14). These structures are visible in aerial imagery of the property from 1944 (Figure 7).

After Smith passed away in 1949, the farm was sold to William Robert Boyce Humphries and was in operation throughout the 20th century and into the 21st century. Humphries was born in Warkworth, Ontario, the son of Henry Hurl Humphries and Caroline M. Boyce. Henry and Caroline arrived in Canada in 1884 (Unterman McPhail Associates 2018:15). After his parents passed away in the 1890s, William returned to England where he obtained an education and became a broker. He returned to Canada in 1909 and enlisted in the Canadian Army Services Corps (C.A.S.C.) Training Depot as a private and was appointed a commissioned rank in 1916. Humphries served in England and France with the C.A.S.C. and was discharged in 1919. He returned to Canada and established the Humphries Ltd. Real Estate Company on Danforth Road. He married Leone A. Harris in 1939 in Toronto and had two sons (James Hurl and William Brian Geoffrey; Unterman McPhail Associates 2018:15).

The Humphries moved to Sanford Farm in 1949, where they resided for decades. Curiously, two buildings appear side by side in the 1942 topographical map, while the map from 1973 identifies several structures and outbuildings along the river. Son James (Jim) Humphries owned the property up until May 2018 and had taken over the farm operations after the death of his father in 1980. Jim continued the Smith tradition of raising Shorthorns as dairy and beef cattle and most recently was using the farm for hay production with no livestock (Unterman McPhail Associates 2018).

In 1983, Simpson-Humphries House and a small surrounding parcel (approximately 0.21 acres) on the property was designated under Part IV of the *Ontario Heritage Act* in 1983 (By-law 883-83; APPENDIX A). The designation identifies 'Simpson-Humphries House (Sanford Farm)' as having architectural and historical significance as a fine example of a patterned brick house recommended in the 1865 edition of the *Canada Farmer*.

In July 2018, a request was made by Mr. Humphries to remove (dismantle and relocate) two 1930s barn structures on the property. The application included a Heritage Impact Assessment by Unterman McPhail Associates (May 2018) which identified that 1200 Old Derry Road West is an established farmstead comprising three residences, three barns, five outbuildings and three silos. The barns were proposed to be relocated to a farm owned by the Humphries in eastern Ontario. The HIA determined that the Part IV designation relates only to Simpson-Humphries House and not other elements, such as the barns, of Sanford Farm. The barns were also not listed on the local heritage inventory or the Municipal Heritage Register.

Table 2 summarizes the key dates in the property's development.

Table 2: Key Dates and Events, 1200 Old Derry Road West.

Date	Event
1837	John Simpson purchases land at Concession 3, Lot 10 and constructs a three-room log house for his family.
1860s	John Simpson constructs a two-and-a-half storey, L-shaped, patterned red brick dwelling for his family, servants and workers.
1878	John Simpson passes away, leaving property to his daughter.
1888	Simpson's daughter sells the property to James Jackson.
1895-1910	James Jackson sold Lot 9 to his son Francis in 1895 and Lot 10 to William Harris in 1908. Francis Jackson purchased Lot 10 back from Harris in 1910 and retained the name of Credit Grange Farm.
1912	Francis Jackson sold property to Toronto lawyer, Goldwin Smith who renamed the property 'Sanford Farm'.
1931-1933	Smith retained the architectural firm Baldwin & Greene of Toronto to design a cottage at Sanford Farm for Mrs. Smith (present day Owner's Residence).
1933	A lightning strike ignited a fire on one of the barns on the property and resulted in the loss of four barns.
1930s – 1940s	Aerial imagery identifies the Simpson farm, a one-and-a-half storey frame residence for the foreman (Foreman's Residence), a one-storey frame residence for the owner (the Owner's Residence), two large barn structures, an implement shed/garage and cold storage, a wood frame hen house and the north farm with a one-storey frame residence and two smaller outbuildings.
1949	Smith passed away and the farm sold to William Robert Boyce Humphries. It was in operation throughout the 20 th century and into the 21 st century. James (Jim) Humphries owned the property up until May 2018 and had taken over the farm operations after the death of his father in 1980.
2018	A request was made by Mr. Humphries to remove (dismantle and relocate) two 1930s barn structures on the property. The application included a Heritage Impact Assessment by Unterman McPhail Associates (2018), which identified that 1200 Old Derry Road West is an established farmstead comprising three residences, three barns, five outbuildings and three silos. The barns were proposed to be relocated to a farm owned by the Humphries in eastern Ontario.

5.0 EXISTING CONDITIONS

5.1 Setting

The setting of the immediate area can be characterized as rural agricultural. Meadowvale Conservation Area is located to the north and Credit Meadows Park to the south. Suburban residential development is located to the northwest, northeast and southeast (Figure 8), and an industrial park is located to the west. Traffic is one lane in each direction with a gravel shoulder on each side (Figure 9).

The property's topography is relatively flat (164-166) and rises slightly along the Credit River and towards the buildings. Vegetation lines the river and along the approximately 800 m gravel driveway to the property (Figure 10 and Figure 11). Credit River runs in a southerly direction through the centre of the property. Agricultural fields extend to the east, south and west.

A narrow driveway leads from Old Derry Road West into the property, running along the Credit River flood plain. All the structures are clustered in the east-centre portion of the property and the driveway is lined with vegetation. The Foreman's House surrounded by sparse mature vegetation and the Owner's Residence surrounded by more dense vegetation (Figure 12 to Figure 16). The Owner's Residence is located to the west of the driveway from Old Derry Road West and to the north of the other buildings. The Foreman's Residence is located to the east of the driveway and to the south of the Owner's Residence, with Simpson-Humphries House located at the east end of the driveway (Figure 17).

Mature vegetation along the driveway and surrounding the structures blocks views from the public right-of-way (Figure 18). The property falls under Zone 45E, zoned G1-7: Greenlands, which permits the uses and applicable regulations as specified for a G1 zone with the addition of agricultural uses (legally existing on the date of the passing of the Zoning By-law) and golf courses.



Figure 8: 1200 Old Derry Road West, with modern suburban development visible to the left.



Figure 9: Old Derry Road West, facing northeast.



Figure 10: Driveway leading to the property, with Credit River visible to the right.



Figure 11: Driveway leading to the property.



Figure 12: View of the west façade of the Simpson-Humphries House with Foreman's Residence visible to the left.



Figure 13: View of the north and west façades of the Foreman's House.



Figure 14: West façade of the Foreman's Residence as visible from the driveway.



Figure 15: West façade of the Owner's Residence as visible from the driveway.



Figure 16: View of the Owner's Residence and stone wall.



Figure 17: View of all three structures – Simpson-Humphries House to the left, Foreman's Residence to the right, and Owner's Residence to the far right.



Figure 18: View of the property from Old Derry Road West.

5.2 Built Environment

5.2.1 Foreman's Residence

Foreman's Residence includes a single-detached, one-and-a-half storey and three bay dwelling with a rectangular long façade plan (the 'main block') and rear addition, along with a small shed to the northeast (Figure 19 to Figure 22). The house measures approximately 14.79 m north to south and 12.51 m east to west. The built environment is described in further detail below.

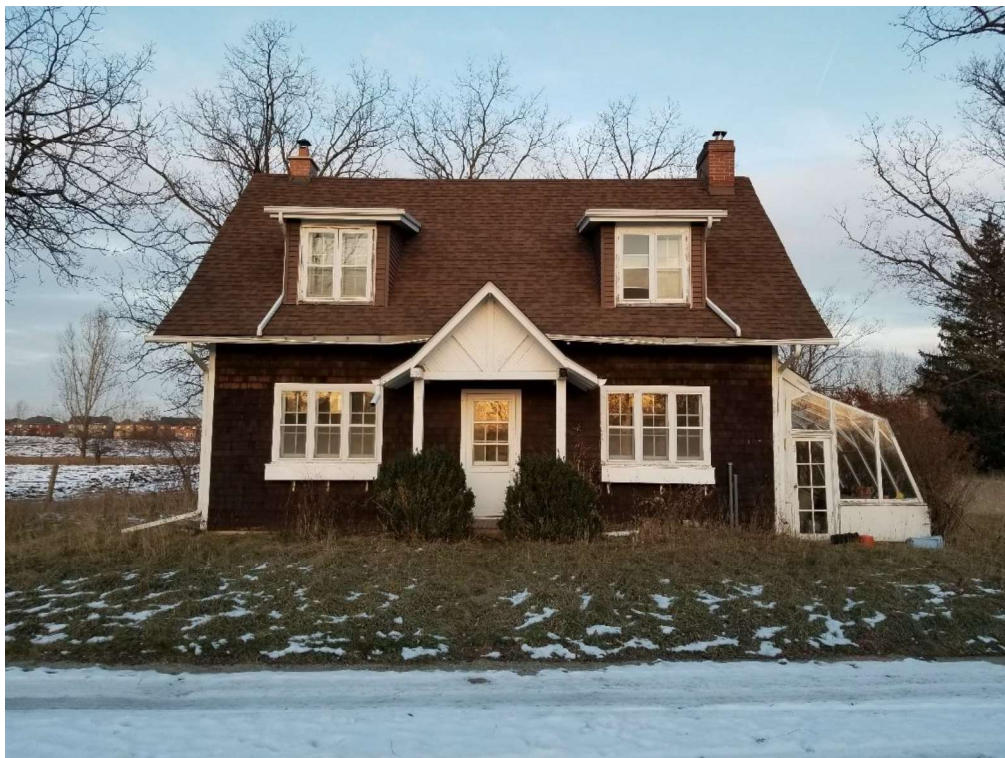


Figure 19: West façade of the Foreman's Residence.



Figure 20: North façade.



Figure 21: East façade.



Figure 22: South façade.

5.2.1.1 Main Block

5.2.1.1.1 Exterior

The Foreman's Residence is a wood nailed frame, one-and-a-half storey structure finished in wood shingles which sits upon a poured concrete foundation and full basement. The side medium gable roof is clad with asphalt shingles and has projecting wood eaves with exposed purlins and a plain fascia (Figure 23). There are shed dormers on the upper storey: one on the east façade and two on the west facade (Figure 24). There are two single chimneys to the offset left centre and exterior side right, one constructed of brick and another of concrete.

All windows have a flat head with plain wood trim. The six-pane casement windows have wood plain slip sills with either three or four sashes (Figure 25 and Figure 26). The single-leaf main entrance at the centre of the east façade is glazed and has a flat opening and plain wood trim (Figure 27). An open wood porch with medium gable roof pediment and timber detailing, posts and low walls provide access to the main entry on the east façade (Figure 28). There is a glass enclosed porch to the south, potentially once used as a greenhouse (Figure 29).



Figure 23: Projecting eaves with exposed purlins and plain fascia.



Figure 24: Shed dormer on the east façade.



Figure 25: Adjoining casement windows with 2-over-4 fixed sashes on the west façade.



Figure 26: North façade adjoining windows.



Figure 27: Single leaf, glazed door on the east façade.

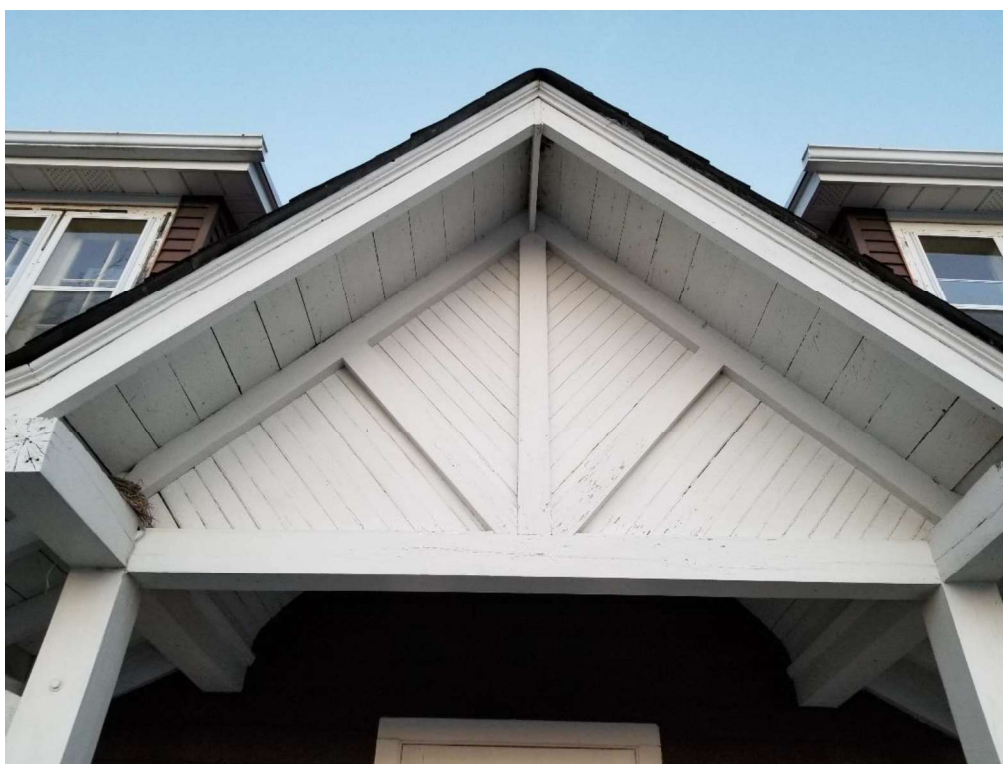


Figure 28: Open wood porch with gabled pediment and timber detailing.



Figure 29: Glass porch or greenhouse located on the south façade.

5.2.1.1.2 Interior

5.2.1.1.2.1 First Storey

The main entrance on the west façade leads to a small entranceway which provides access to two living rooms, one to the north and south (Figure 30 and Figure 31). The south living room features a brick fireplace along the centre of the south wall (Figure 32 and Figure 33). The south living room has wide wood trim and provides access to two small hallways (Figure 34 and Figure 35). The north living room features wallpaper clad walls (Figure 36). The living room provides access to the main hallway and the kitchen and has a closet along the south wall (Figure 37). To the east is the kitchen, which also has wallpaper walls with vinyl flooring and wood trim (Figure 38 to Figure 41). An additional living space is located to the east of the kitchen which has wallpaper walls (Figure 42 and Figure 43). A mudroom is located to the south and is clad in red wood shingles (Figure 44 to Figure 48). To the south of the kitchen is a small hallway which leads to the south living room, a staircase leading downstairs to the west and entranceway to the mudroom to the east (Figure 49).



Figure 30: Main entranceway located on the west facade.



Figure 31: Main exterior entrance (centre) and door to the south living room (left).



Figure 32: South living room with fireplace.



Figure 33: Fireplace and brick hearth in the south living room.

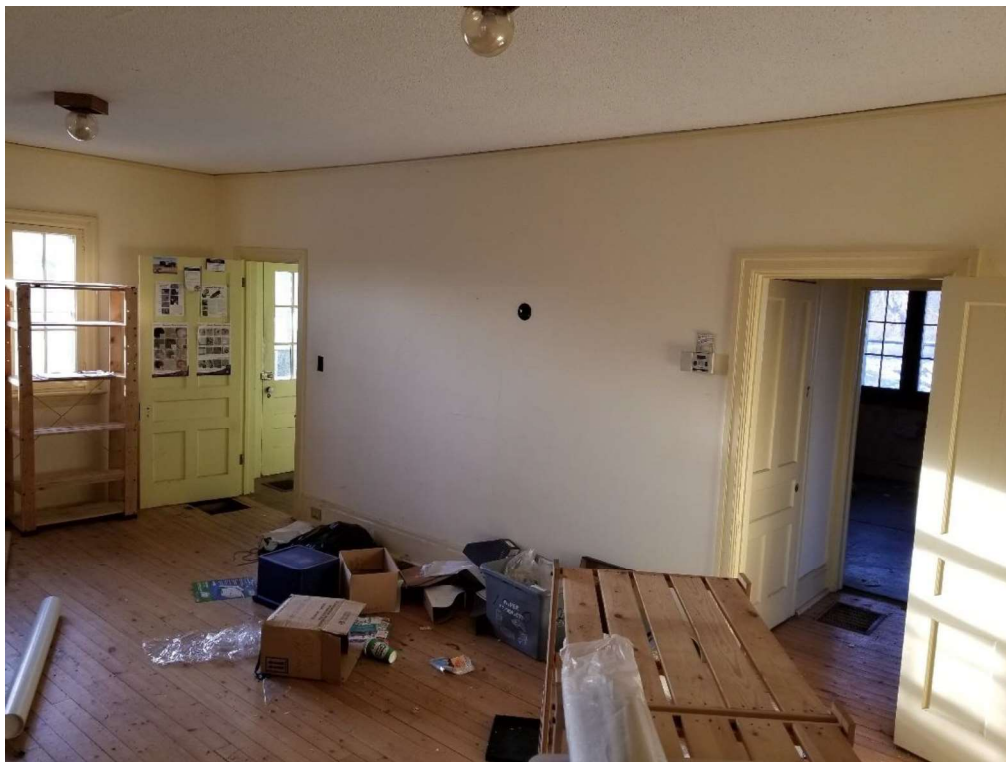


Figure 34: South living room with access to the main entranceway to the left and entrance to another small hallway to the right.



Figure 35: Wide wood baseboard in the south living room.



Figure 36: North living room.



Figure 37: North living room, showing entrance to the kitchen to the left, a closet, and entrance to the main entranceway to the right.



Figure 38: Kitchen to the east of the north living room.



Figure 39: Main storey kitchen clad with wallpaper.



Figure 40: Kitchen, with entrance to another living room to the left, entranceway to small hallway in the centre and entrance to the north living room to the right.



Figure 41: Vinyl flooring of the kitchen.



Figure 42: Additional living space to the east of the kitchen.

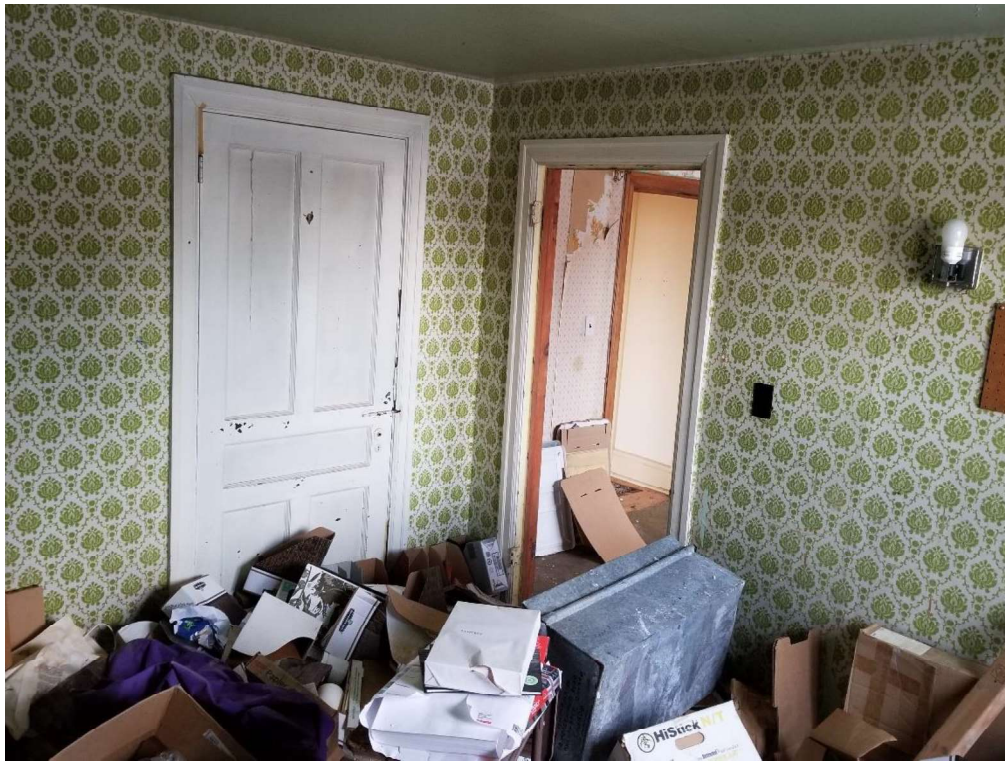


Figure 43: East living space, showing entrance to the mudroom to the left and kitchen to the right.



Figure 44: Entrance to the mudroom from the small hallway.

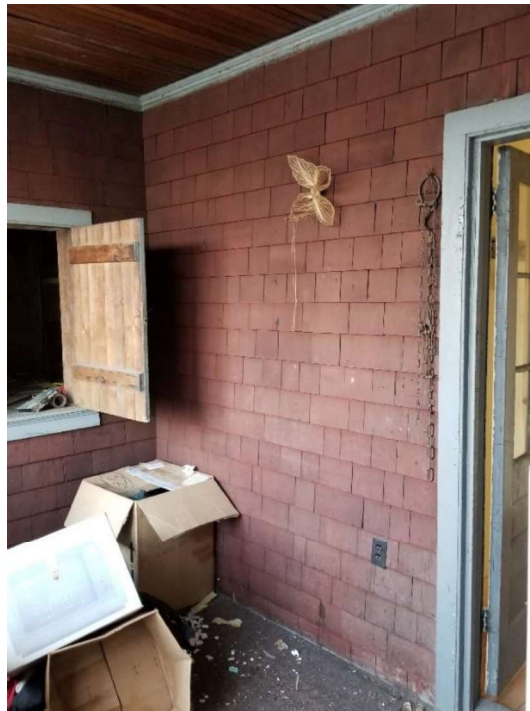


Figure 45: Mudroom to the east of the house.



Figure 46: Mudroom with small storage space to the right.



Figure 47: Interior of the mudroom with entrance to the east living space to the right and entrance to the small hallway to the left.

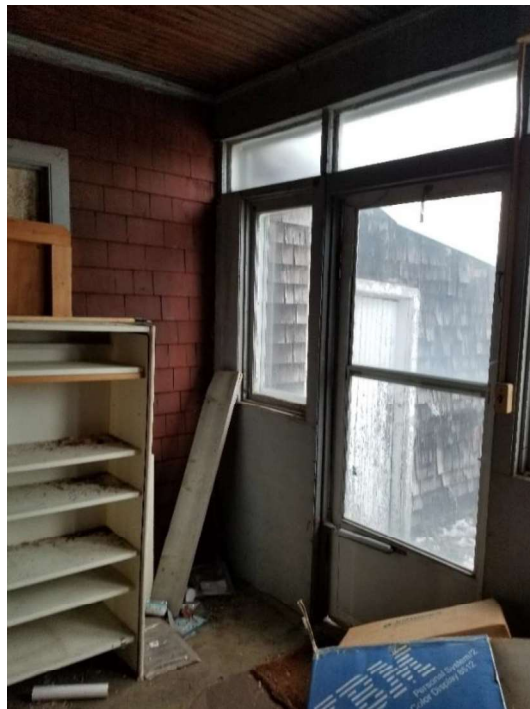


Figure 48: Exterior entrance located at the east wall of the mudroom.



Figure 49: Stairs leading from the main entranceway to second level.

5.2.1.1.2.2 *Second Storey*

At the top of the stairs is a small hallway which provides access to an inoperable exterior door on the east wall, a bathroom to the north and two bedrooms to the west (Figure 50 to Figure 53). Each bedroom has access to a closet with painted yellow trim and white walls (Figure 54 to Figure 57). The fireplace shaft is visible along the south wall of the south bedroom. The bathroom has modern fixtures (Figure 58 and Figure 59).



Figure 50: Top of the stairs at the second storey with entrances to north and south bedrooms.



Figure 51: Small hallway at the top of the stairs.

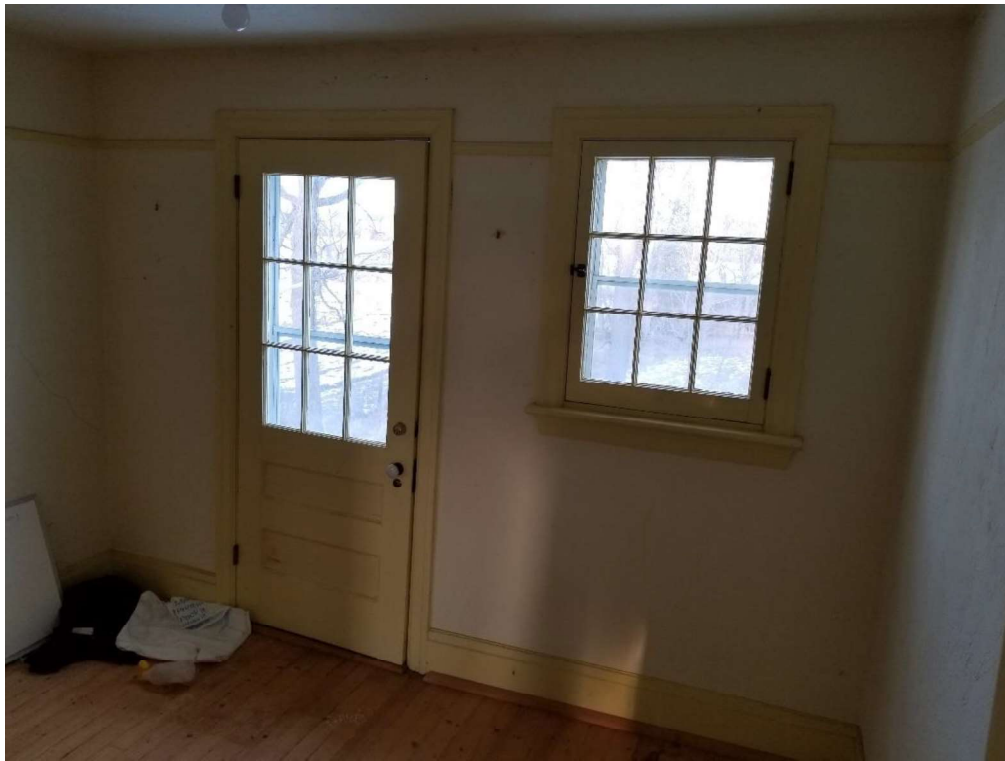


Figure 52: Three over three window and door in the small hallway.



Figure 53: Entrance to the bathroom to the north of the small hallway and entrance to north bedroom to the left.

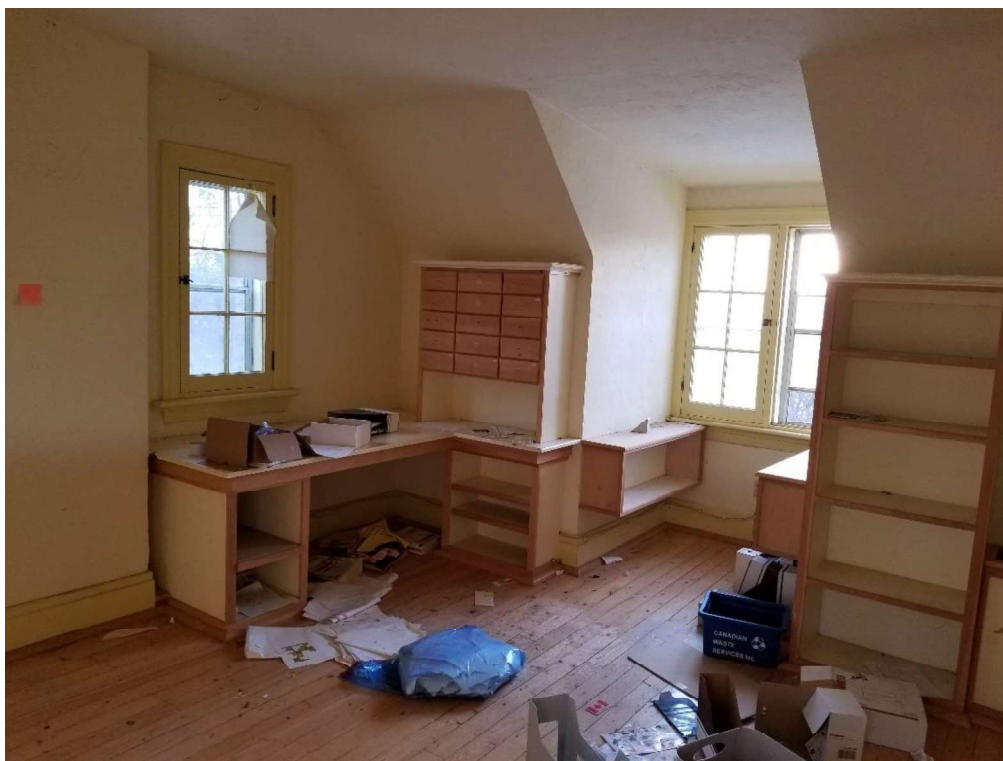


Figure 54: Room to the south of the house.

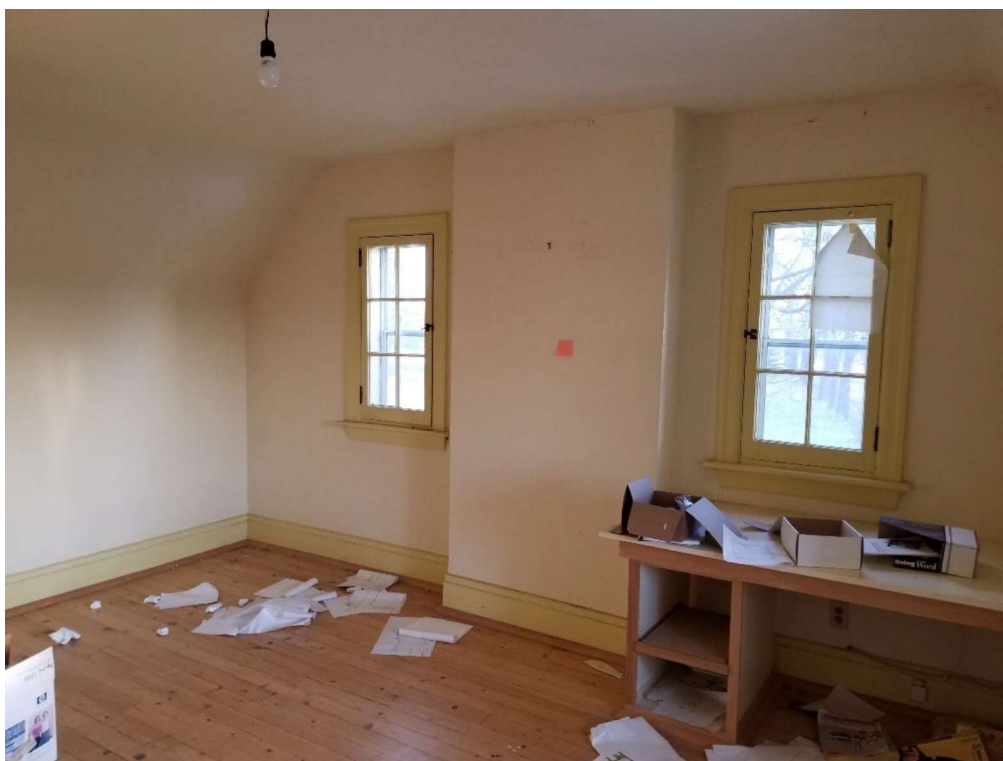


Figure 55: South room with fireplace shaft visible.



Figure 56: Decorative heater grate in the south room.



Figure 57: North room.



Figure 58: Second storey bathroom.



Figure 59: Second storey bathroom with modern fixtures.

5.2.1.1.2.3 *Basement*

The basement is accessed from the small hallway to the west of the mudroom and south of the kitchen (Figure 60). Wood stairs lead to one large room, which has machined timbers running west to east, with a single reused beam providing the main support north to south (Figure 61 and Figure 62). Both the north and south walls have a horizontal wood window (Figure 63 and Figure 64). A one panelled wood vertical exterior entrance is located on the east façade (Figure 65 and Figure 66). The walls are clad in exposed brick with form boards and poured concrete (Figure 67).



Figure 60: Stairs leading to the basement from the small hallway.

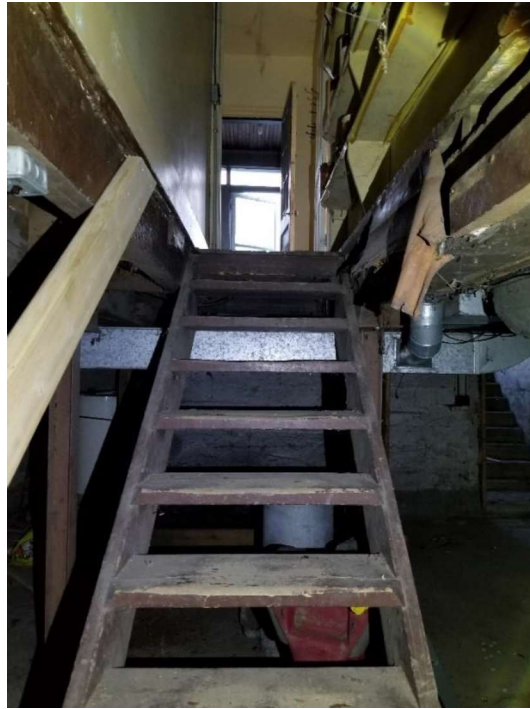


Figure 61: Wood stairs of the basement leading to first storey hallway.



Figure 62: Machined timbers and reused beam.

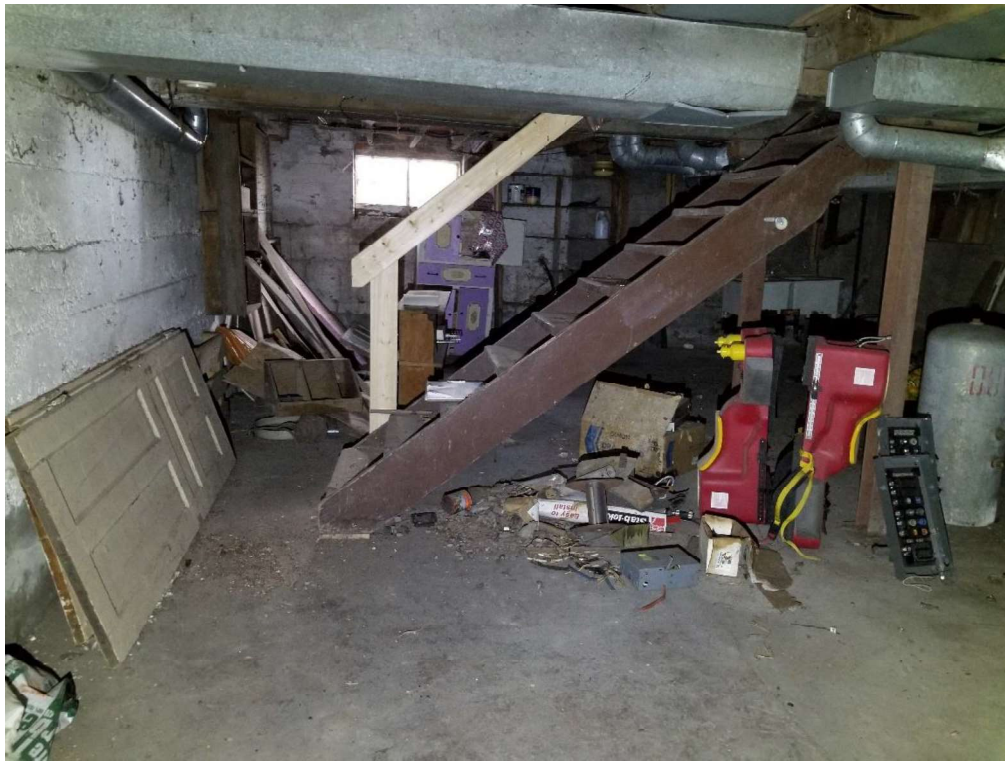


Figure 63: Interior of the basement with concrete floor and walls, facing south.



Figure 64: Horizontal, two over two basement windows.



Figure 65: Interior of the basement facing the exterior entrance on the east facade.



Figure 66: Wood vertical door leading to the exterior.

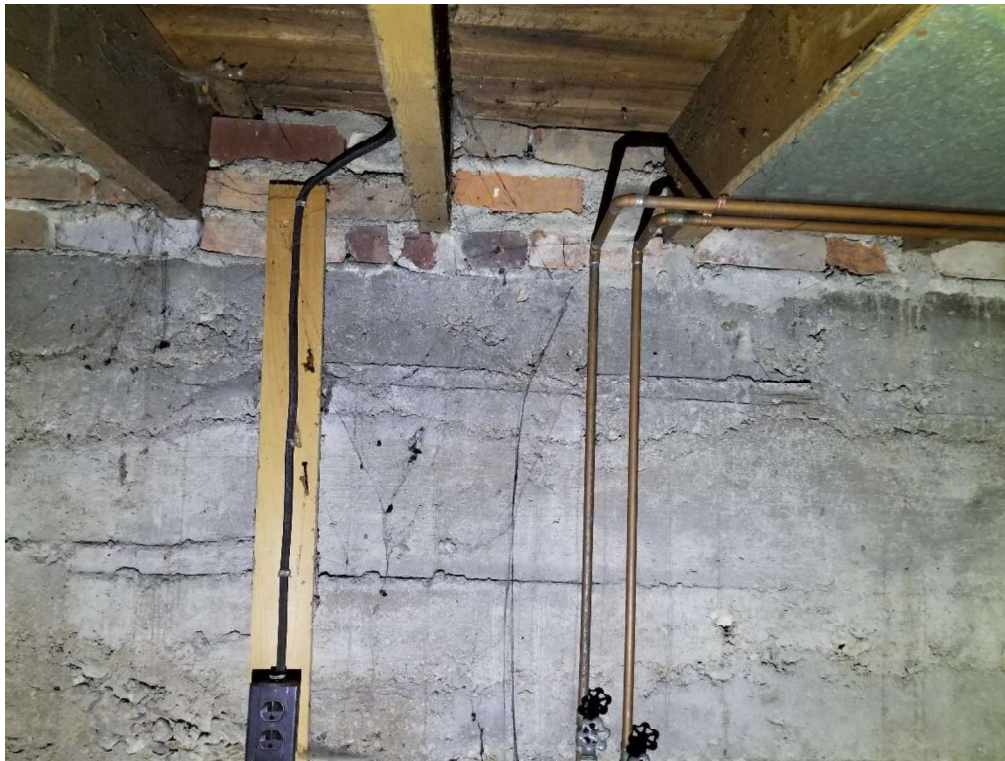


Figure 67: Exposed brick and poured concrete walls, with form boards visible.

5.2.1.2 *Rear Addition*

5.2.1.2.1 *Exterior*

Similar to the main block, the one-storey rear addition is clad with wood shingles and has a shed roof (Figure 68). There is one horizontal six panelled window on the east façade and a one-leaf entrance on the south façade constructed of vertical strips (Figure 69).



Figure 68: Wood shingles of the rear addition.



Figure 69: Vertical strip door on the addition.

5.2.1.2.2 Interior

The interior of the rear addition has a concrete base with exposed beams and vertical boards (Figure 70). The structure contains building materials and old wood furniture. One wall of the interior is clad in wood shingles as it is part of the original structure (Figure 71).



Figure 70: Interior of the addition.



Figure 71: Wood shingles of the original structure visible from interior of the addition.

5.2.1.3 Shed

The shed is located to the northeast of the Foreman's Residence and north of Simpson-Humphries House. The exterior is clad in horizontal wood with a sloped roof and flat fenestration: one horizontal frosted window; one six-pane and two nine-pane windows (Figure 72). The interior of the shed has horizontal wood clad walls with plywood floors (Figure 73).



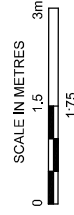
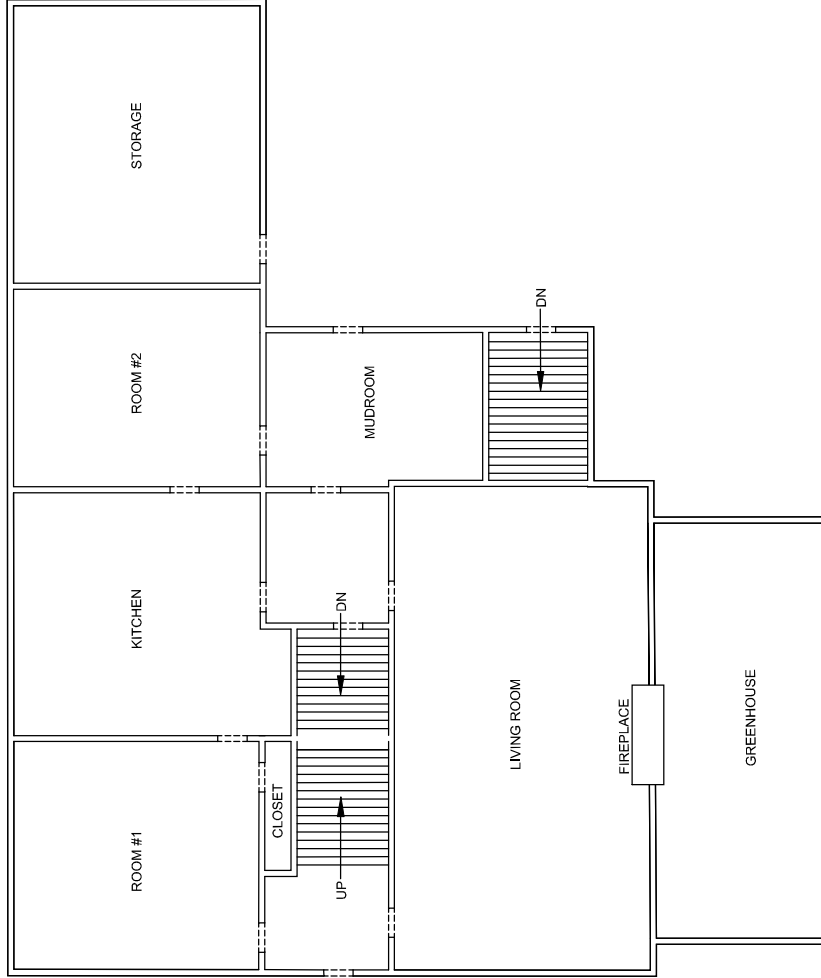
Figure 72: Exterior of the shed to the northeast of the Foreman's Residence.



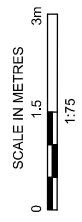
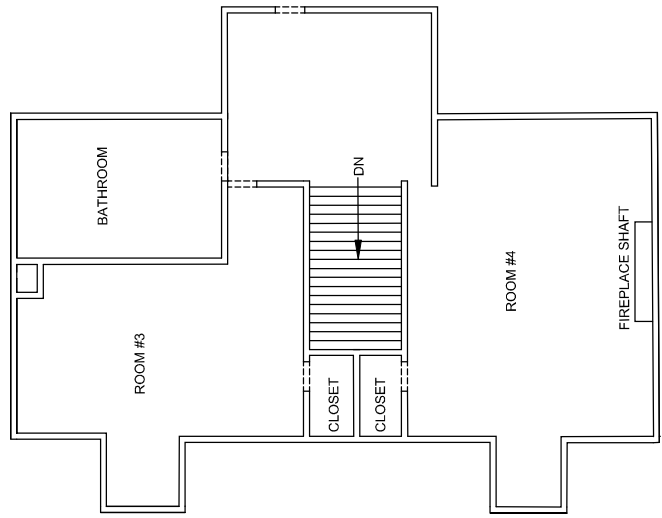
Figure 73: Interior of the shed facing the entrance.


5.2.1.4 Floor Plans

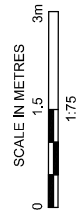
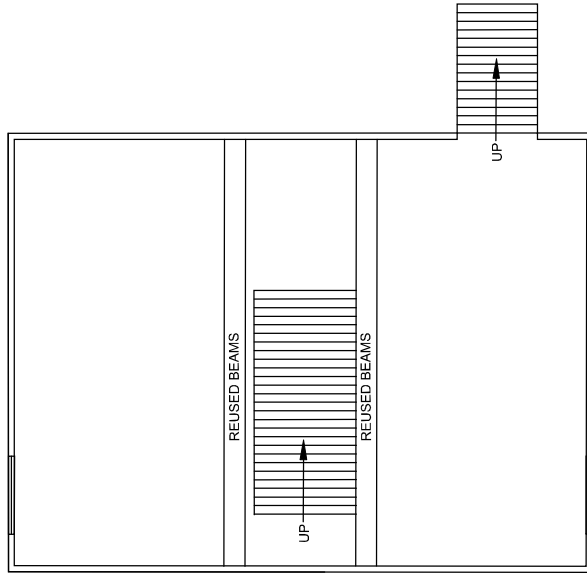
The interior floor plans of Foreman's Residence are illustrated in Figure 74 and Figure 76.



PROJECT	HERITAGE IMPACT ASSESSMENT 1200 OLD DERRY ROAD CITY OF MISSISSAUGA, ONTARIO			7.1		
	TITLE			7		
GOLDER	PROJECT No.	18110692	FILE No.	18110692-007	FIGURE 7.1	
	SCALE	AS SHOWN	SCALE	AS SHOWN		
	CAD	25000	25000	25000		
	CHECK	EC				



PROJECT	HERITAGE IMPACT ASSESSMENT 1200 OLD DERRY ROAD CITY OF MISSISSAUGA, ONTARIO			FILE No. 18110692-R01074.dwg		
	TITLE			SCALE	AS SHOWN	REV
				7.1		
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				FIGURE 95		
				FOREMAN'S RESIDENCE SECOND FLOOR PLAN		
 GOLDER	PROJECT No.		18110692		FILE No.	
	CADD	ZUBOCH	Sept 24/19			
	CHECK	EC				



PROJECT
HERITAGE IMPACT ASSESSMENT
1200 OLD DERRY ROAD
CITY OF MISSISSAUGA, ONTARIO

TITLE

FOREMAN'S RESIDENCE
BASEMENT FLOOR PLAN

7.1



GOLDER

PROJECT No.	18110692	FILE No.	18110692-002
CADD	2/20/20	SCALE	AS SHOWN
CHECK	EC	DATE	SEP 24/19

FIGURE 7.1

5.2.1.5 Physical Condition

The condition assessment presented for the Foreman's Residence in Table 3 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Please note that these observations are based solely on superficial visual inspection and should not be considered a structural engineering assessment.

Table 3: Physical Condition Assessment.

Element	Observed Conditions
General Structure	<ul style="list-style-type: none"> Overall, the structure appears to be in good condition. The rear addition is in fair condition.
Roof	<ul style="list-style-type: none"> Asphalt shingled roof is in good condition.
Rainwater Disposal	<ul style="list-style-type: none"> Downspouts and gutters are visible and serviceable.
Walls, Foundations & Chimneys, Exterior Features	<ul style="list-style-type: none"> No evidence of cracking in the foundation. Chimneys appear to be in good condition. Wood shingles appear to be in good condition with no evidence of bowing. Some of the wood shingles on the rear addition are missing or require replacement.
Windows & Doors	<ul style="list-style-type: none"> Exterior entrances are in good condition except for the rear addition, which shows evidence of rotting wood. The majority of windows have been replaced with vinyl inserts and are in good condition.
Internal Roof Structure / Ceilings	<ul style="list-style-type: none"> Overall appears to be in good condition. Plaster has begun to peel in the east living space, suggesting water damage (Figure 77).
Floors	<ul style="list-style-type: none"> Wood flooring is in good condition and no evidence of sagging. Vinyl flooring has begun to peel in the kitchen.

Element	Observed Conditions
Stairways, Galleries, Balconies	<ul style="list-style-type: none"> ■ Stairs to second storey and basement are in good condition.
Interior Decorations / Finishes	<ul style="list-style-type: none"> ■ Interior decorations are in good condition.
Fixtures & Fittings	<ul style="list-style-type: none"> ■ Fixtures and fittings throughout the house are in good condition. ■ Original inset cabinet in the kitchen and heater grates throughout the house have been retained.
Building Services	<ul style="list-style-type: none"> ■ House is currently vacant. ■ No areas of standing water.
Site & Environment	<ul style="list-style-type: none"> ■ Good condition; appears to be well drained and no areas of standing water or vegetation impacting walls.
General Environment	<ul style="list-style-type: none"> ■ Overall good condition.



Figure 77: Exposed circular sawn lath and plaster in east living space, evidence of water damage in the left corner.

5.2.1.6 Structural History

Three developmental phases could be identified from structural evidence and mapping. Phase 1 is represented by the initial construction and occupation of the Main Block (circa 1930s). Phase 2 includes the construction of the rear addition, east living space, mudroom and storage room (circa 1950s) and Phase 3 includes the abandonment of the house as a residence (2016 to present).

5.2.1.6.1 Phase 1: circa 1930s

This phase includes the construction of the:

- One-and-a-half storey, three bay house with rectangular long façade.

5.2.1.6.2 Phase 2: circa 1950s

A precise date for the construction of the rear addition could not be gained through historical research but it is estimated to have been built before 1960. This phase includes the construction of the:

- Rear addition with flat roof and wood shingle siding;
- East living space, mudroom and storage room.

5.2.1.6.3 Phase 3: 2016 to present

This phase includes the:

- Dismantling of two barns on the property; and,
- Vacancy of the house.

5.2.1.7 Integrity

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of ‘wholeness’ or ‘honesty’ of a place. The MTCS *Heritage Identification & Evaluation Process* (2014:13) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006:26) both stress the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under O. Reg. 9/06 yet provide no guidelines for how this should be carried out beyond referencing the *US National Park Service Bulletin 8: How to Evaluate the Integrity of a Property* (US NPS n.d.). In this latter document, integrity is defined as ‘the ability of a property to convey its significance’, so can only be judged once the significance of a place is known.

Other guidance suggests that integrity instead be measured by understanding how much of the asset is ‘complete’ or changed from its original or ‘valued subsequent configuration’ (English Heritage 2008:45; Kalman 2014:203). Kalman’s *Evaluation of Historic Buildings*, for example, includes a category for ‘Integrity’ with sub-elements of ‘Site’, ‘Alterations’, and ‘Condition’ to be determined and weighted independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman’s approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures. The results for the Foreman’s House are presented in Table 4 and is considered when evaluating the house for CHVI.

Table 4: Heritage Integrity Analysis for the Foreman’s Residence.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Setting	Component of farm property, surrounding by similar late 19 th to early 20 th century farmhouses of modest size	Barns and outbuildings have been demolished	85	Very good	No additional comment
Site location	Original	No changes have been made to the site location of the house	100	Excellent	No additional comment
Footprint	Rectangular long	One storey addition to the rear, glass porch on the south façade	75	Good	Although there have been additions, the house has retained its original rectangular long façade
Wall	Wood siding	No change	100	Very good	The original wood siding has been retained
Foundation	Concrete foundation	No change	100	Very good	No additional comment

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Exterior doors	Wood panel, glazed	No change	100	Very good	The two exterior entrances on the main block have been retained
Windows	Three-over-three, wood	Modern window coverings have been added on top of original wood windows	75	Very good	Although there are modern coverings added to the windows, the original wood windows remain
Roof	Asphalt shingles	No change	100	Very good	No additional comment
Chimneys	Single brick	An additional chimney has been added which is constructed of concrete	75	Very good	No additional comment
Water systems	Metal	No change	100	Very good	All gutters and downspouts appear to be original to the house
Exterior decoration	Timber detailing in gable roof, brackets	No change	100	Very good	No additional comment
Porch/ exterior additions	Open porch	Glass porch and rear additions	85	Good	Original exterior walls are still intact, making the additions easily removable.
Interior plan	Rectangular long	Additions to rear of the building	85	Very good	No additional comment
Interior walls and floors	Wood plank flooring, circular sawn lathe-and-plaster	Wallpaper and wood panelling has been added to some walls and vinyl flooring	60	Good	The degree of change to the interior walls is significant
Interior trim	Wood	Trim has largely been retained	100	Very good	No additional comment
Interior features (e.g., hearth, stairs, doors)	Brick fireplace, wood interior doors and stairs	Fireplace has been partially covered with plaster with new insert	85	Very good	Although there have been modifications, original brick fireplace has been retained.
Landscape features	Farm property with mature vegetation	No significant alterations to the surrounding landscape is evident	100	Very good	Although some outbuildings and barns have been removed from the property, it has retained its rural setting and mature vegetation
AVERAGE OF RATE OF CHANGE/HERITAGE INTEGRITY			89.7	Very good	Rating of Very Good is based on the original element survival rating 75 – 100%

5.2.1.7.1 Results

Overall, the Foreman's Residence has a very good level of integrity since it has retained a high number of original exterior and interior features.

5.2.1.8 Interpretation

The Foreman's Residence was constructed in the Bungalow style, popular in Ontario between 1900 and 1945 (Blumenson 1990:176). Named for the traditional *chauryari* of the Bengali region in India, Bungalow style has its origins in Western architecture since the early 19th century but was not widely and consistently applied until its adoption by middle class and wealthy Californians in the early 20th century (di Stefano 2001:35-36; Ontario Architecture, n.d.). Generally one-storey and asymmetrical in plan, Bungalows often have broad roofs extending over verandas and porches, and sometimes decorated with exposed framing such as purlins. They also feature large chimneys, grouped windows, and 'rustic' wall textures such as brick, stone, shingling or horizontal board (Blumenson 1990:176-177).

5.2.2 Owner's Residence

The Owner's Residence is a single-detached, one-storey, and five-bay building with L-shaped plan and a garage addition (Figure 78 to Figure 81). The house measures approximately 15.7 m north to south and 15.65 m east to west. A stone well is located to the south of the house (Figure 82). The built environment is described in further detail below.



Figure 78: West façade of the Owner's Residence.



Figure 79: South end wall and well.



Figure 80: East façade.



Figure 81: East façade and north end wall.



Figure 82: Well located south of the house.

5.2.2.1 Exterior

The Owner's Residence stands on a poured concrete foundation. All façade walls are nailed balloon frame and clad in stucco (Figure 83). The medium gable roof has asphalt shingling, projecting eaves, plain fascia and frieze, a moulded soffit, and boxed eaves at the gables (Figure 84). There is a single stack concrete chimney extending through the centre rear side of the roof.

All windows have flat heads, and plain architraves and slip sills. The glazing is six-over-six and double hung, but there are also round windows at the north and south gables, and a large bay on the south end wall (Figure 85 to Figure 87). The main entrance is off-centre on the east façade, with other entrances located on the south end wall and two on the west façade. Each entrance is single-leaf and panelled and covered by a gable hood with timber detailing (Figure 88 and Figure 89). There is a small set of stairs to the west façade entrance and a ramp leading to the east entrance.



Figure 83: Concrete foundation and stucco-clad walling.



Figure 84: Boxed gable eaves and plain frieze, moulded soffit, and plain fascia of the projecting eaves and verges.



Figure 85: Typical six-over-six double hung window with storm sashes.



Figure 86: Circular window in the south end wall gable.



Figure 87: Bay window on the south end wall.

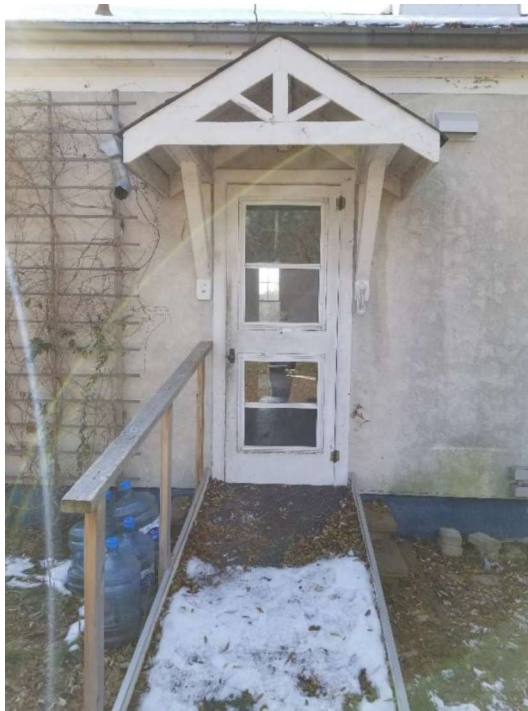


Figure 88: Gabled hood and ramp on the east façade.

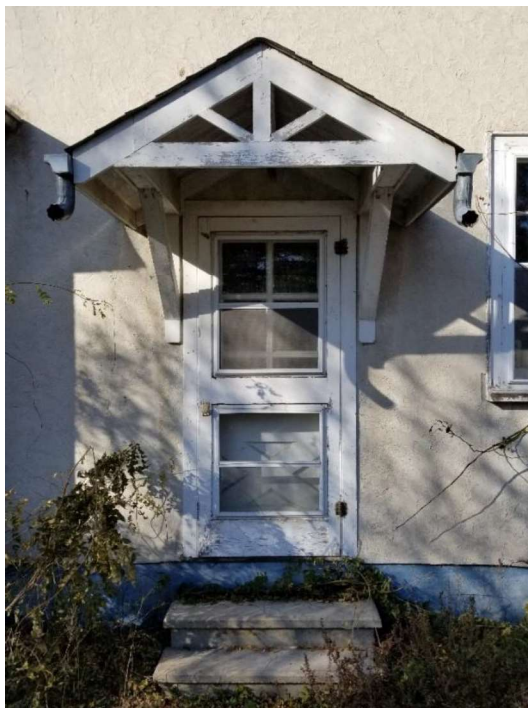


Figure 89: Entrance on the west façade.

5.2.2.2 Interior

5.2.2.2.1 Main Floor

The exterior entrance on the west façade opens into a large living room with pitched ceiling (Figure 90 and Figure 91). This room has a large brick fireplace and is lit by the bay window on the south (Figure 92 and Figure 93). North of the living room is a small hallway that provides access to a closet and room to the east, a bathroom to the north and another room to the west (Figure 94 and Figure 95). The closet is located at the southeast corner of the hallway (Figure 96). Like the living room, the interior wall coverings in the west room have been removed, but the wood flooring remains (Figure 97 to Figure 99). This room also opens to the exterior via a door on the south wall (Figure 100). The bathroom at the north of the small hallway still has fixtures and furnishings, wallpaper and vinyl flooring (Figure 101).

East of the hallway is a room with two closets along the south wall (Figure 102 and Figure 103). South of this room is a space referred to as the 'Maid's Room' in the 1933 architectural blueprint and it leads directly to the kitchen (Figure 104). In the kitchen the cabinetry and wall panelling is still extant (Figure 105 and Figure 106). To the south of the kitchen is another small hallway with wood panelled walls that lead to the exterior on the east and stairs to the basement and a bathroom to the south (Figure 106 to Figure 109).



Figure 90: Living room at the southwest of the house.



Figure 91: Living room facing north, with main entrance to the left.



Figure 92: Living room facing northeast.



Figure 93: Fireplace in the living room.



Figure 94: Hallway at the north of the living room leading to bathroom and two rooms.



Figure 95: Small hallway facing the living room.



Figure 96: Small closet located at the southeast corner of the small hallway.



Figure 97: Room to the west of the small hallway, facing northwest.

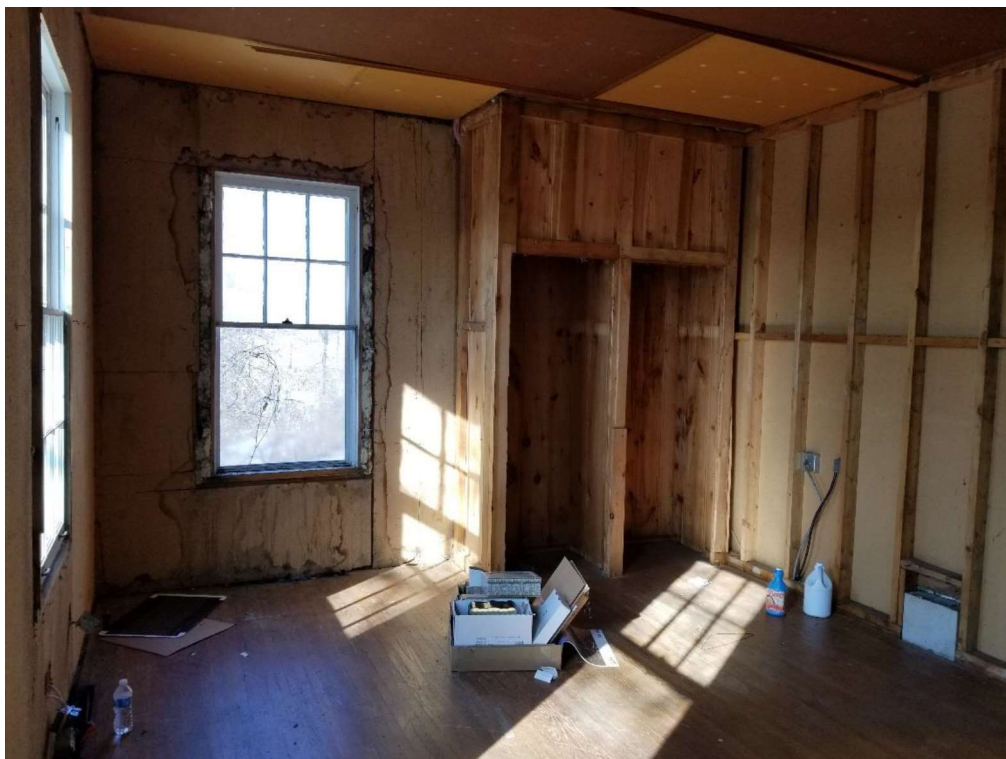


Figure 98: West room, facing northeast corner.



Figure 99: East wall of the west room, facing the small hallway and living room visible to the right.



Figure 100: Exterior entrance on the south wall of the west room.

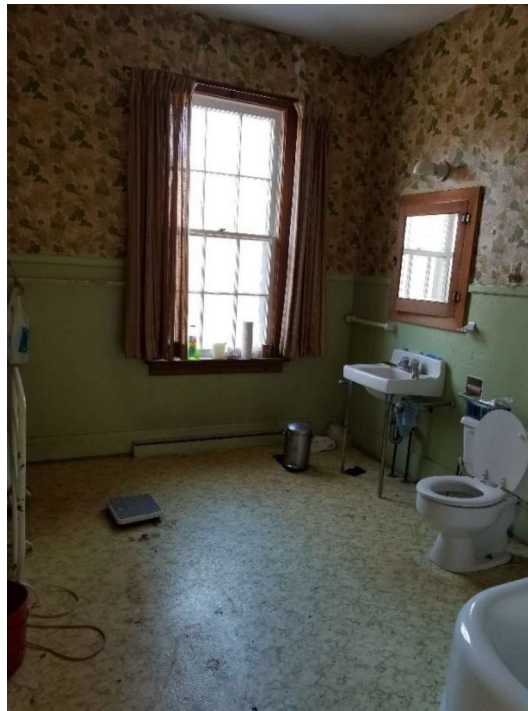


Figure 101: Bathroom to the north of the small hallway.

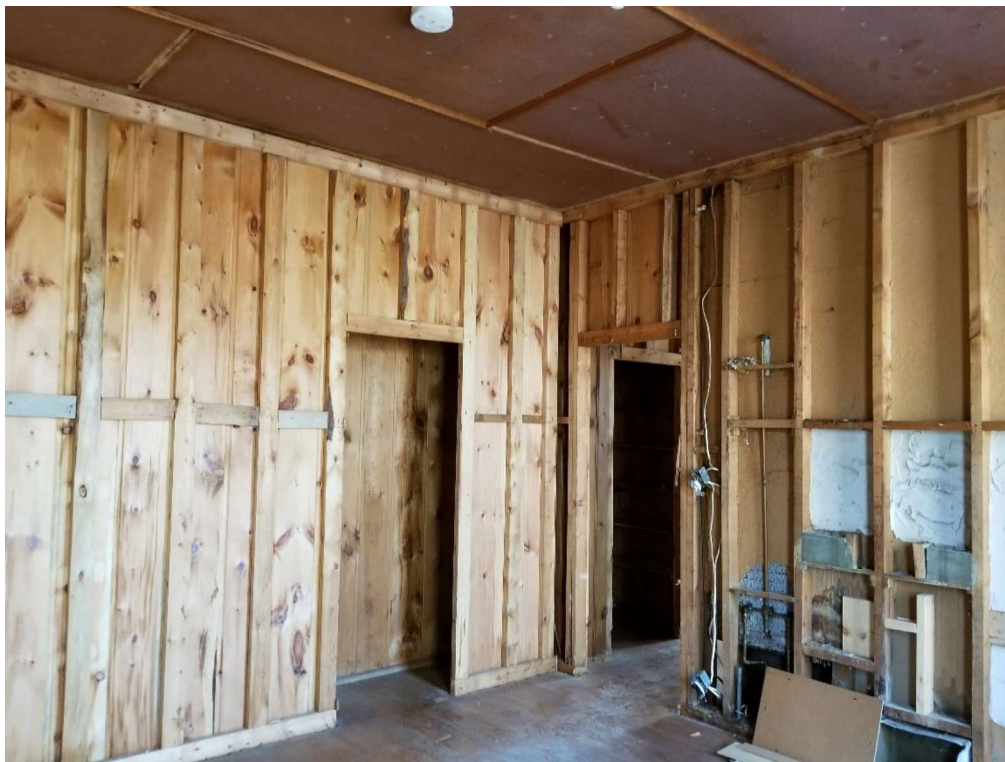


Figure 102: Room to the east of the hallway, with closet visible to the centre and entrance to hallway on the right.



Figure 103: Room to the east of the hallway.

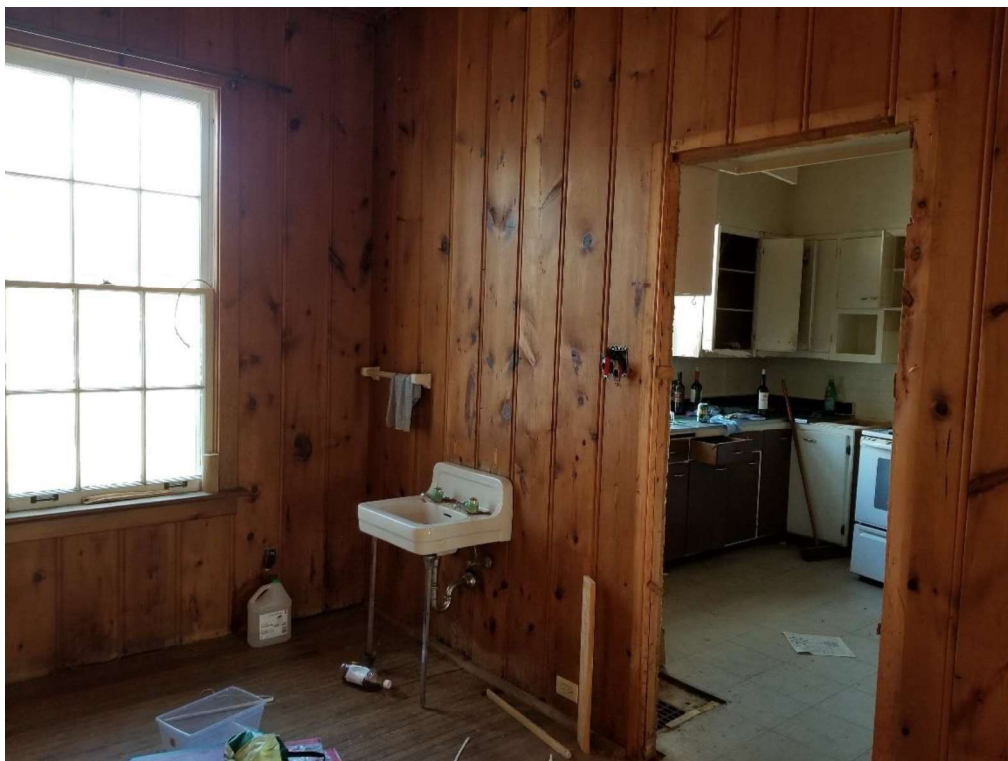


Figure 104: Southeast corner of the 'Maid's Room' leading to the kitchen.



Figure 105: Kitchen to the east of the living room, with entrance to small hallway visible to the right.

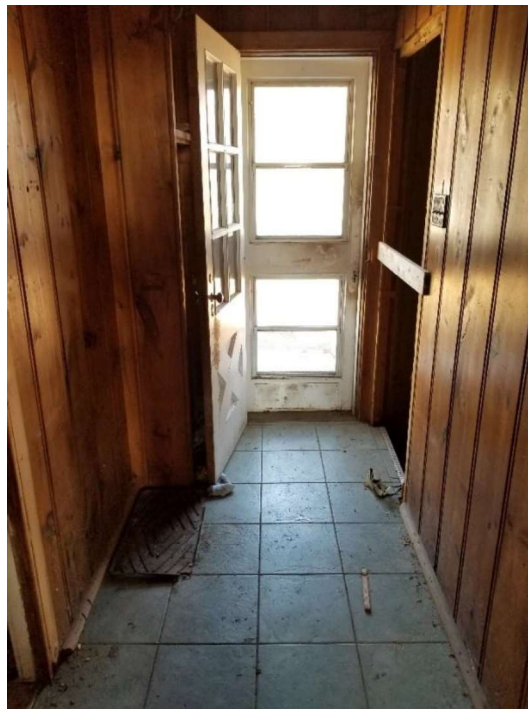


Figure 106: East hall of the main floor.

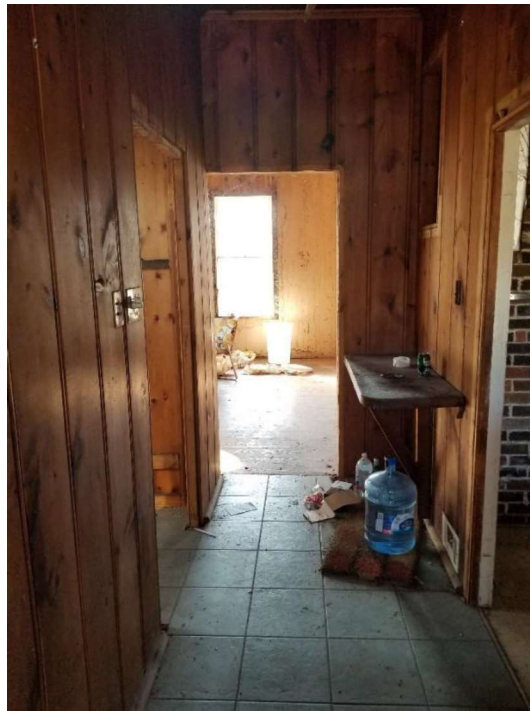


Figure 107: Hallway leading from the east entrance to the living room, with entrance to the kitchen to the right and extended hallway to the left.

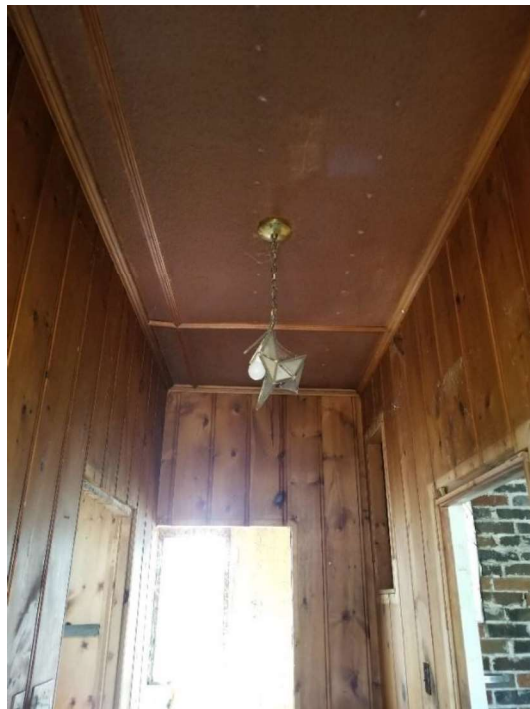


Figure 108: Wood panelling in the central hallway.

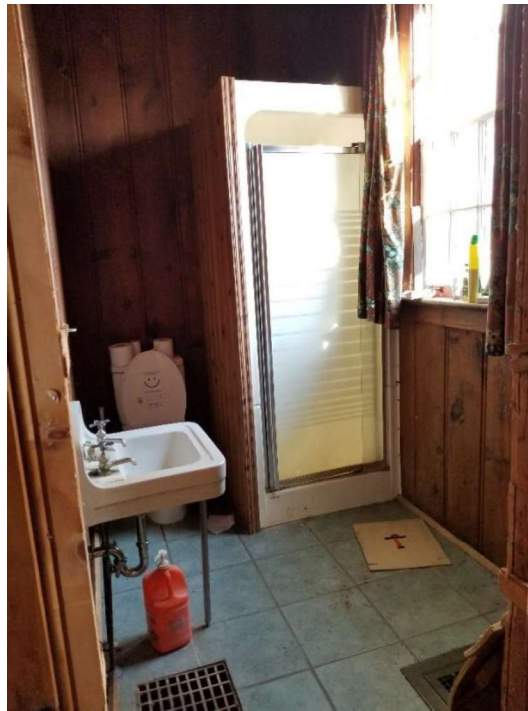


Figure 109: Bathroom off the small hallway at the southeast corner of the house.

5.2.2.2.2 Basement

Wood straight stairs from the small east hallway at the southeast corner of the house lead to the basement (Figure 110). A portion of the basement is crawl space and entered through a small opening on the north wall (Figure 111 to Figure 114). The full height portion measures approximately 9.39 m north to south and 2.95 m east to west, and the exposed beams of the floor above are visible. A fireplace in the basement is now used for the furnace venting (Figure 115 and Figure 116).



Figure 110: Wood stairs leading from the small east hallway to the basement.

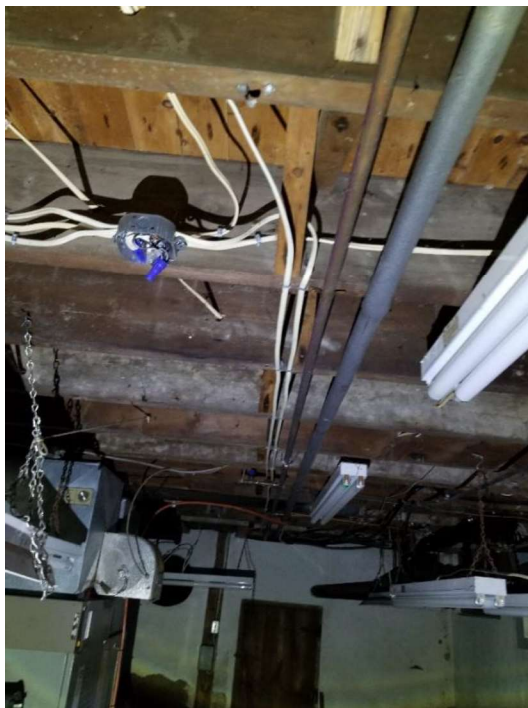


Figure 111: Exposed floor beams.



Figure 112: Southeast corner of the full basement.



Figure 113: Small hatch door along the north wall of the full basement leading to the crawlspace.



Figure 114: Crawlspace to the west and north of the full basement.



Figure 115: Original fireplace (left) now used for the furnace.

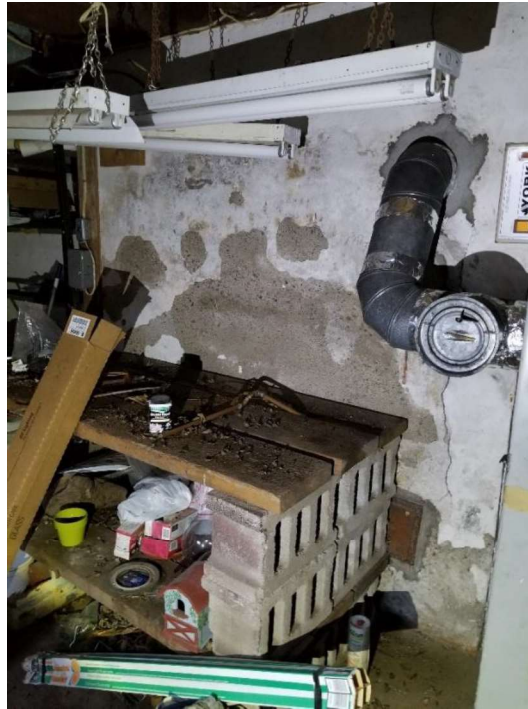
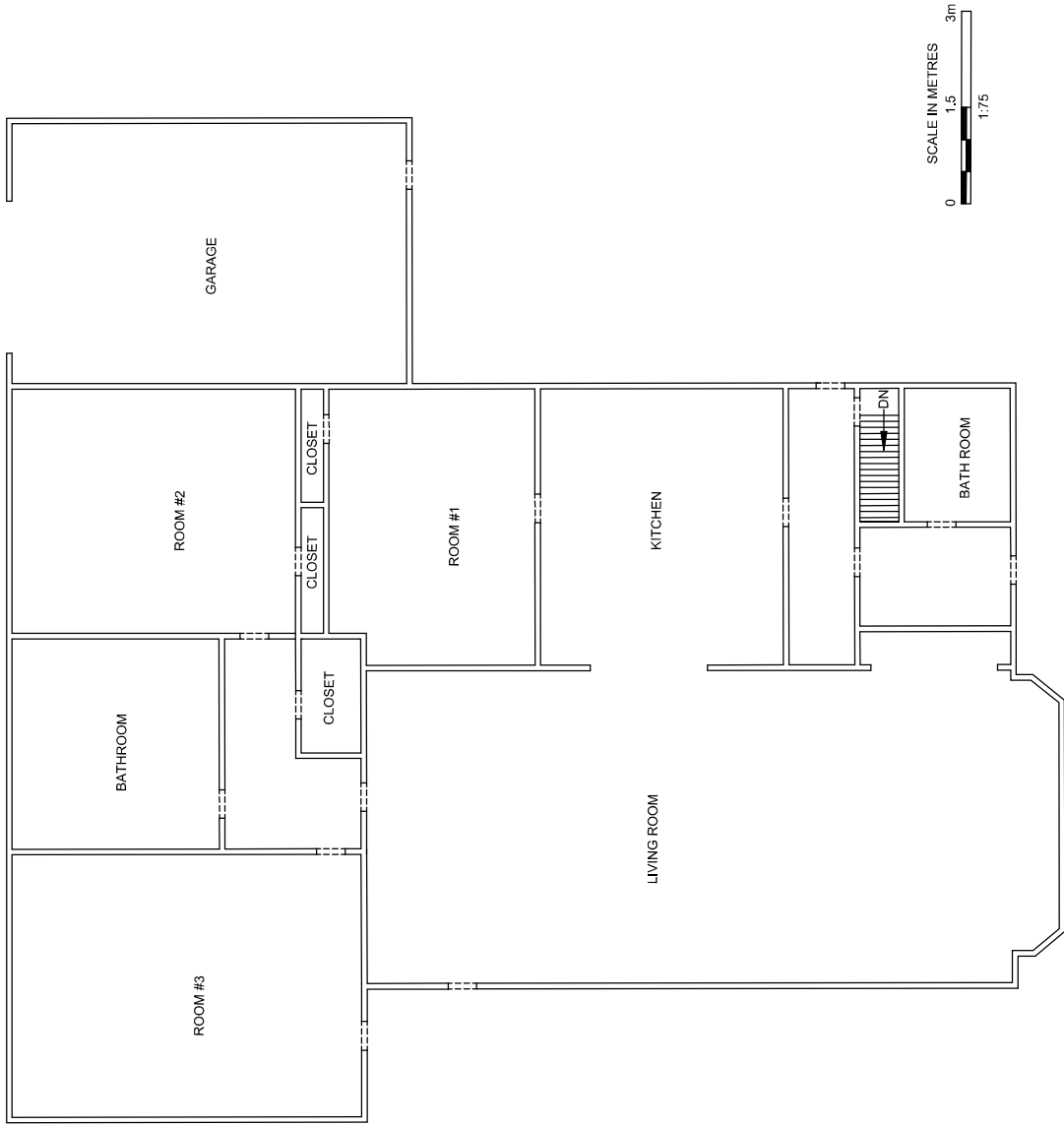


Figure 116: Original clean-out with cast iron door at the bottom of the fireplace (bottom right).

5.2.2.3 Floor Plans

The interior floor plans of Owner's Residence are illustrated in Figure 117 and Figure 118.

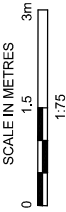
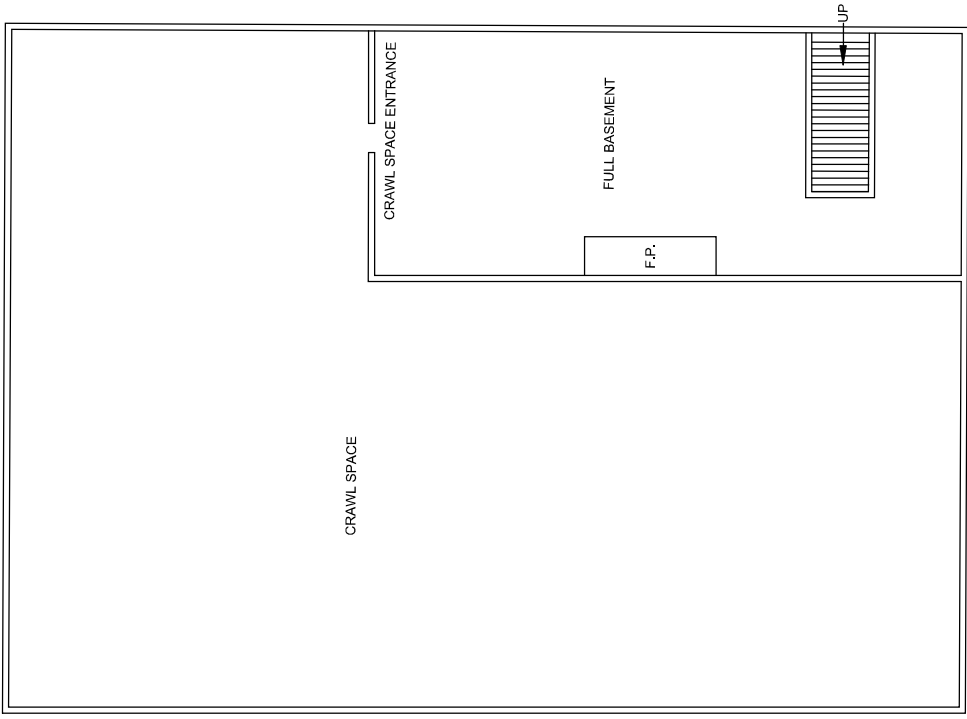


GOLDER

PROJECT No.	18110592	FILE No.	18110592-R01117
CADD	ZJBDCH	SCALE	AS SHOWN
CHECK	EC	REV.	0

FIGURE 917

FIGURE 9917



PROJECT HERITAGE IMPACT ASSESSMENT 1200 OLD DERRY ROAD CITY OF MISSISSAUGA, ONTARIO	FILE No. 18110692-R01117		SCALE AS SHOWN	DATE SEP 24, 2019
	PROJECT No. 18110692	DATE SEP 24, 2019		
TITLE OWNER'S RESIDENCE BASEMENT FLOOR PLAN	DATE SEP 24, 2019	SCALE AS SHOWN	DATE SEP 24, 2019	DATE SEP 24, 2019
	CHECK EC	DATE SEP 24, 2019	DATE SEP 24, 2019	DATE SEP 24, 2019
GOLDER		FIGURE 9.8		

5.2.2.4 Physical Condition

The condition assessment presented in Table 3 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Please note that these observations are based solely on superficial visual inspection and should not be considered a structural engineering assessment.

Table 5: Physical Condition Assessment.

Element	Observed Conditions
General Structure	<ul style="list-style-type: none"> Overall good condition.
Roof	<ul style="list-style-type: none"> The asphalt shingles appear to be in good condition. Metal roof above the bay window is in fair condition.
Rainwater Disposal	<ul style="list-style-type: none"> Gutters and downspouts appear to be serviceable and in good condition.
Walls, Foundations & Chimneys, Exterior Features	<ul style="list-style-type: none"> Some evidence of cracking on the concrete foundation (see Figure 83). No evidence of cracks in the stucco, but some discoloration is visible.
Windows & Doors	<ul style="list-style-type: none"> Concrete chimney appears to be in good condition; however, new flashings may be required.
Internal Roof Structure / Ceilings	<ul style="list-style-type: none"> Some evidence of water damage along the west ceiling and wall of the living room (see Figure 90).
Floors	<ul style="list-style-type: none"> All floors appear to be in good condition.
Stairways, Galleries, Balconies	<ul style="list-style-type: none"> Wood stairway to the basement is in good condition.
Interior Decorations / Finishes	<ul style="list-style-type: none"> As the house is currently vacant, few interior decorations and finishes remain. Those that do remain appear to be in good condition.

Element	Observed Conditions
Fixtures & Fittings	■ As the house is currently vacant, few fixtures and fittings remain. Those that do remain appear to be in good condition.
Building Services	■ The house is currently vacant.
Site & Environment	■ Good condition; appears to be well drained.
General Environment	■ Overall good condition.

5.2.2.5 Structural History

Three developmental phases could be identified from structural evidence and mapping.

5.2.2.5.1 Phase 1: circa 1931-1933 to 1940s

This phase includes the construction of the house with L-shaped plan and its initial occupation.

5.2.2.5.2 Phase 2: circa 1940s

Historical research could not find a precise date for construction of the garage, but it is estimated to have been built during the 1940s.

5.2.2.5.3 Phase 3: 2016 to present

This phase includes the removal of the interior wall coverings

5.2.2.6 Integrity

Table 4 summarizes the integrity analysis for the Owner's House and is considered when evaluating it for CHVI.

Table 6: Heritage Integrity Analysis for the Owner's Residence.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Setting	Component of farm property, surrounding by similar late 19 th to early 20 th century farmhouses of modest size	Demolition of barns and outbuildings	85	Very good	No additional comment
Site location	Original	No change	100	Very good	The property has retained its original siting and setback
Footprint	L-shaped plan	Garage addition	85	Very good	There has been a garage addition to the east of the property, however, the original L-shaped plan has

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
					been retained and addition is likely from the 1940s
Wall	Stucco	No change	100	Very good	No additional comment
Foundation	Poured concrete	Painted	100	Very good	No additional comment
Exterior doors	Wood, one panel	No change	100	Very good	Wood exterior doors have been retained
Windows	Circular and flat, double hung wood windows	No change	100	Very good	No additional comment
Roof	Medium gable roof with asphalt shingles	No change	100	Very good	No additional comment
Chimneys	Single concrete	No change	100	Very good	Original concrete chimney has been retained
Water systems	Metal	No change	100	Very good	All gutters and downspouts appear to be original to the early 20 th century
Exterior decoration	Timber detailing in gable roof	No change	100	Very good	Exterior decoration, although minimal, has been retained
Porch/ exterior additions	None	Garage addition	90	Very good	Garage was constructed in the mid 20 th century
Interior plan	L-shaped plan	Garage addition	85	Very good	See comment above
Interior walls and floors	Wood plank flooring, circular sawn lathe-and-plaster	Most walls have been stripped to the beams, remaining are now wood plank or wallpaper	50	Fair	The degree of change to interior walls are significant
Interior trim	Wood	Most wood trim has been removed	15	Poor	Trim only remains in the bathrooms and kitchen
Interior features (e.g., hearth, stairs, doors)	Brick hearth, wood stairs to basement	No change	100	Very good	Fireplace has been retained
Landscape features	Farm property with mature vegetation	No significant alterations to the surrounding landscape is evident	100	Very good	Although some outbuildings and barns have been removed from the property, it has retained its rural setting and mature vegetation

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
AVERAGE OF RATE OF CHANGE/HERITAGE INTEGRITY			88.8	Very good	Rating of Very Good is based on the original element survival rating 75 – 100%

5.2.2.6.1 Results

Overall, the Owner's Residence has a very good level of integrity since it has retained a significant number of original exterior features to a high level of preservation.

5.2.2.7 Interpretation

The Owner's Residence is identified in the City of Mississauga's *Heritage Register* as the 'Humphries Residence', a 'cottage style residence finished in stucco with a construction date of 1880' (City of Mississauga 2019). However, historical research found the house was commissioned for the Smith family in 1931 and the house was completed in 1933.

The Owner's Residence was constructed in the Minimal Traditional style, characterized by one to one-and-a-half storeys, a low to medium-pitched hipped or gable roof, narrow or boxed eaves, substantial chimneys, and little if any ornamentation (Antique Home Style 2015). A large picture window often marked the living room (Mid Century Home Style 2011). Cladding in horizontal wood siding or shingles was common, with a simple floor plan and intersecting gables to shelter entrances. Garages were often separate though sometimes were integrated or attached with setback from the main house.

The style was popular from 1925 to 1950 and was a simplified version of other higher style buildings (Antique Home Style 2015; State of Alaska 2015). It came to replace bungalows, which had begun to fall out of fashion by the 1930s and was also a more affordable housing option for working and middle-class families (Hubka 2013:58).

6.0 CULTURAL HERITAGE EVALUATION

Although a portion of the property is designated under Part IV of the *Ontario Heritage Act*, this designation only applies to Simpson-Humphries House (see APPENDIX A). From the results of the historical research, field investigations, and comparative analysis, the Foreman's Residence and Owner's Residence were evaluated to determine if the buildings met the criteria for CHVI as prescribed in *O. Reg. 9/06*. The results of this evaluation are provided in the following subsections.

6.1 Foreman's Residence

6.1.1 Design value or physical value

Criteria	Meets criterion (Yes/No)	Evaluation Rationale
(i) <i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i>	No	<p>The Foreman's Residence is not a rare, unique, representative or early example of a Bungalow style house. Constructed in the 1930s, the Foreman's Residence is not an early example of the Bungalow style, which was widely popular across Ontario and the City after 1900 to 1945. Five other Bungalow style homes are designated on the City's heritage register: Canavan House (1173 Queen Victoria Avenue); Charles Hamilton House (84 High Street East); Stevenson House "Boulder Villa" (2030 Lakeshore Road West); Sayers Larson Log House (1723 Birchwood Drive) and W.T. Gray House (90 High Street East). The bungalows date from 1909 to 1926 and four are also identified on the Canada's Historic Places national register. Although the Foreman's Residence has a high level of integrity, these other examples have significantly more detailing and are more representative of the style, as well as having stronger historical or associative value than the Foreman's Residence.</p> <p>The Foreman's Residence also lacks the typical prominent front porch constructed of brick and often Tudor-style timber detailing in the gables. Its three shed dormers display a more vernacular expression of the style, though this is not unique. Its balloon framing is typical of residential construction from the mid 19th century to the present.</p>
(ii) <i>Displays a high degree of craftsmanship or artistic merit.</i>	No	The exterior and interior of the Foreman's Residence are well executed but do not display a <i>high</i> degree of craftsmanship. The construction is simple nailed dimensional lumber clad in wood shingles.
(iii) <i>Demonstrates a high degree of technical or scientific achievement.</i>	No	Foreman's Residence does not demonstrate a high degree of technical or scientific achievement since it is a residential house form built to one-and-a-half storeys in height.

6.1.2 Historical value or associative value

Criteria	Meets criterion (Yes/No)	Evaluation Rationale
<i>(i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.</i>	No	<p>Although the property as a whole has associations with John Simpson, a founder of Meadowvale, the house itself does not have direct associations with the Simpson family. While it was constructed for Goldwin Smith, a prominent and successful Toronto lawyer known locally for his prize-winning Shorthorn cattle and for bringing the breed back to Ontario, he did not live in the house.</p> <p>As a residential structure, the Foreman's Residence does not have any direct associations with Smith's Shorthorn cattle operation, and previous assessments have not recognized the Smith and Humphries' families association with the property as significant (see City of Mississauga 1980).</p>
<i>(ii) Yields or has the potential to yield information that contributes to an understanding of a community or culture.</i>	No	Further study of the house and immediate setting is unlikely to reveal any further information which would lead to a greater understanding of the Meadowvale community or local culture.
<i>(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i>	No	The builder could not be identified in the historical record, but the house is a common architectural style and may have been built to a published pattern book or set of plans, neither of which reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.

6.1.3 Contextual Value

Criteria	Meets criterion (Yes/No)	Evaluation Rationale
<i>(i) Is important in defining, maintaining or supporting the character of an area.</i>	No	The setting of the immediate area can be characterized as rural agricultural. Although the immediate portion of Old Derry Road West has retained its rural streetscape with no sidewalks and significant setbacks, the residential developments to the east and west have introduced sidewalks, new vegetation along the right-of-way and smaller setbacks. The property had been continuously used for agricultural purposes since 1837, and only ceased operations recently. However, the surroundings

Criteria	Meets criterion (Yes/No)	Evaluation Rationale
		<p>have been significantly altered by modern residential developments, changing the character of the area from rural agricultural to suburban.</p> <p>Despite being near Meadowvale, the property was excluded from the Heritage Conservation District. The HCD is defined by structures of moderate size with gable roofs, horizontal/vertical wooden or aluminium siding including board and batten and stucco, and plank-on-plank construction. The HCD is also defined by its local scale roads, narrow irregular streets with curb-free natural shoulders and mature trees.</p>
<i>(ii) Is physically, functionally, visually or historically linked to its surroundings.</i>	No	Foreman's Residence is historically connected to the Owner's Residence to the northwest, which is another building constructed during Smith's tenure on the property. However, Foreman's Residence has no physical connection to its surroundings and its functional relationship no longer exists since the area has transitioned from agricultural to residential land use. The property is no longer used for agricultural purposes, the outbuildings were demolished, and the two barns were relocated to another property which has diminished any remaining contextual value.
<i>(iii) Is a landmark.</i>	No	While the property is considered a local landmark through Simpson-Humphries House, the Foreman's Residence does not contribute to that local prominence, and itself is not visually conspicuous.

6.1.4 Evaluation Results

The preceding evaluation has determined that the Foreman's Residence does not meet the criteria of *O. Reg. 9/06*. Based on this evaluation, a Statement of CHVI was not prepared.

6.2 Owner's Residence

6.2.1 Design value or physical value

Criteria	Meets criterion (Yes/No)	Evaluation Rationale
<i>(i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i>	No	Owner's Residence is not a rare, unique, early or representative example of a Minimal Traditional house, a style popular and common across Canada and in the City from 1925 to 1950. Constructed in 1933, the residence is not an early example of this style, nor is its balloon frame and cladding construction early, unique or rare. Despite its level of integrity, it is not considered representative of the Minimal Traditional form, especially given the extent of change to the interior.
<i>(ii) Displays a high degree of craftsmanship or artistic merit.</i>	No	Through its common balloon frame construction and limited detailing, the Owner's Residence does not exhibit a high degree of craftsmanship.
<i>(iii) Demonstrates a high degree of technical or scientific achievement.</i>	No	The house does not demonstrate a high level of technical or scientific achievement as it is a residential house form only one-storey in height.

6.2.2 Historical value or associative value

Criteria	Meets criterion (Yes/No)	Evaluation Rationale
<i>(i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.</i>	No	<p>Although the property has associations with one of the founders of Meadowvale, John Simpson, the house does not have direct associations with the Simpson family.</p> <p>The Owner's Residence was constructed for Goldwin Smith as a gift for his wife, Ethel. Smith constructed several buildings on the property, including both residential and agricultural structures. As a residential structure, the Owner's Residence does not have any direct associations with Smith's Shorthorn cattle operation, and previous assessments have not recognized the Smith and Humphries' families association with the property as significant (see City of Mississauga 1980).</p>

Criteria	Meets criterion (Yes/No)	Evaluation Rationale
<i>(ii) Yields or has the potential to yield information that contributes to an understanding of a community or culture.</i>	No	Further study of the house and its setting is unlikely to reveal any further information which would lead to a greater understanding of the Meadowvale community or the culture of the area.
<i>(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i>	No	The Owner's Residence was designed by Baldwin & Greene, a Toronto architectural firm that designed several notable residential and commercial buildings in the 1920s and early 1930s. Drafted in 1931, the Owner's Residence is one of the firm's later projects, as it closed due to a lack of work during the Great Depression (1929-1939). However, it does not reflect the work for which they are best known, such as the Art Deco Concourse Building and Victory Building in downtown Toronto, both of which still stand (despite significant recent changes).

6.2.3 Contextual Value

Criteria	Meets criterion (Yes/No)	Evaluation Rationale
<i>(i) Is important in defining, maintaining or supporting the character of an area.</i>	No	<p>The setting of the immediate area can be characterized as rural agricultural. Although the immediate portion of Old Derry Road West has retained its rural streetscape with no sidewalks and significant setbacks, the residential developments to the east and west have introduced sidewalks, new vegetation along the right-of-way and smaller setbacks. The property had been continuously used for agricultural purposes since 1837, having only ceased operations recently. However, the surroundings have been significantly altered by modern residential developments, changing the character of the area from rural agricultural to suburban.</p> <p>Despite its close proximity, the property has been excluded from the Heritage Conservation District. The HCD is defined by structures with: gable roofs; moderate size; horizontal/vertical wooden or aluminium siding including board and batten and stucco; and, plank-on-plank construction. The HCD is also defined by its local scale roads, narrow irregular streets with curb-free natural shoulders and mature trees.</p>

Criteria	Meets criterion (Yes/No)	Evaluation Rationale
<i>(ii) Is physically, functionally, visually or historically linked to its surroundings.</i>	No	Owner's Residence is historically connected to the Foreman's Residence to the southeast. However, Owner's Residence has no physical connection to other features in its surroundings and its functional relationship no longer exists since the area has transitioned from agricultural to residential land use. The property is no longer used for agricultural purposes, the outbuildings were demolished, and the two barns were relocated to another property which has diminished any remaining contextual value.
<i>(iii) Is a landmark.</i>	No	The property is considered a local landmark for Simpson-Humphries House, but Owner's Residence is not visually conspicuous, nor contribute to the property's landmark status.

6.2.4 Evaluation Results

The preceding evaluation has determined that the Owner's Residence does not meet the criteria of *O. Reg. 9/06*. Based on this evaluation, a Statement of CHVI was not prepared.

7.0 IMPACT ASSESSMENT

7.1 Development Description

Hanlon Glen Home Inc. intends to develop a subdivision on lands south of Old Derry Road West, which will include single and semi-detached homes with one parkette. The subdivision will be to the east of Credit River, with roads connecting to existing streets Hickory Hollow Glen, Lamplight Way and Carding Mill Place. Three cul-de-sacs are proposed; two to the north of the subdivision and one to the south. Five streets run north to south and four run east to west.

The following impact assessment assesses the potential impacts to the Sanford Farm CHL and Credit River CHL. The potential impacts to Simpson-Humphries House is outside the scope of this HIA; however, it is recognized in the assessment as a heritage attribute of the Sanford Farm CHL. Under the plan of subdivision (APPENDIX B), the Foreman's Residence and Owner's Residence are proposed for demolition and replaced with single-detached units. The detailed design has not yet been developed and as such, elevations are not currently available.

7.2 Impact Assessment

When determining the effects a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MTCS *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts
 - *Destruction* of any, or part of any, significant heritage attributes, or features; and
 - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.
- Indirect Impacts
 - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
 - *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
 - *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or
 - *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.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

Although the MTCS *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this the MTCS *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- Magnitude (amount of physical alteration or destruction that can be expected)

- Severity (the irreversibility or reversibility of an impact)
- Duration (the length of time an adverse impact persists)
- Frequency (the number of times an impact can be expected)
- Range (the spatial distribution, widespread or site specific, of an adverse impact)
- Diversity (the number of different kinds of activities to affect a heritage resource)

Since the MTCS *Guideline* guidance, nor any other Canadian source of guidance, does not include advice to describe magnitude, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) is used here. Despite its title, the DMRB provides a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). Similar ranking systems have been adopted by agencies across the world, such as the International Council on Monuments and Sites (ICOMOS 2011), the Irish Environmental Protection Agency (reproduced in Kalman 2014:286), and New Zealand Transport Agency (2015).

The DMRB impact assessment ranking is:

- Major
 - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
 - Change to many key historic building elements, such that the resource is significantly modified.
 - Changes to the setting of an historic building, such that it is significantly modified.
- Minor
 - Change to key historic building elements, such that the asset is slightly different.
 - Change to the setting of an historic building, such that it is noticeably changed.
- Negligible
 - Slight changes to historic building elements or setting that hardly affect it.
- No impact
 - No change to fabric or setting.

An assessment of impacts resulting from the proposed demolition of Foreman's Residence and Owner's Residence on the Sanford Farm and Credit River Corridor CHLs is presented in Table 7. The potential impacts to Simpson-Humphries House is outside the scope of this HIA; however, it is recognized in the assessment as a heritage attribute of the Sanford Farm CHL. As the Foreman's Residence and Owner's Residence were found to have no heritage attributes, they have been excluded from the below evaluation.

Table 7: Assessment of direct & indirect adverse impacts.

Potential direct and indirect adverse impact	Analysis of impact	Summary of impact <i>without</i> mitigation
<i>Destruction of any, or part of any, significant heritage attributes, or features</i>	<p>As currently proposed, the subdivision plan will involve destruction of both the Foreman's Residence and Owner's Residence to be replaced with single family dwellings. However, evaluation determined that these two structures are not considered to be heritage attributes of 1200 Old Derry Road West.</p> <p>The proposed demolition of Foreman's Residence and Owner's Residence will not involve the removal of any of the heritage attributes of Sanford Farm CHL and Credit River Corridor CHLs.</p>	No impact.
<i>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance</i>	<p>This does not apply to the Foreman's Residence and Owner's Residence since both are proposed for demolition.</p> <p>The proposed demolition of Foreman's Residence and Owner's Residence will alter the overall setting of the Sanford Farm CHL and Credit River Corridor CHLs; however, it will not involve the alteration of any of the CHLs heritage attributes, including the Simpson-Humphries House.</p>	No impact.
<i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden</i>	<p>This does not apply to the Foreman's Residence and Owner's Residence since both are proposed for demolition and no heritage attributes have been identified.</p> <p>The proposed demolition of Foreman's Residence and Owner's Residence will not create shadows on the heritage attributes of Sanford Farm CHL and Credit River Corridor CHLs, including the Simpson-Humphries House.</p>	No impact.
<i>Isolation of a heritage attribute from its surrounding environment, context</i>	<p>The Foreman's Residence and Owner's Residence are not considered to be heritage attributes of the property. Their demolition will not isolate the heritage attributes of Sanford Farm CHL or Credit River Corridor CHL from its surrounding environment,</p>	No impact.

Potential direct and indirect adverse impact	Analysis of impact	Summary of impact <i>without</i> mitigation
<i>or a significant relationship</i>	including Simpson-Humphries House. The property is no longer in active use as a farm and has already been modified through the relocation of the barns and demolition of the outbuildings. This loss in contextual value has been confirmed in previous reports (see Unterman McPhail Associates 2018).	
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	This does not apply to the Foreman's Residence and Owner's Residence since both are proposed for demolition and no heritage attributes have been identified. Their demolition will not involve direct or indirect obstructions of any significant views within, from, or of Sanford Farm and Credit River Corridor CHLs.	No impact.
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	The property is proposed for rezoning to allow for the residential subdivision plan, which is currently zoned G1-7: Greenlands. This zoning change will impact the setting of the Sanford Farm and Credit River Corridor CHLs, including Simpson-Humphries House; however, the Foreman's Residence and Owner's Residence were already being used for residential purposes.	No impact.
Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.	This does not apply to the Foreman's Residence and Owner's Residence since both are proposed for demolition and no heritage attributes have been identified. Land disturbances may occur during the demolition of Foreman's Residence and Owner's Residence; however, these should be minimal, and the structures are more than 60 m from the Simpson-Humphries House.	\ No impact.

7.2.1 Results of Impact Assessment

The preceding assessment has determined that the proposed demolition of the Foreman's Residence and Owner's Residence will result in no adverse impacts to the Sanford Farm and Credit River Corridor CHLs.

7.3 Consideration of Alternatives, Mitigation and Conservation Methods

The Foreman's Residence and Owner's Residence were determined to not meet the criteria as prescribed in *Ontario Regulation 9/06*. Despite this, Golder assessed four mitigation options to determine if either built heritage resource warranted conservation. Four mitigation options were identified. These are:

- 1) Avoid and preserve or retain *in situ*: do not proceed with the proposed development as planned and instead retain the structures in their current state;
- 2) Avoid and rehabilitate: revise the proposed development to avoid all structures and rehabilitate them for a new compatible use;
- 3) Preserve by record and commemorate: document the Owner's Residence and Foreman's Residence through written notes, measured drawings, and photographic records prior to demolition, then commemorate in some form.
- 4) Commemorate: Develop a commemoration and interpretation strategy for the Sanford Farm and Credit River Corridor CHLs, including the Simpson-Humphries House.

The advantages and disadvantages of each option are presented in the following subsections by order of preference, then analysed for its feasibility.

7.3.1 Option 1: Avoid and preserve or retain *in situ*

This option involves retaining all structures, features and boundaries in their current state and not proceeding with the subdivision development as currently proposed.

Advantages: This is generally the most preferred of conservation options since – through minimal intervention – it has the highest potential for retaining all heritage attributes of the property. The heritage attributes remain intact, as should the setting.

Disadvantages: Preservation is not a 'do nothing' approach. To ensure the structures do not suffer from rapid deterioration, repairs must be carried out and systematic monitoring and repair program will be required. These repairs may be extensive to ensure the structures meet a standard where they can be inhabited. The evaluation presented above determined that the Foreman's Residence and Owner's Residence do not have a sufficient level of significance to support preserving *in situ* and preventing development of the property. The property is no longer in active use as a farm, the outbuildings were demolished, and the two barns were relocated to another property which has diminished any remaining contextual value; thus, the overall setting of the Foreman's Residence and Owner's Residence has already been significantly altered. This has been confirmed in previous reports on the property (see Unterman McPhail 2018).

Feasibility: This option is not feasible because the:

- Heritage attributes of the Sanford Farm CHL and Credit River Corridor CHL are not directly related to Foreman's Residence or Owner's Residence; and,
- Challenges to long-term sustainability.

7.3.2 Option 2: Avoid and rehabilitate

This option considers rehabilitating both structures for a new use at its current location.

Advantages: As outlined in the Canada's Historic Places *Standards & Guidelines* rehabilitation and adaptive reuse can 'revitalize' a historic place and ensures heritage attributes are retained and conserved. Rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake. Foreman's Residence and Owner's Residence were determined to be in good physical condition and have a very good level of integrity.

Disadvantages: i Rehabilitation requires innovative solutions to overcome design constraints, and some decisions for adaptive reuse can draw criticism from the public or planning professionals. The property is no longer in active use as a farm, the outbuildings were demolished, and the two barns relocated to another property which has diminished any remaining contextual value; thus, the overall setting of the Foreman's Residence and Owner's Residence has already been significantly altered. None of the heritage attributes associated with Sanford Farm CHL and Credit River Corridor CHL directly relate to the Foreman's Residence and Owner's Residence, such as the association with John Simpson, 'Roger's Bush' woodlot and tree covered banks. The only building referenced in the Sanford Farm CHL is the Simpson-Humphries House.

Feasibility: This option is not feasible as the:

- Heritage attributes of the Sanford Farm CHL and Credit River Corridor CHL are not directly related to Foreman's Residence or Owner's Residence; and,
- Challenges to long-term sustainability.

7.3.3 Option 3: Preserve by record and commemorate

Under this option, Foreman's Residence and Owner's Residence would be documented through photographs, measured drawings and written notes prior to demolition.

Advantages: Preservation by record is appropriate in cases where the structural or heritage integrity of the building is poor. It may also be an option when there is a large stock of other surviving or more representative examples. Through detailed investigations, the construction, architecture and history of the property would become an example for comparative studies and inform both future heritage assessments and academic study of the area.

Disadvantages: Preservation by record is the least desirable conservation option. Through demolition, a tangible element of the City's architecture would be lost, resulting in further attrition of heritage property building stock in the City and Ontario. However, Foreman's Residence and Owner's Residence were found to not have CHVI and on their own would not necessitate commemoration. The structures are not heritage attributes of the Sanford Farm CHL or the Credit River Corridor CHL. Foreman's Residence and Owner's Residence have already been preserved by record through the history, photographs and documentation included in this report.

Feasibility: This option was determined to not be a feasible option since:

- The Foreman's Residence and Owner's Residence are not directly related to the heritage attributes of the Sanford Farm and Credit River Corridor CHLs.

7.3.4 Option 4: Commemorate the Sanford Farm CHL and Credit River Corridor CHL.

Under this option, Foreman's Residence and Owner's Residence would be demolished and the entire property, including Simpson-Humphries House and the Sanford Farm and Credit River CHLs commemorated through interpretive panels, exhibits, tours, etc.

Advantages: Although Foreman's Residence and Owner's Residence would be removed under this option, a reminder of the property's history can be retained through an interpretive panel or other means. The placement and design of the commemoration can take many forms as appropriate to the setting but should clearly express the significance of the Sanford Farm and Credit River Corridor CHLs, including the Simpson-Humphries House. This would provide an opportunity to implement one of the recommendations from the Cultural Heritage Landscapes Project review (ASI 2018: 30) to develop an interpretation and commemoration strategy to allow for the history and stories of areas of interest and significant cultural heritage landscapes to be shared, understood, and appreciated by members of the public through a variety of media, including, but not limited to, interpretive plaques, exhibits, tours, apps and educational programs.

Disadvantages: Through demolition, a tangible element of the City's architecture would be lost, resulting in further attrition of heritage property building stock in the City and Ontario. However, as noted above the contextual value of the Foreman's Residence and Owner's Residence has been altered through the removal of the outbuildings and relocation of the barns, and the property is no longer being actively used for farm purposes. None of the heritage attributes associated with Sanford Farm CHL and Credit River Corridor CHL directly relate to the Foreman's Residence and Owner's Residence, such as the association with John Simpson, 'Roger's Bush' woodlot and tree covered banks. The only building referenced in the Sanford Farm CHL is the Simpson-Humphries House.

Feasibility: This option was determined to be the most feasible option since:

- It mitigates any adverse impacts to the Sanford Farm CHL and Credit River Corridor CHL; and,
- It provides an opportunity for the property's history to be conserved and encourages opportunities for public engagement and education.

7.3.5 Results of Options Analysis & Recommendations

From the consideration of alternatives presented above, Golder recommends that:

- No further cultural heritage studies be conducted as part of the demolition permit application for the Foreman's Residence and Owner's Residence.

The scope of this HIA only considers the impacts of demolishing the Foreman's Residence and Owner's Residence on the Sanford Farm CHL and Credit River Corridor CHL (which includes Simpson-Humphries House as a heritage attribute) and not other changes to the property resulting from the proposed Plan of Subdivision.

Golder therefore recommends to:

- Conduct an HIA during detailed design to ensure that the proposed development will not adversely impact the heritage attributes of Simpson-Humphries House.
- Develop an interpretation and commemoration strategy for the Simpson-Humphries House and the Sanford Farm Cultural Heritage Landscape and Credit River Corridor Cultural Heritage Landscape, to provide a greater understanding and opportunity to engage with the built heritage resource and landscapes.

8.0 SUMMARY STATEMENT & CONSERVATION RECOMMENDATIONS

In October 2018, Hanlon Glen Home Inc. retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) of the 1930s 'Foreman's Residence' and 'Owner's Residence' at 1200 Old Derry Road West in the City of Mississauga ('the City'), Region of Peel, Ontario ('the property'). The Owner's Residence is identified in the City of Mississauga's *Heritage Register* as the 'Humphries Residence', and also on the property is a brick house known as Simpson-Humphries House, which is on a small irregular parcel designated under Part IV of the *Ontario Heritage Act* and the remainder of the property is listed on the City's Register. Additionally, 1200 Old Derry Road West is noted in the City's *Inventory of Cultural Heritage Landscapes* as 'Sandford Farm' (hereby Sanford) and is located within the Credit River Corridor Cultural Heritage Landscape (CHL).

Hanlon Glen Home Inc. intends to demolish the Foreman's Residence and Owner's Residence, both of which are currently vacant, and eventually develop the lands south of Old Derry Road West for single and semi-detached houses and one parkette. Simpson-Humphries House may be relocated and incorporated into the subdivision as either a daycare or residential use. As the property is listed on the City's Register and contains a designated Part IV property under the *OHA*, a HIA is required in accordance with the City's *Official Plan*.

Following guidelines provided by the City's *Heritage Impact Assessments Terms of Reference*, the City's *Cultural Landscape Heritage Impact Assessment Terms of Reference*, the Ministry of Tourism, Culture and Sport (MTCS), and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the Foreman's Residence and Owner's Residence. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed, and future conservation actions recommended based on a rigorous options analysis.

This HIA concluded that:

- Foreman's Residence and Owner's Residence do not have cultural heritage value or interest as they do not meet any of the criteria as prescribed in *Ontario Regulation 9/06*; and,
- The demolition of the structures will not result in adverse impacts to the heritage attributes of the Sanford Farm and Credit River Corridor CHLs.

Golder therefore recommends that:

- No further cultural heritage studies be conducted as part of the demolition permit application for the Foreman's Residence and Owner's Residence.

The scope of this HIA only considers the impacts of demolishing the Foreman's Residence and Owner's Residence on the Sanford Farm CHL and Credit River Corridor CHL (which includes Simpson-Humphries House as a heritage attribute) and not other changes to the property resulting from the proposed Plan of Subdivision.

Golder therefore recommends to:

- Conduct an HIA during detailed design to ensure that the proposed development will not adversely impact the heritage attributes of Simpson-Humphries House.
- Develop an interpretation and commemoration strategy for the Simpson-Humphries House and the Sanford Farm Cultural Heritage Landscape and Credit River Corridor Cultural Heritage Landscape, to provide a greater understanding and opportunity to engage with the built heritage resource and landscapes.

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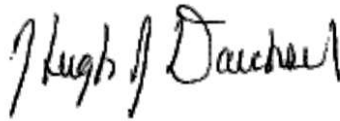
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Signature Page

Golder Associates Ltd.



Henry Cary, Ph.D., CAHP, RPA
Cultural Heritage Specialist



Hugh Daechsel, M.A.
Principal, Senior Archaeologist

HC/EC/HD/ly

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APPENDIX A

The Simpson-Humphries House
Designation By-law 833-83

THE CORPORATION OF THE CITY OF MISSISSAUGA

RECORD OF DESIGNATION

Name of Property:	THE SIMPSON-HUMPHRIES HOUSE
Municipal Address of Property:	1200 Derry Road West Mississauga, Ontario L5W 1A1
Roll Number:	21-05-040-098-226-00-0000
Owner of Property:	Mr. J. Humphries 1200 Derry Road West Mississauga, Ontario L5W 1A1
Date of Service of Notice of Intention to Designate:	January 19, 1983
Dates of Publication of Notice of intention:	January 26, 1983 February 2, 1983 February 9, 1983
Date of Designating By-law:	November 14, 1983
Instrument Number:	644733
Date of Registration:	November 23, 1983
Reasons for Designation:	Architectural value and historic interest
Property Description:	By-law 833-83

BY-LAW NUMBER **833-83**

To designate the "The Simpson-Humphries House (Sandford Farm), Concession 3, W.H.S. West Part of Lots 9 and 10, of architectural value and of historical interest.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS notice of intention to so designate the "The Simpson-Humphries House (Sandford Farm), Concession 3, W.H.S. West Part of Lots 9 and 10, having been duly published and served and no notice of objection to such designation having been received by the Council of the Corporation of the City of Mississauga.

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

THEREFORE the Council of The Corporation of the City of Mississauga enacts as follows:

1. That the real property, more particularly described in Schedule 'B' hereto, known as the "The Simpson-Humphries House (Sandford Farm), Concession 3, W.H.S. West Part of Lots 9 and 10, be designated as being of architectural and historic value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.

ENACTED AND PASSED this *14th* day of *December*, 1983.

[Signature]
MAYOR

[Signature]
CLERK



SCHEDULE 'A' TO BY-LAW NO. 833-83

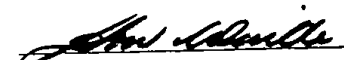
SHORT STATEMENT OF THE REASONS FOR
THE PROPOSED DESIGNATION

The Simpson-Humphries House (Sandford Farm), Concession 3, W.H.S. West Part of Lots 9 and 10, is listed on the Mississauga Heritage Inventory and recommended for designation for its architectural and historical significance. Architecturally, the house is a fine example of a patterned brick house as recommended by the Canada Farmer in 1865. Features of particular architectural importance include the decorative vergeboards, patterned brockwork, chimneys, projecting frontispiece, main entrance with panelled door and stained glass, side and transom lights, round-headed windows in the centre gable, original fenestration and shutters, the bracketed cornice and the cornice returns at the gable ends. Historically, the house was built in the 1860's by John Simpson, a prominent mill owner and founder of Meadowvale.

SCHEDULE "B" TO BY-LAW NO. 833-83

Description: Part of Lots 9 and 10
Concession 3 West of Hurontario Street

ALL AND SINGULAR, that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga, Regional Municipality of Peel, (formerly in the Township of Toronto, County of Peel), Province of Ontario and being composed of that part of Lots 9 and 10, Concession 3 West of Hurontario Street in the said City designated as Part 1 on a reference plan deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as 43R-11191.


John Wintle,
Ontario Land Surveyor.

No. 6647433
Registry Division of Peel
DATED: November 14, 1983
CERTIFY that this instrument is registered as of

.M.
20 11 1983 in the 01

Land Registry
Office at
Brampton,
Ontario

Rob Cordery
Land Registrar

BY-LAW 833-83

LEGAL DEPARTMENT
City of Mississauga

43R-11191

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT DATE <u>OCTOBER 7, 1983</u>		PLAN 43R-11191 RECEIVED AND DEPOSITED DATE <u>OCTOBER 18, 1983</u> <u>9:44 A.M.</u> <i>John Wintle</i> LAND REGISTRAR FOR THE REGISTRY DIVISION OF PEEL (N° 43)
JOHN WINTLE ONTARIO LAND SURVEYOR		CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

S	C	H	E	D	U	L	E
PART	LOT	CONCESSION	OWNER	INST. N°	AREA		
1	9	10	W.H.S.	608 E 13	0.873 AC		
			WILLIAM CAMPBELL HUMPHRIES WILLIAM BRIAN ROBERT HUMPHRIES ROBERT WELLS JACQUES HUMPHRIES LEONE ALISTAIR HUMPHRIES ESTATE OF JAMES HARRIS				

PLAN OF SURVEY OF
 PART OF LOTS 9 AND 10
 CONCESSION 3
 WEST OF HURONTARIO STREET
 FORMERLY IN THE TOWNSHIP OF TORONTO
 NOW IN THE
 COUNTY OF PEEL
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1 INCH = 20 FEET
 JOHN WINTLE, O.L.S.
 1983

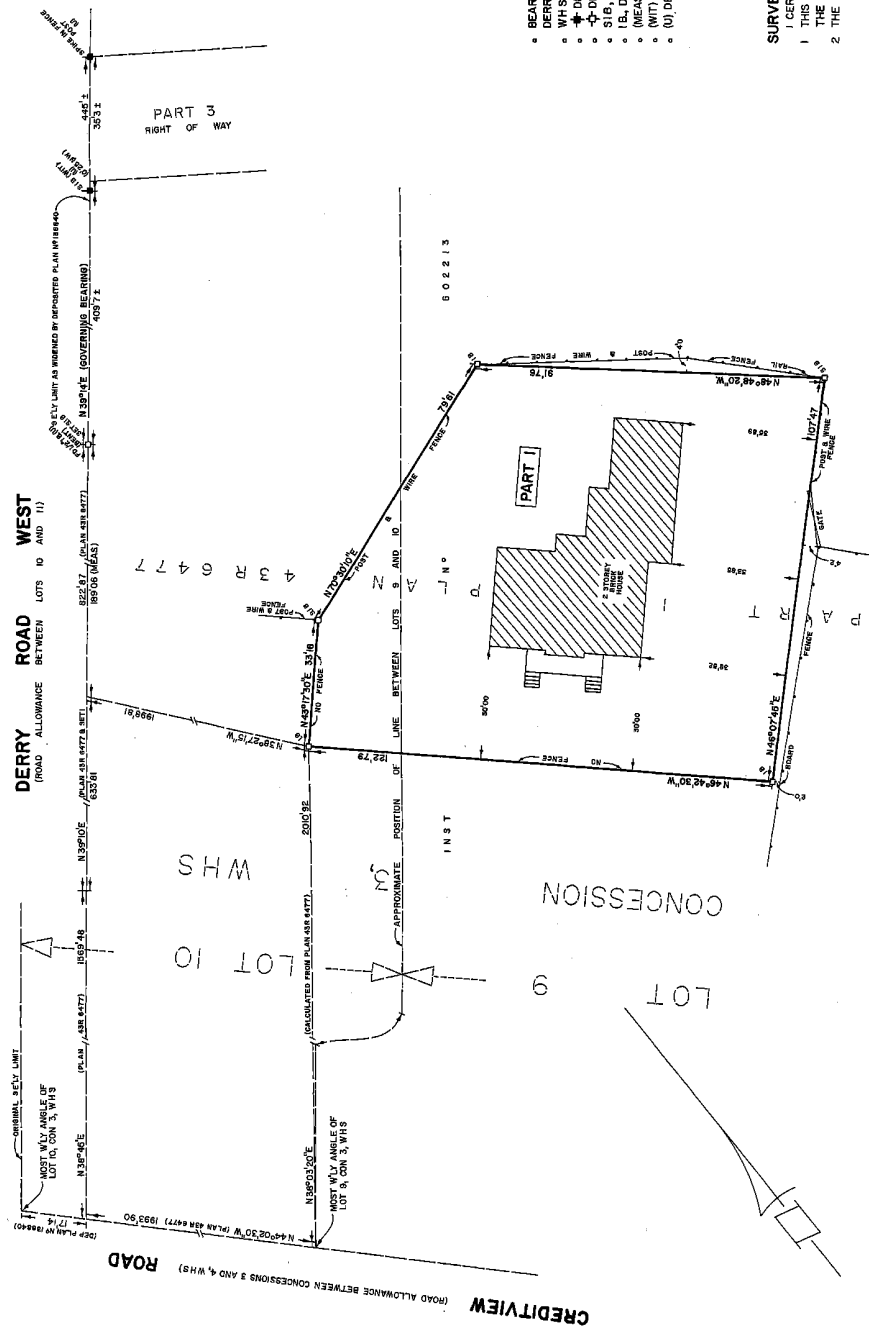
- BEARINGS ARE ASSUMED ASTRONOMIC AND ARE REFERRED TO THE SOUTHEASTERN LIMIT OF
 DERRY ROAD WEST AS WIDENED AND SHOWN ON PLAN 43R 6477, ON A COURSE OF N39°14'E.
 • W.H.S. DENOTES WEST OF HURONTARIO STREET
 • * DENOTES FOUND
 • * DENOTES PLANTED
 • S16, DENOTES STANDARD IRON BAR
 • 1B, DENOTES IRON BAR
 • (MEAS) DENOTES MEASURED
 • (WIT) DENOTES WITNESS
 • (U) DENOTES UNKNOWN

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND
 THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON THE 9 TH DAY OF SEPTEMBER 1983.

OCTOBER 7, 1983
 JOHN WINTLE
 ONTARIO LAND SURVEYOR

CITY OF MISSISSAUGA
 ENGINEERING DEPARTMENT
 ONE CITY CENTRE DRIVE
 MISSISSAUGA, ONTARIO



APPENDIX B

**Humphries Farm Plan of
Subdivision**



golder.com

City of Mississauga

Corporate Report



Date: 2019/10/15

Originator's files:

To: Chair and Members of Heritage Advisory Committee

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

Meeting date:
2019/11/05

Subject

Request to Demolish a Heritage Listed Property: 1414 South Service Road (Ward 1)

Recommendation

That the property at 1414 South Service 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, as per the Corporate Report from the Commissioner of Community Services, dated October 15, 2019.

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.

Comments

The owner of the subject property has submitted a heritage application to demolish the existing detached dwelling. The subject property is listed on the City's Heritage Register as it was built in the Late Victorian architecture style and was the home of a member of the Watson family. The Heritage Impact Assessment is attached as Appendix 1. It is the consultant's conclusion that the house at 1414 South Service Road is not worthy of heritage designation as the house has been heavily altered, both interior and exterior, most significantly by the removal of glazing over the bricks which have triggered an unalterable degradation to the exterior facade. Staff concurs with this opinion.

Financial Impact

There is no financial impact resulting from the recommendation in this report.

Conclusion

The owner of 1414 South Service Road has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a Heritage Impact Assessment that provides information which does not support the building's merit for designation under the Ontario Heritage Act.

Attachments

Appendix 1: Heritage Impact Assessment



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

Prepared by: John Dunlop, Supervisor, Heritage Planning

CULTURAL HERITAGE ASSESSMENT

**1414 South Service Road
Mississauga, Ontario, Canada**

30 August 2019

prepared by



architecture + planning + urban design
+
heritage conservation
+
real estate development

21 Scollard St., #103
Toronto, ON M5R 1G1
CANADA
416.920.8105
mark@mwhallcorp.com
www.mwhallcorp.com

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- 4.2 How the proposed development / site alteration will impact the heritage resources and neighbouring properties.

**1414 South Service Road
Mississauga, Ontario, Canada
CULTURAL HERITAGE ASSESSMENT
30 August 2019**

5.0 MITIGATION OPTIONS, CONSERVATION METHODS AND PROPOSED ALTERNATIVES

5.1 Mitigation measures, conservation methods, and/or alternative development options that avoid or limit the direct and indirect impacts to the heritage resource

- Alternative development approaches
- Appropriate setbacks between the proposed development and the heritage resources
- Design guidelines that harmonize mass, setback, setting and materials
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 - Buffers
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REFERENCES

APPENDIX

1414 South Service Road
Mississauga, Ontario, Canada
CULTURAL HERITAGE ASSESSMENT
30 August 2019

EXECUTIVE SUMMARY

An existing residential building at 1414 South Service Road is today functioning as a multi-unit residential property, a remnant of a former farm property in the former Lakeview community which was annexed by the City of Mississauga and converted to suburban residential development. In 1817 Samuel Smith acquired a 100-acre parcel including the present property. In 1872 Samuel Smith sold Part West half of the original grant, along with other lands to John Watson for establishment of a farm. The Watson family had seven sons, including Charles Watson who was sold the present property along with other portions of the farm in 1883, at which time the present house on the property was constructed and Charles continued to work with the fruit farm established by his father. Early in the 19th century, Dundas Street north of this property was an historic main east/west roadway for Ontario connecting the provincial capital at York [Toronto] with Niagara [York] and London, Ontario. In the early 20th century, the Middle Road, south of Dundas, a limited access road that became the QEW and later became the main east-west paved automobile road facilitating suburban development in the area. In 1931, at the beginning of the Great Depression, development of the Queen Elizabeth Way which incorporated the earlier Middle Road limited access roadway, began as a project to connect the Niagara Peninsula to Toronto and replaced Dundas and later Middle Road as the main thoroughfare. This new highway was the first two lane limited access divided highway in North America. Today this highway is undergoing further expansion/improvement with addition of a new circular access/exit ramp west of the subject property which will require some additional land taking from this residential property. The addition of a standard masonry noise wall along the QEW limits visual access of this property from the highspeed highway, and essentially makes 1414 a remnant parcel, more related to the suburban residential community further south.

The remaining existing 19th century remnant farm residence occupying the centre of this remnant farm parcel is a Listed Heritage property on the City of Mississauga Register. The Ontario Ministry of Transportation is taking a portion of the northerly face of the property for completion of a new road access loop and widening of the South Service Road. The present owner of the property purchased it in 2005 and is planning to redevelop the remainder of this property following completion of the eminent domain taking by the Ministry of Transportation. Present plans are to construct three new single new family homes, similar in scale to those in the adjacent residential area.

The existing early farmhouse on the property was converted to multi-tenant rental use, possibly 40 years ago when the property was owned by the Trustees of the Korean Central Presbyterian Church. Exterior masonry of this house has been destroyed by sandblasting and the building needs substantial restoration. Present regulations in Mississauga do not provide public funding for major restoration of Listed or Designated heritage buildings such as would be required for the exterior brick restoration.

Given present circumstances beyond the control of the present owner of the property, It is our recommendation that the existing Listed Heritage building be de-listed as a heritage property and that the present owners be permitted to remove the existing building and construct new residences in concert with existing adjacent residential developments. Documentation completed to date of this property as part of this Cultural Heritage Impact Assessment should be incorporated into City of Mississauga archives.

1414 South Service Road
Mississauga, Ontario, Canada
CULTURAL HERITAGE ASSESSMENT
30 August 2019

1.0 BACKGROUND

1.1 Present owners of 1414 South Service Road are planning to construct three new single-family residences on lots to be severed within the remnant property boundaries following expropriation by the Ministry of Transportation. A Cultural Heritage Impact Assessment [CHIA] was commissioned by the present owners to provide support for a severance of the existing Listed heritage property lot.

1.2 Owners of the property at 1414 South Service Road are:

Mr. Frank Merulla, Ms. Vita Zaffino and Ms. Caterina Macri
 c/o Mr. Frank Merulla
 G. Merulla Inc.
 2616 Cynara Road
 Mississauga, Ontario L5B 2R7
 Tel: 416 818 6436

The owners of the property commissioned MW HALL CORPORATION to prepare this CHIA, working in association with:

Nicholas Dell, BA. H
 Harper Dell & Associates Inc., Planning, Traffic, Tax & Land Development Consultants
 1370 Hurontario Street
 Mississauga, Ontario L5G 3H4
 Tel: 905 615-0614
 Email: nickdell8@gmail.com

1.3 This CHIA was conducted beginning 25 June 2019

1.4 Methodology used to prepare this assessment included:

- a. determining heritage status of the property with City of Mississauga register of heritage properties
- b. internet research related to the property
- c. conduct of a site visit to review the property
- d. working with the owner regarding plans for new residence on the severed portion of the lot
- e. review of potential redevelopment with new residences
- f. sketch concept plans for redevelopment with/without existing Listed building
- g. coordination with Harper Dell and & Associates regarding site development options via professional planning consultation

1414 South Service Road
Mississauga, Ontario, Canada
CULTURAL HERITAGE ASSESSMENT
30 August 2019

2.0 INTRODUCTION TO THE SUBJECT PROPERTY

This Assessment addresses City of Mississauga Terms of Reference for Heritage Impact Assessments relative to potential adaptive reuse of property's remnant following MTO expropriation.

2.1 Heritage Resources within the subject property, landscapes, buildings.

The subject property is a remnant parcel from a much larger, early farm property established in the 19th century and is the site of a Listed residential building and 20th century garage and driveway access to what today is South Service road related to the Queen Elizabeth Way highway.

2.2 History of the Site Uses.

As stated above, this site was a farmhouse with lawn surrounding. When the property was deeded from the father, John Watson, to his son Charles Watson in 1883 the property was 18 acres. Today it is the site of the original house and the more recent garage and is a rectangular plot containing only the house and garage. The house interior is subdivided into rental apartment uses.

2.3 Description of the property/significant features of buildings, landscapes, vistas

City of Mississauga Listing of heritage properties does not note rationale for adding 1414 South Side Road to the List. Under the Ontario Heritage Act a property must have at least one of the criteria noted in the Ontario Heritage Act to be worthy of Designation. We contend that, given the physical condition of this house and its surroundings, there is insufficient rationale for the property to meet the criteria for Designation.

2.4 History of the property

Originally an 18 acre segment of a farmstead when the present house was constructed, the present situation is that the Listed house is reduced to a single large residential lot, surrounded on the north by the existing Service Road with a tall noise wall on the north side of that roadway, on the east by a 20th century single family residence, on the south by a residential subdivision of single family homes, and on the west by presently vacant land that is planned for new road construction for a new highway access ramp to service the QEW. The now deteriorated residence is subdivided into small residential suites with no assigned vehicular parking along the existing surface drive related to the residence.

2.5 Context, including adjacent properties, land uses, etc.

Expansion of the South Service Road with a new ramp for the QEW is underway to the north of the property. There is an existing 20th century residential subdivision to the east and to the south. To the west new municipal infrastructure is under development.

2.6 Physical condition, security and critical maintenance concerns of property.

The building has seen destruction of its exterior brick façade. The exposed wood window sills, the age and inappropriate enclosure of the north facing porch, and the age in general of the house, its aged utilities and other house elements, require a decision regarding future use and whether retention or restoration is the most appropriate future for this property.

**1414 South Service Road
Mississauga, Ontario, Canada
CULTURAL HERITAGE ASSESSMENT
30 August 2019**

3.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

3.1 Heritage Resources within the subject property, landscapes

The property at 1414 South Service Road is no longer within a farm community along an original roadway as it was in the 19th century. The 19th century house has been modified with enclosure of the original front porch, destruction of the external face of the brick façade, planned further taking of the north portion of the site for new highway construction. The existing small garage to the west of the house is not a heritage resource, and new driveway access from the planned Service Road is required for today's vehicular access.

3.2 History of the property

The original 19th century residence on the property is likely the first structure erected on this remnant lot. The property has been in residential use since its construction in the 19th century, but the surrounding farmlands have all been replaced by a variety of contemporary suburban land uses.

3.3 Historical landowners of the property

As notes in section 2.2 above, the property was originally part of the farmlands of John Watson. An 18-acre portion of the farmstead was severed and utilized for construction of the present residence by one of John's sons, Charles Watson, for his residence. Later members of the Watson family continued to be involved in ownership of the property until 1906. In 1948 the property changed ownership again, out of the Watson family ownership.

3.4 Cultural Heritage Value or Interest of the subject property

The property was a significant structure when this area was farmland, with access likely directly to the earlier roadway that became the Middle Road and later the QEW. But these highway developments spurred the end of farming in this area, and the present house is today of little heritage value or interest in Mississauga or the GTA.

3.5 Summary evaluation of the property

This former farm residence, constructed as a home for a second-generation son of the Watson family, seems to have little public value and has been modified to such an extent that it has little heritage significance.

**1414 South Service Road
Mississauga, Ontario, Canada
CULTURAL HERITAGE ASSESSMENT
30 August 2019**

4.0 DESCRIPTION AND EXAMINATION OF PROPOSED DEVELOPMENT/SITE ALTERATIONS

4.1 Description of the proposed development, site alteration in relation to heritage resource.

Present owner of the property at 1414 South Service Road is planning to demolish the existing two storey residence and adjacent garage, to sever the property into three single family residential lots, and to construct three new single family residences on the property following final negotiations with MTO regarding expansion of the Queen Elizabeth Way limited access highway.

4.2 How the proposed development / site alteration will impact the heritage resources and neighbouring properties.

The original Watson family house, south of this property is a Designated heritage property on the Mississauga Register. If this original 19th century house will remain a Designated property on the Mississauga Register, with retained archival material for the house at 1414 South Service, the history of this farm parcel will provide the historical record of the Watson family and farm. The planned three new single-family houses will continue the evolution of this (originally aboriginal) land to suburban residential for the foreseeable future.

5.0 MITIGATION OPTIONS, CONSERATION METHODS AND PROPOSED ALTERNATIVES

5.1 Mitigation measures, conservation methods, and/or alternative development options that avoid or limit the direct and indirect impacts to the heritage resource.

As mentioned above, submittal of this CHIA to City of Mississauga and Peel County Archives will provide a public record of this Listed property for the public.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by



MW HALL CORPORATION

per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
President

1414 South Service Road
Mississauga, Ontario, Canada
CULTURAL HERITAGE ASSESSMENT
30 August 2019

REFERENCES

- a) City of Mississauga Terms of Reference, Heritage Impact Assessment, 2019 (no date)
- b) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- c) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy Statement of 2014.
- d) Ontario Provincial Policy Statement [PPS 2014] section 2.6.3
- e) Ontario Heritage Act Reg. 09/06, Section 2(d) of the Planning Act, Section 2.6 of the Provincial Policy Statement, and Section 4.9 of the City of Brampton Official Plan.

APPENDICES

- 1- Photographs of existing buildings on property at 1414 South Service Road, Mississauga
- 2- Photograph of existing building to east of subject property
- 3- Vicinity Map, 1414 South Service Road, Mississauga, Ontario
- 4- Aerial Photograph of Vicinity of subject property
- 5- 1859 Tremaine Map, excerpt showing property
- 6- Early 19th Century County Atlas Map, excerpt showing property
- 7- Mississauga Heritage Register showing existing 1414 South Service Road development
- 8- Watson Family History
- 9- Mississauga Official Plan map
- 10- MTO drawings showing QEW planned improvements
- 11- Site Plan of planned lot split of subject property for new residence construction
- 12- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP



1a) View from East



1b) View from North



1c) View from South



1d) View from West



1e) Rear Façade, sandblasted brick, painted



1f) Sandblasted brick, peeling paint



1g) Sandblasted brick, peeling paint

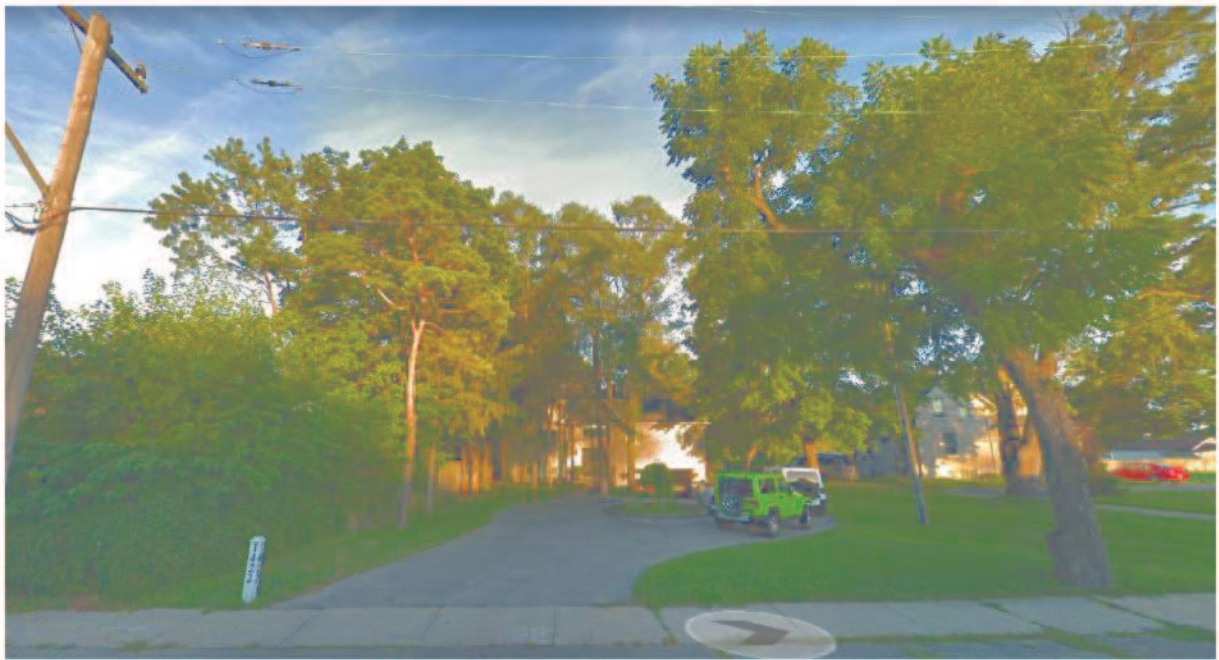


1h) Existing brick detail

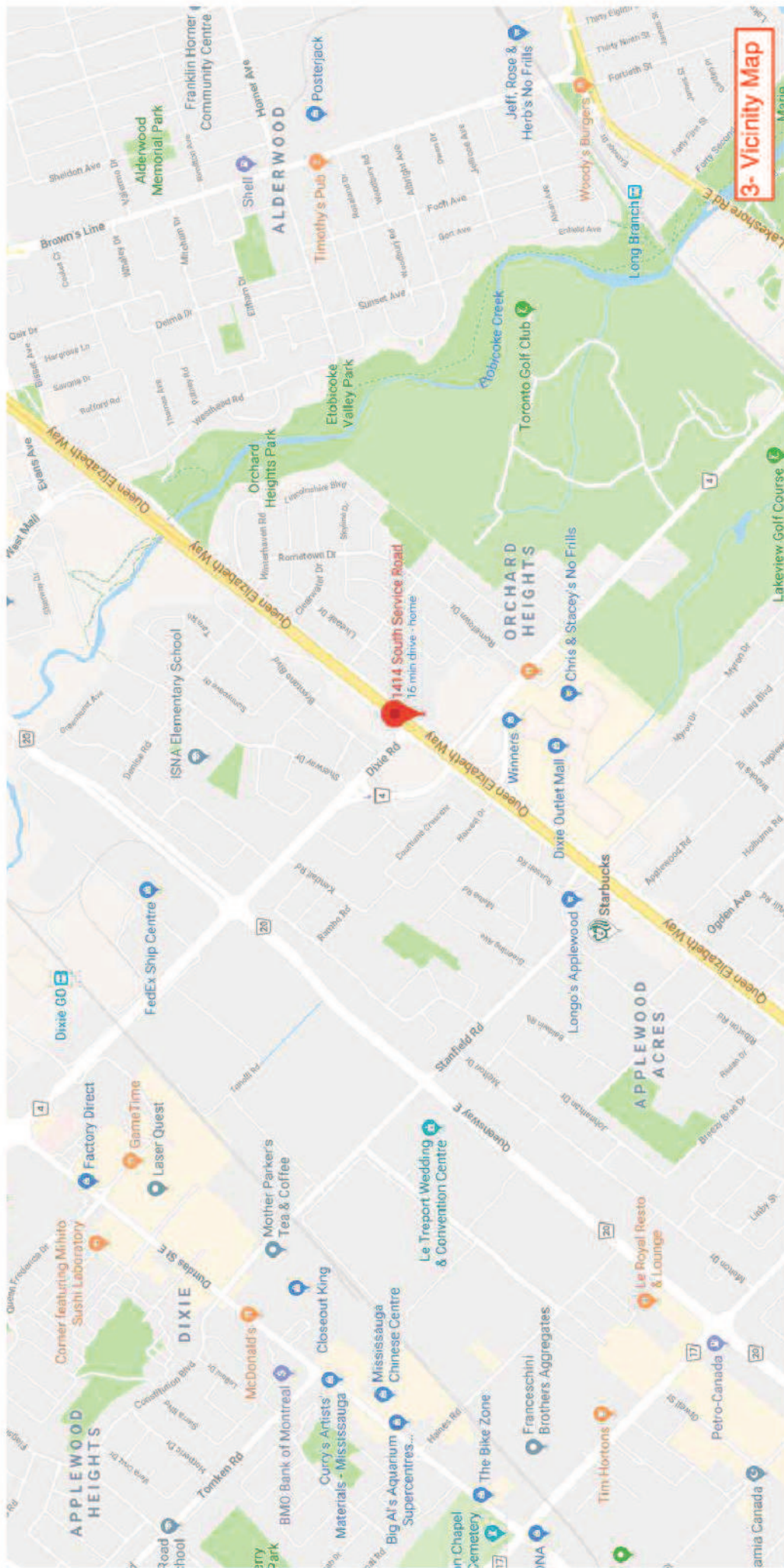


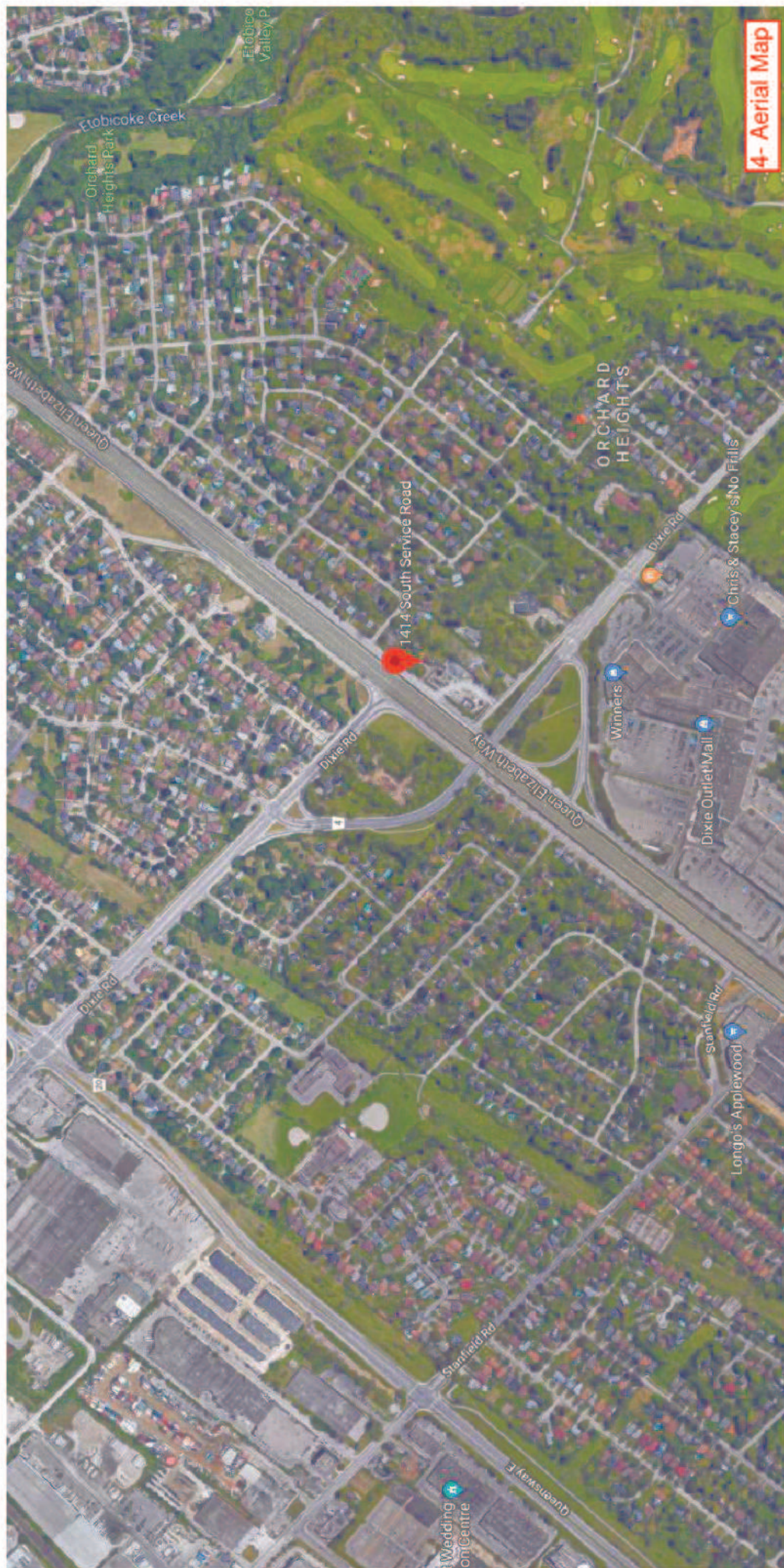
Image capture: Aug 2018 © 2019 Google

1i) View from South Service Road



2) 1422 South Service Road





4- Aerial Map



SCALE 40 CHAINS TO AN INCH.

1414 South Service Road

6- County Atlas Map

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IMAGE DETAILS

Displaying image 1745 of 1: [Back to Thumbnail Images](#)

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[View Full size image](#)

Title: Johnston Residence, Lakeview

Identifier: PH1893

Date of Original Photo: 1989

Date Built: ca 1870

Image Type: B&W Photo, 12x9 cm.

Subject: Historic buildings - Ontario - Lakeview (Mississauga)

Donor: Planning & Heritage, Community Services

Location: 1414 South Service Road, pt. Lot 5, Conc 2 SDS

Conditions of Use: See [Terms of Use & Privacy Statement](#).

Description: 1414 South Service Road, Conc 2 SDS, pt. Lot 5. This is a one-and-a-half storey brick L-shaped structure in farm house style. It was probably built some time in the 1870s and is listed on the Heritage Register.

Agency: Mississauga Library System

City of Mississauga, 300 City Centre Drive, Mississauga, Ontario Canada L5B 3C1

[Terms of Use & Privacy](#) | [Accessibility](#) | ©1995-2019

pcomapp01:8853

The Watsons - 1872

John and Elizabeth Watson, who came from Grahamsville, purchased 83 acres (32 ha) of Lots 4 and 5 and broken Lot 3, Con. 2, SDS, in the area that would become known as Lakeview, on March 16, 1872, from Samuel Smith Jr. for \$4,100. John built a substantial two storey house and a brick barn and the family worked hard to make their farm prosper. They had seven sons, William George, Charles H., Fred, Jessie, Harvey, John and Wesley. They nurtured a great orchard with a variety of fruit trees, but the apple trees were John's pride. Their apples were put in barrels and taken by farm wagon to the St. Lawrence Market in Toronto. They also had a vegetable garden and grew gooseberries.

When John passed away in March, 1903, his son,

William George (b.1855, d.1932), took over his affairs and took care of his mother. His estate was called Silver Birch Fruit Farm.

◀ **The former John Watson House**

(City of Mississauga Community Services)



The former Watson/McGillion House, 2003



(Photos by Kathleen A. Hicks)

WILLIAM AND ANN JANE HAD FOUR SONS, WILLIAM RICHARD, Charles E., George and Fred and a daughter, Ida May. Ida (1886-1962) became Mrs. Norman Death on June 23, 1909. Son Charles H. (1857-1931) was married twice, first in 1884 to Gurney Rymal, who died in 1902, then to Charlotte Ann Death (1870-1948) and they had daughter Marjory in 1906. She died in 1936. The Deaths had a 50 acre (20 ha) farm on Lot 6 across Third Line (Dixie Road).

The Watsons attended the Bethesda United Church in Dixie and William George was known to handle the church's funds. He would bring in members of the congregation, sit them down and tell them how much they had to contribute to the church.

In 1909, William G. turned over some property to son, William R. In 1914, he gave acreage to Fred and in 1922, to Melville Watson. Before William G. died on January 23rd, 1932, he was witness to the success of his son, George, who became a family doctor, the first in Lakeview.

In 1951, the Watsons started to sell off their property to George A. Rome and Son, who constructed the Orchard Heights subdivision under Rome-Saracini Limited in 1952. One street was named Kenneth Avenue for Kenneth Watson, son of Charles H., by his first wife, Gurney. The last Watson to live in the Lakeview area was Dr. George, who died in 1964.



▲ **Charlotte Death Watson**



◀ **The former Charlie Watson House, 2003**
(Kathleen A. Hicks)

The John Watson house and barn, called the McGillion house, still exists at 1559 Cornack Crescent and is owned by Boris Palotto. John's son, Charles' house, built in 1905, is located at 1414 South Service Road.

NEWS ITEM

Apples, Pears and Melons Stolen From Fruit Farms

Fruit farms in the Port Credit and new Middle Road districts are daily reporting thefts of pears, apples, melon and other fruit and drastic measures are being considered in an effort to check the marauders.

The steady theft of fruit have reached serious proportions and farmers state that the losses will run into several hundred dollars. Police action is being considered, although the farmers are loath to prosecute small boys, who are among the worst offenders.

Charles E. Watson, fruit grower of Lakeview, in discussing the matter, stated he owned a farm on the new Middle Road and with the steady increase of traffic on this highway the losses through thefts are reaching serious proportions.

He declared that several trees of green apples, not yet matured, had been ravaged by the thieves, and he was kept busy every Sunday chasing motorists and cyclists from his property. On Wednesday of last week, he came upon two cars parked near his farm and the occupants had taken 12 bushels of apples.

Fruit growers in the district have complained to Reeve Maguire of Toronto Township and police action will be taken. Constable Sid Belford has been instructed to take action against anyone caught stealing fruit from the local farms.

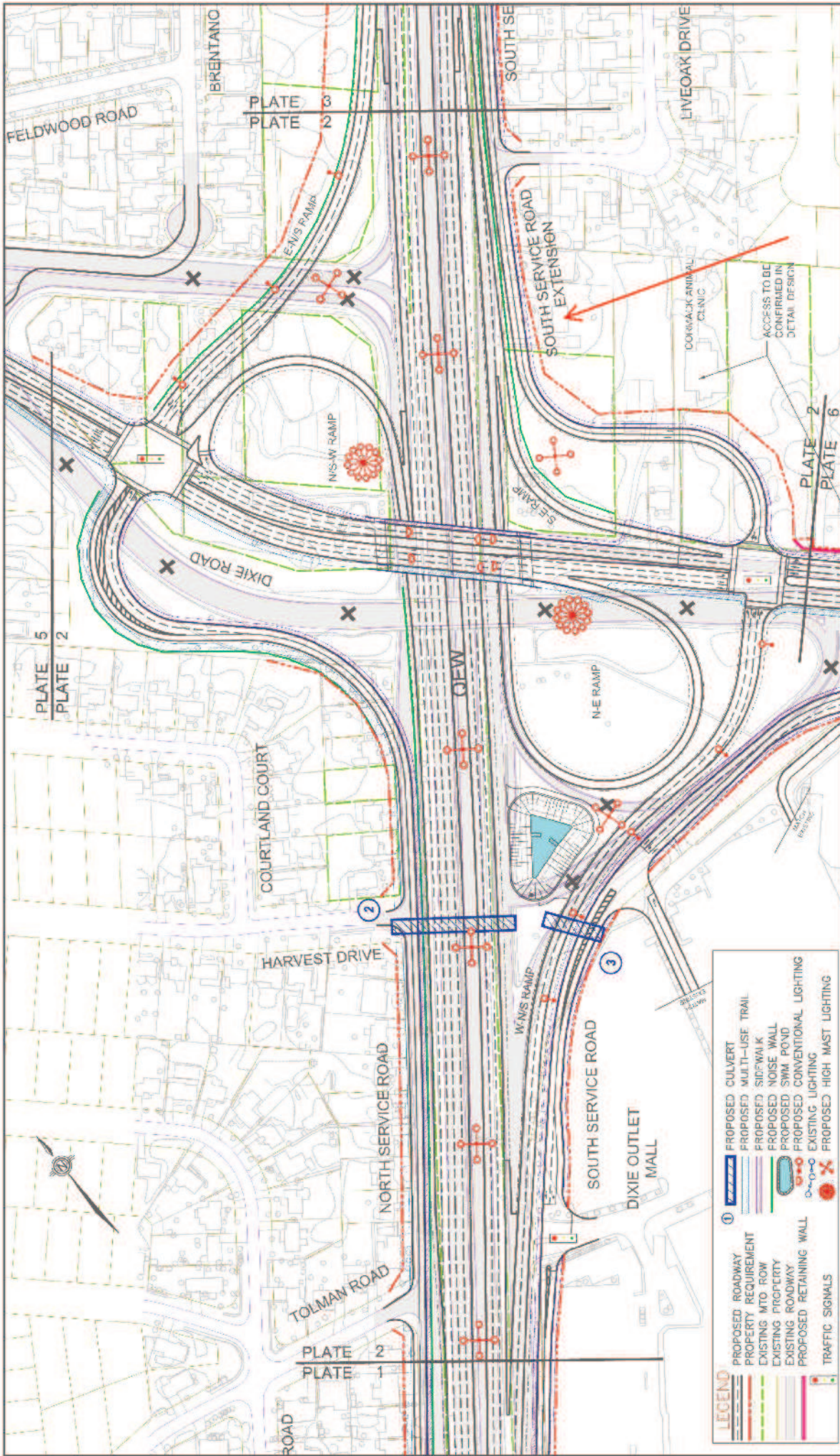
Port Credit News
September 8, 1937





8- Watson House 2019





10- MTO Service Road Improvement Plan

7.2

26

EXHIBIT ES-26

PREFERRED PLAN

PLATE 2

40m

20m

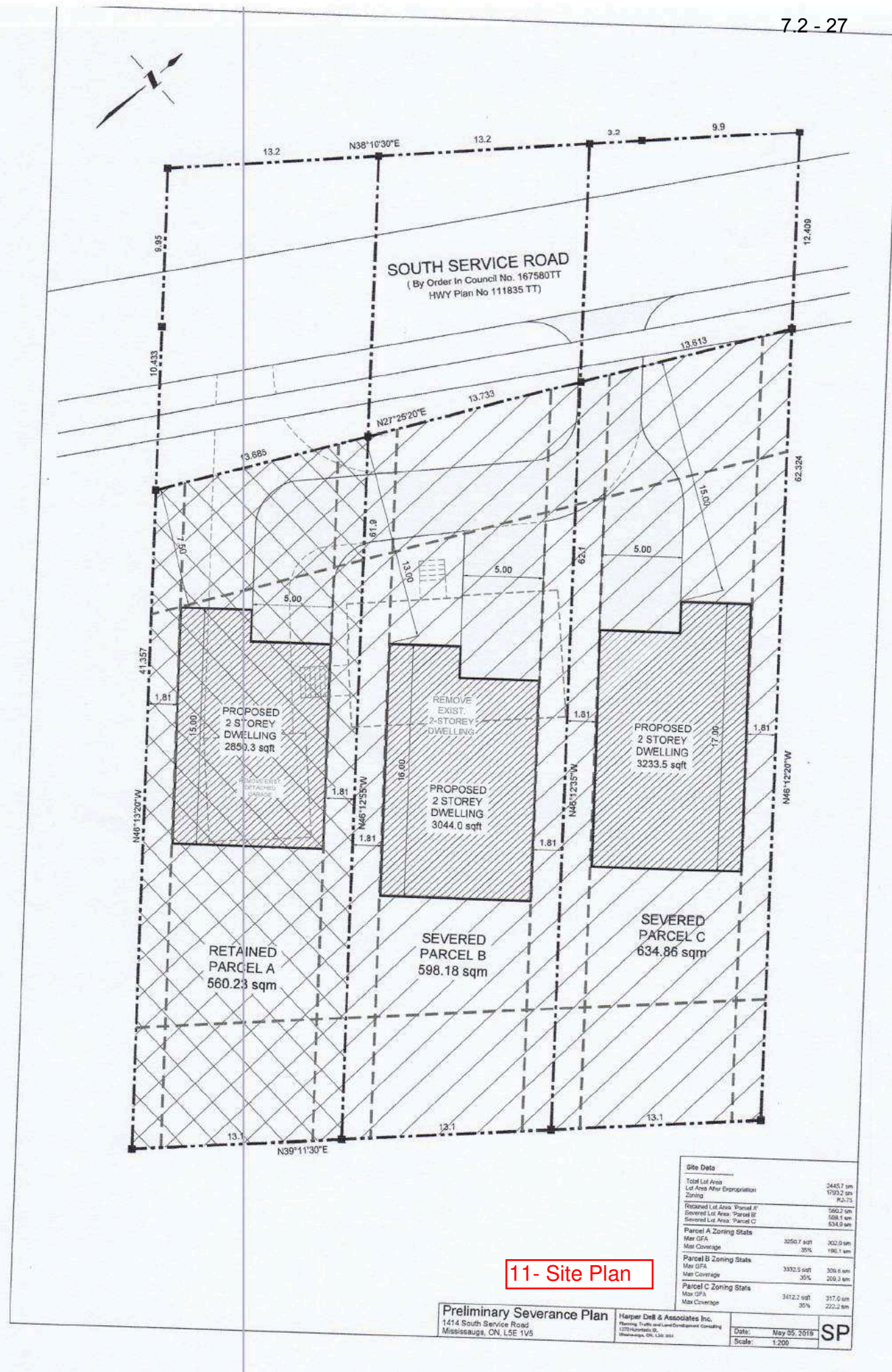
NBS 1:2000

W.O. 09-20003: Queen Elizabeth Way Improvements

From Evans Avenue to Cawthra Road

Preliminary Design and Class Environmental Assessment Study

Ontario



Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design
 US Navy Civil Engineer Corps Officer School, Certificate of Graduation - Construction and Design Management
 Massachusetts Institute of Technology - Graduate Studies in Planning and Economics
 Pratt Institute, Master Degree program studies in Planning and Economics
 University of Michigan, Bachelor of Architecture

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.], Toronto / Orillia, Founding President
 Orchard Point Development Company [1657923 Ontario Inc.], Orillia, Vice President
 MW HALL CORPORATION, Toronto, Toronto, Founding President
 Teddington Limited, Toronto, Development advisor, Planner, Architect
 US NAVY, Civil Engineer Corps, Officer
 ARCHIPLAN, Los Angeles, Founding Principal
 DMJM, Los Angeles, Planner

HISTORIC PRESERVATION / ADAPTIVE REUSE

Mark has special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of heritage properties. He is a member of the Canadian Association of Heritage Professionals. He served as preservation architect on renovations of the RC Harris Water Plan and Queens Park, designated cultural heritage buildings in Toronto. He has served as architect for restoration and additions to a number of historic buildings in Vaughan, the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga, Brampton, Richmond Hill, Aurora, Niagara-on-the-Lake and in Los Angeles, Florida and Mexico. He frequently works with municipalities, property developers, and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

ARCHITECTURE

An architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed-use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a certified heritage professional by the Canadian Association of Heritage Professionals, a Registered Professional Planner in Ontario, a member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. As founder and president of Mariposa Land Development Company, working with Turner Fleischer Architects, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. He has designed residential, commercial and industrial projects.

COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service and the community in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects.

City of Mississauga

Corporate Report



Date: 2019/10/15

Originator's files:

To: Chair and Members of Heritage Advisory Committee

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

Meeting date:
2019/11/05

Subject

Request to Alter a Heritage Designated Property: 299 Queen Street (Ward 11)

Recommendation

That the request to alter the heritage designated property at 299 Queen Street, as per the Corporate Report from the Commissioner of Community Services, dated October 15, 2019 be approved.

Background

The City designated the subject property, known as Streetsville Memorial Cemetery, which is owned and operated by the City, under Part IV of the *Ontario Heritage Act* in 2016. Section 33 of the Act requires Council permission for alterations likely to affect the property's heritage attributes.

Comments

The City of Mississauga Parks, Forestry & Environment Division, which operates the cemetery, proposes to build a columbarium within the centre of the cemetery in order to provide more spaces for internment within the cemetery. The site plan and renderings for the columbarium are attached in Appendix 1. In order to satisfy all provincial legislation, including the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act*, an archaeological assessment was carried out in the area where the columbarium is to be constructed to ensure that no burials, or other archaeological resources, are impacted as a result of this project. The archaeological assessment reports are attached as Appendices 2 and 3. During the archaeological assessment, one archaeological site, named the Church Location site (AjGw-618) was encountered and mitigated. This site is interpreted as the entrance way into the original St. Andrew's Church, built in 1824. No burials were encountered during the archaeological excavations. Interpretation of the original church will be included in the columbarium project.

Financial Impact

There cost is budgeted and covered under Parks Program Delivery approved capital budget funding.

Conclusion

Parks, Forestry & Environment has submitted an application to construct a columbarium at the subject property. The archaeological assessments conducted in advance of this project have included the mitigation of the Church Location site (AjGw-618). The columbarium itself is a sympathetic alteration to the subject property and should therefore be approved.

Attachments

Appendix 1: Site Plan and renderings

Appendix 2: Stage 1-2 Archaeological Assessment

Appendix 3: Stage 4 Archaeological Assessment



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

Prepared by: John Dunlop, Supervisor, Heritage Planning

QUEEN STREET

EXISTING MONUMENT

EXISTING IRRIGATION LINE

EXISTING SIDEWALK

EXISTING GATEWAY

EXISTING FENCE

BURIAL

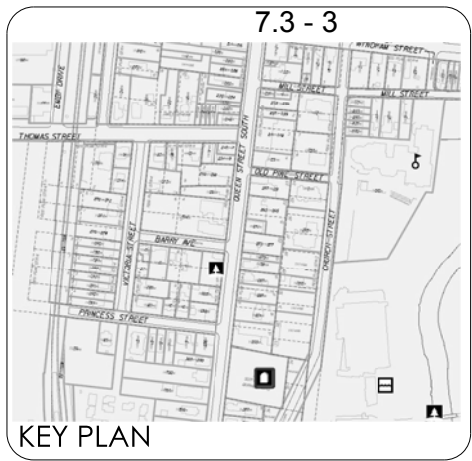
CONCRETE CURB

UNIT PAVING

EXISTING MONUMENT

BENCH

64 NICHE COLUMBARIUM



LEGEND

LANDSCAPE - PLAN
OPTION 2

STREETSVILLE COLUMBARIUM
CITY OF MISSISSAUGA
PARK DEVELOPMENT

SCALE: 1:100



DRAWN BY: JW
APPROVED BY: KR
REVISION: ISSUED FOR
REVIEW
DATE: 2018/11/21

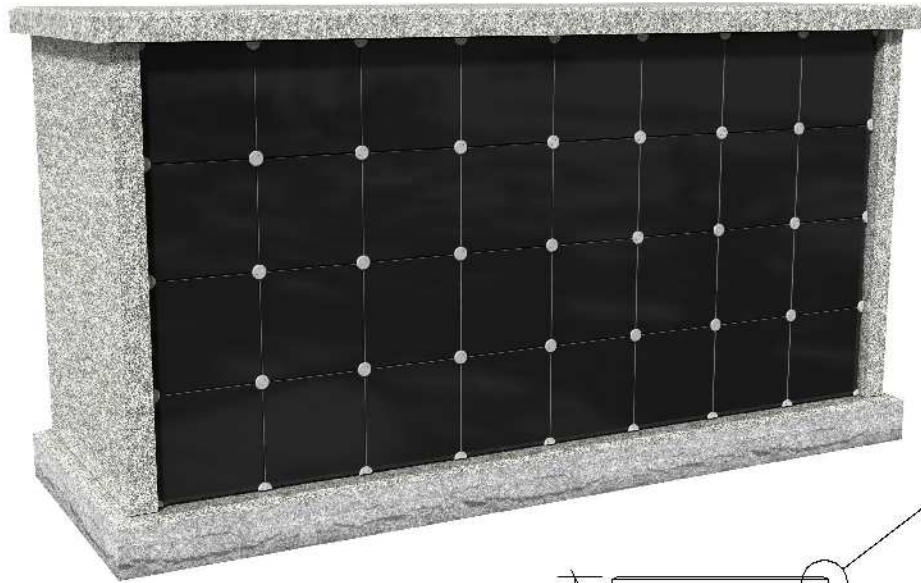
DRAWING: L1

4 ROCK OF AGES
STANSTEAD, Qc JOB 3E2
TEL: (819) 876-2745
FAX: (819) 876-2234

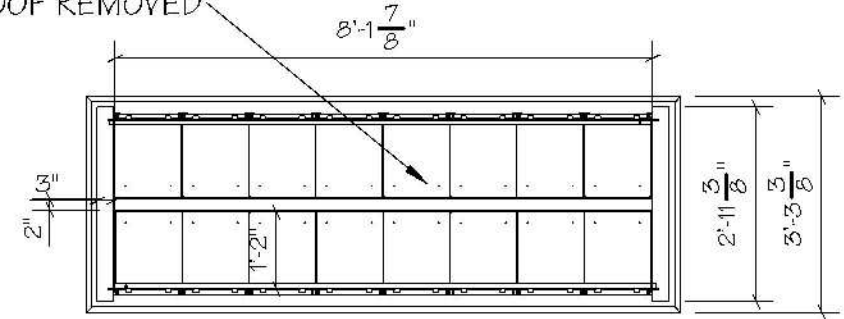


TITLE 64 ALUMINUM NICHE COLUMBARIUM	FILE NAME		DRAWN BY: BW	---	---	7.3 - 4	
	ORDER XXX		CHECKED BY	---	---		
REF. NAME	REF.		DATE 15/11/2018	---	---		
CLIENT CITY OF MISSISSAUGA	SHEET 1 OF 1	SCALE 1:35	REV. NO.	DATE REV.	DESCRIPTION		REV. BY

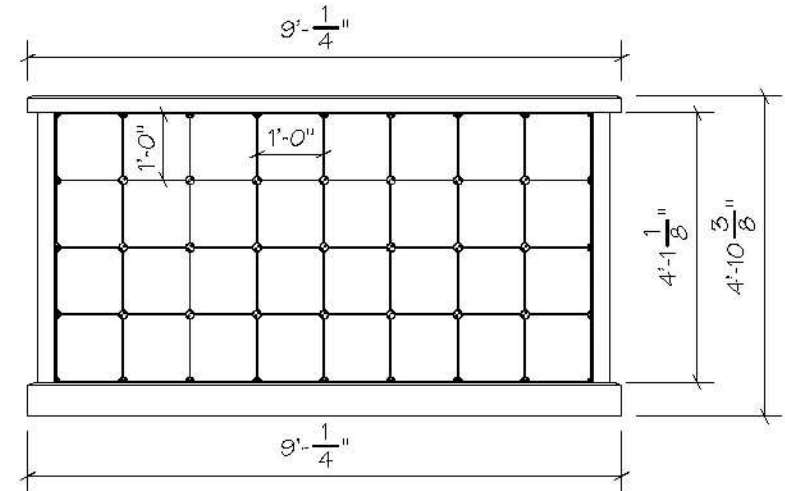
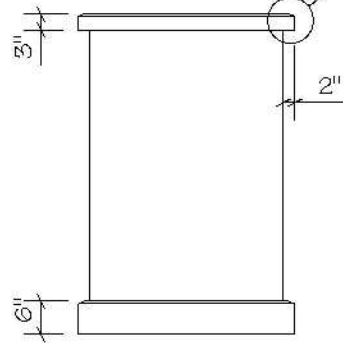
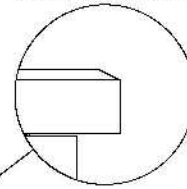
NOTE: ALL POLISHED WITH ROCK PITCHED SIDES ON THE BASE



ROOF REMOVED



POLISHED BEVELS
ON ROOF AND BASE



This detail was prepared
for your approval

Sign and return

Approved by _____

Date: _____

Weight 7271.71 lbs

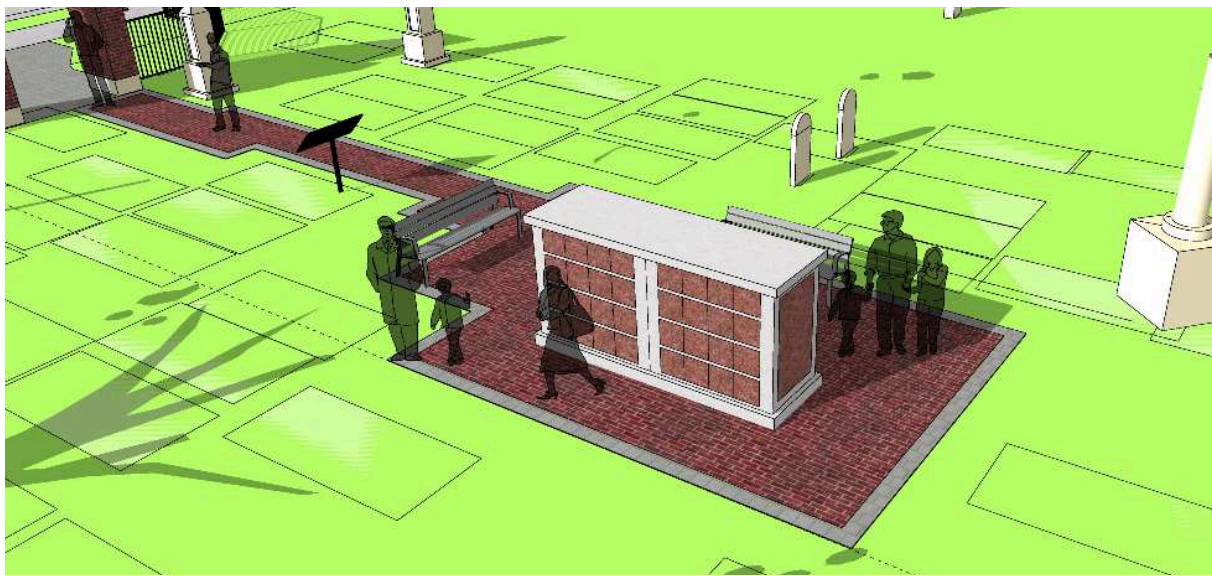
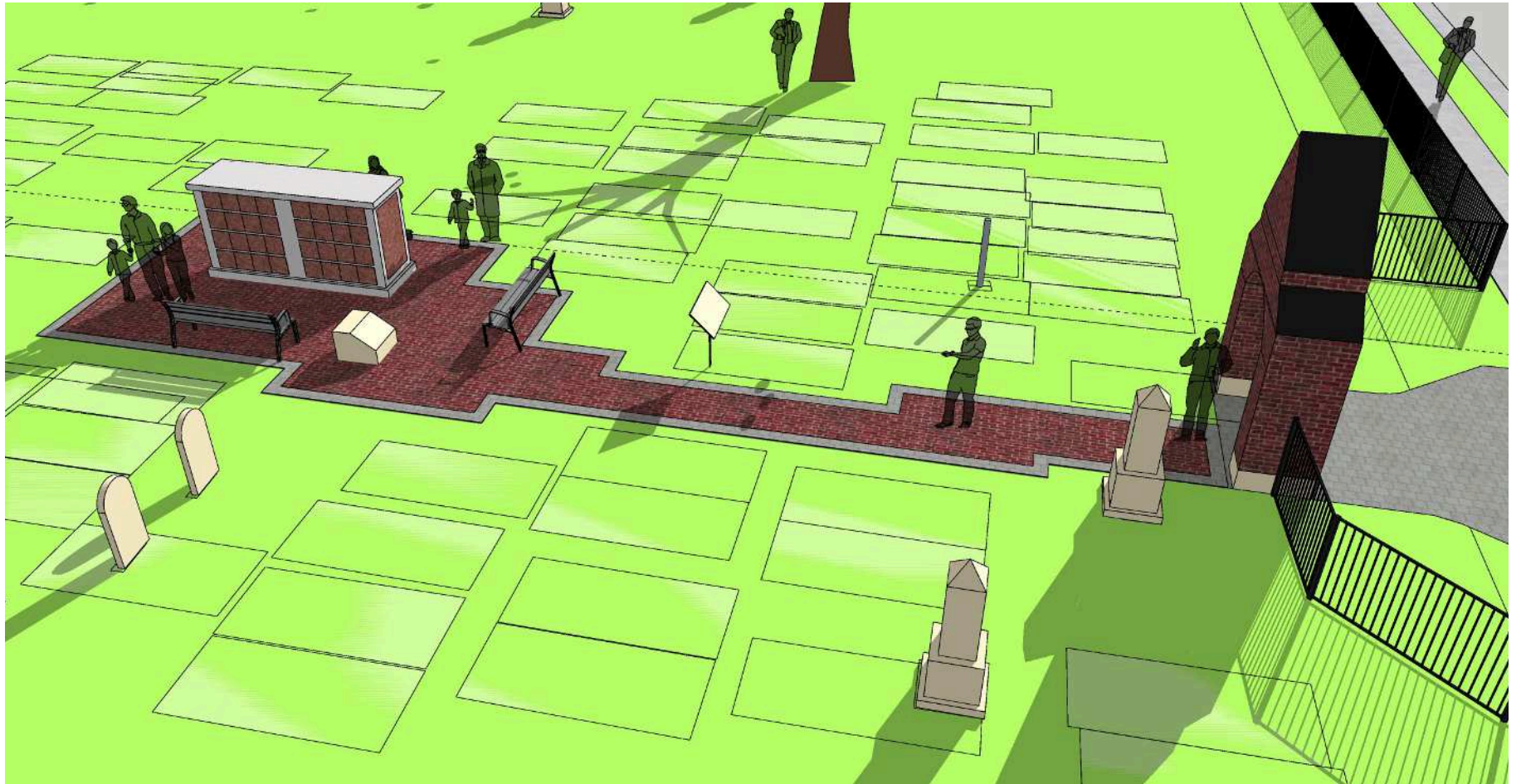
COLOR STANSTEAD GREY WITH BLACK SHUTTERS

FINISH ALL POLISHED WITH ROCK PITCHED SIDES ON THE BASE

REV 1

QUANTITY 1 OF 1

TARGET DATE 0000-00-00



**Stage 1 & 2 Archaeological Assessment
Proposed Pathway and Columbarium
Streetsville Memorial Cemetery
299 Queen Street South
Lot 3, Concession IV former North Toronto Twp.
Village of Streetsville,
City of Mississauga, Ontario**

Submitted to

**City of Mississauga | Community Services Department,
Parks & Forestry Division
300 City Centre Drive, Mississauga, Ontario L5B 3C1**

and

The Ontario Ministry of Tourism, Culture and Sport

Prepared by



**Timmins Martelle
Heritage Consultants Inc.**

**@ the Museum of Ontario Archaeology
1600 Attawandaron Road, London, ON N6G 3M6
Phone: (519) 641-7222 Fax: (519) 641-7220**

**Archaeological License: Jim Sherratt, M.A., P074
Our File: 2019-033
PIF Number: P074-0034-2019**

**August 2019
Original report submitted to the Ministry of Tourism, Culture and Sport
XX August 2019**

Executive Summary

A Stage 1 and 2 archaeological assessment was conducted for areas to be impacted by the construction of a new pathway and columbarium within Streetsville Memorial Cemetery, 299 Queen Street South, in the City of Mississauga. Historically, the subject property was located within Lot 3, Concession IV, former Geographic Township of North Toronto, Peel County, Ontario. TMHC was contracted by The City of Mississauga to carry out the assessment, the purpose of which was to determine whether there were any unmarked graves or archaeological resources within the construction footprint.

The Stage 1 background study included a review of current land use, historic and modern maps, past settlement history for the area and a consideration of topographic and physiographic features, soils, and drainage. It also involved a review of previously registered archaeological sites within 1 km of the cemetery and previous archaeological assessments within 50 m. The background study indicated that the impact areas had potential for the recovery of archaeological resources due to the proximity (i.e., within 300 m) to several features that signal archaeological potential, namely: 1) a known cemetery (Streetsville Memorial Cemetery); 2) 19th century travel route (Queen Street); 3) mapped 19th century structures (“Scotch” Church, St. Andrew’s Church and 307 Queen Street); 4) nine designated heritage structures; and, 5) a watercourse (Credit River). Given this, a Stage 2 assessment was recommended.

The impact areas consisted of manicured lawn within the active cemetery; therefore, a standard test pit at a 5 m transect interval was undertaken (100%; 0.005 hectare), in keeping with provincial standards. This resulted in the discovery of one archaeological location, designated AjGw-618 in the vicinity of the historic church; the site consisted of two positive test pits and one test unit that generated a minor amount of structural artifacts and no domestic or temporally distinctive items.

The *Church Location (AjGw-618)* is a historic site with a small assemblage of temporally undiagnostic structural remains. The dateable artifacts consist of 10 nails which could be associated with the early church depicted on the historical maps as being located in the central portion of the cemetery. The artifact assemblage consists almost exclusively of architectural materials, which would be consistent with the expected assemblage from a location that functioned as a church. As such, no date can be attributed to the artifact assemblage.

Minimally, the site does not meet the threshold of 20 artifacts that date to before 1900 (MTC 2011:41; Section 2.2, Standard 1.c). Nonetheless, the presence of structural artifacts in the vicinity of the original church on the property indicated potential for building remains to be present. As such, mechanical topsoil removal is recommended for the columbarium footings, to both confirm that no unmarked burials are present and establish if church foundations or building remnants are present. This recommendation is



in keeping with the advice provided by the Ministry of Tourism, Culture and Sport (MTCS) to the City of Mississauga (see Supplementary Documentation).

The mechanical topsoil stripping must generally follow Section 4.2.3 of the *Standards and Guidelines for Consultant Archaeologists* (MTC 2011:78-79), in that:

- it should be conducted by an excavator with a flat-edged ditching bucket that exposes the topsoil/subsoil interface; and
- the exposed surface should be cleaned by shovel and examined to identify any potential cultural features, with any identified cultural features documented and excavated following Section 4.2.2, Standard 7 (MTC 2011:77).

In addition, given that the impacts will occur in an active cemetery and in the vicinity of known burials, it is recommended that:

- in order to limit risk disturbance to intact burials, the mechanical topsoil removal should be limited to the footprint of the proposed pathway and columbarium, rather than clear a 10 m buffer, as is generally standard, and will avoid all anomalies (i.e., potential burials) identified in the prior geophysical surveys; and
- should any burials be encountered within the proposed areas of impact the project will not proceed and a report will be generated of the findings and a recommendation made for further investigation in advance of any other land alterations within the cemetery.

These recommendations are subject to the conditions laid out in Section 5.0 and to Ministry of Tourism, Culture and Sport review and acceptance of this report into the Ontario Public Register of Archaeological Reports.



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<i>Jordan Wu</i>	<i>Project Manager, Park Development</i> City of Mississauga
<i>John Dunlop</i>	<i>Supervisor, Heritage Planning</i> City of Mississauga

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Territorial Acknowledgement

The project lands fall within the ancestral homelands of many distinct Indigenous groups, particularly Annishnabe, Haudenosaunee and Wendat peoples. At the community's request, it is hereby acknowledged that the archaeological assessment reported here was undertaken on the Treaty Lands and Territory of the Mississaugas of the Credit.¹

¹ <http://mncfn.ca/wp-content/uploads/2017/05/treaty-lands-and-territory-statement-December-2017-a.pdf>.



**Stage 1 & 2 Archaeological Assessment
Proposed Pathway and Columbarium
Streetsville Memorial Cemetery
299 Queen Street South
Lot 3, Concession IV, formerly North Toronto Twp.
Streetsville, City of Mississauga
Peel County, Ontario, Ontario**

1.0 PROJECT CONTEXT

1.1 Development Context

1.1.1 Introduction

A Stage 1 and 2 archaeological assessment was conducted for areas to be impacted by the construction of a new pathway and columbarium within Streetsville Memorial Cemetery, 299 Queen Street South, in the City of Mississauga. Historically, the subject property was located within Lot 3, Concession IV, former Geographic Township of North Toronto, Peel County, Ontario. TMHC was contracted by The City of Mississauga to carry out the assessment, the purpose of which was to determine whether there were any unmarked graves or archaeological resources within the construction footprint.

All archaeological consulting activities were performed under the Professional Archaeological License of Jim Sherratt, M.A. (P074) and in accordance with the *Standards and Guidelines for Consultant Archaeologists* (MTC 2011, “*Standards and Guidelines*”). Permission to enter the property and carry out all required archaeological activities, including collecting artifacts when found, was given by Jordan Wu of the City of Mississauga.

1.1.2 Purpose and Legislative Context

The Funeral, Burial and Cremation Services Act R.S.O. 2002 regulates the creation and operation of cemeteries in the Province of Ontario. From time to time, archaeologists are hired by cemetery operators and landowners to assist in the identification of grave shafts, establish cemetery boundaries, assist with burial removals and official cemetery closings, and as with this case, cemetery improvements. Archaeological methods are useful for carrying out this work and most licensed archaeologists have some training in the identification of human remains and grave shafts. In many instances there may be legal requirements for formally defining cemetery boundaries where these are otherwise not clear, particularly in the case of graveyards dating to the 19th century or earlier or boundary investigations may be carried out as part of archaeological assessments triggered by *Planning Act* R.S.O. 1990 or other legislative

acts and processes. In other cases, boundary investigations are carried out as measures of due diligence.

Although not legally defined as such in Ontario legislation, cemeteries are often considered archaeological sites and therefore treated similarly under the *Ontario Heritage Act* R.S.O 1990. The latter piece of legislation makes provisions for the protection and conservation of heritage resources in the Province of Ontario. Heritage concerns are recognized as a matter of provincial interest in Section 2.6.2 of the *Provincial Policy Statement* which states:

development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved

In the PPS the term *conserved* means:

the identification, protection, management and use of *built heritage resources, cultural heritage landscapes and archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment.

The purpose of a Stage 1 background study is to determine if there is potential for archaeological resources to be found on a property for which a change in land use is pending. It is used to determine the need for a Stage 2 field assessment involving the search for archaeological sites. In accordance with *Provincial Policy Statement* 2.6, if significant sites are found, a strategy (usually avoidance, preservation or excavation) must be put forth for their mitigation. In instances where the requirements of *The Funeral, Burial and Cremation Services Act* R.S.O 2002 and the *Ontario Heritage Act* R.S.O 1990 conflict, the former takes precedence.

2.0 STAGE 1 ARCHAEOLOGICAL ASSESSMENT

2.1 Research Methods and Sources

A Stage 1 overview and background study was conducted to gather information about known and potential cultural heritage resources within the assessment area. According to the *Standards and Guidelines*, a Stage 1 background study must include a review of:

- an up-to-date listing of sites from the Ontario's Past Portal for 1 km around the property;
- reports of previous archaeological fieldwork within a radius of 50 m around



- the property;
- topographic maps at 1:10,000 (recent and historical) or the most detailed scale available;
- historic settlement maps (e.g., historical atlas, surveys);
- archaeological management plans or other archaeological potential mapping (when available); and
- commemorative plaques or monuments on or near the property.

For this project, the following activities were carried out to satisfy or exceed the above requirements:

- a database search was filed with the Ministry of Tourism, Culture and Sport requesting a listing of registered archaeological sites within 1 km of the subject property (dated April 25, 2019);
- a review of known prior archaeological reports for the property and adjacent lands (note: the Ministry of Tourism, Culture and Sport currently does not keep a publicly accessible record of archaeological assessments carried out in the Province of Ontario, so a complete inventory of prior assessment work nearby is not available);
- Ontario Base Mapping (1:10,000) was reviewed through ArcGIS and mapping layers provided by geographynetwork.ca; detailed mapping provided by the client was also reviewed;
- a series of historic maps and photographs was reviewed related to post-1800 land settlement;
- commemorative plaques on or in the vicinity of the assessment area were photo-documented; and
- additional sources of information were also consulted, including modern aerial photographs, local history accounts, soils and physiography data provided by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), and both 1:50,000 (Natural Resources Canada) and finer scale topographic mapping.

There are three commemorative plaques or monuments within the immediate vicinity of the assessment area. There are two commemorative plaques within the cemetery, the first (Image 1) located within the arched entranceway on Queen Street South that reads:

Streetsville Memorial Cemetery Gateway – 1984

This gateway was erected to commemorate the 125th anniversary of incorporation of the Village of Streetsville and the 10th anniversary of the City of Mississauga. The decorative stonework was originally part of a prominent 19th century Streetsville home, The Solomon J Barnhart House, built around 1856 and demolished in 1966. Erected jointly by the Streetsville Historical Society and the Corporation of the City of Mississauga.



The second plaque (Image 2) commemorates the cemetery itself and is also located within the arched entranceway to the cemetery:

Streetsville Memorial Cemetery

Scotch Burying Ground – 1821 – 1891 In 1824, Timothy Street deeded one acre of his land to trustees of the nearby Presbyterian Church of Scotland. One of the earliest congregations in the area to serve Streetsville as a protestant burying ground. The first established cemetery in the village contains the graves of many of Streetville, Toronto township and the neighbouring township pioneers. "The Scotch Burying Ground" continued to serve Streetsville and the surrounding area until 1891 when the Streetsville Cemetery Co established a new community burial ground on the east side of the Credit River.

There is a provincial plaque located on the south side of the arched entranceway on Queen Street South as recently as 2007 (http://geneofun.on.ca/query/?table=CEMS_THUMBS&template=photthumb&search=id&find=5057&smode=f&sort=&page=1&max=1). The plaque reads:

Streetsville

By 1825, six years after the first settlers came into this part of Toronto Township, a thriving community containing grist and sawmills, a tannery and a distillery had developed on the credit River. Named after Timothy Street, who began several of the early industries and donated the land for the cemetery, Streetsville had a population of 500 by 1837 and was the largest village in the Home District. While several industries, notably the Hyde Mills, flourished during the 1840s. Streetsville lost its dominance in the region when it failed to obtain railway connections until 1879. It was incorporated as a village, with about 1000 inhabitants in 1858 and as a town in 1962. Twelve years later it became part of the City of Mississauga.

This plaque does not currently appear in the provincial plaque database maintained by the Ontario Heritage Trust (OHT).

Another provincial plaque is located 600 m southeast of the cemetery and commemorates Reid Mill, originally Beaty Mills, representative of early industry in Ontario (<https://www.heritagetrust.on.ca/en/index.php/plaques/reid-mill>).

A third OHT plaque is located at St. Andrews Presbyterian Church and commemorates the designation of the building under the *Ontario Heritage Act* R.S.O. 1990 (Image 3).

Additional sources of information were also consulted, including modern aerial photographs, local history accounts, soils and physiographic data provided by the Ontario



Ministry of Agriculture, Food and Rural Affairs (OMAFRA), and both 1:50,000 (Natural Resources Canada) and finer scale topographic mapping.

When compiled, background information was used to create a summary of the characteristics of the assessment area, in an effort to evaluate its archaeological potential. The Province of Ontario (MTC 2011 – Section 1.3.1) has defined the criteria that identify archaeological potential as:

- previously identified archaeological sites;
- water sources;
 - primary water sources (lakes, rivers, streams, creeks);
 - secondary water courses (intermittent streams and creeks, springs, marshes, swamps);
 - features indicating past water sources (e.g., glacial lake shorelines indicated by the presence of raised sand or gravel beach ridges, relic river or stream channels indicated by clear dip or swale in topography, shorelines of drained lakes or marshes, cobble beaches);
 - accessible or inaccessible shoreline (e.g., high bluffs, swamp or marsh fields by the edge of a lake, sandbars stretching into marsh);
- elevated topography (e.g., eskers, drumlins, large knolls, plateaux);
- pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground;
- distinctive land formations that might have been special or spiritual places, such as waterfalls, rock outcrops, caverns, mounds, and promontories and their bases; there may be physical indicators of their use, such as burials, structures, offerings, rock paintings or carvings;
- resource areas, including:
 - food or medicinal plants (e.g., migratory routes, spawning areas, prairie);
 - scarce raw materials (e.g., quartz, copper, ochre or outcrops of chert);
 - early Euro-Canadian industry (e.g., fur trade, logging, prospecting, mining);
- areas of early 19th-century settlement. These include places of early military or pioneer settlement (e.g., pioneer homesteads, isolated cabins, farmstead complexes), early wharf or dock complexes, pioneer churches and early cemeteries. There may be commemorative markers of their history, such as local, provincial, or federal monuments or heritage parks.
- early historical transportation routes (e.g., trails, passes, roads, railways, portage routes);
- property listed on a municipal register or designated under the *Ontario Heritage Act* or that is a federal, provincial, or municipal historic landmark or site; and
- property that local histories or informants have identified with possible archaeological sites, historical events, activities or occupations.



In southern Ontario (south of the Canadian Shield), any lands within 300 m of any of the features listed above are considered to have potential for the discovery of archaeological resources.

Typically, a Stage 1 assessment will determine potential for Indigenous and historic era sites independently. This is due to the fact that lifeways varied considerably during these eras so that criteria used to evaluate potential for each type of site also varies.

It should be noted that some factors can also negate the potential for discovery of intact archaeological deposits. Subsection 1.3.2 of the *Standards and Guidelines* indicates that archaeological potential can be removed in instances where land has been subject to extensive and deep land alterations that have severely damaged the integrity of any archaeological resources. Major disturbances indicating removal of archaeological potential include, but are not limited to:

- quarrying;
- major landscaping involving grading below topsoil;
- building footprints; and
- sewage and infrastructure development.

Some activities (agricultural cultivation, surface landscaping, installation of gravel trails, etc.) may result in minor alterations to the surface topsoil but do not necessarily affect or remove archaeological potential. It is not uncommon for archaeological sites, including structural foundations, subsurface features and burials, to be found intact beneath major surface features like roadways and parking lots. Archaeological potential is, therefore, not removed in cases where there is a chance of deeply buried deposits, as in a developed or urban context or floodplain where modern features or alluvial soils can effectively cap and preserve archaeological resources.

2.2 Project Context: Archaeological Context

2.2.1 Subject Property: Overview and Physical Setting

The Streetsville Memorial Cemetery is located at 299 Queen Street South, Mississauga, Ontario (Maps 1 to 3); the cemetery measures approximately 0.4 ha (1 acre) in size, is an active burial ground and a designated heritage property. It is surrounded to the east and south by residential properties; abuts St. Andrew's Presbyterian Church to the north and Queen Street South runs along its western edge. The cemetery is located within a largely residential neighbourhood. The focus of the current assessment is the footprint of a new pathway and columbarium (impact area). The impact area located within the cemetery measures 18 m long and ranges from 1.25 m to 5.2 m wide. It consists of manicured lawn situated that starts at the arched entranceway to the cemetery.



The cemetery is located in the South Slope physiographic region (Chapman and Putnam 1984:290), the southern slope of an interlobate moraine sandwiched between the Iroquois Plain and the Peel Plain. The majority of the South Slope is drumlinised with the soils in the area being Chinguacousy and Oneida clay loam. These soils are developed on reddish tills of the Trafalgar Moraine. The mapped soil type within the cemetery is Oneida Clay Loam (Hoffman et al. 1953) (Map 5), a well-draining soil developed on fine textured shale and limestone till. The eastern limit of the cemetery is in close proximity to the Credit River (Map 6).

2.2.2 Summary of Registered or Known Archaeological Sites

According to the Ontario's Past Portal, there are 13 registered archaeological sites within 1 km of the cemetery (Table 1).

Table 1: Archaeological Sites Registered within 1 km of the Subject Property

Borden Number	Site Name	Time Period	Affinity	Site Type
AjGw-6	Monners	Pre-Contact	Indigenous	camp/campsite
AjGw-39	Farnington	Archaic	Indigenous	camp/campsite
AjGw-67	Timothy Street Mill	Post-Contact	Euro-Canadian	distillery, mill, tannery
AjGw-115	Sheila's	Other		findspot
AjGw-117	Babel	Other		unknown
AjGw-118	Hamba	Other		findspot
AjGw-120	Vreckte	Post-Contact	Euro-Canadian	homestead
AjGw-129		Post-Contact	Euro-Canadian	
AjGw-213	Park Point Estates #1	Post-Contact, Pre-Contact	Indigenous, Euro-Canadian	findspot, homestead
AjGw-229		Pre-Contact	Indigenous	findspot
AjGw-502	AjGw-502 - H1	Post-Contact	Euro-Canadian	house, scatter
AjGw-503	AjGw-503 - H2	Post-Contact	Euro-Canadian	house
AjGw-574	Wyndham H1 Site	Post-Contact		homestead

2.2.3 Summary of Past Archaeological Investigations Within 50 Metres

During the course of this study, it was established that two archaeological assessments had been previously conducted within 50 m of the Streetsville Memorial Cemetery. However, it should be noted that the Ministry of Tourism, Culture and Sport currently does not provide an inventory of archaeological assessments to assist in this determination.

Previous Assessments within Streetsville Memorial Cemetery

Two geophysical surveys have been carried out within the cemetery. The first was conducted in 2006 by The Archaeologists Inc. A ground penetrating radar survey was conducted along the northeastern, northwestern, southwestern edges of the cemetery and



in its central portion. This resulted in the identification of a potential structure in the centre of the cemetery that is likely the first church erected in 1824 (SD Map 1). In addition, forty one anomalies representing potential graves were detected along the southwestern boundary of the cemetery, running into the sidewalk along Queen Street South. The results of this work are presented in a report entitled *Geophysical Assessment of the Historic Cemetery Properties within the City of Mississauga, Regional Municipality of Peel, Ontario* (The Archaeologists Inc. 2006).

The second geophysical survey was conducted in 2016 by Global GPR Services. A ground penetrating radar survey was carried out for the cemetery resulted in the identification of 475 anomalies representing potential burials, a former driveway/pathway and a buried utility pipe. No anomalies (potential graves) were identified within the proposed pathway and new columbarium location. The result of this work is present in a report entitled *City of Mississauga Streetsville Memorial Cemetery GPR Subsurface Investigation and Resistivity Cemetery Mapping* (Global GPR 2016).

Archaeological Assessments within 50 m of Streetsville Memorial Cemetery

In 2012, Archaeological Assessments Ltd. completed a Stage 1-2 assessment of a proposed watermain project with routing options that were situated to the east and west of the cemetery. The option to the west included the right-of-way within Queen Street and the preferred option to the east was located within Church Street. The Stage 2 was completed on the latter, with disturbance documented. The results of the assessment are documented in the report entitled *The Stage 1-2 Archaeological Assessment of the Streetsville Watermain, City of Mississauga, Regional Municipality of Peel* (Archaeological Assessments Ltd. 2012; Licensee Rick Sutton P013- 657-2012).

In 2014, Bluestone Research conducted a Stage 1-2 assessment of 307 Queen Street, directly south of the Streetsville Memorial Cemetery. No archaeological sites or artifacts were found during the Stage 2 survey. The results of this work is presented in a report entitled *Stage 1 and 2 Archaeological Assessment 307 Queen Street South, Part of Lot 3 Concession 4, Township of Toronto, City of Mississauga, Regional Municipality of Peel Ontario* (Bluestone Research 2015; Licensee Derek Lincoln; P344-0047-2014).

In 2014, a Stage 3 cemetery boundary investigation was also conducted by Bluestone Research to determine if burials related to the Streetsville Memorial Cemetery were present along the north side of 307 Queen Street. None were identified and the area cleared of concern. The results of the assessment are presented in the report entitled *Stage 3 Archaeological Assessment 307 Queen Street South, Part of Lot 3 Concession 4, Township of Toronto, City of Mississauga, Regional Municipality of Peel Ontario* (Bluestone Research 2015; Licensee Derek Lincoln; P344-0048-2014).

2.2.4 Dates of Archaeological Fieldwork



The Stage 2 fieldwork was conducted on April 24, 2019 under the supervision of direction of Johnathan Freeman (R274). The weather conditions were sunny and warm.

2.3 Project Context: Historical Context

2.3.1 Indigenous Settlement in Mississauga

There is archaeological evidence of Indigenous settlement in Mississauga and vicinity since the time of glacial retreat some 12,000 years ago through to the modern era. Our knowledge of past native land use in the area is incomplete due primarily to a lack of archeological investigation of many areas prior to urban development. Nonetheless, using province-wide and region-specific data (Dieterman 2002), a general model of Indigenous settlement in the area can be proposed. The following paragraphs provide a basic textual summary of the known general cultural trends and archaeological periods and a tabular summary appears in Table 2.

Table 2: Cultural Chronology for Indigenous Settlement in Mississauga

Period			Time Range (circa)	Diagnostic Features	Complexes
Paleoindian	Early		9000-8400 B.C.	Fluted projectile points	Gainy, Barnes, Crowfield
	Late		8400-8000 B.C.	Non-fluted and lanceolate points	Holcombe, Hi-Lo, Lanceolate
Archaic	Early		8000-6000 B.C.	Serrated, notched, bifurcate base points	Nettling
	Middle		6000-2500 B.C.	Stemmed, side & corner notched points	Brewerton, Otter Creek, Stanley/Neville
	Late		2000-1800 B.C.	Narrow points	Lamoka
			1800-1500 B.C.	Broad points	Genesee, Adder Orchard, Perkiomen
			1500-1100 B.C.	Small points	Crawford Knoll
	Terminal		1100-950 B.C.	First true cemeteries	Hind
Woodland	Early		950-400 B.C.	Expanding stemmed points, Vinette pottery	Meadowood
	Middle		400 B.C.- A.D. 500	Dentate, pseudo-scallop pottery	Saugeen
	Transitional		A.D. 500-900	First corn, cord-wrapped stick pottery	Princess Point
	Late	Early	A.D. 900-1300	First villages, corn horticulture, longhouses	Glen Meyer, Pickering
		Middle	A.D. 1300-1400	Large villages and houses	Uren, Middleport
		Late	A.D. 1400-1650	Tribal emergence, territoriality	Neutral Iroquois, Wendat
Contact		Indigenous	A.D. 1650-present	Treaties, mixture of Native & European items	Mississauga, Six Nations
			A.D. 1796 - present	English goods, homesteads	European settlement, pioneer life

Paleoindian Period

The first human populations to inhabit the area came to the region between 10,000 and 12,000 years ago, coincident with the end of the last period of glaciation. Climate and environmental conditions were significantly different than they are today; local environs would not have been welcoming to anything but short-term settlement. Termed Paleoindians by archaeologists, Ontario's first peoples would have crossed the landscape in small groups (i.e., bands or family units) searching for food, particularly migratory game species. In this area, caribou may have provided the staple of Paleoindian diet, supplemented by wild plants, small game and fish. Given the low density of populations on the landscape at this time and their mobile nature, Paleoindian sites are small and ephemeral. They are usually identified by the presence of distinctive fluted



projectile points, usually manufactured on high quality raw materials, including Onondaga chert from the Niagara Escarpment and Fossil Hill chert from Blue Mountains. Paleoindian sites have commonly been found in association with relic glacial lakeshores throughout Ontario.

Archaic Period

Settlement and subsistence patterns changed significantly during the Archaic period as both the landscape and ecosystem adjusted to the retreat of the glaciers. Building on earlier patterns, early Archaic populations continued the mobile lifestyle of their predecessors. Through time and with the development of more resource rich local environments, these groups gradually reduced the size of the territories they exploited on a regular basis. A seasonal pattern of warm season riverine or lakeshore settlements and interior cold weather occupations has been documented in the archaeological record. The large cold-weather mammals that formed the basis of the Paleoindian subsistence pattern became extinct or moved northward with the onset of warmer climate conditions. Thus, Archaic populations had a more varied diet, exploiting a range of plant, bird, mammal and fish species. Over time, reliance on specific food resources like fish, deer and nuts became more pronounced and the presence of more hospitable environments and resource abundance led to the expansion of band and family sizes. This is evident in the archaeological record in the form of larger sites and aggregation camps, where several families or bands would come together in times of plenty. The change to more preferable environmental circumstances led to a rise in population density. As a result, Archaic sites are more plentiful than those from the earlier period. Artifacts typical of these occupations include a variety of stemmed and notched projectile points, chipped stone scrapers, ground stone tools (e.g., celts, adzes) and ornaments (e.g., bannerstones, gorgets), bifaces or tool blanks, animal bone (where and when preserved) and waste flakes, a by-product of the tool making process.

Early, Middle and Transitional Woodland Periods

Significant changes in cultural and environmental patterns are witnessed in the Early, Middle and Transitional Woodland periods (ca. 950 B.C. to A.D. 1000). Occupations became increasingly more permanent in this period, culminating in major semi-permanent villages by 1,000 years ago. Archaeologically, one of the most significant changes by Woodland times is the appearance of artifacts manufactured from modeled clay and the emergence of more sedentary villages. The Woodland Period is often defined by the occurrence of pottery, storage facilities and residential areas similar to those that define the early agricultural or Neolithic period in Europe. The earliest pottery was crudely made by the coiling method and early house structures were simple oval enclosures. Both the Early and Middle Woodland sub-periods are characterized by an elaborate burial complex that in some areas in Ontario involved the construction of large burial mounds. Trade in exotic items, including rare stone and shell objects, became



common at this time, reflecting interconnections between Ontario populations and those in the Ohio and Mississippi river valleys to the south.

Late Woodland Period

Beginning circa A.D. 1000 the archaeological record documents the emergence of more substantial, semi-permanent settlements and the adoption of corn horticulture. These developments are most often associated with Iroquoian-speaking populations, the ancestors of the Wendat (Huron), Tionontati (Petun) and Attawandaron (Neutral) nations who were known to have resided in the province at the time of the arrival of the first European explorers and missionaries. Iroquoian villages incorporated a number of longhouses, multi-family dwellings that contained several families related through the female line. Precontact Iroquoian sites may be identified by a predominance of well-made pottery decorated with various simple and geometric motifs, triangular projectile points, clay pipes and ground stone artifacts. Sites post-dating European contact are recognized through the appearance of various items of European manufacture. The latter include materials acquired by trade (e.g., glass beads, copper/brass kettles, iron axes, knives and other metal implements) in addition to the personal items of European visitors and Jesuit missionaries (e.g., finger rings, stoneware, rosaries, and glassware).

The Recent Historic Period

When European explorers and missionaries arrived in Ontario in the 17th century, the Iroquoian nations who had formerly inhabited the Humber and Don River watersheds had left the area, with the Wendat migrating north to the Lake Simcoe environs. By 1650, many Wendat had fled due to the onset of epidemic disease and increasing raids by Five Nations Iroquois groups who had established an increasing presence along Lake Ontario. At least two major Seneca villages were established on the Rouge River later that century. At the same time, Algonquian-speaking populations were utilizing the watershed for hunting and trapping. By the 17th century, the Seneca no longer inhabited the Lake Ontario shores and the Algonquin-speaking Mississaugas began moving southward into the area. It was the Mississaugas who had settled the area north of Lake Ontario by the time the British arrived in the late 18th century. The Europeans identified the Mississaugas as the Mississaugas of the Credit. The Mississaugas were an Ojibwa people, and by the early 1700s had migrated south and settled in the area around the Etobicoke Creek, Credit River and Burlington Bay. “Mississauga” translates as meaning “River of the North of Many Mouths”. European settlement became more intense, causing inland movement of the Mississaugas for harvesting purposes. Land surrenders to the British Colonial government and the Six Nations began.

On August 2nd, 1805, near the mouth of the Credit River, representatives for the British Crown and the Native Mississaugas signed Treaty 13A which surrendered a vast tract of land to the British Crown. Referred to as the “Mississauga Purchase” or the “First Purchase”, the Crown acquired over 74,000 acres of land excluding a one mile strip on each side of the Credit River from the waterfront to the base line (modern Eglinton



Avenue), and this became known as the Credit Indian Reserve. This tract of land surveyed in 1806, known as the “Old Survey,” was named Toronto Township, and opened up the area for settlement (On-line Resource: Heritage Mississauga: History of Mississauga).

Additional treaties were signed between the Mississaugas and the British Crown, allowing the Crown to acquire title to more land. On October 28th, 1818, Treaty 19 – known as the “Second Purchase” – was signed, surrendering over 600,000 acres of land, which included most of today’s Region of Peel. This vast area was surveyed and opened for settlement in 1819. Known as the “New Survey”, this area was divided into the townships of Toronto, Chinguacousy, Caledon, Albion and Toronto Gore. The Mississaugas signed two other treaties on February 28th, 1820: The “Credit Treaties” 22 and 23. These treaties surrendered much of the Credit Indian Reserve lands set aside in 1805. The Mississaugas relocated in 1847 and settled on the New Credit Reserve at Hagersville near Brantford (On-line Resource: Heritage Mississauga: History of Mississauga).

2.3.2 19th Century and Municipal Settlement

Historically the subject property falls within the historic community of Streetsville and Lot 3, Concession IV, Geographic Township of North Toronto, Peel County, Ontario. The current municipal address is 299 Queen Street South, City of Mississauga and. A brief discussion of 19th century settlement and land use in the these places is provided below in an effort to identify features signaling archaeological potential.

Peel County

Peel County falls within the traditional lands of the Mississaugas which was subject to treaties of 1805 and 1818. The greater part of the county was settled in 1819. The first settlers came from New Brunswick, the United States, and Upper Canada (Walker & Miles 1877:59).

Peel County was created following the termination of the district system (Nassau or Home District) in 1852. It remained as such until 1973 and was comprised of Caledon, Chinguacousy, Albion, Toronto Gore, and Toronto Townships. By 1973, however, the Region of Peel was established, and portions of these townships were dissolved, creating the Municipalities of Brampton, Caledon, and Mississauga. The creation of these aforementioned municipalities changed the township boundaries within the old Peel County as follows: Caledon is comprised of Caledon Township as well as the north part of Albion and Chinguacousy Townships; Mississauga is comprised of Toronto Township and the southern tip of Toronto Gore Township; and Brampton is comprised of the southern part of Chinguacousy Township and part of Toronto Gore Township (Walker & Miles 1877:57-60).



North Toronto Township

In 1805 a treaty was signed between the British Crown and Anishnabeg (Mississaugas) for an estimated area of 84,000 acres, with a mile wide strip of land on either side of the Credit River reserved for the Anishnabeg (Walker and Miles 1877b:60). The lands were surveyed in 1806 by Samuel Street Wilmot and divided into the townships of Toronto, Trafalgar and Nelson. The first recorded settler in Toronto Township was Philip Cody who had fulfilled settlers' duties on lands purchased by Ms. Sara Grant in 1807 (Fix 1967:17). In the following years only a handful of families arrived to the township and most of these established homesteads along existing thoroughfares (old Indian trails) like Lakeshore Road and Dundas Street. Settlement was halted briefly by the onset of the War of 1812 but resumed after 1818 when the Indian Department purchased the remaining lands along the Credit River from the Anishnabeg (D.B. Smith 2002:111). Following a survey of the newly acquired lands, settlement plots were made available to many United Empire Loyalist and Irish families came to the township from American cities (Walker and Miles 1877b:60b). Some of the earliest communities in Peel, like Streetsville and Erindale, grew up around the Credit River. By 1835 the population of Toronto Township was 4,000. This had nearly doubled by the time of the 1851 census (Riendeau 1985:26).

Streetsville

Streetsville had its beginning in 1819 following the signing of the Second Purchase Treaty, Mississauga Tract on October 28, 1818. The area was surveyed that same year by Timothy Street and Richard Bristol. For this work Timothy Street was granted 1,620 acres of land, but through grant, purchase and lease, his land holdings totaled 4,250 acres including Lots 3 and 4, Concession IV. The Peel County Historical Atlas (Walker and Miles 1877b:60) names James Glendenning as the first official settler, with Timothy Street returning from St. David's in 1825 to settle and build a grist and saw mill. In 1821 John Barnhart built a general store and trading post at Main Street and called it Montreal House. The store remains the oldest standing structure in Streetsville (Emerson and Wolfe Emerson 2002:161). By 1824 Streetsville would boast "two taverns, two stores, one grist mill with two run of stones, a saw mill, two shoemakers, a distillery, tannery, two blacksmith shops, one chair maker, one cabinet maker, a potashery, a Presbyterian church, and an excellent schoolhouse" (Manning 1977:3). In 1828 a post office was opened. In 1855-56 Streetsville was bypassed by the Great Western Railway and the Grand Trunk Railway, leading to the decline in businesses in the area. It was incorporated as a village in 1858 with a population of 1,500 (Manning 1967:257). In 1874 the Credit Valley Railway was built connecting Toronto to Orangeville via Streetsville.



Streetsville Memorial Cemetery

Lot 3, Concession IV was originally granted by the Crown to William Lindsay on October 12, 1822. However, Timothy Street purchased the lot from Lindsay on October 28, 1822. Emerson and Wolfe Emerson (2002: 161) record that Timothy Street erected a frame salt-box house in 1822 on the current site of the Streetsville Cemetery. On November 4, 1824 Timothy Street granted one acre within Lot 3 to Malcolm MacKinnon et al., Trustees of the Presbyterian Church, as there was no formal cemetery for the settlement.

Timothy Street granted one acre to the trustees of the Scottish Church in 1824. In 1835 a frame church, known as the “Scotch” Church, was built in the middle of the burying ground. The wood building was used until 1868 when a new brick church, St. Andrew’s, was constructed to the northwest of the cemetery. The earliest tombstone in the cemetery is dated 1824. The cemetery, which includes the graves of Timothy and Abigail Street, was used until 1892 (Emerson and Wolfe Emerson 2002:165). Burials continued into the early 1900s for those who had family plots. According to records 500 burials took place in the cemetery, but only 293 headstones are present today. The cemetery was restored and rededicated in 1993.

An 1819 map by Richard Bristol shows William Lindsay on Lot 3, Concession 4 at this time (Map 10). A 1856 map of Streetsville illustrates that the cemetery is present as the “Scotch Burying Ground” (Map 11). The 1859 Tremaine Map of Peel County depicts the cemetery property as part of Streetsville. Queen Street South was depicted as open at this time (Map 12). The 1859 map of Streetsville labels the property as the “Scotch Church” (Map 13). By 1877 the Streetsville town plot had grown in size. The cemetery is still depicted as part of the town plot, with no detail present. The Credit Vally Railway is present and runs parallel to Queen Street South (Map 14). The 1877 Streetsville map depicts the property as the Scotch Church and Cemetery. A 1967 historic aerial photograph depicts the cemetery, with a pathway running from the entrance to the centre of the cemetery (Map 15).

Designated Heritage Properties

Multiple designated heritage structures or properties are located within 300 m of the subject property:

- 228 Queen Street South, or the Howard Eaton Confectionary, is a two storey brick building built circa 1886;
- 263 Queen Street South, or the Franklin House, is a two storey red and yellow brick building constructed circa 1850;
- 271 Queen Street South, Oddfellow’s Hall, was built in 1875. The main floor was a public hall with lodge rooms upstairs and a large room used for a library;
- 292 Queen Street South, or Bamford House, is a High Victorian style house built in 1875 by Christopher Bamford, a prominent local builder;



- 295 Queen Street South, St. Andrew's Presbyterian Church, was built in 1867 (Image 13);
- 299 Queen Street South; Streetsville Memorial Cemetery
- 307 Queen Street South is a one and a half storey plaster and lath structure built in 1856 by John Scruton (Image 12);
- 327 Queen Street South, or the Old Grammar School, is a one and a half storey red brick structure built in 1851. It was the first high school in Peel County;
- 11 Barry Avenue is a one and a half storey red brick building built circa 1860 for Matthew Cunningham a tinsmith;
- 19 Barry Avenue is a one and a half storey red brick building built circa 1860 for William Cunningham a tinsmith.

2.4 Analysis and Conclusions

As noted in Section 2.1, the Province of Ontario has identified numerous factors that signal the potential of a property to contain archaeological resources. Based on the archaeological and historical context reviewed above, the impact areas are in proximity (i.e., within 300 m) to several features that signal archaeological potential, namely:

- 1) 19th century cemetery (Streetsville Memorial Cemetery);
- 2) 19th century travel route (Queen Street);
- 3) 19th century structures ("Scotch" Church, current St. Andrew's Church and 307 Queen Street);
- 4) nine designated heritage structures; and
- 5) a watercourse (Credit River).

2.5 Recommendations

Given that the impact areas demonstrated potential for the discovery of archaeological resources, a Stage 2 archaeological assessment was recommended. In keeping with provincial standards, the impact areas that consist of grassed or treed areas are recommended for assessment by a standard test pit survey at a 5 m transect interval to achieve the provincial standard. As the subject property is considered to have archaeological potential pending Stage 2 field inspection, a separate map detailing zones of archaeological potential is not provided herein (as per Section 7.7.4 Standard 1 and 7.7.6 Standards 1 and 2 of the *Standards and Guidelines*).

3.0 STAGE 2 ARCHAEOLOGICAL ASSESSMENT

3.1 Field Methods

All fieldwork was undertaken in good weather and lighting conditions. No conditions were encountered that would hinder the identification or recovery of



archaeological material. The impact areas were determined in the field based on proponent mapping, staking and GPS co-ordinates.

The impact area consisted of manicured lawn within the existing cemetery (Image 4) and therefore was subject to a standard test pit assessment, employing a 5 m transect interval (100%, 0.005 ha; Images 5 and 6). Test pits measuring approximately 30 cm (shovel-width) were excavated through the first 5 cm of subsoil with all fill screened through 6 mm hardware cloth. Once screening was finished, the stratigraphy in the test pits was examined and then the pits were backfilled as best as possible, tamped down by foot and shovel and re-capped with sod. Test pitting extended up to 1 m from all standing features, including trees, when present. The majority of test pits contained between 23 to 30 cm of dark brown sandy loam topsoil over an orange sandy loam subsoil (Images 7 and 8). It was anticipated that when cultural material was found, the test pit survey was intensified (reduced to 2.5 m) to determine the size of the site. If not enough archaeological material was recovered from the intensification test pits, a 1 m² test unit would be excavated atop of one of the positive test pits to gather additional information (Image 9). The locations of all positive test pits found during the test pit survey and landscape features were mapped with a Topcon GRS-1 RTK GPS/Glonass Network Rover, a high precision survey unit that advertises subcentimetre accuracy.

Map 17 illustrates the Stage 2 field conditions and assessment methods; the location and orientation of all photographs appearing in this report are also shown on this map. Map 18 presents the Stage 2 results on the proponent mapping. Map 3 presents an unaltered proponent map.

3.2 Record of Finds

One archaeological site were discovered during the Stage 2 assessment. A general description of the findings at the site is provided below with more precise information regarding the site location summarized in the Supplementary Documentation (SD) portion of this report.

3.2.1 Church Location (AjGw-618)

Archaeological material was discovered within the area to be impacted by the proposed columbarium. Two positive test pits (Test Pits 1 and 2) located 5 m apart (SD Map 1) generated a minor amount of structural material and therefore a 1 m unit was also excavated to collect a larger artifact sample. The unit consisted of three soil layers; Layer 1 was 20 cm of brown sandy loam, Layer 2 was 12 cm of brown sandy loam with mortar and flagstones over an orange sand subsoil. A layer of flagstones were also present across the entire unit, at the interface between topsoil and subsoil (Image 10). The flagstones are in the vicinity of the pathway on the 1967 aerial photograph (Map 16). All artifacts were collected according to their associated test pit or test unit. Table 3 provides the complete artifact catalogue for AjGw-618.



A total of 53 artifacts were collected (Table 3) of which the majority were architectural (n=50). These were sherds of window glass, nails, red brick fragments, and mortar fragments. Identified nail types were wrought (n=4), machine cut with handmade head (n=1), and fully machine-cut (n=5). There were also two incomplete nails that could be either wrought or machine cut. Wrought nails were hammered by hand by a blacksmith, were square in cross-section and had rosette heads. The first machines to make nails made only the nail shanks as they were cut from sheets of metal. The heads then had to be formed by hammering by hand. Machine-cut nails with handmade heads were produced 1790-1825 (Franklin 1989:20). These nails were rectangular in cross-section and had rosette heads. Fully machine-cut nails were produced thereafter; these nails were rectangular in cross-section with rectangular or square heads. Other artifacts were miscellaneous unidentifiable ferrous items.

The lack of domestic artifacts suggests this area was not a dwelling or living space. Unfortunately, there were no good diagnostic artifacts to confidently infer the date of the site.

Table 3: Stage 2 Artifacts by Function

Function	Test Pits, Lv.2	Test Unit, Lv.1	Test Unit, Lv. 2	Total
Architectural	14	9	27	50
Unassigned material		2		5
Unknown			1	1
Total	14	11	28	53

Table 4: AjGw-618 Artifact Catalogue

Cat. #	Context	Lv.	Depth (cm)	n	Material	Class	Object	Datable Attribute	Comment
1	TP 1	2	30-36	2	Brick	Architectural	Construction block	Unknown	red, small fragments
2	TP 1	2	30-36	8	Glass	Architectural	Pane glass	Unknown	
3	TP 1	2	30-36	3	Mortar	Architectural	Wall finishing	Unknown	yellow, small fragments
4	TP 2	2	23-43	1	Ferrous	Architectural	Nail	Wrought	
5	Test unit 1	1	0-20	5	Glass	Architectural	Pane glass	Unknown	
6	Test unit 1	1	0-20	2	Mortar	Architectural	Wall finishing	Unknown	yellow
7	Test unit 1	1	0-20	2	Brick	Architectural	Construction block	Unknown	red fragments
8	Test unit 1	1	0-20	2	Ferrous	Unassigned material	Misc. metal	Unknown	flat, long triangular pieces, fastening holes
9	Test unit 1	2	20-32	4	Brick	Architectural	Construction block	Unknown	red fragments



Cat. #	Context	Lv.	Depth (cm)	n	Material	Class	Object	Datable Attribute	Comment
10	Test unit 1	2	20-32	1	Mortar	Architectural	Wall finishing	Unknown	yellow, small fragment
11	Test unit 1	2	20-32	11	Glass	Architectural	Pane glass	Unknown	
12	Test unit 1	2	20-32	3	Ferrous	Architectural	Nail	Wrought	
13	Test unit 1	2	20-32	1	Ferrous	Architectural	Nail	Cut, handmade head	
14	Test unit 1	2	20-32	5	Ferrous	Architectural	Nail	Cut	
15	Test unit 1	2	20-32	2	Ferrous	Architectural	Nail	Cut or wrought	shanks
16	Test unit 1	2	20-32	1	Ferrous	Unknown	Unknown	Unknown	nail-like shank, one end flat with a tab
Total				53					

Table 5: Documentary Records

Field Notes and Field Maps	Dated April 24, 2019
Photo Catalogue	Dated April 24 (32 digital photos)
Artifact Collection	Artifacts are bagged individually with paper labels, sorted into larger bags according to context and organized by catalogue number. Bag 1: Streetsville Cemetery, 2019-033, Stage 2, AjGw-618, All Artifacts This bag is held at our location in London ON, N6G 3M6.
Location of Records	Timmins Martelle Heritage Consultants Inc., @ the Museum of Ontario Archaeology, 1600 Attawandaron Road, London, Ontario N6G 3M6

3.3 Analysis and Conclusions

A Stage 2 field assessment was carried out in keeping with the *Standards and Guidelines* (MTC 2011). The Stage 2 field assessment resulted in the discovery of one archaeological location. Section 2.2 of the *Standards and Guidelines* establishes criteria whereby the cultural heritage value and interest (CHVI) of archaeological finds can be evaluated and the need for follow up Stage 3 testing and/or Stage 4 mitigation of construction impacts established.

The *Church Location (AjGw-618)* is a historic site with a small assemblage of temporally undiagnostic structural remains. The dateable artifacts consist of 10 nails which could be associated with the early church depicted on the historical maps as being located in the central portion of the cemetery. The artifact assemblage consists almost exclusively of architectural materials, which would be consistent with the expected assemblage from a location that functioned as a church. As such, no date can be attributed to the artifact assemblage.



Minimally, the site does not meet the threshold of 20 artifacts that date to before 1900 (MTC 2011:41; Section 2.2, Standard 1.c). On this basis, AjGw-618 would not meet the provincial standards for Stage 3 assessment. However, it is not unexpected that the assemblage from the site of a church may be limited as the activities performed within a religious building would not generate large quantities of refuse. It is expected that traces of the footprint of the building would be present, although none were observed in the test unit floor. The flagstone observed in the excavation of the test unit is inferred to be related to the previously existing pathway that is visible in the aerial photograph from 1967 (Map 16). They were not considered to be associated with a foundation. This is consistent with the expectations for this type of site as an early church is unlikely to have a substantive foundation.

3.4 Recommendations

The Stage 2 assessment resulted in the discovery of one archaeological location, designated AjGw-618, in the vicinity of the historic church; the site consisted of two positive test pits and one test unit that generated a small amount of structural artifacts and no domestic or temporally distinctive items.

Nonetheless, the presence of structural artifacts in the vicinity of the original church on the property indicated potential for building remains to be present. As such, mechanical topsoil removal is recommended for the columbarium footings, to both confirm that no unmarked burials are present and establish if church foundations or building remnants are present. This recommendation is in keeping with the advice provided by the Ministry of Tourism, Culture and Sport (MTCS) to the City of Mississauga (see Supplementary Documentation).

The mechanical topsoil stripping must generally follow Section 4.2.3 of the *Standards and Guidelines for Consultant Archaeologists* (MTC 2011:78-79), in that:

- it should be conducted by an excavator with a flat-edged ditching bucket that exposes the topsoil/subsoil interface; and
- the exposed surface should be cleaned by shovel and examined to identify any potential cultural features, with any identified cultural features documented and excavated following Section 4.2.2, Standard 7 (MTC 2011:77).

In addition, given that the impacts will occur in an active cemetery and in the vicinity of known burials, it is recommended that:

- in order to limit risk disturbance to intact burials, the mechanical topsoil removal should be limited to the footprint of the proposed pathway and columbarium, rather than clear a 10 m buffer, as is generally standard, and will avoid all anomalies (i.e., potential burials) identified in the prior geophysical surveys; and
- should any burials be encountered within the proposed areas of impact the project will not proceed and a report will be generated of the findings and a



recommendation made for further investigation in advance of any other land alterations within the cemetery.

These recommendations are subject to the conditions laid out in Section 5.0 and to Ministry of Tourism, Culture and Sport review and acceptance of this report into the Ontario Public Register of Archaeological Reports.

4.0 SUMMARY

A Stage 1 and 2 archaeological assessment was conducted for a proposed pathway and columbarium within Streetsville Memorial Cemetery, 299 Queen Street South, Streetsville within the City of Mississauga. Historically, the subject property was located within Lot 3, Concession IV, former Geographic Township of North Toronto, Peel County, Ontario. The Stage 1 archaeological assessment determined that the impact areas had potential for the discovery of archaeological resources. As such, a Stage 2 archaeological assessment was recommended and carried out, consisting of a standard test pit survey at a 5 m interval. The Stage 2 assessment resulted in the documentation of one archaeological location (AjGw-618) that does not meet provincial standards for Stage 3 assessment. Mechanical topsoil removal is recommended for the proposed construction footprints in order to establish whether buried remains of the original church are present.

5.0 ADVICE ON COMPLIANCE WITH LEGISLATION

This report is submitted to the Ministry of Tourism, Culture and Sport as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the subject property of a development proposal have been addressed to the satisfaction of the Ministry of Tourism, Culture and Sport, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.



Should previously undocumented (i.e., unknown or deeply buried) archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the *Ontario Heritage Act*. Further, archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological licence.

The *Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33* requires that any person discovering human remains must notify the police or coroner and Nancy Watkins, Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures, Ontario Ministry of Government and Consumer Services. Her telephone number is 416-212-7499 and her e-mail address is Nancy.Watkins@ontario.ca.

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7.0 IMAGES



Image 1: Streetsville Cemetery Plaque (looking east)



Image 2: Streetsville Cemetery Plaque (looking east)



Image 3: St. Andrews Presbyterian Church Plaque (looking west)

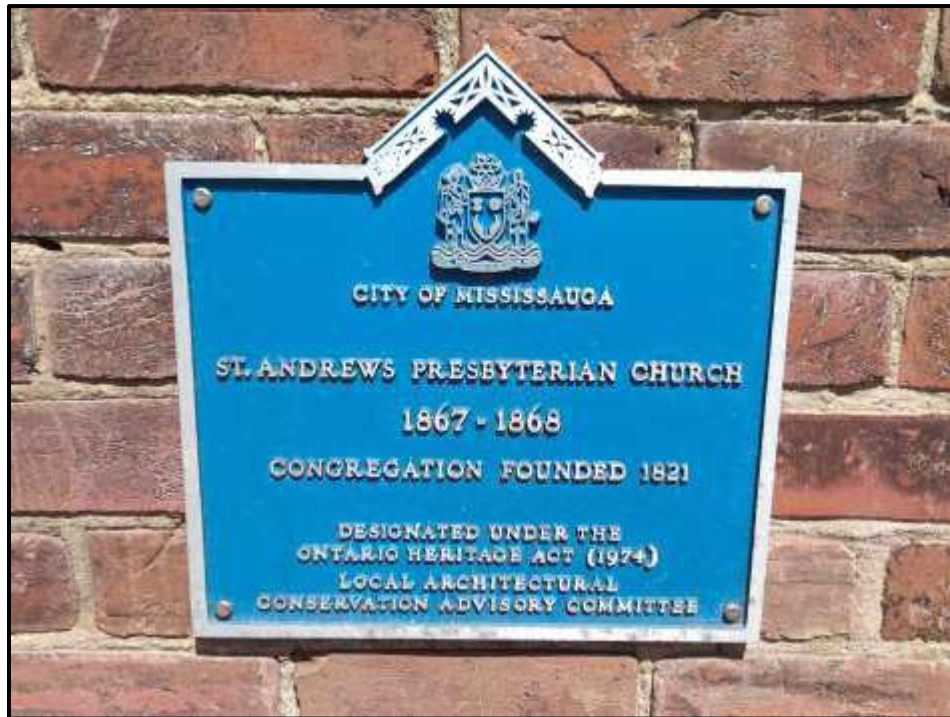


Image 4: Overview of Proposed Impact Areas (looking west)



Image 5: Ongoing Test Pit Survey (looking east)





Image 6: Ongoing Test Pit Survey (looking west)



Image 7: Typical Test Pit





Image 8: Typical Test Pit



Image 9: Test Unit Excavation (looking west)





Image 10: Test Unit North Wall Profile (looking north)



Image 11: Mapping Using a TopCon Survey Unit (looking west)





Image 12: 307 Queen Street (looking northeast)



Image 13: St Andrew's Presbyterian Church (looking east)





Image 14: AjGw-618 Stage 2 Artifacts

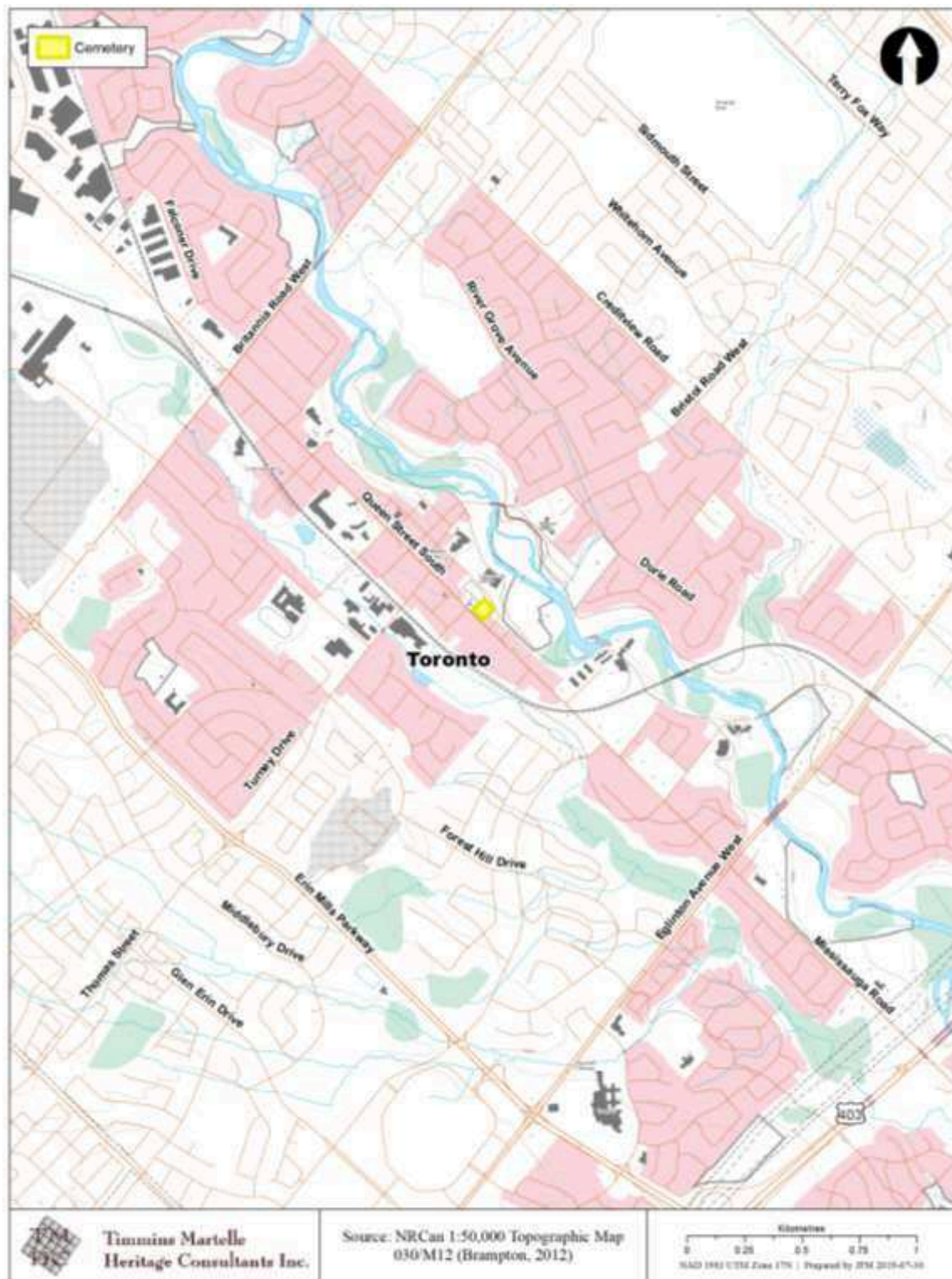


A) window glass, cat.2; B) wrought nail, cat.12; C) machine-cut nail with handmade head, cat.13; D) fully machine-cut nail, cat.14



8.0 MAPS

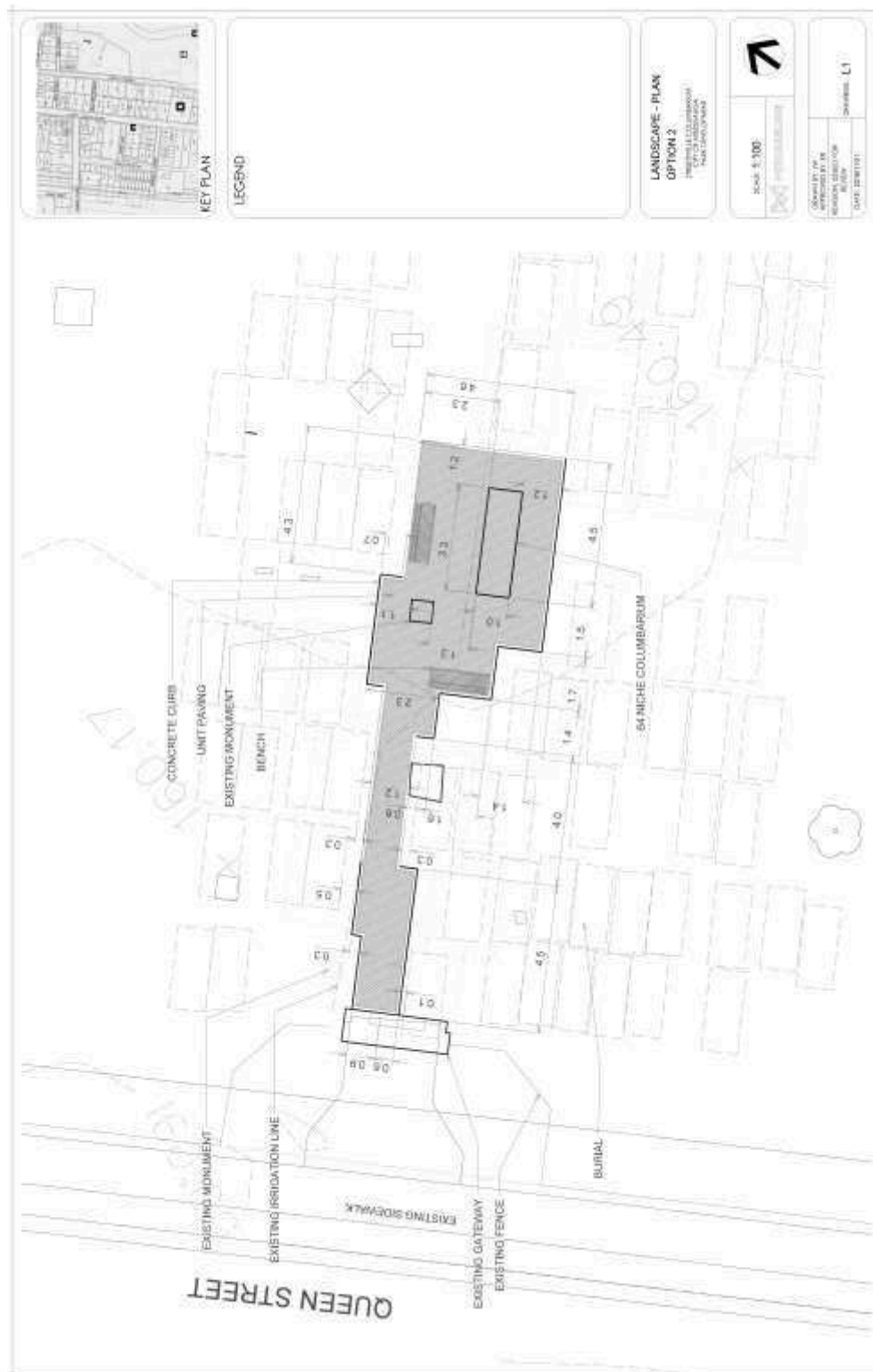




Map 1: Location of the Streetsville Memorial Cemetery in Mississauga, ON



Map 2: Aerial Photograph Showing the Location of the Streetsville Memorial Cemetery in Mississauga, ON



Map 3: Proponent Map



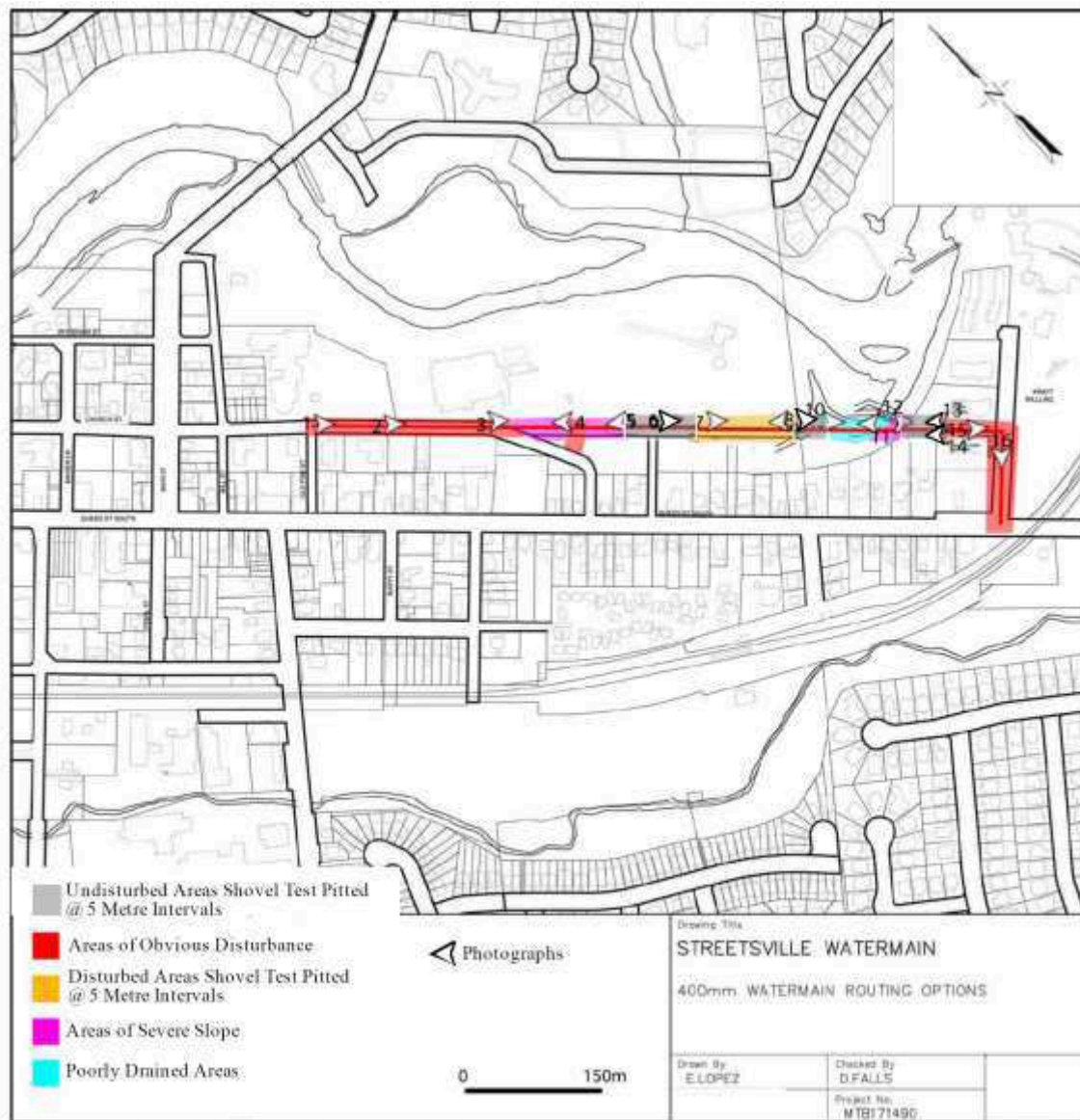


Figure 4. Archaeological Survey Coverage and Techniques

**Map 4: Archaeological Assessments Ltd (2012) Stage 2 Assessment Map for
Streetsville Watermain Preferred Route**



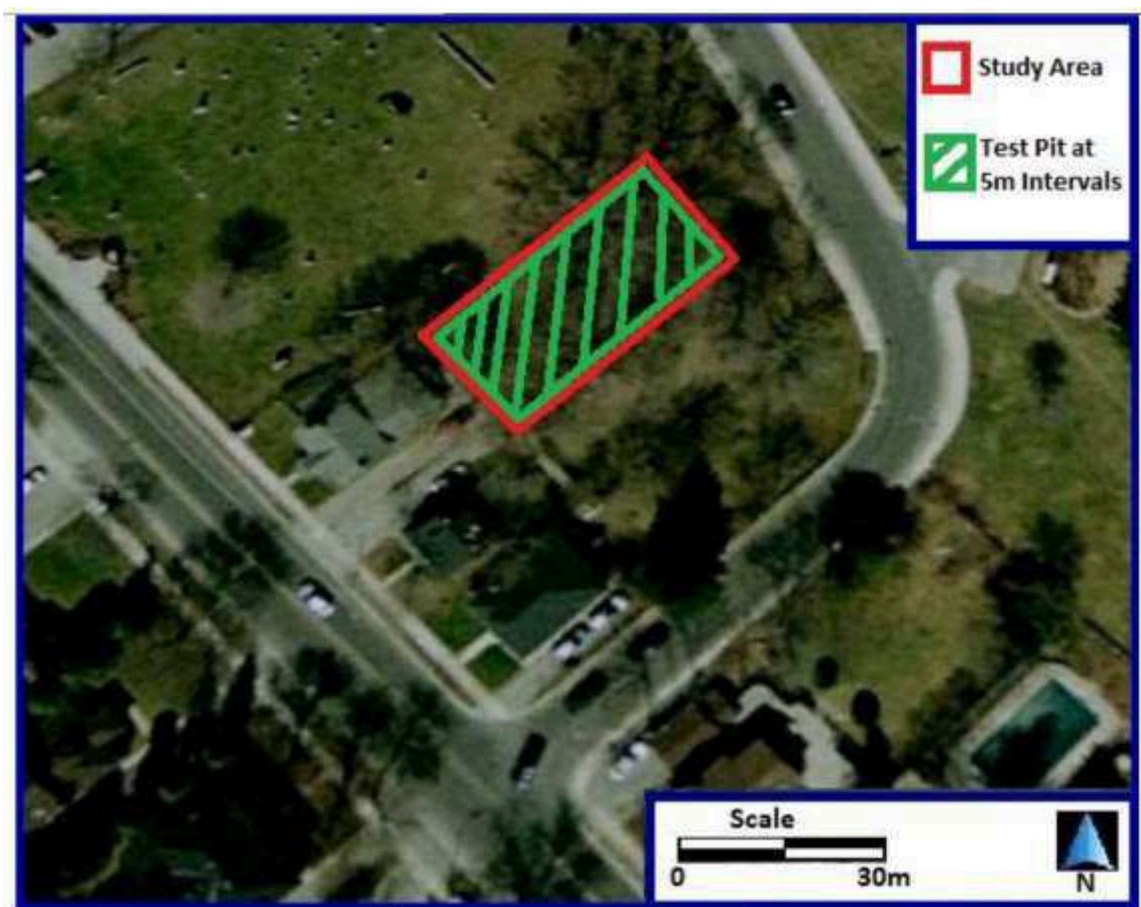


Figure 4: Assessment Strategies

Map 5: Bluestone Research (2014) Stage 2 Assessment Map for 307 Queen Street

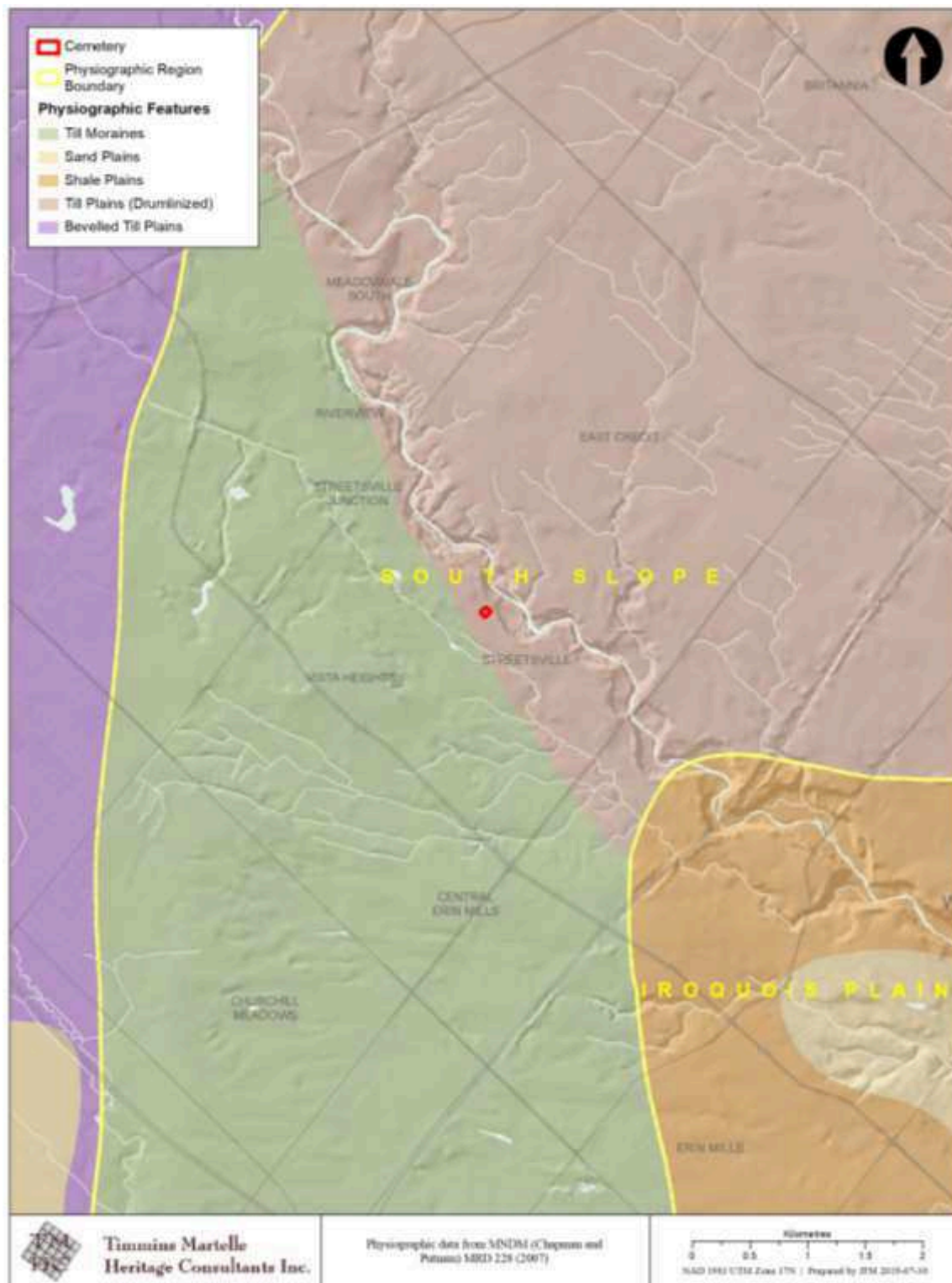




Map 5: Stage 3 Assessment Strategies

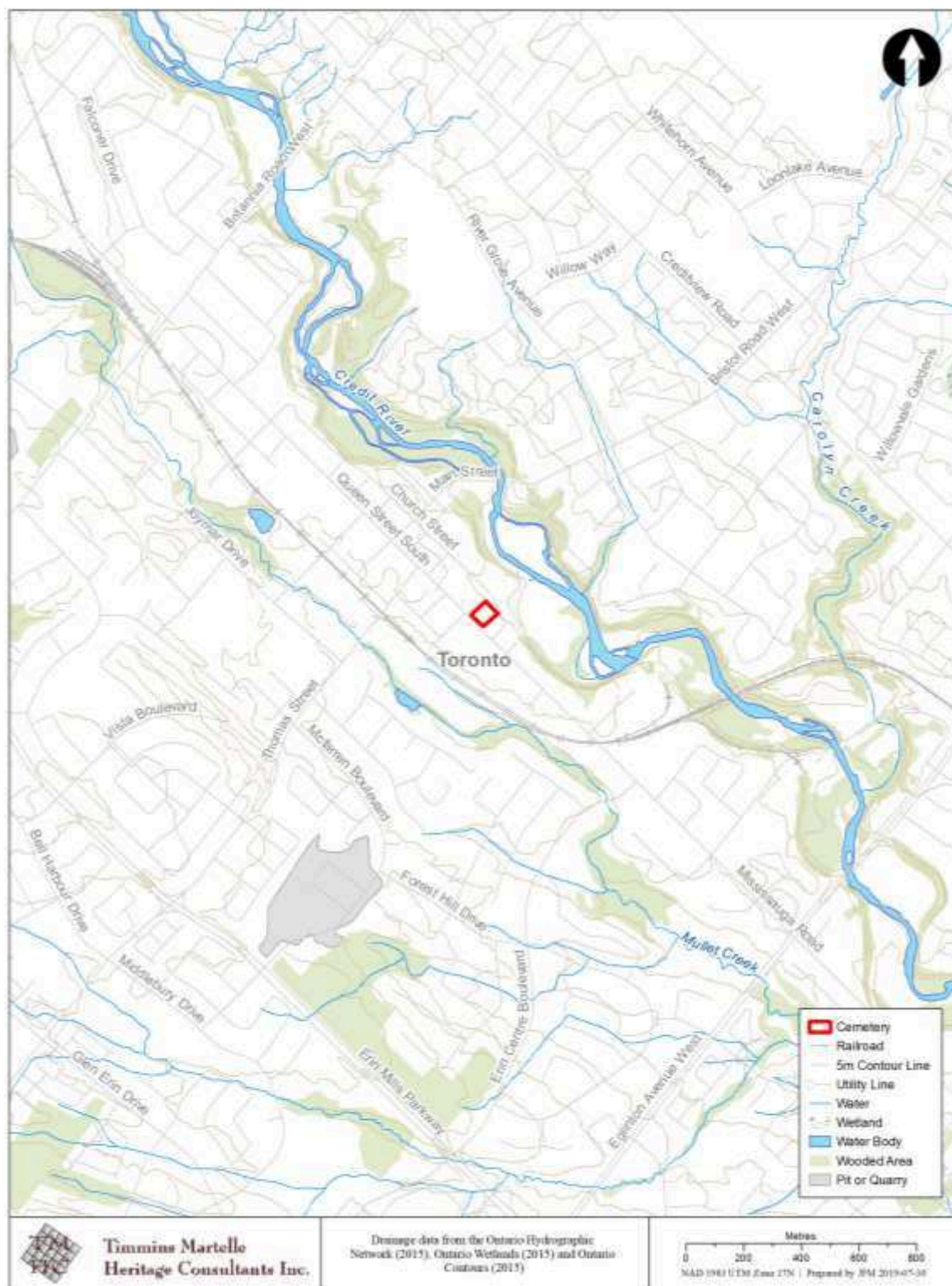
Map 6: Bluestone Research (2014) Stage 3 Assessment Map for 307 Queen Street





Map 7: Physiography Within the Vicinity of the Streetsville Memorial Cemetery

Map 8: Soils within the Vicinity of the Streetsville Memorial Cemetery



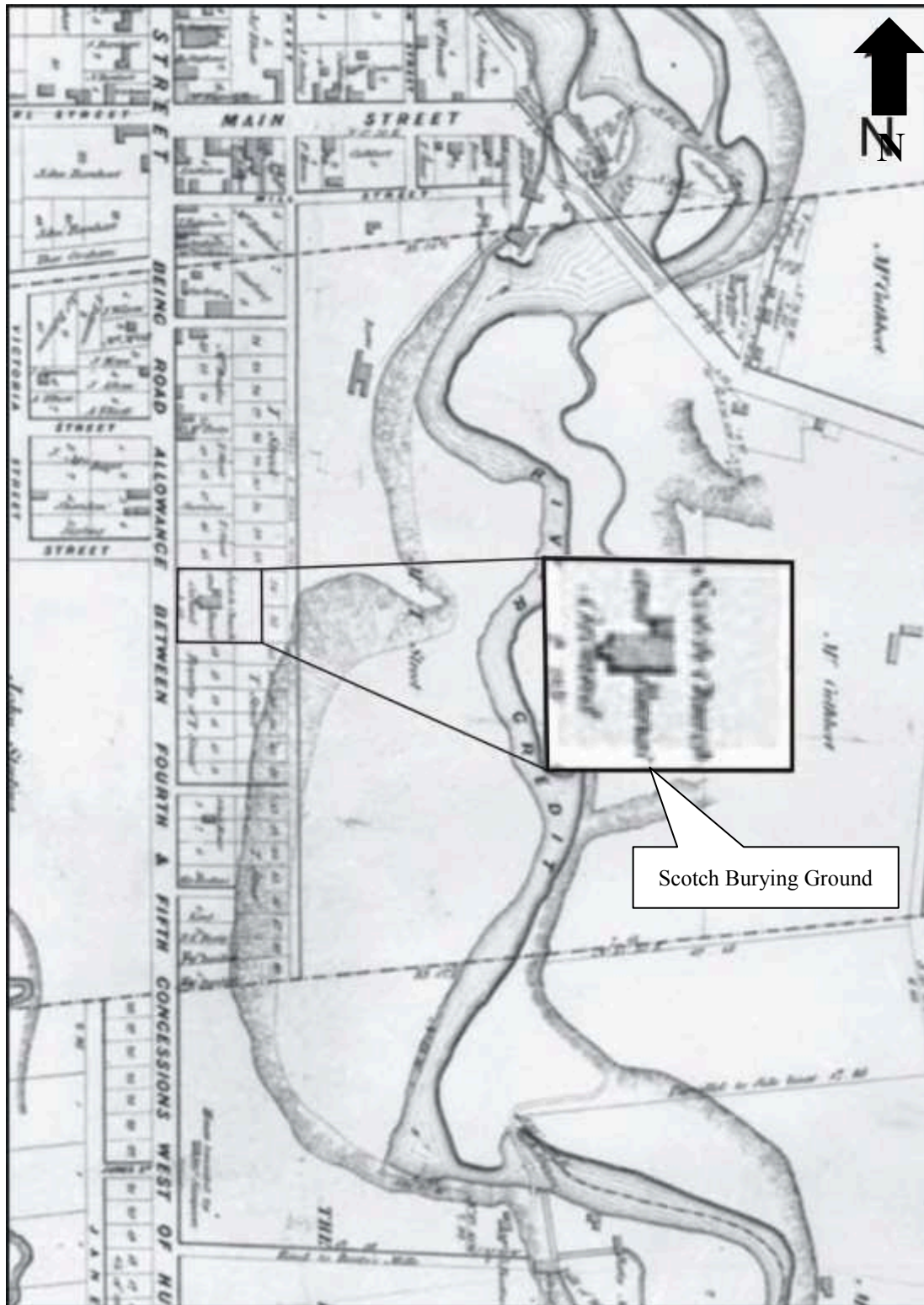
Map 9: Drainage within the Vicinity of the Streetsville Memorial Cemetery



Not to scale; for illustrative purposes only

**Map 10: 1819 Map by Richard Bristol showing William Lindsay on Lot 3,
Concession 4**

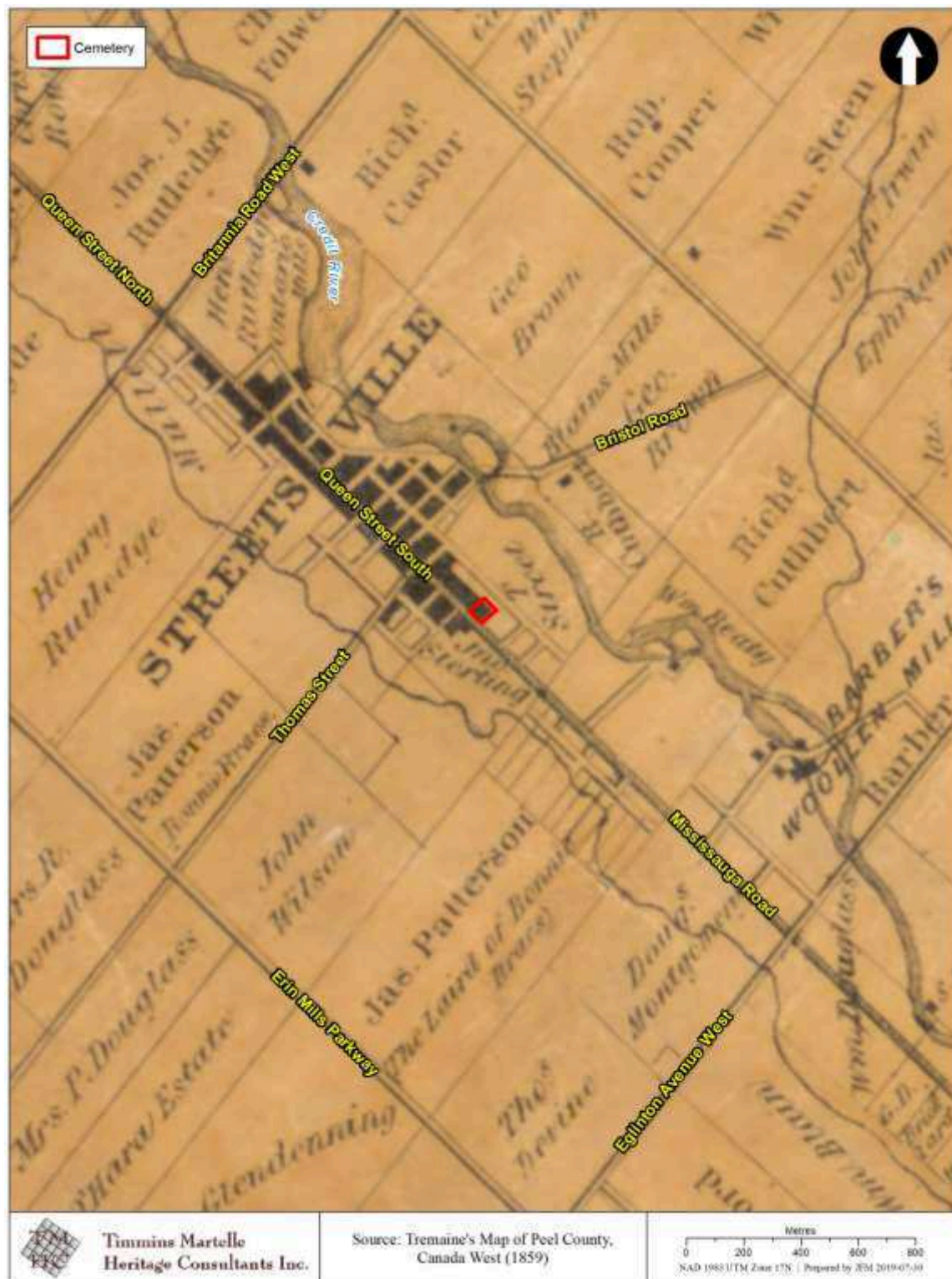




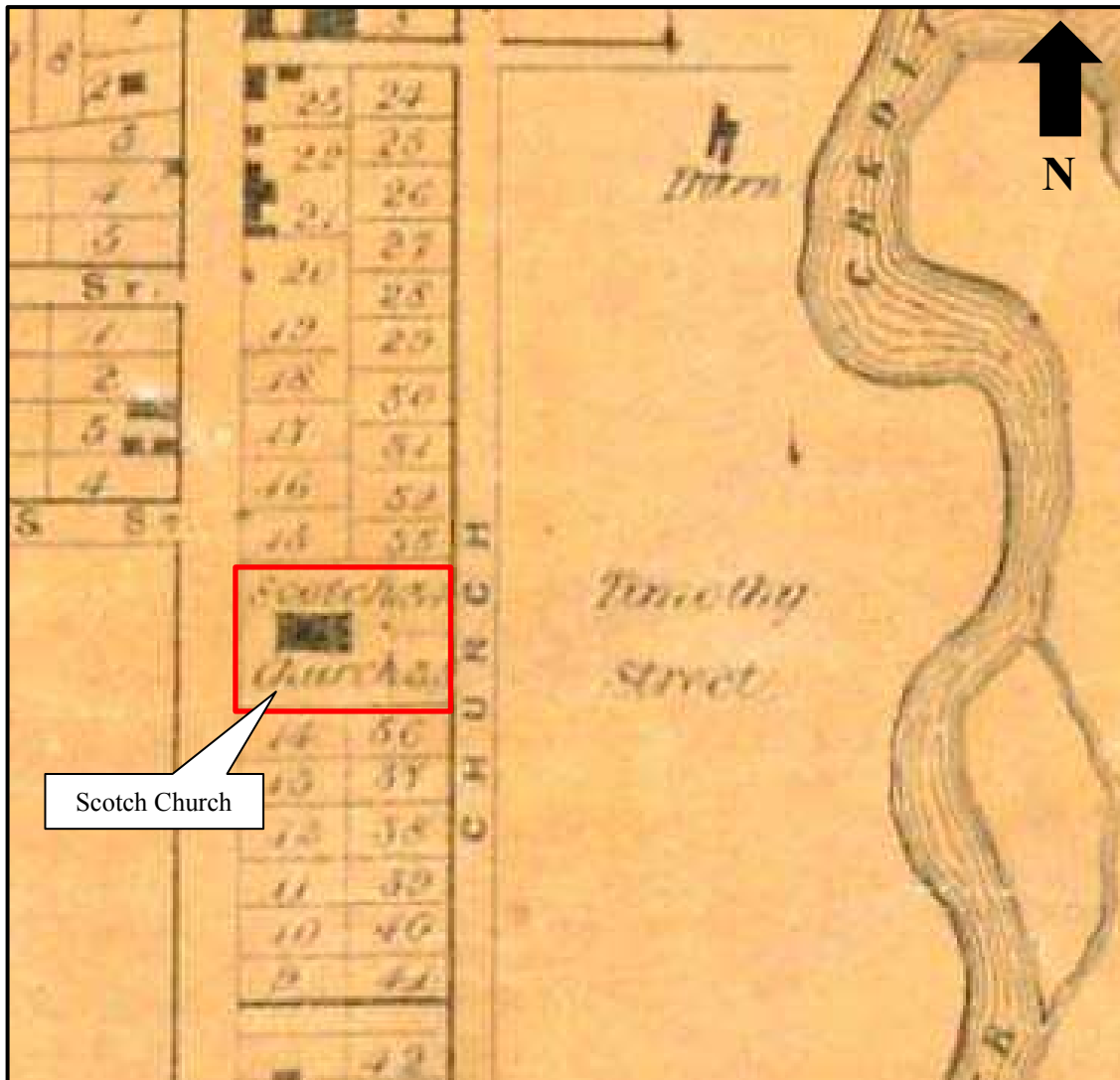
Not to scale; for illustrative purposes only

Map 11: Location of the Cemetery Shown on 1856 Map of Streetsville





Map 12: Location of the Streetsville Memorial Cemetery Shown on an 1859 Map of North Toronto Township



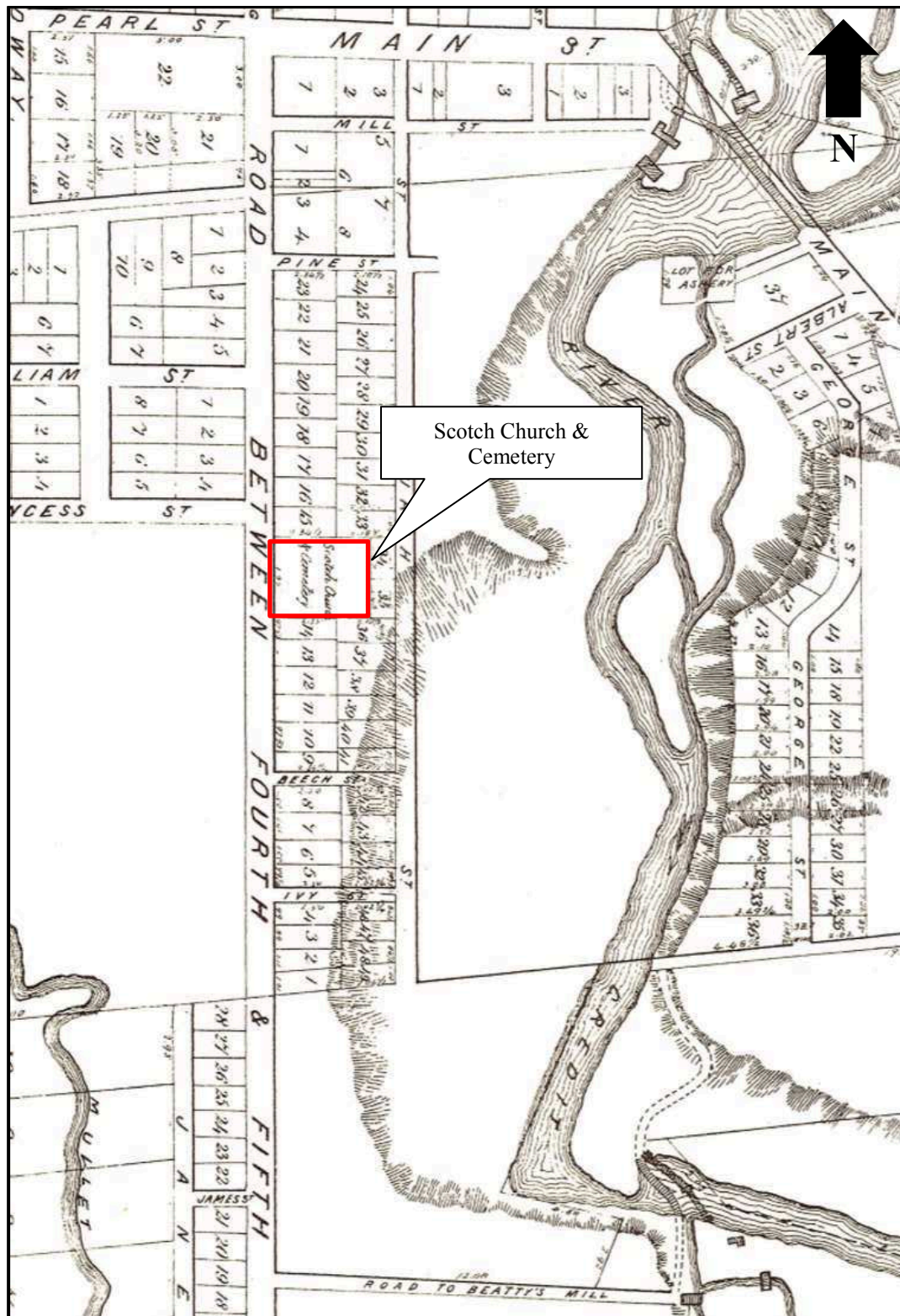
Not to scale; for illustrative purposes only

Map 13: Detail of Location from 1859 Tremaine Map of Streetsville





**Map 14: Location of Subject Property Shown on the 1877 Historical Atlas Map
North Toronto Township**



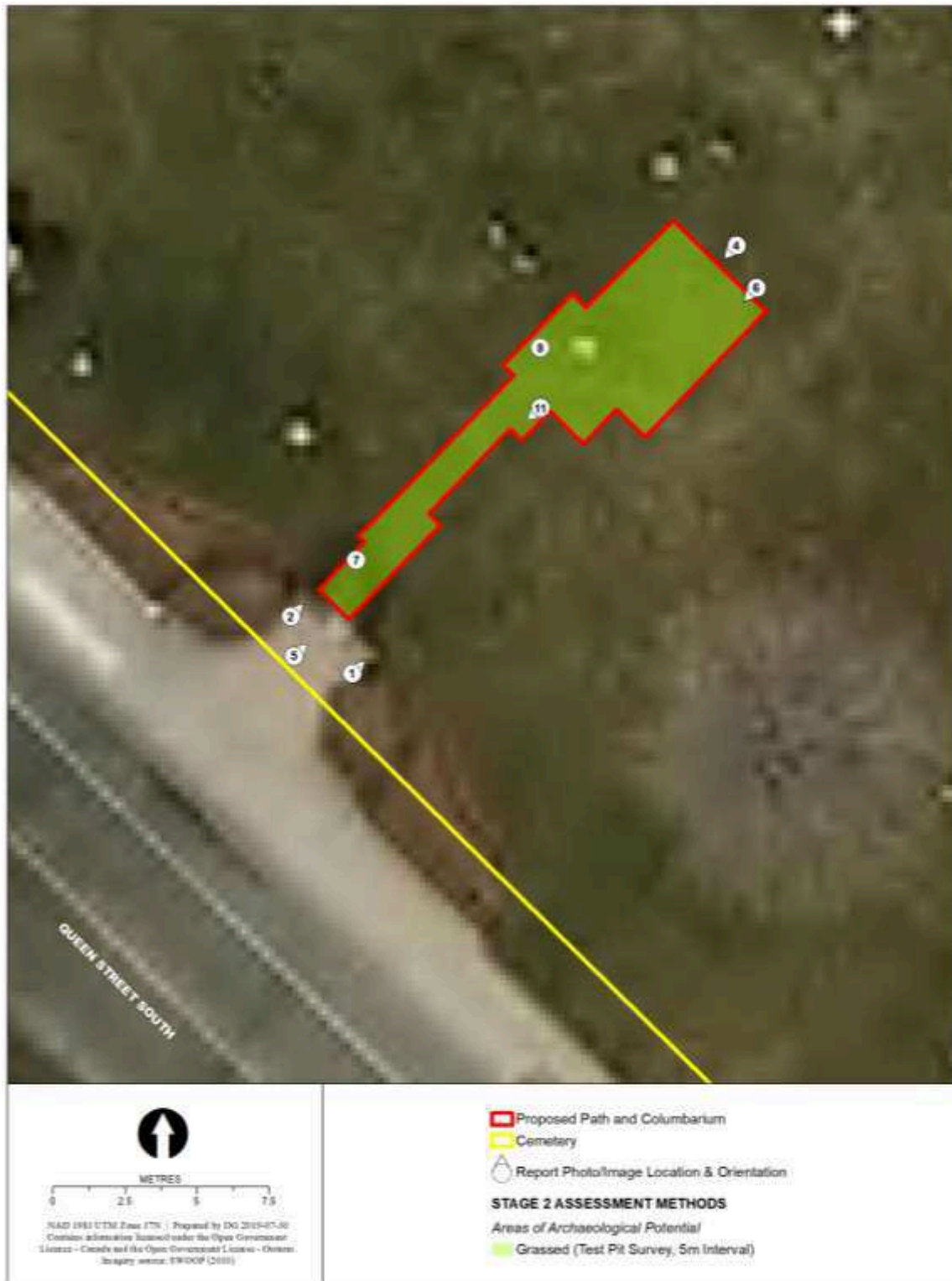
Not to scale; for illustrative purposes only

Map 15: Detail of Location 1877 Historical Atlas Map of Streetsville





Map 16: 1967 Aerial Photograph Showing Streetsville Memorial Cemetery



Map 17: Stage 2 Field Conditions and Assessment Methods





Map 18: Stage 2 Field Conditions and Assessment Methods on Proponent Map



**Stage 1 & 2 Archaeological Assessment
Proposed Pathway and Columbarium
Streetsville Memorial Cemetery
299 Queen Street South
Lot 3, Concession IV former North Toronto Twp.
Village of Streetsville,
City of Mississauga, Ontario**

**SUPPLEMENTARY DOCUMENTATION
(to be removed for public circulation of this report)**



MTCS Correspondence

From: John Dunlop
Sent: 2019/01/17 9:40 AM
To: Jordan Wu; Denise Mahoney; Kathi Ross
Subject: FW: Request for Advice: Strategy for Archaeological Investigation at Streetsville Memorial Cemetery

Hi Jordan,

Please see below- MTCS has concurred with our plan and strategy for the archaeological assessment in the cemetery.

From: Forrest, Crystal (MTCS) [mailto:Crystal.Forrest@ontario.ca]
Sent: 2019/01/16 2:07 PM
To: John Dunlop; Archaeology (MTCS)
Cc: Michael D'Mello
Subject: RE: Request for Advice: Strategy for Archaeological Investigation at Streetsville Memorial Cemetery

Hi John,

Thanks for your email about this. The proposed scope and strategy seems sufficient given the information provided. All reasonable effort should be made to reduce impacts to burials, as is outlined here.

Please encourage the licensed archaeologist to reach out to MTCS should they require assistance with strategy, as assessments within cemeteries can be tricky to navigate (as you know!).

Hope that helps. Let me know if you need anything else,

Crystal

This advice has been provided by MTCS under the assumption that the information submitted by the licensed archaeologist is complete and accurate. The advice provided applies only to the project in question and is not to be used as a precedent for future projects.

Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or if the information provided by the licensed archaeologist is otherwise found to be inaccurate, incomplete, misleading, or fraudulent.

Please include a PDF copy of this advice as supplementary documentation to your project report package.

Crystal L. Forrest, PhD.
 Archaeology Review Coordinator/Reviewer
 Archaeology Programs Unit



From: John Dunlop <John.Dunlop@mississauga.ca>
Sent: January 15, 2019 9:00 AM
To: Forrest, Crystal (MTCS) <Crystal.Forrest@ontario.ca>; Archaeology (MTCS) <archaeology@ontario.ca>
Subject: Request for Advice: Strategy for Archaeological Investigation at Streetsville Memorial Cemetery

Good Morning Dr. Forrest and the Archaeology Programs Unit,

I trust this email finds you well. The City of Mississauga is planning on erecting a columbarium within the Streetsville Memorial Cemetery, located on Queen Street, Streetsville, Mississauga. This historic cemetery is designated as a heritage property under Part IV of the Ontario Heritage Act. This request for advice is being submitted to the Ministry of Tourism, Culture and Sport to obtain comment on prior to using it as the basis for the scope of work in the RFP for the proposed archaeological assessment. The intent is that this strategy will be provided to all licensed archaeologists bidding on the RFP for this project to better inform their budgets. **A copy of this correspondence will be issued to the successful licensed archaeologist bidder so that they are aware of this discussion and the scope of work prior to their submission of PIFs for this project.** Due to the complexities of working within a cemetery and the area of investigation the City of Mississauga wishes to obtain comment that this strategy meets the intent of the 2011 Standards and Guidelines for Consultant Archaeologists and all other FAQs and technical bulletins.

Project Overview

The City of Mississauga is proposing to erect a columbarium within Streetsville Memorial Cemetery. The cemetery was founded in 1824 and originally featured a frame church with stone foundation, generally located centrally within the cemetery. This church was later replaced by St. Andrew's Anglican church in 1890, adjacent to the north side of the cemetery. This project will involve a paved walkway leading from the archway entrance on Queen Street to a 64 niche columbarium, located centrally within the cemetery. The draft plans for this project can be found in attachment 1; draft plans.

Previous Investigations

Two geophysical surveys have been carried out in Streetsville Memorial Cemetery. The first was carried out in 2004 by the consultation firm The Archaeologists and the second was carried out in 2016 by Global GPR. The results of each survey are attached. The two surveys documented multiple burials; the 2004 survey did not incorporate the entire cemetery whereas the 2016 survey did cover the entirety of the cemetery. There are some inconsistencies in the results of the two surveys; the 2004 was carried out by a licensed archaeologist whereas the latter was carried out by a company which does not hold the credentials to discuss archaeological findings and limited their results to discussions of possible graves.

Both surveys, as well as visual examination of the current placement of markers, indicate that there is a 'void' in the centre of the cemetery, which corresponds to the general location of the proposed columbarium. The 2004 survey identified a possible foundation within this void, and it may correspond to the original frame church located centrally



within the cemetery. Note that there is another void located further back from Queen Street which may also correspond to the location of the former church.

It is our understanding, based on the documented historical practices of traditional Anglican burial practices within churchyards and later, cemeteries, that the church most likely stood in the centre of the cemetery, with the cemetery growing out, away from the church itself (see Mytum, H. 2000 Recording and Analysing Graveyards. Council for British Archaeology; York and Mytum; H. 2004 Mortuary Monuments and Burial Grounds of the Historic Period. Kluwer Academic/Plenum: New York. and P049-0709-2014 for analysis and discussion of historical Anglican churchyard/cemetery burial practices). The possible burials identified through the geophysical surveys typically follow this trend.

Proposed Scope and Strategy- Archaeological Assessments

The City of Mississauga has approached the BAO and has requested an investigation order for the purposes of this assessment. Please note in the attached email that Michael D'Mello has indicated that said investigation order is forthcoming (please see attachment (re: archaeological assessment prior to excavations within a cemetery). As the erection of a columbarium is covered under the FBCSA and is not considered a 'structure' under said act, the following strategy is designed to confirm the absence of any burials within the area of excavation for the columbarium footing, as well as document the possible church foundation as per Section 4.2.7, Standard 4 of the 2011 Standards and Guidelines;

- Stage 1 Archaeological Assessment, including detailed land use history, for the property. Please note that the 2004 geophysical survey already contains some land use history information;
- Stage 2 test pit survey of the proposed paved walkway and columbarium footings (as illustrated on the draft plans attachment);
 - Should the test pit survey identify surface level archaeological resources meeting Section 2.2 of the 2011 Standards and Guidelines, a Stage 3 assessment in keeping with Sections 3.1 and 3.2.2 of the 2011 Standards and Guidelines shall be carried out;
 - Should the test pit survey not identify any surface level archaeological resources, the assessment shall proceed to Stage 4 mitigation of the project;
- Stage 4 archaeological mitigation of the area of the footing of the columbarium by means of mechanical topsoil removal (MTR), in keeping generally with Section 4.2.3 of the 2011 Standards and Guidelines. In order to limit the amount of impact within the cemetery, the MTR will be limited to the footprint of the proposed paved area around the columbarium and the footprint of the columbarium. As this project is not deemed a structure, and given its location within the centre of a cemetery where there are known burials surrounding the area of investigation the required 10 m buffer area will not be subject to this investigation. The MTR will avoid all geophysical anomalies identified as graves on all geophysical surveys. If there are no burials located within this area of investigation, then considerations will also follow for the documentation of the church foundation as per the standards cited above. If there are no burials and no foundation and no other archaeological resources encountered then a report will be generated recommending that the area be considered free of further archaeological while also recommending further investigation in advance of any other land alteration within the cemetery.
 - Should burials be encountered within the proposed area then the project will not proceed. A report will be generated with the findings, and recommendations will be made recommending further investigation in advance of any other land alteration within the cemetery.
 - Should no burials be encountered and the foundation be encountered then the foundation area will be cleared and documented, as per Section 4.2.7 Standard 4 of the 2011 Standards and Guidelines. Should the foundations be of a sufficient depth or orientation every attempt will be made to avoid them during construction and installation of the columbarium, and they will not be removed. Any findings will be



registered as an archaeological site. Should the foundation not be present but the anomalies identified as the foundations represent other potential features, these will be investigated as per the 2011 Standards and Guidelines.

This strategy seeks to address all known concerns related to the proposed columbarium, and address any as yet unknown archaeological resources and meets the requirements of the 2011 Standards and Guidelines. Please feel free to call and discuss this further if there is any information which was not clear or requires further detail.

Thank you very much,

John



John Dunlop

Supervisor, Heritage Planning
T: 905-615-3200 ext. 5366
john.dunlop@mississauga.ca

City of Mississauga | Culture and Heritage Planning Section
Community Services Department, Culture Division
Suite 202, 201 City Centre Drive, Mississauga, ON L5B 4E4

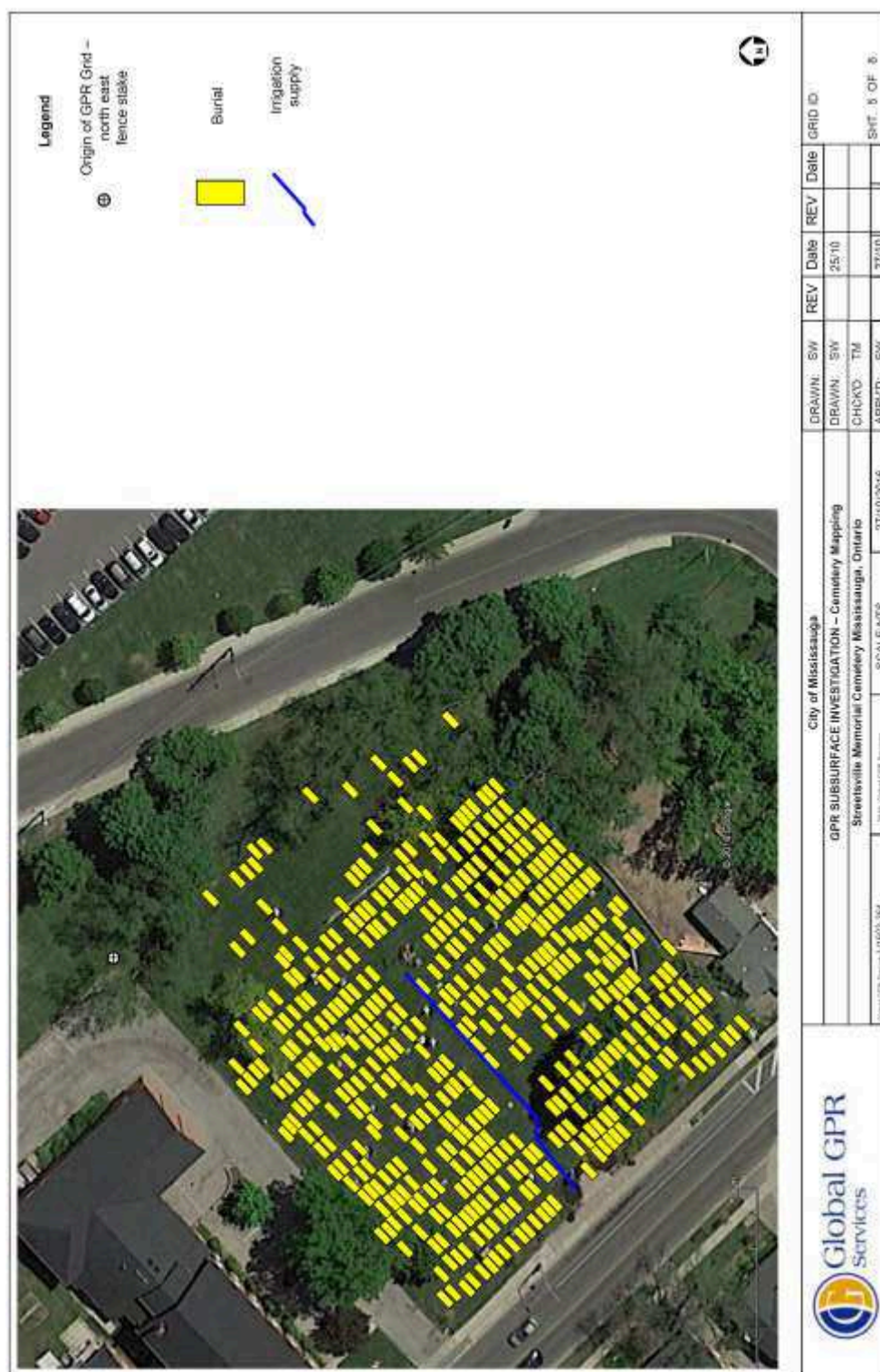
<http://www.mississauga.ca/portal/discover/culture-planning-heritage>



FIGURE 28



SD Map 1: The Archaeologists Inc (xxxx) Geophysical Survey Results



SD Map 2: Global GPR Services (2016) GPR Results





SD Map 3: Stage 2 Field Conditions, Assessment Methods and Location of Archaeological Site





AjGw-618, P074-0034-2019

AjGw-618 was identified during test pit survey of the proposed columbarium. It consisted of two positive test pits separated by 5 m (Test Pits 1 and 2) and one unit (SD Map 1). A test unit was excavated to collect a larger artifact sample and to examine the stratigraphy in this area. The soils in the test unit consisted of 32 cm of dark brown sandy loam topsoil over an orange sand subsoil. All artifacts were collected according to their associated test pit and test unit.

A total of 53 artifacts were collected, of which the majority were architectural artifacts (n=50), including window glass, nails, red brick fragments, and mortar fragments. The other artifacts were unidentifiable ferrous objects. The lack of domestic artifacts suggests this area was not a dwelling or living space. Unfortunately, there were no diagnostic artifacts to indicate a date of use.

GPS Coordinates

<i>Location</i>	<i>Zone</i>	<i>UTM</i>	<i>Accuracy</i>	<i>Elevation (m asl)</i>
Test Pit 1	17T	0604222 E 4825888 N	<1 m	161 m
Test Pit 2	17T	0604221 E 4825883 N	<1 m	161 m
Fire Hydrant	17T	0604183 E 4825899 N	<1 m	161 m
Light Standard	17T	0604197 E 4825881 N	<1 m	161 m



Summary of Indigenous Community Engagement

Representatives from the Mississaugas of the Credit First Nation participated in the Stage 2 field work. Their participation was coordinated by email with Megan Devries and Joelle Williams. No concerns with the Stage 2 field were raised concerning this project.



**Stage 4 Archaeological Assessment
AjGw-618
Proposed Pathway and Columbarium
Streetsville Memorial Cemetery
299 Queen Street South
Lot 3, Concession IV former North Toronto Twp.
Village of Streetsville,
City of Mississauga, Ontario**

Submitted to

**City of Mississauga | Community Services Department,
Parks & Forestry Division
300 City Centre Drive, Mississauga, Ontario L5B 3C1**

and

The Ontario Ministry of Tourism, Culture and Sport

Prepared by



**Timmins Martelle
Heritage Consultants Inc.**

**@ the Museum of Ontario Archaeology
1600 Attawandaron Road, London, ON N6G 3M6
Phone: (519) 641-7222 Fax: (519) 641-7220**

Archaeological License: Jim Sherratt, M.A., P074
Our File: 2019-033
PIF Number: P074-0042-2019

September 2019
Original report submitted to the Ministry of Tourism, Culture and Sport
XX September 2019

Executive Summary

In June 2019, TMHC was contracted to complete a limited Stage 4 assessment of AjGw-618, an archaeological site associated with an historic church identified during a prior Stage 2 assessment (TMHC 2019) of a proposed pathway and new columbarium within the historic Streetsville Memorial Cemetery at 299 Queen Street South, in the City of Mississauga. Historically, the cemetery was located within Lot 3, Concession IV, former Geographic Township of North Toronto, Peel County, Ontario. TMHC was contracted The City of Mississauga to carry out the Stage 1 and 2 assessment which was completed in accordance with the *Funeral, Burial and Cremation Services Act* (2002). The Stage 4 assessment was in keeping with the *Ontario Heritage Act*.

The Stage 4 fieldwork involved mechanical topsoil removal of the impact areas associated with the proposed columbarium and pathway, as well as the documentation of features therein. Two subsurface features were identified, recorded, and excavated during the Stage 4 assessment. The artifacts recovered does not indicate the site was a dwelling or living space; instead, they are likely associated with an early church in the central portion of the cemetery that is depicted on historic maps. The predominance of architectural artifacts also supports the likelihood that the artifacts relate to the removal of the early church.

As a result of the Stage 4 assessment the portion of AjGw-618 within the project footprint has been fully excavated and documented to the extent required under the *Standards and Guidelines for Consultant Archaeologists* (MTC 2011). As such, the portion of the site within the project area now has no further cultural heritage value or interest (CHVI) and should be considered free of archaeological concern. No further assessment is recommended.

Should the footprint of the proposed improvements change or future improvements be proposed outside of the area examined during this study, further archaeological assessment should be conducted.

These recommendations are subject to the conditions laid out in Section 4.0 herein and to the Ministry of Tourism, Culture and Sport's review and acceptance of this report into the Ontario Public Register of Archaeological Reports.



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Project Personnel

Project Coordinator:	Jim Sherratt, M.A. (P074)
Report Production:	Kelly Gostick, M.A. (R1189) Jim Sherratt, M.A. (P074)
GIS Technician:	John Moody, Ph.D. David Gostick, B.A.
Field Director:	Kelly Gostick, M.A. (R1189)
Field Technician:	David Gostick, B.A.
Artifact Analysis:	Nicole Brandon, M.A. (P302)
Floral Analysis:	Breanne Riebl, M.Sc.

Acknowledgements

TMHC would like to acknowledge the assistance of the following individuals:

<i>Jordan Wu</i>	<i>Project Manager, Park Development City of Mississauga</i>
<i>John Dunlop</i>	<i>Supervisor, Heritage Planning City of Mississauga</i>

Indigenous Community Participants

<i>Megan DeVries</i>	<i>Archaeological Coordinator Mississaugas of the Credit First Nation (MCFN)</i>
<i>Krystal LaForme</i>	<i>Field Liaison Representative Mississaugas of the Credit First Nation (MNCFN)</i>
<i>Chris Tobicoe</i>	<i>Field Liaison Representative Mississaugas of the Credit First Nation (MNCFN)</i>

Territorial Acknowledgement



The project lands fall within the ancestral homelands of many distinct Indigenous groups, particularly Annishnabe, Haudenosaunee and Wendat peoples. At the community's request, it is hereby acknowledged that the archaeological assessment reported here was undertaken on the Treaty Lands and Territory of the Mississaugas of the Credit.¹

¹ <http://mncfn.ca/wp-content/uploads/2017/05/treaty-lands-and-territory-statement-December-2017-a.pdf>.



**Stage 4 Archaeological Assessment
AjGw-618
Proposed Pathway and Columbarium
Streetsville Memorial Cemetery
299 Queen Street South
Lot 3, Concession IV former North Toronto Twp.
Village of Streetsville,
City of Mississauga, Ontario**

1.0 PROJECT CONTEXT

1.1 Development Context

1.1.1 Introduction

In June 2019, TMHC was contracted to complete a limited Stage 4 assessment of AjGw-618, an archaeological site associated with an historic church identified during a prior Stage 2 assessment (TMHC 2019) of a proposed pathway and new columbarium within the historic Streetsville Memorial Cemetery at 299 Queen Street South, in the City of Mississauga. Historically, the cemetery was located within Lot 3, Concession IV, former Geographic Township of North Toronto, Peel County, Ontario. TMHC was contracted The City of Mississauga to carry out the Stage 1 and 2 assessment which was completed in accordance with the *Funeral, Burial and Cremation Services Act* (2002). The Stage 4 assessment was in keeping with the *Ontario Heritage Act*.

All archaeological consulting activities were performed under the Professional Archaeological License of Jim Sherratt, M.A. (P074) and in accordance with the *Standards and Guidelines for Consultant Archaeologists* (MTC 2011, “*Standards and Guidelines*”). Permission to enter the property and carry out all required archaeological activities, including collecting artifacts when found, was given by Jordan Wu of the City of Mississauga.

1.1.2 Purpose and Legislative Context

The Funeral, Burial and Cremation Services Act (R.S.O. 2002) regulates the creation and operation of cemeteries in the Province of Ontario. From time to time, archaeologists are hired by cemetery operators and landowners to assist in the identification of grave shafts, establish cemetery boundaries or assist with burial removals, official cemetery closings and cemetery improvements. Archaeological methods are useful for carrying out this work and most licensed archaeologists have some training in the identification of human remains and grave shafts. In the case of archaeological assessments within cemeteries, the licensed archaeologist is required to notify the Bereavement Authority of Ontario of proposed activities within a cemetery (BAO 2018).

Although not legally defined as such in Ontario legislation, cemeteries are often considered archaeological sites and therefore treated similarly under the *Ontario Heritage Act* R.S.O. 1990. The latter piece of legislation makes provisions for the protection and conservation of heritage resources in the Province of Ontario. Heritage concerns are recognized as a matter of provincial interest in Section 2.6.2 of the *Provincial Policy Statement* (2014) which states:

development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved

In the PPS the term *conserved* means:

the identification, protection, management and use of *built heritage resources, cultural heritage landscapes and archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment.

The purpose of a Stage 1 background study is to determine if there is potential for archaeological resources to be found on a property for which a change in land use is pending. It is used to determine the need for a Stage 2 field assessment involving the search for archaeological sites. In accordance with *Provincial Policy Statement* 2.6, if significant sites are found, a strategy (usually avoidance, preservation or excavation) must be put forth for their mitigation. In instances where the requirements of *The Funeral, Burial and Cremation Services Act* (R.S.O. 2002) and the *Ontario Heritage Act* (R.S.O. 1990) conflict, the former takes precedence.

1.2 Project Context: Archaeological Context

1.2.1 Subject Property: Overview and Physical Setting

The Streetsville Memorial Cemetery is located at 299 Queen Street South, Mississauga, Ontario (Maps 1 to 3); the cemetery measures approximately 0.4 ha (1 acre) in size, is an inactive burial ground and a designated heritage property. It is surrounded to the east and south by residential properties; abuts St. Andrew's Presbyterian Church to the north and Queen Street South runs along its western edge. The cemetery is located within a largely residential neighbourhood. The focus of the current assessment is the footprint of a portion of the new pathway and columbarium (project area). The overall project area located within the cemetery measures 18 m long and ranges from 1.25 m to 5.2 m wide. The Stage 4 investigation area measured approximately 4.6 m north-south by 4.5 m east-west and is situated in the central portion of the cemetery.



The cemetery is located in the South Slope physiographic region (Chapman and Putnam 1984:290), the southern slope of an interlobate moraine sandwiched between the Iroquois Plain and the Peel Plain. The majority of the South Slope is drumlinised with the soils in the area being Chinquacousy and Oneida clay loam. These soils are developed on reddish tills of the Trafalgar Moraine. The mapped soil type within the cemetery is Oneida Clay Loam (Hoffman et al. 1953) (Map 5), a well-draining soil developed on fine textured shale and limestone till. The eastern limit of the cemetery is in close proximity to the Credit River (Map 6).

1.2.2 Summary of Registered or Known Archaeological Sites

According to Ontario's Past Portal, there are 13 registered archaeological sites within 1 km of the cemetery (Table 1).

Table 1: Archaeological Sites Registered within 1 km of the Cemetery

Borden Number	Site Name	Time Period	Affinity	Site Type
AjGw-6	Monners	Pre-Contact	Indigenous	camp/campsite
AjGw-39	Farnington	Archaic	Indigenous	camp/campsite
AjGw-67	Timothy Street Mill	Post-Contact	Euro-Canadian	distillery, mill, tannery
AjGw-115	Sheila	Other		findspot
AjGw-117	Babel	Other		unknown, Unknown
AjGw-118	Hamba	Other		findspot
AjGw-120	Vreckte	Post-Contact	Euro-Canadian	homestead
AjGw-129		Post-Contact	Euro-Canadian	
AjGw-213	Park Point Estates #1	Post-Contact, Pre-Contact	Indigenous, Euro-Canadian	findspot, homestead
AjGw-229		Pre-Contact	Indigenous	findspot
AjGw-502	AjGw-502 - H1	Post-Contact	Euro-Canadian	house, scatter
AjGw-503	AjGw-503 - H2	Post-Contact	Euro-Canadian	house
AjGw-574	Wyndham H1 Site	Post-Contact		homestead

2.2.3 Summary of Past Archaeological Investigations Within 50 Metres

During the course of this study, it was established that two archaeological assessments had been previously conducted within 50 m of the Streetsville Memorial Cemetery. One assessment was completed within the cemetery in addition to two geophysical surveys. It should be noted that the Ministry of Tourism, Culture and Sport currently does not provide an inventory of archaeological assessments to assist in this determination.

Previous Assessments within Streetsville Memorial Cemetery



Two geophysical surveys have been carried out within the cemetery. The first was conducted in 2006 by The Archaeologists Inc. A ground penetrating radar survey was conducted along the northeastern, northwestern, southwestern edges of the cemetery and in its central portion. This resulted in the identification of a potential structure in the centre of the cemetery that is likely the first church erected in 1824 (SD Map 1). In addition, forty one anomalies representing potential graves were detected along the southwestern boundary of the cemetery, running into the sidewalk along Queen Street South. The results of this work are presented in a report entitled *Geophysical Assessment of the Historic Cemetery Properties within the City of Mississauga, Regional Municipality of Peel, Ontario* (The Archaeologists Inc. 2006).

The second geophysical survey was conducted in 2016 by Global GPR Services. It resulted in the identification of 475 anomalies representing potential burials, a former driveway/pathway and a buried utility pipe. No anomalies (potential graves) were identified within the proposed pathway and new columbarium location. The result of this work is presented in a report entitled *City of Mississauga Streetsville Memorial Cemetery GPR Subsurface Investigation and Resistivity Cemetery Mapping* (Global GPR 2016).

Archaeological Assessments within 50 m of Streetsville Memorial Cemetery

In 2012, Archaeological Assessments Ltd. completed a Stage 1-2 assessment of a proposed watermain project with routing options that were situated to the east and west of the cemetery. The option to the west included the right-of-way within Queen Street and the preferred option to the east was located within Church Street. The Stage 2 was completed on the latter, with disturbance documented. The results of the assessment are documented in the report entitled *The Stage 1-2 Archaeological Assessment of the Streetsville Watermain, City of Mississauga, Regional Municipality of Peel* (Archaeological Assessments Ltd. 2012; Licensee Rick Sutton P013- 657-2012).

In 2014, Bluestone Research conducted a Stage 1-2 assessment of 307 Queen Street, directly south of the Streetsville Memorial Cemetery. No archaeological sites or artifacts were found during the Stage 2 survey. The results of this work is presented in a report entitled *Stage 1 and 2 Archaeological Assessment 307 Queen Street South, Part of Lot 3 Concession 4, Township of Toronto, City of Mississauga, Regional Municipality of Peel Ontario* (Bluestone Research 2015; Licensee Derek Lincoln; P344-0047-2014).

In 2014, a Stage 3 cemetery boundary investigation was also conducted by Bluestone Research to determine if burials related to the Streetsville Memorial Cemetery were present along the north side of 307 Queen Street. None were identified and the area cleared of concern. The results of the assessment are presented in the report entitled *Stage 3 Archaeological Assessment 307 Queen Street South, Part of Lot 3 Concession 4, Township of Toronto, City of Mississauga, Regional Municipality of Peel Ontario* (Bluestone Research 2015; Licensee Derek Lincoln; P344-0048-2014).



Archaeological Work Pertaining to the Current Project

In 2019, TMHC conducted a Stage 1-2 assessment for an area to be impacted by the construction of a new pathway and columbarium within Streetsville Memorial Cemetery, 299 Queen Street South, in the City of Mississauga. The assessment was conducted to determine whether there were any unmarked graves or archaeological resources within the construction footprint. The Stage 2 assessment consisted of a test pit survey at a 5 m transect interval. This resulted in the discovery of one archaeological location, designated AjGw-618, in the vicinity of the historic church; the site was represented by two positive test pits and one test unit. The dateable artifacts consisted of 10 nails; it was established that these could be associated with the early church depicted on the historical maps as being located in the central portion of the cemetery.

The artifacts consisted almost exclusively of architectural materials, which would be consistent with the expected assemblage from a location that functioned as a church. No date can be attributed to the artifact assemblage. Minimally, the site did not meet the threshold of 20 artifacts that date to before 1900 (MTC 2011:41; Section 2.2, Standard 1.c). Nonetheless, the presence of structural artifacts in the vicinity of the original church on the property indicated potential for building remains to be present. Mechanical topsoil removal was recommended for the columbarium footings, to both confirm that no unmarked burials existed and establish if church foundations or building remnants were present. The report recommendations were as follows:

The mechanical topsoil stripping must generally follow Section 4.2.3 of the Standards and Guidelines for Consultant Archaeologists (MTC 2011:78-79), in that:

- *it should be conducted by an excavator with a flat-edged ditching bucket that exposes the topsoil/subsoil interface; and*
- *the exposed surface should be cleaned by shovel and examined to identify any potential cultural features, with any identified cultural features documented and excavated following Section 4.2.2, Standard 7 (MTC 2011:77).*

In addition, given that the impacts will occur in an active cemetery and in the vicinity of known burials, it is recommended that:

- *in order to limit risk disturbance to intact burials, the mechanical topsoil removal should be limited to the footprint of the proposed pathway and columbarium, rather than clear a 10 m buffer, as is generally standard, and will avoid all anomalies (i.e., potential burials) identified in the prior geophysical surveys; and*



- *should any burials be encountered within the proposed areas of impact the project will not proceed and a report will be generated of the findings and a recommendation made for further investigation in advance of any other land alterations within the cemetery.*

The results of the assessment were presented in the report entitled *Stage 1&2 Archaeological Assessment, Proposed Pathway and Columbarium, Streetsville Memorial Cemetery, 299 Queen Street South, Lot 3 Concession IV former North Toronto TWP. Village of Streetsville, City of Mississauga, Ontario* (TMHC 2019; Licensee Jim Sherratt; P074-0034-2019).

2.2.4 Dates of Archaeological Fieldwork

The Stage 4 fieldwork was conducted on June 6, 26 and 27, 2019 under the direction of Kelly Gostick (R1189).

Table 2: Dates of Archaeological Fieldwork and Weather Conditions

Date	Weather	Field Director
June 6, 2019	sunny and hot	Kelly Gostick (R1189)
June 26, 2019	sunny, hot and humid	Kelly Gostick (R1189)
June 27, 2019	sunny and hot	Kelly Gostick (R1189)

1.3 Project Context: Historical Context

The previous Stage 1-2 assessment report (TMHC 2019) provided a detailed summary of 19th century settlement and therefore the same information is not repeated here, although the specific details about known historic settlement and land use within the Stage 4 project area are provided.

Streetsville Memorial Cemetery

Lot 3, Concession IV was originally granted by the Crown to William Lindsay on October 12, 1822. However, Timothy Street purchased the lot from Lindsay on October 28, 1822. Emerson and Wolfe Emerson (2002: 161) record that Timothy Street erected a frame salt-box house in 1822 on the current site of the Streetsville Cemetery. On November 4, 1824 Timothy Street granted one acre within Lot 3 to Malcolm MacKinnon *et al.*, Trustees of the Presbyterian Church, as there was no formal cemetery for the settlement.

Timothy Street granted one acre to the trustees of the Scottish Church in 1824. In 1835 a frame church, known as the “Scotch” Church, was built in the middle of the burying ground. The wood building was used until 1868 when a new brick church, St. Andrew’s, was constructed to the northwest of the cemetery. The earliest tombstone in the cemetery is dated 1824. The cemetery, which includes the graves of Timothy and Abigail Street, was



used until 1892 (Emerson and Wolfe Emerson 2002:165). Burials continued into the early 1900s for those who had family plots. According to records 500 burials took place in the cemetery, but only 293 headstones are present today. The cemetery was restored and rededicated in 1993.

An 1819 map by Richard Bristol shows William Lindsay on Lot 3, Concession 4 at this time (Map 10). A 1856 map of Streetsville illustrates that the cemetery is present as the “Scotch Burying Ground” (Map 11). The 1859 Tremaine Map of Peel County depicts the cemetery property as part of Streetsville. Queen Street South was depicted as open at this time (Map 12). The 1859 map of Streetsville labels the property as the “Scotch Church” (Map 13). By 1877 the Streetsville town plot had grown in size. The cemetery is still depicted as part of the town plot, with no detail present. The Credit Valley Railway is present and runs parallel to Queen Street South (Map 14). The 1877 Streetsville map depicts the property as the Scotch Church and Cemetery. A 1967 historic aerial photograph depicts the cemetery, with a pathway running from the entrance to the centre of the cemetery (Map 15).

2.0 STAGE 4 ARCHAEOLOGICAL ASSESSMENT

2.1 Field Methods

The Stage 4 excavation strategy was developed in accordance with the MTCS *Standards and Guidelines* (MTC 2011) in keeping with the advice provided by the Ministry of Tourism, Culture and Sport (MTCS) to the City of Mississauga (see Supplementary Documentation). The Stage 2 assessment resulted in the discovery of one archaeological location, designated AjGw-618, in the vicinity of the historic church; the site consisted of two positive test pits and one test unit that generated a small amount of structural artifacts and no domestic or temporally distinctive items.

The presence of structural artifacts in the vicinity of the original church on the property indicated potential for building remains to be present. As such, mechanical topsoil removal was recommended for the columbarium footings, to both confirm that no unmarked burials existed and establish if church foundations or building remnants are present.

The site location was re-identified in the field using the Stage 2 field notes and recorded landscape markers, the GPS coordinates collected at the time of survey. Relevant landscape markers had already been mapped using a Topcon GRS-1 RTK GPS/Glonass Network Rover, a high precision survey unit that advertises subcentimetre accuracy. All work was done in good weather and lighting conditions and there were no factors that inhibited the recognition and recovery of archaeological material.

2.1.1 Mechanical Topsoil Removal



Initially, mechanical topsoil removal was conducted on June 6, 2019 for the proposed footprint of the columbarium, an area approximately 3 m long by 1.3 m wide (Trench 1). Excavation started at the western end of the footprint and proceeded east, using a small excavator with a straight-edged bucket. The mechanical topsoil removal proceeded by thin layers to expose the interface at subsoil, where shovel shining was undertaken in an effort to identify any subsurface features that might be present (Images 1 and 2). The topsoil consisted of 30 cm of dark brown sandy loam. The subsoil consisted of orange sand loam (Image 3).

During the mechanical topsoil excavation of Trench 1, two potential features were identified. The Feature 1 was partially exposed, was a large circular stain consisting of dark brown-black sandy loam with wood, charcoal and a patch of fire reddened soil. Feature 2 was fully exposed and was a smaller with dark brown-black sandy loam soil and mortar. Wood was also identified within the features and running north-south and east-west within the trench (Image 4). A small irrigation pipe was also identified, running east-west along the northern edge of the trench and through the northern end of the first potential feature. The potential features were cleaned by shovel shining and troweling, photographed and mapped with a Topcon GRS-1 RTK GPS/Glonass Network Rover. Following the feature documentation, they were covered in geotextile fabric and the trench was backfilled (Image 5). It was initially thought that these features and *in situ* wood could be part of the foundation of the former church.

Following the excavation of Trench 1, consultation with the client resulted in a decision that a larger area be subject to mechanical topsoil removal to further expose the potential features within the project area and determine if the church foundation was present within the overall construction footprint (Map 18). On June 26 and 27, 2019 a block approximately 4.6 m north-south by 4.5 m east-west was excavated using a small excavator with a straight-edged bucket (Images 6 and 7). The block included the area of Trench 1 and the Stage 2 test unit. For convenience, this area is referred to as Trench 2. The mechanical topsoil removal proceeded by thin layers to expose the interface at subsoil, where shovel shining was undertaken in an effort to identify any subsurface features that might be present (Images 8 and 9). The topsoil consisted of 20 to 30 cm of dark brown sandy loam. The subsoil consisted of orange sand loam (Images 10 and 11). One additional potential wood post was identified during the mechanical topsoil removal, south of the previously identified potential features. It was also confirmed that the full planview of Feature 1 had been exposed in Trench 1.

The area of excavation for Trench 2 was limited to only the footprint of impacts and did not extend 10 m beyond features as there were no planned impact beyond this and further excavation over a larger area would have increased the risk for impacts to in-ground graves identified during the previous GPR survey.

A stone plot marker was identified in the northwest corner of Trench 2 (Image 12). The plot marker was left in place. The northern wall of Trench 2 contained a thin, approximate 6 cm, layer of flagstones present 20 cm below the ground surface (Image 13).



This layer was also noted in the Stage 2 test unit and may be related to the previous pathway that was present within the cemetery and visible on a 1967 aerial photography (Map 16).

2.1.2 Feature Documentation

A total of two potential subsurface features (Feature 1 and 2) and two potential posts (Posts 1 and 2) were fully exposed, cleaned by shovel shining and troweling, photographed and mapped with a Topcon GRS-1 RTK GPS/Glonass Network Rover. The features were given a unique reference number. The potential features were cross-sectioned and excavated by hand (Image 14). Feature soil was passed through 6 mm hardware cloth. Complex stratified features were excavated by strata/lenses and recorded with multiple continuous profiles along their maximum lengths and widths. A soil sample was taken from Feature 1 using a shovel and bucket, with volume recorded by litres (as per Section 4.4.). This was a point sample (as defined by Wright 2005). The soil sample was collected by shovel and placed temporarily in a plastic bag until it could be processed by water flotation in the laboratory. Profile line drawings were made of exposed feature faces, which were also fully photographed. All artifacts were bagged by corresponding provenience and taken to the laboratory for processing and analysis.

2.2 Record of Finds

Two potential cultural features and two potential posts were identified during the mechanical topsoil removal. Each feature and post are described in more detail below (Table 4). Several artifacts were also recovered during the mechanical topsoil removal of Trench 2.

Feature 1 (Images 15 to 18)

Feature 1 had an irregular shaped plan consisting of dark brown sandy loam with wood, charcoal and a patch of fire reddened soil. The feature was 72 cm in length, 65 cm in width and 16 cm in depth. In profile, the feature was a shallow basin and was dug to a maximum depth of 28 cm. Only one layer was present in Feature 1.

Roughly 21 litres of soil was collected as a flotation sample. In total, 64 artifacts were collected from Feature 1, all but two of which were architectural artifacts: 47 sherds of window glass, nine machine-cut nails, two red brick fragments, and four mortar fragments. The only other artifacts were a furniture tack and a burnt animal bone fragment.

Table 3: Summary of Features

Feature	Plan	Profile	Maximum Dimensions (cm)	Artifacts
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			L	W	D	
1	Irregular	Shallow basin	72	65	16	64 artifacts; 1060 seeds
2	Pear	Basin	47	48	18	0 artifacts, wood present
Post 1	Not a post					
Post 2	Not a post					

Feature 2 (Images 19 to 21)

Feature 2 had a pear shaped plan consisting of dark brown sandy loam with mortar and wood. The feature was 47 cm in length, 48 cm in width and 18 cm in depth. In profile, the feature was a basin and was dug to a maximum depth of 28 cm. Only one layer was present in Feature 2. The feature profile was diffuse with soil leaching present. No artifacts were recovered during the screening of feature soil.

Based on its profile shape and lack of artifacts, Feature 2 is likely a natural depression.

Posts (Images 15, 22 and 23)

Once sectioned, both Post 1 and 2 were determined not be to cultural in origin, as they were very shallow, irregular stains.

2.2.1 Church Location (AjGw-618)

A total of 83 artifacts and three samples of ecofacts (seeds, charcoal, and wood) were collected during the Stage 4 assessment. These were collected from Trench 1, Trench 2, and Feature 1. The assemblage from the site is predominantly architectural (n=69, or 83% of the overall assemblage), followed by unassigned (n=6), faunal (n=4), food & beverage (n=2), modified (n=1) and personal item (n=1).

Table 4: AjGw-618 Stage 4 Artifacts by Function

Function	Trench 1	Trench 2	Feature 1	Total
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Architectural	5	2	62	69
Food & Beverage		2		2
Modified		1		1
Personal		1		1
Faunal	3		1	4
Floral (ecofact)			3	3
Unassigned	5		1	6
Total	13	6	67	86

Trench 1

Thirteen artifacts were collected from Trench 1: four sherds of ceramic flower pot, three mammal bones, three sherds of window glass, one machine-cut nail, one nail identified as wrought or machine cut, and a large ferrous nut. The pieces of bone recovered were too fragmentary to allow for more detailed classification.

The two nails from Trench 1 could not be given a specific date range. One of the nails was confirmed to be machine cut, then second nail could be either wrought or machine cut. Wrought nails were hammered by hand by a blacksmith, were square in cross-section and had rosette heads. The first machines to make nails made only the nail shanks as they were cut from sheets of metal. The heads then had to be formed by hammering by hand. Machine-cut nails with handmade heads were produced 1790-1825 (Franklin 1989:20). These nails were rectangular in cross-section and had rosette heads. Fully machine-cut nails were produced thereafter; these nails were rectangular in cross-section with rectangular or square heads (Wells 1998).

None of the remaining artifacts from Trench 1 could be assigned a specific date range.

Trench 2

Six artifacts were collected from Trench 2: two machine-cut nails, a white clay smoking pipe stem, a sherd of porcelain tableware, a sherd of a mould-blown glass wine bottle, and a sherd of utilized window glass.

The sherd of porcelain tableware is a rim fragment possibly from a teacup. The exterior is a brown glaze. A specific date range can not be provided for the porcelain. Porcelain is a type of earthenware that was first manufactured in the late-18th century. Due to its high cost of manufacture, porcelain is rare on 19th century sites in Ontario until the turn of the century when it became relatively common as production techniques were developed in Europe which greatly reduced costs (Miller et al. 2000; Kenyon 1980).

The segment of clay smoking pipe stem had no maker's mark or other identifying marking that could be used to date the artifact. White clay pipes were very popular throughout the 19th century with most being manufactured in Quebec or Scotland. They



declined in use during the 1880s with the introduction of briar pipes and cigarettes (Adams et al. 1994, Walker 1977).

As noted above, the nails from the assemblage can not be given a specific date range. None of the remaining artifacts from Trench 2 could be assigned a specific date range either.

Feature 1

Sixty-four artifacts and three samples of ecofacts (seeds, charcoal, and wood) were collected from Feature 1, all but two of which were architectural artifacts: 47 sherds of window glass, nine machine-cut nails, two red brick fragments, and four mortar fragments. The other artifacts were a furniture tack and a burnt animal bone fragment. The bone was too fragmentary to allow for more detailed classification. None of the artifacts from Feature 1 could be assigned a specific date range

In addition to the artifacts recovered, an analysis of the light fraction of the flotation sample resulted in the recovery of 1060 seeds, charcoal and wood (Appendix C). In general, over 17 plant taxa were represented within the sample of seeds recovered and mostly included: herbaceous weeds - *Amaranthus* sp. (amaranth, n=8), *Chenopodium* spp. (goosefoot, n=72), *Arenaria* sp. (sandwort, n=227), *Silene* sp. (catchfly n=2), *Leonurus* sp. (motherwort, n=4), *Oxalis* sp. (wood sorrel, n=19), *Polygonum* spp. (knotweed/smartweed, n=5), *Portulaca* sp. (purslane, n=8) and *Rumex* sp. (dockweed, n=7); grasses - *Setaria* sp. (foxtail, n=1), *Digitaria* sp. (crabgrass, n=15) and several unknown *Poaceae* seeds (grass family, n=4); and fleshy fruits - *Prunus* sp. (cherry, n=1), *Sambucus* sp. (elderberry, n=1) and *Rubus* sp. (bramble berry, n=7). In addition, several seeds from *Ericaceae* (heath family, n=2) and one *Typha latifolia* (cattail) seed were recovered. Approximately 92% of the total seeds recovered were from weeds; a number which climbs to 97% if grasses are also included as a “weed”. Thus weeds comprised the largest portion of identified taxa at this site. The wood fragments, both charred and uncharred in the sample were identified as from the softwood *Pinus* sp. (pine).

In addition to the charred seeds, charcoal and burnt bone fragment there was a piece of pane glass that had been melted. The feature also included soils that are fire reddened which may indicate a fire occurred. There is no record of a fire occurring in the church. The feature is inferred to be natural as a result of a natural depression or a pine tree stump being burned/rotting that had artifacts incorporated from the use of the property as a church and cemetery. The predominance of architectural artifacts also suggests the possibility that the artifacts in Feature 1 relate to the removal of the early church following the opening of the new brick church to the northwest of the cemetery in 1868, but this cannot be confirmed.

Table 5: Documentary Records

Field Notes and Field Maps	Dated June 6, 26, 27, 2019
Photo Catalogue	Dated June 6 (18 digital photos), June 26 (23 digital photos) and June 27 (20 digital photos)



Artifact Collection	Artifacts are bagged individually with paper labels, sorted into larger bags according to context and organized by catalogue number. Bag 1: Streetsville Cemetery, 2019-033, Stage 4, AjGw-618, All Artifacts This bag is located within a “Various Small Projects Completed in 2019” banker’s box, along with other small projects held at our location in London ON, N6G 3M6.
Location of Records	Timmins Martelle Heritage Consultants Inc., @ the Museum of Ontario Archaeology, 1600 Attawandaron Road, London, Ontario N6G 3M6

2.3 Analysis and Conclusions

A Stage 4 archaeological assessment was carried out in keeping with the Province of Ontario’s *Standards and Guidelines* (MTC 2011). The Stage 4 fieldwork involved mechanical topsoil removal and documentation of two features.

The *Church Location (AjGw-618)* is a historic site with a small assemblage consisting primarily of temporally non-diagnostic structural remains. The artifacts could be associated with the early church depicted on the historical maps as being located in the central portion of the cemetery. The artifact assemblage consists almost exclusively of architectural materials, which would be consistent with the expected assemblage from a location that functioned as a church. The lack of domestic artifacts suggests this area was not a dwelling or living space. No date can be attributed to the artifact assemblage. The two features are inferred to be natural depressions that had artifacts incorporated from the use of the property as a church and cemetery. The predominance of architectural artifacts also suggests the possibility that the artifacts in Feature 1 relate to the removal of the early church.

2.4 Recommendations

As a result of the Stage 4 assessment the portion of the Church Location (AjGw-618) within the project area has been fully excavated and documented to the extent required under the *Standards and Guidelines for Consultant Archaeologists* (MTC 2011). As such, the portion of the site within the project area now has no further cultural heritage value or interest and should be considered free of archaeological concern. No further assessment is recommended.

Should the footprint of the proposed improvements change or future improvements be proposed outside of the project area, further archaeological assessment should be conducted.

These recommendations are subject to the conditions laid out in Section 4.0 of this report and to the Ministry of Tourism, Culture and Sport’s review and acceptance of this report into the Ontario Public Register of Archaeological Reports.

3.0 SUMMARY



A Stage 4 archaeological assessment was conducted for the portion of the church location (AjGw-618) within Streetsville Memorial Cemetery, 299 Queen Street South, Streetsville within the City of Mississauga. Historically, the cemetery was located within Lot 3, Concession IV, former Geographic Township of North Toronto, Peel County, Ontario. The Stage 4 work involved mechanical topsoil removal and documentation of features. A total of two features were identified, recorded, and excavated during the Stage 4 excavations. The artifacts suggest this area was not a dwelling or living space and are likely associated with the early church depicted on the historical maps as being located in the central portion of the cemetery. The two features likely represent natural depressions that were then filled with refuse and debris. The portion of AjGw-618 within the project area has been fully excavated and documented to the extent required under the *Standards and Guidelines*. As such, the site area now has no further cultural heritage value or interest and should be considered free of archaeological concern. No further assessment is recommended.

4.0 ADVICE ON COMPLIANCE WITH LEGISLATION

This report is submitted to the Ministry of Tourism, Culture and Sport as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the subject property of a development proposal have been addressed to the satisfaction of the Ministry of Tourism, Culture and Sport, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeological Reports referred to in Section 65.1 of the *Ontario Heritage Act*.

Should previously undocumented (i.e., unknown or deeply buried) archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the *Ontario Heritage Act*. Further, archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological licence.



The *Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33* requires that any person discovering human remains must notify the police or coroner and Nancy Watkins, Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures, Ontario Ministry of Government and Consumer Services. Her telephone number is 416-212-7499 and her e-mail address is Nancy.Watkins@ontario.ca.

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6.0 IMAGES



Image 1: Trench Excavation in Progress (looking north)



Image 2: Shovel Shining in Progress (looking southwest)



Image 3: Trench Profile (looking south)



Image 4: Overview of Trench and Potential Features (looking west)

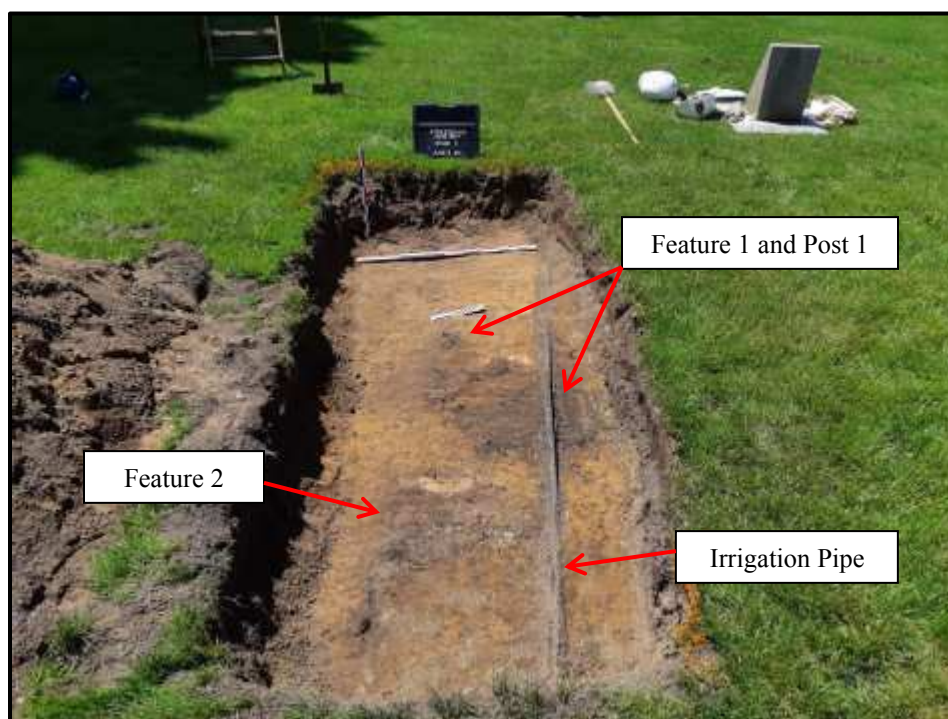


Image 5: Geotextile Fabric on Features (looking east)



Image 6: Topsoil Stripping in Progress (looking south)



Image 7: Topsoil Stripping in Progress (looking east)



Image 8: Shovel Shining in Progress (looking east)



Image 9: Trowelling in Progress (looking north)





Image 10: Overview of Trench 2 (looking northeast)



Image 11: East Wall Profile (looking east)





Image 12: Plot Marker (looking down)



Image 13: North Wall Profile with Flagstones (looking north)





Image 14: Feature Excavation in Progress (looking south)



Image 15: Feature 1 and Post 1 Plan (looking down)





Image 16: Feature 1 Profile (looking northeast)



Image 17: Feature 1, 2 Post 1 and 2 Plan Drawing



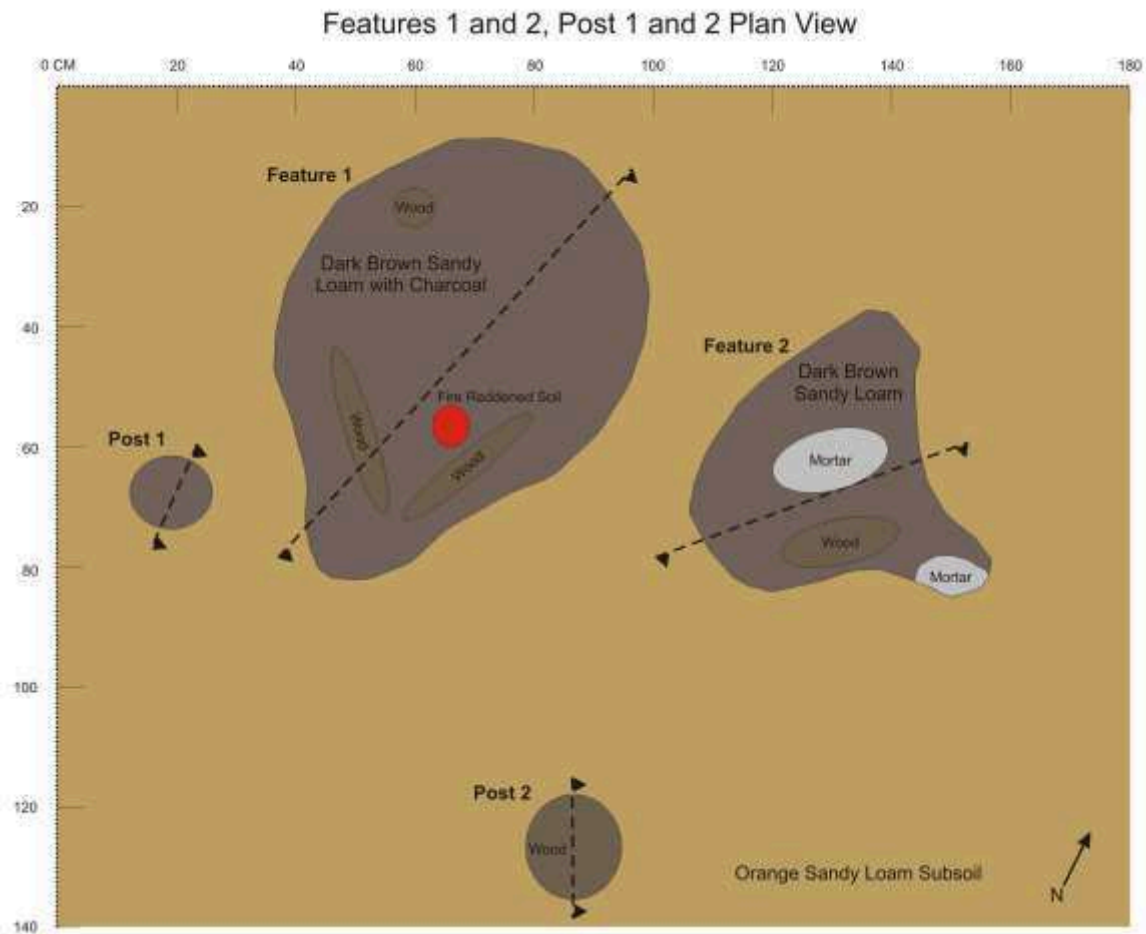


Image 18: Feature 1 Profile Drawing

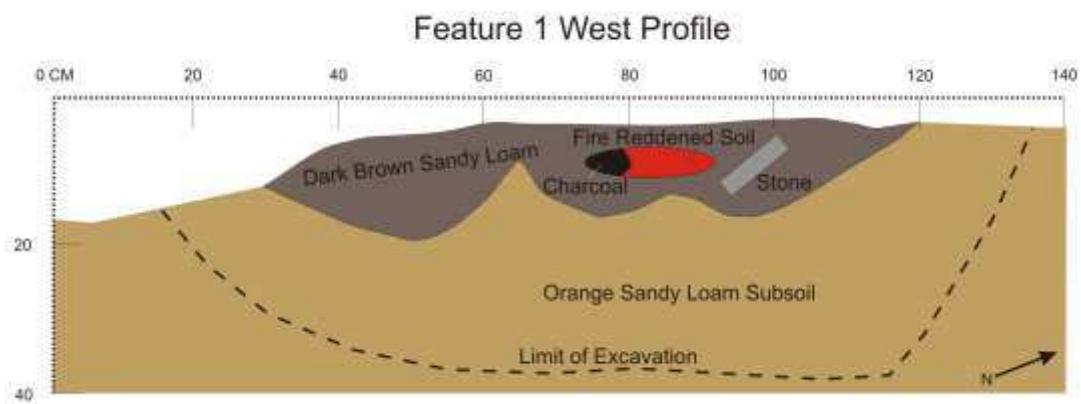


Image 19: Feature 2 Plan (looking down)





Image 20: Feature 2 Profile (looking north)



Image 21: Feature 2 Profile Drawing



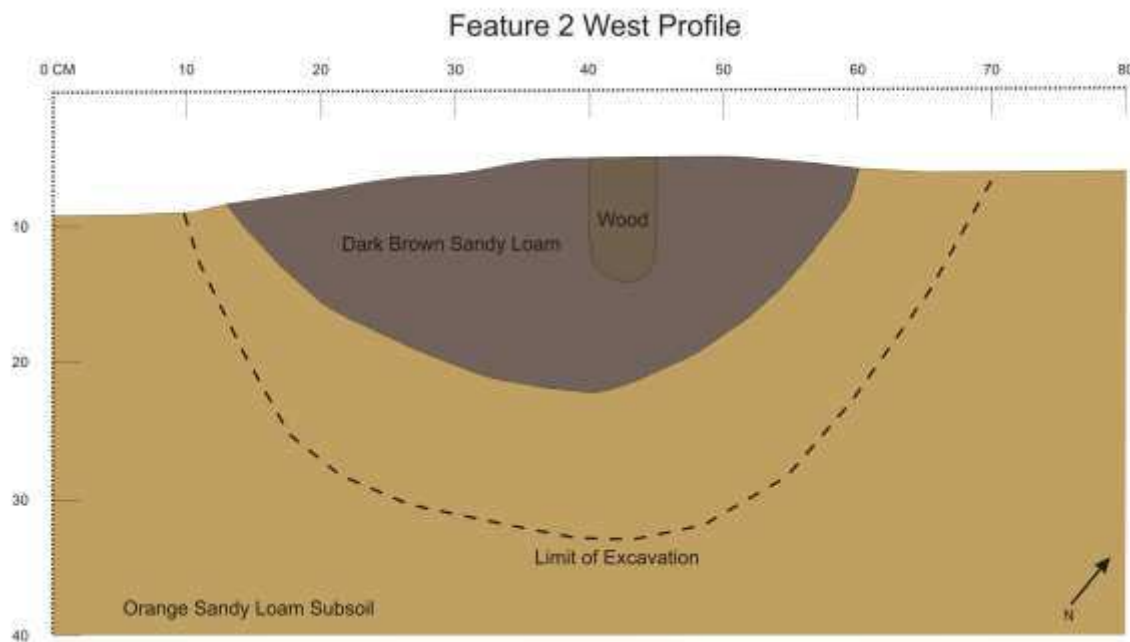


Image 22: Post 2 Plan (looking down)



Image 23: Post 2 Profile (looking northeast)





Image 24: AjGw-618 Artifacts

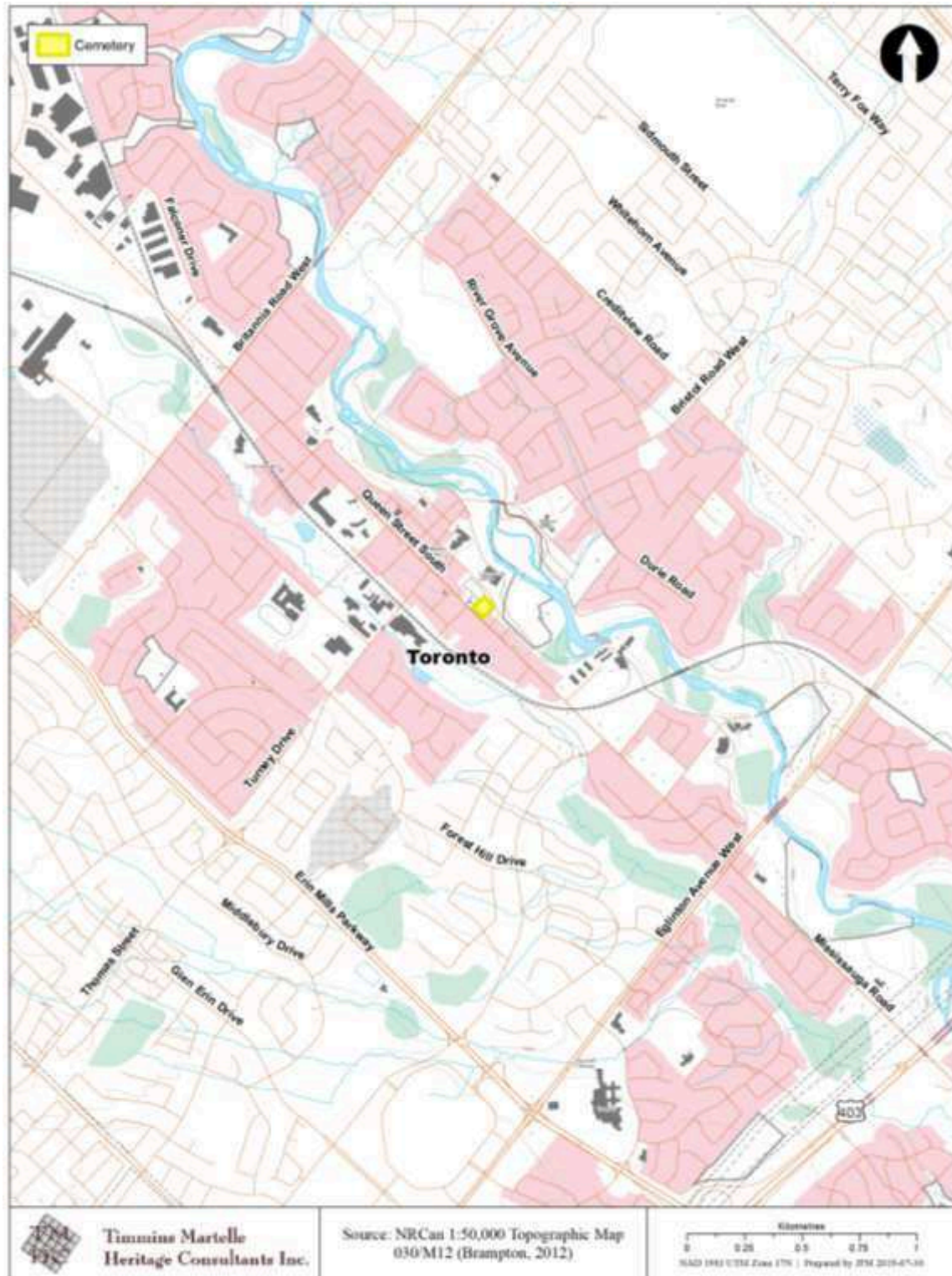


*A) brown-glazed porcelain, cat.28; B) smoking pipe stem, cat.27;
C) machine-cut nail, cat.32; D) window glass, cat.33*



7.0 MAPS



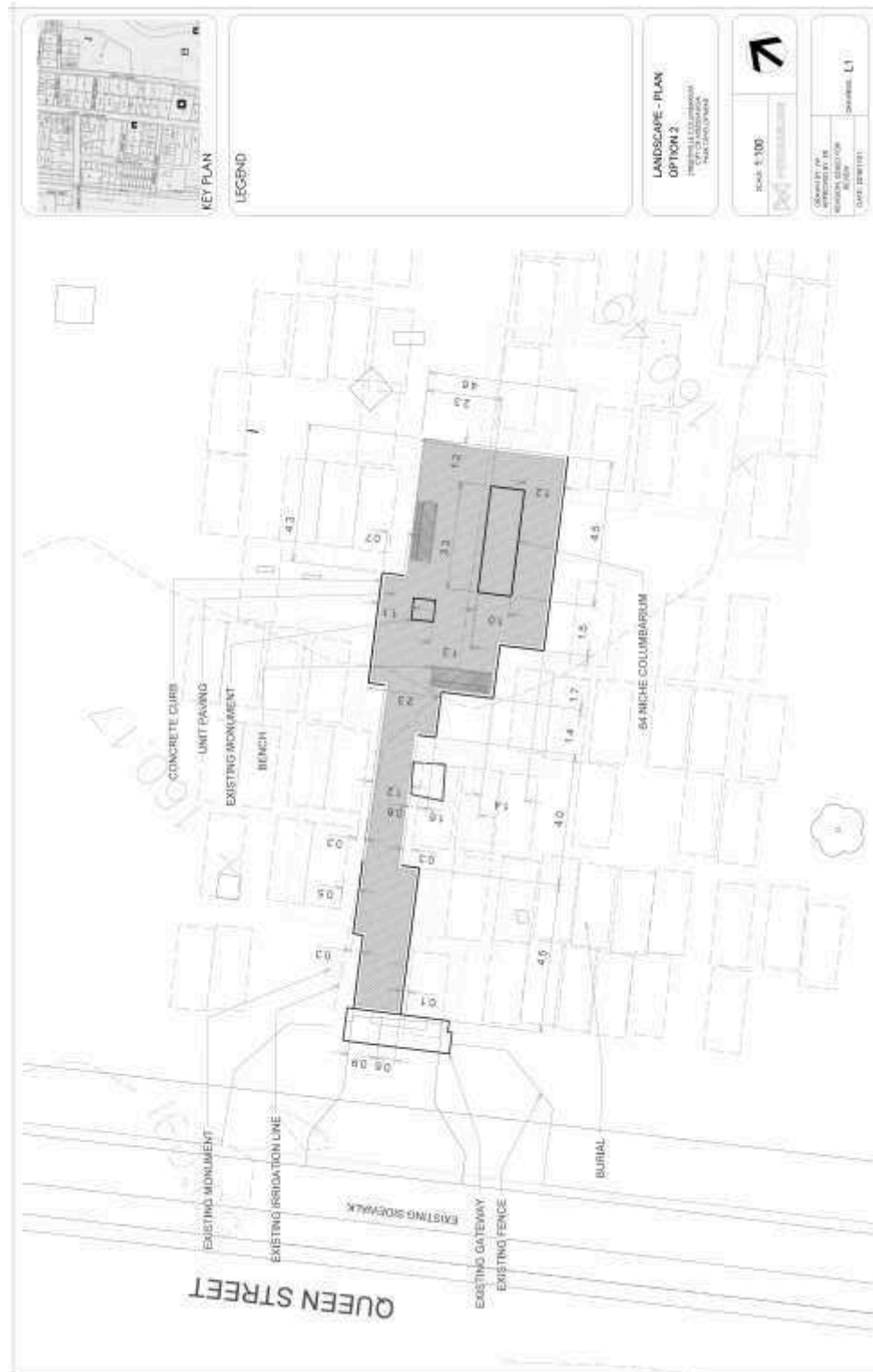


Map 1: Location of the Streetsville Memorial Cemetery in Mississauga, ON



Map 2: Aerial Photograph Showing the Location of the Streetsville Memorial Cemetery in Mississauga, ON





Map 3: Proponent Map



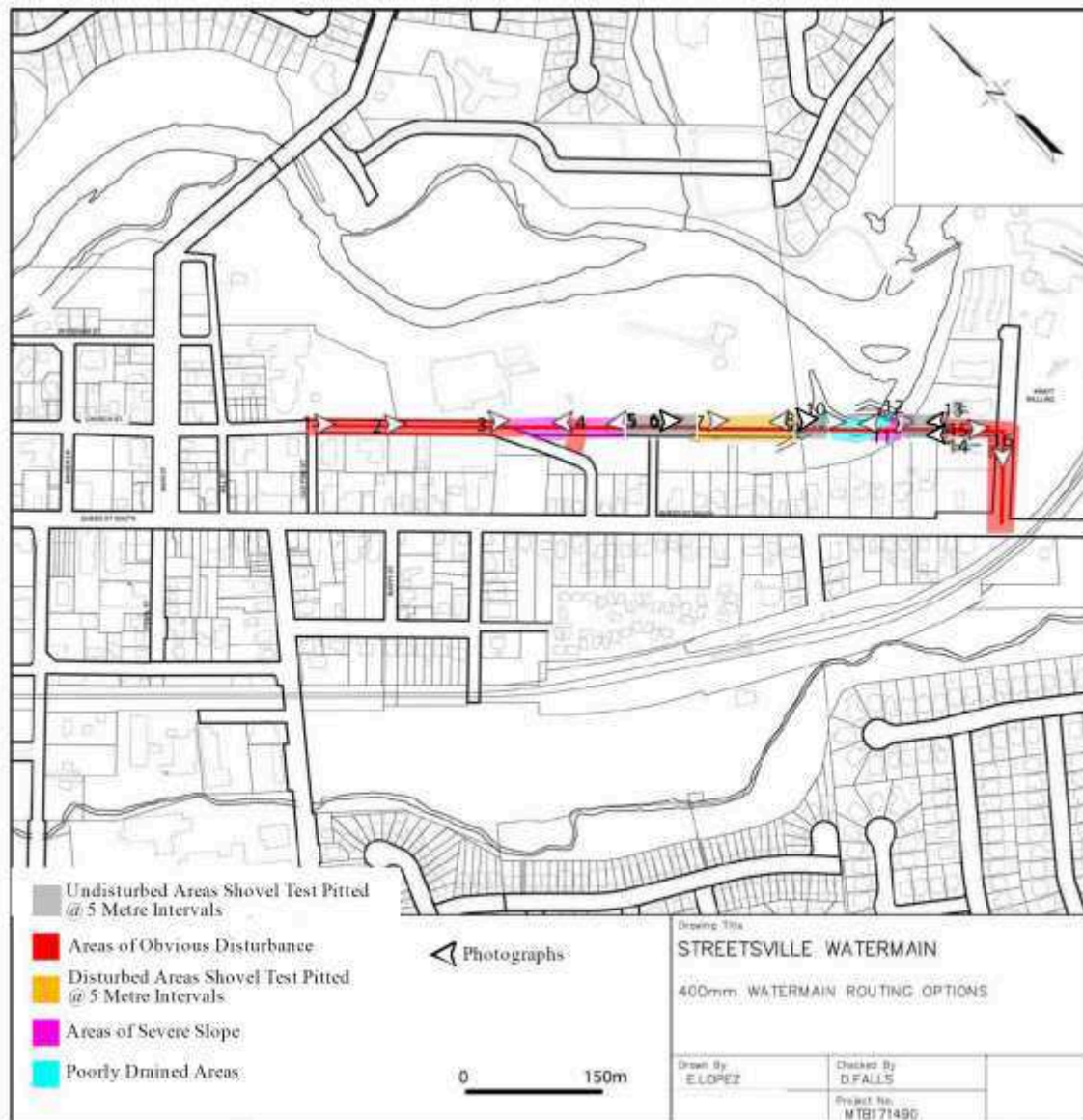


Figure 4. Archaeological Survey Coverage and Techniques

Map 4: Archaeological Assessments Ltd (2012) Stage 2 Assessment Map for Streetsville Watermain Preferred Route





Figure 4: Assessment Strategies

Map 5: Bluestone Research (2014) Stage 2 Assessment Map for 307 Queen Street

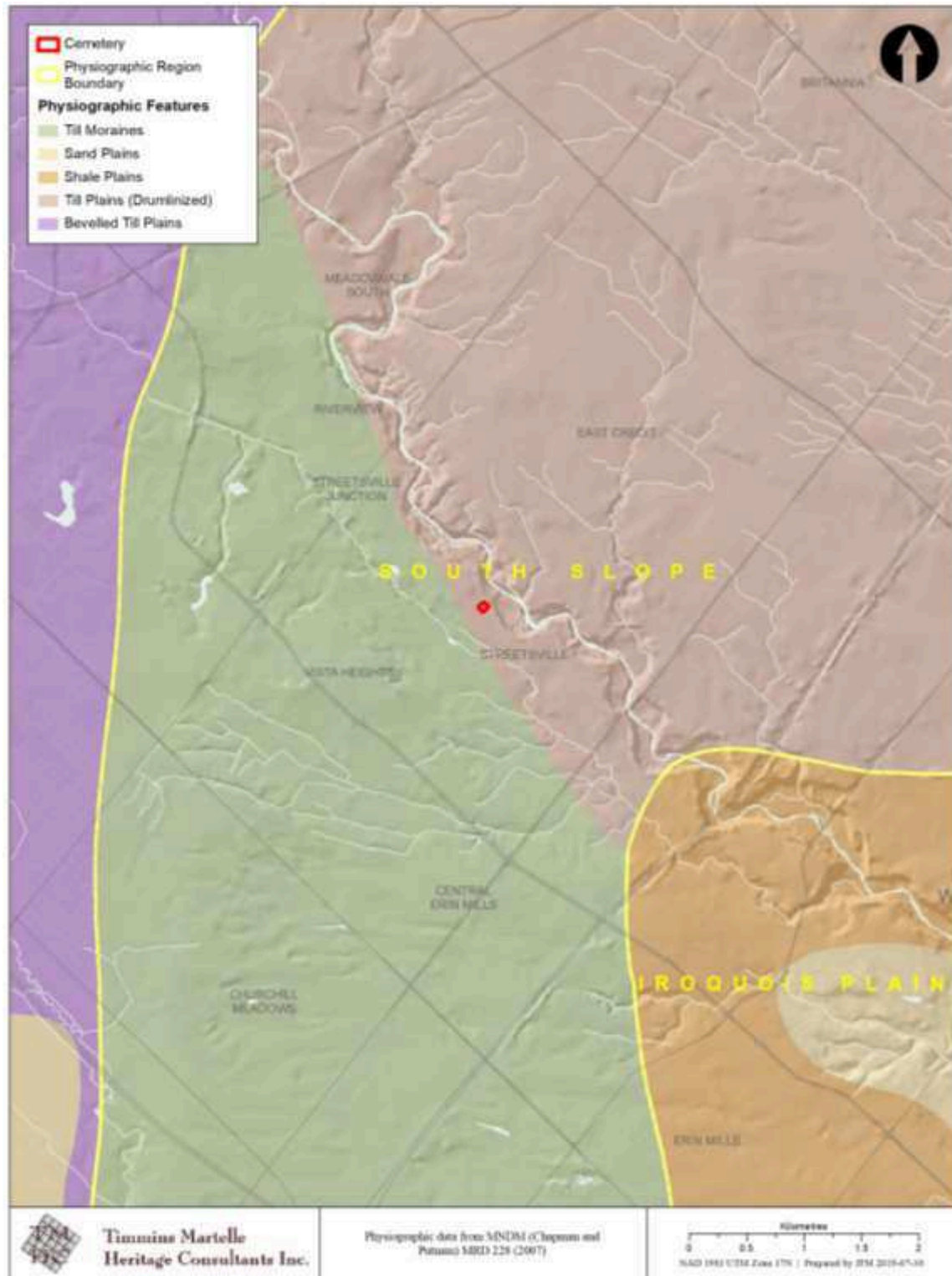




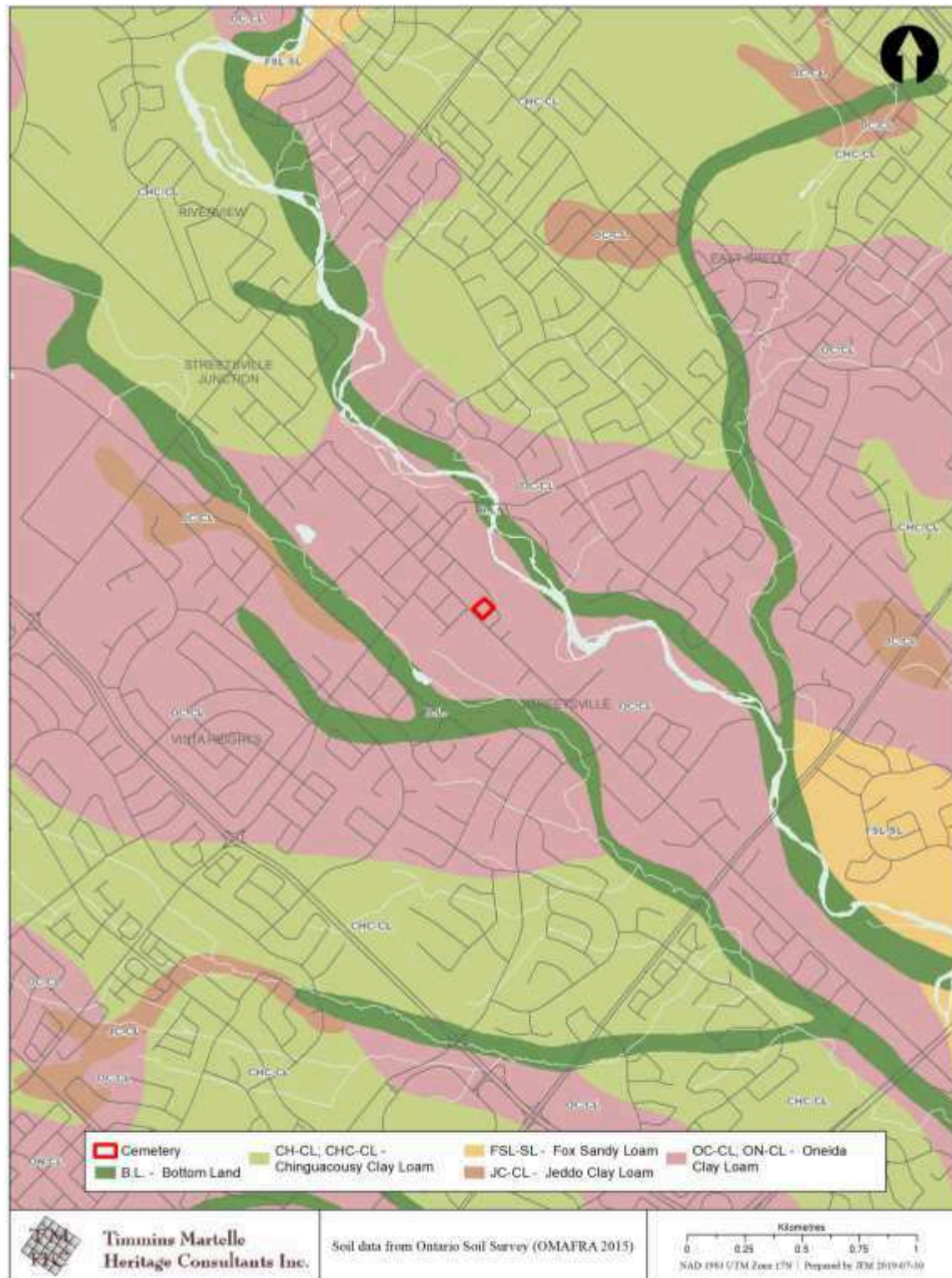
Map 5: Stage 3 Assessment Strategies

Map 6: Bluestone Research (2014) Stage 3 Assessment Map for 307 Queen Street

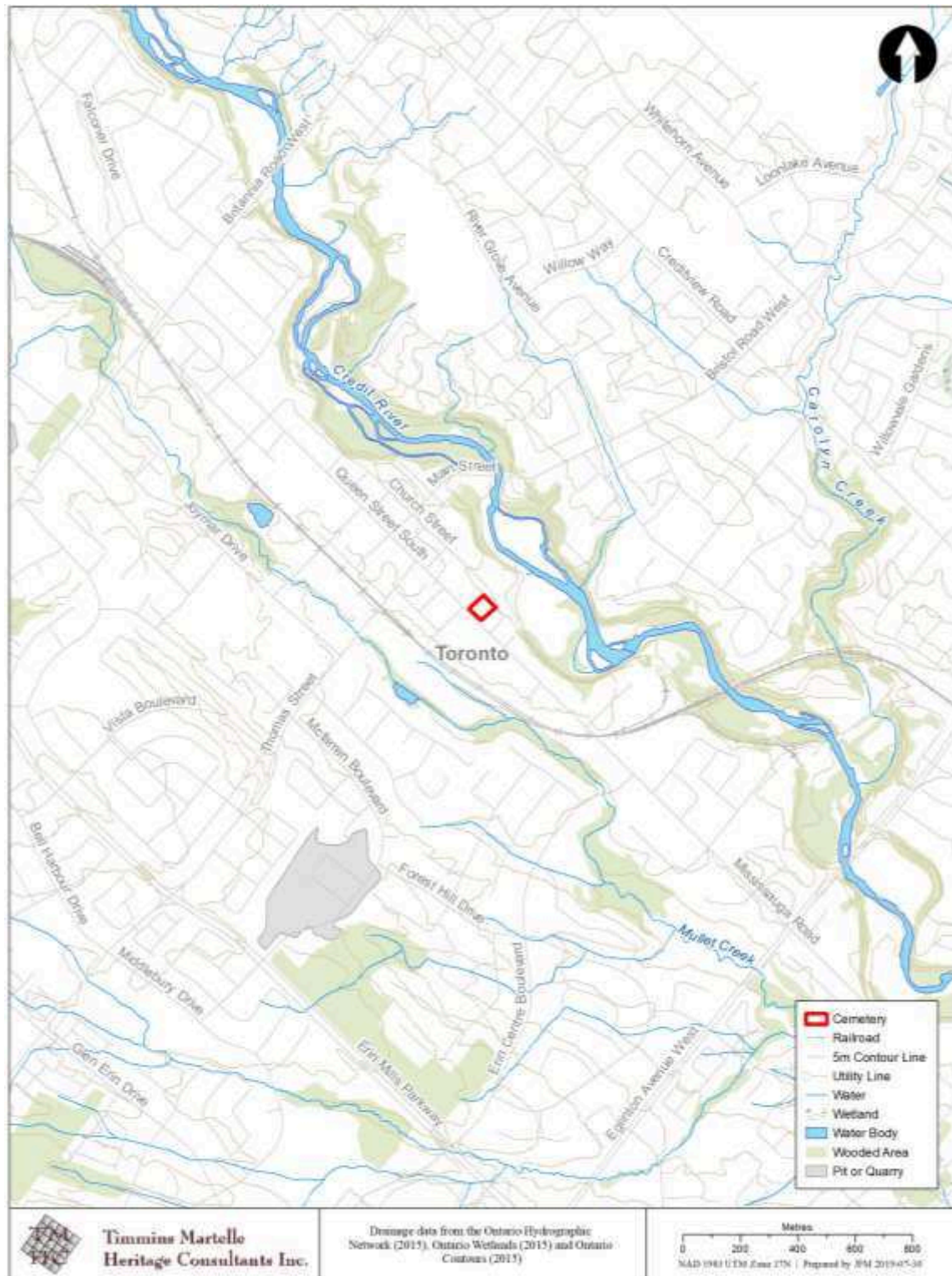




Map 7: Physiography Within the Vicinity of the Streetsville Memorial Cemetery



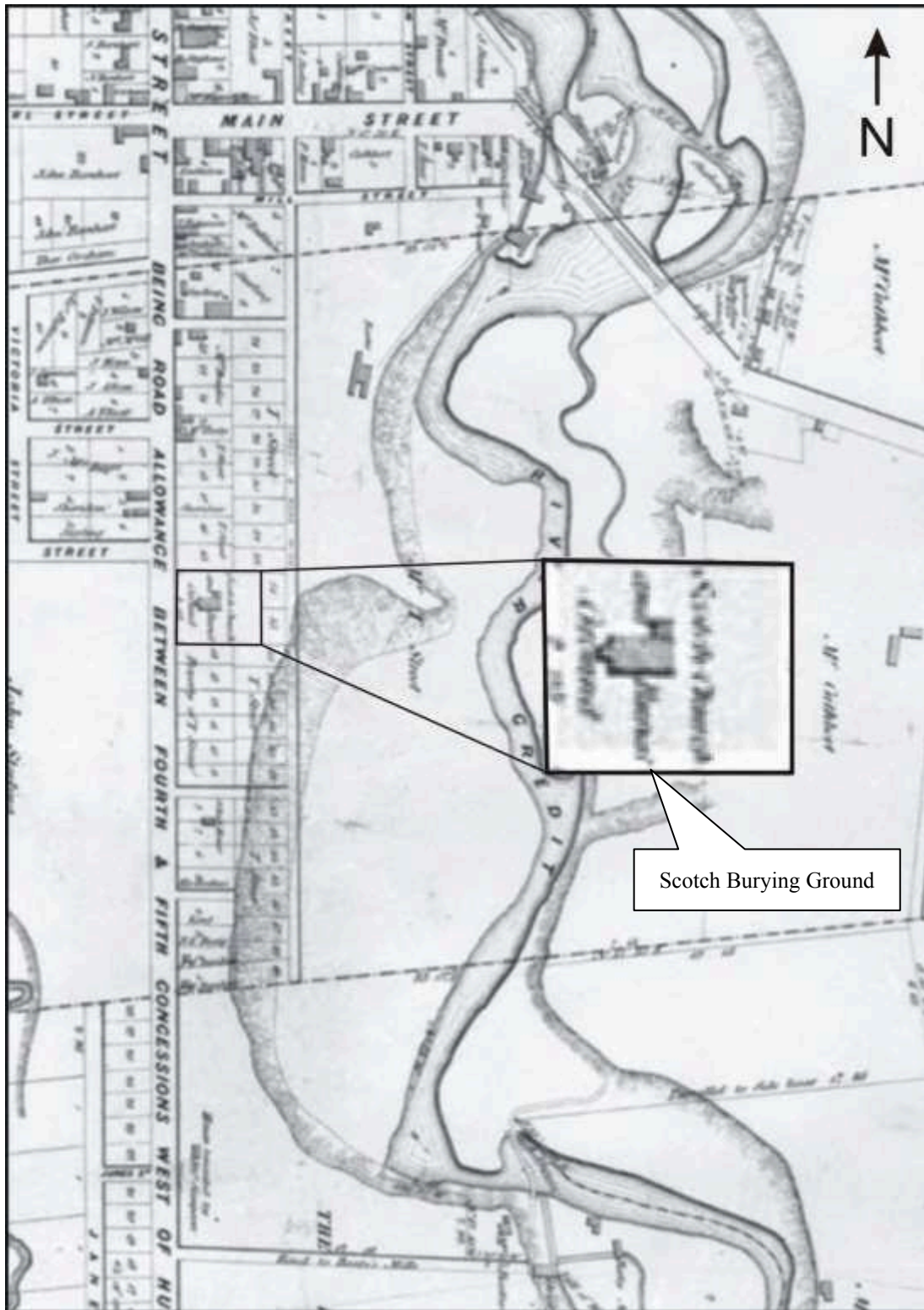
Map 8: Soils within the Vicinity of the Streetsville Memorial Cemetery



Map 9: Drainage within the Vicinity of the Streetsville Memorial Cemetery

Map 10: 1819 Map by Richard Bristol showing William Lindsay on Lot 3, Concession 4

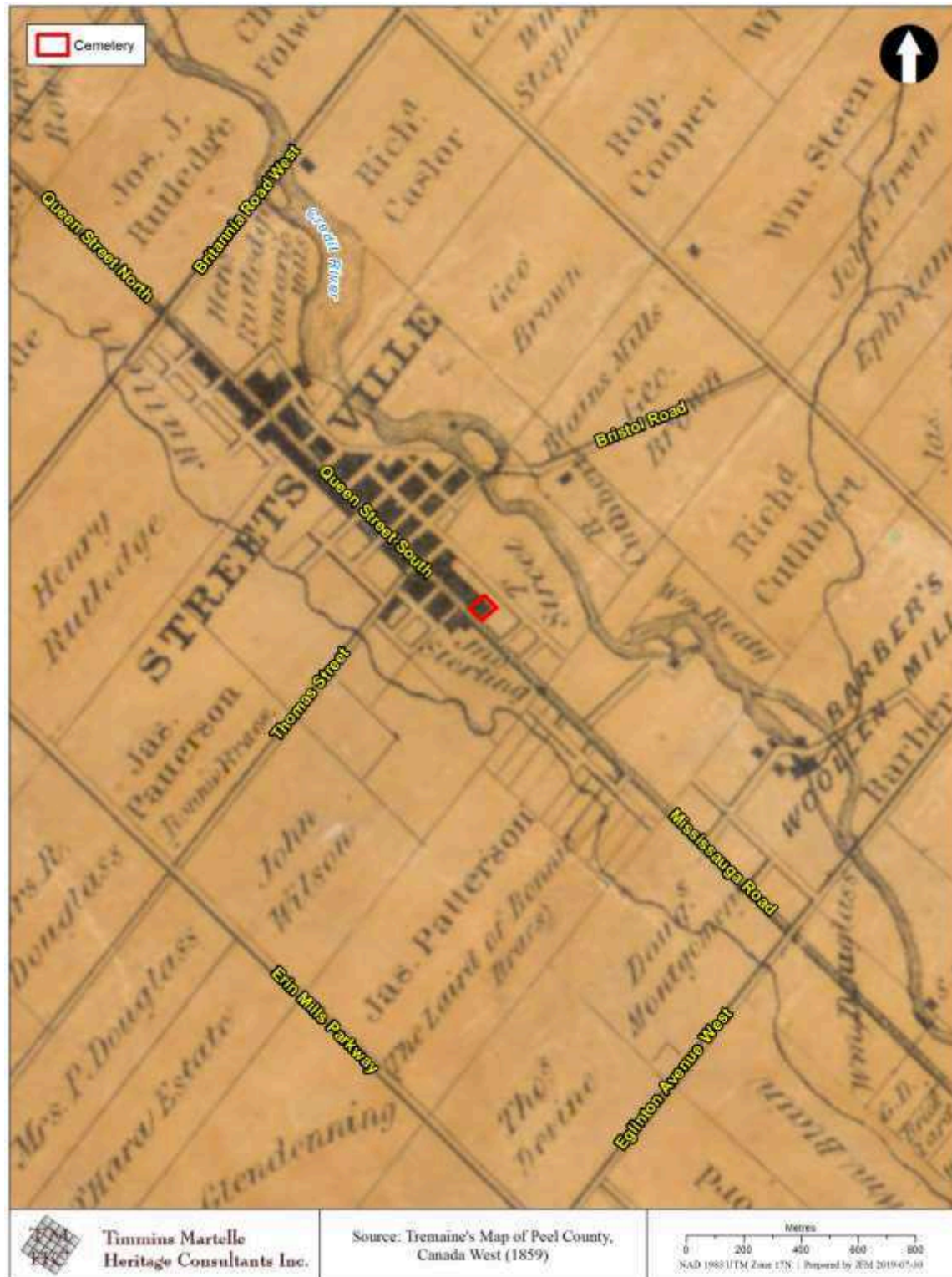




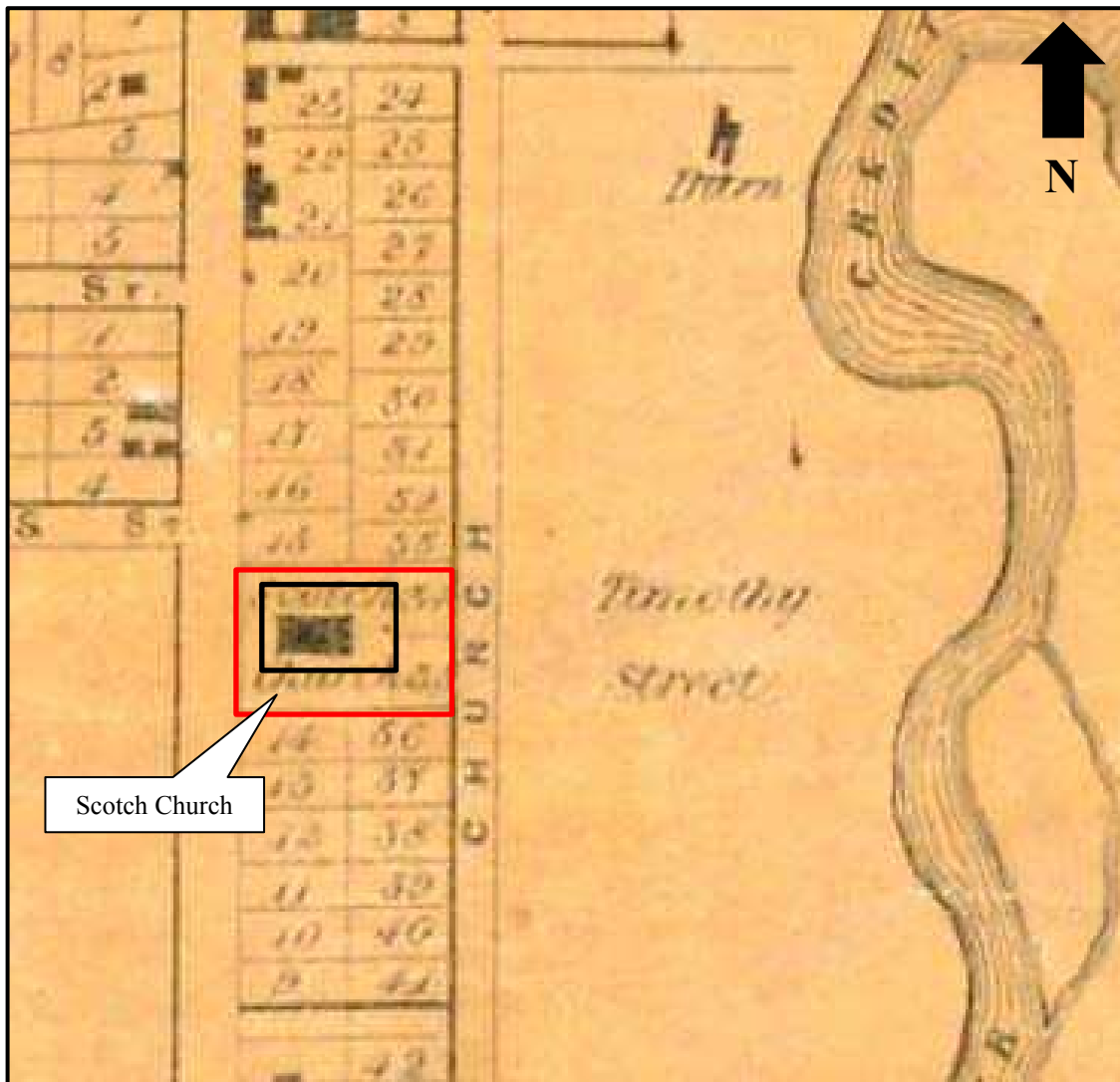
Not to scale; for illustrative purposes only

Map 11: Location of the Cemetery Shown on 1856 Map of Streetsville





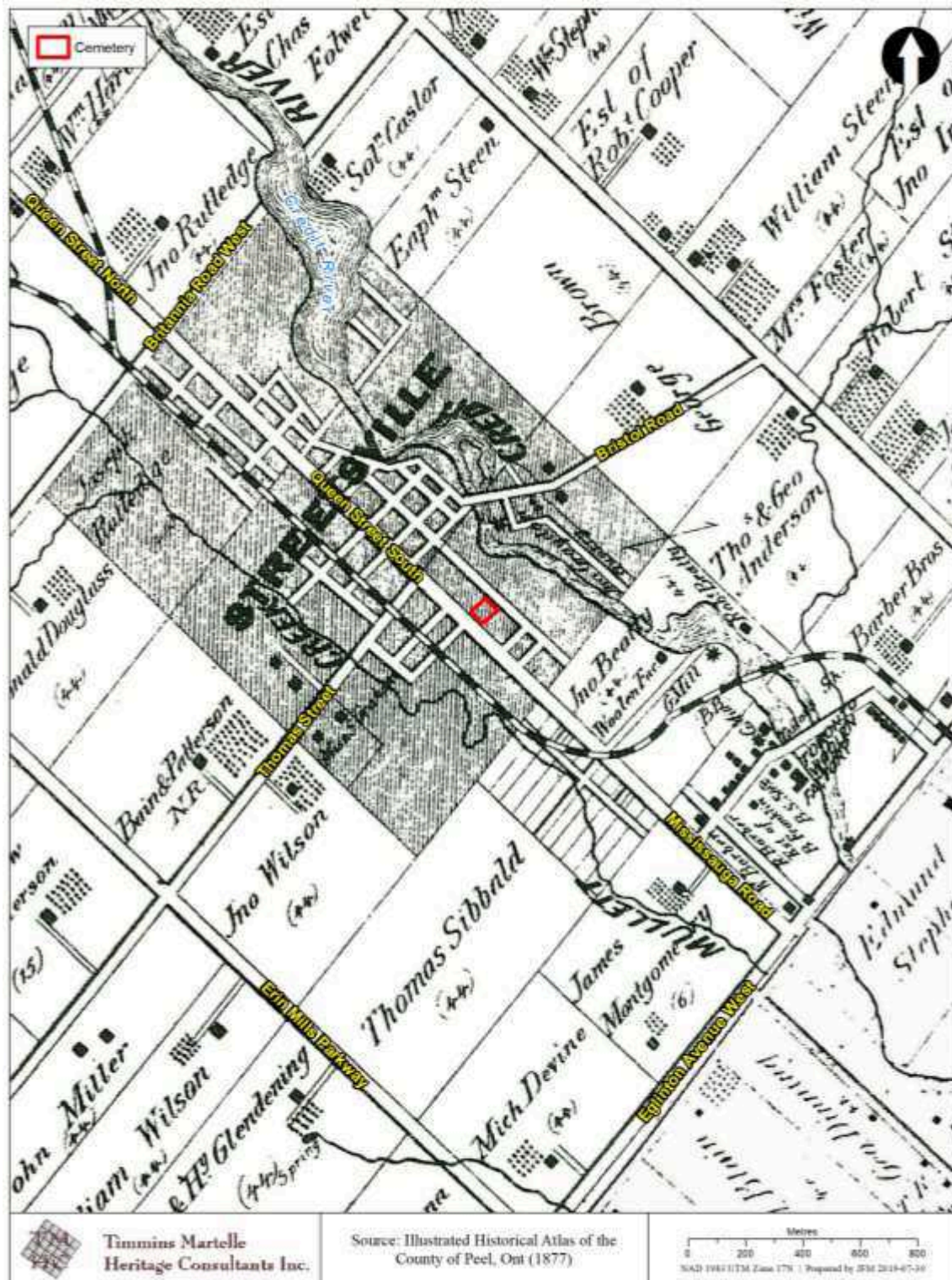
Map 12: Location of the Streetsville Memorial Cemetery Shown on an 1859 Map of North Toronto Township

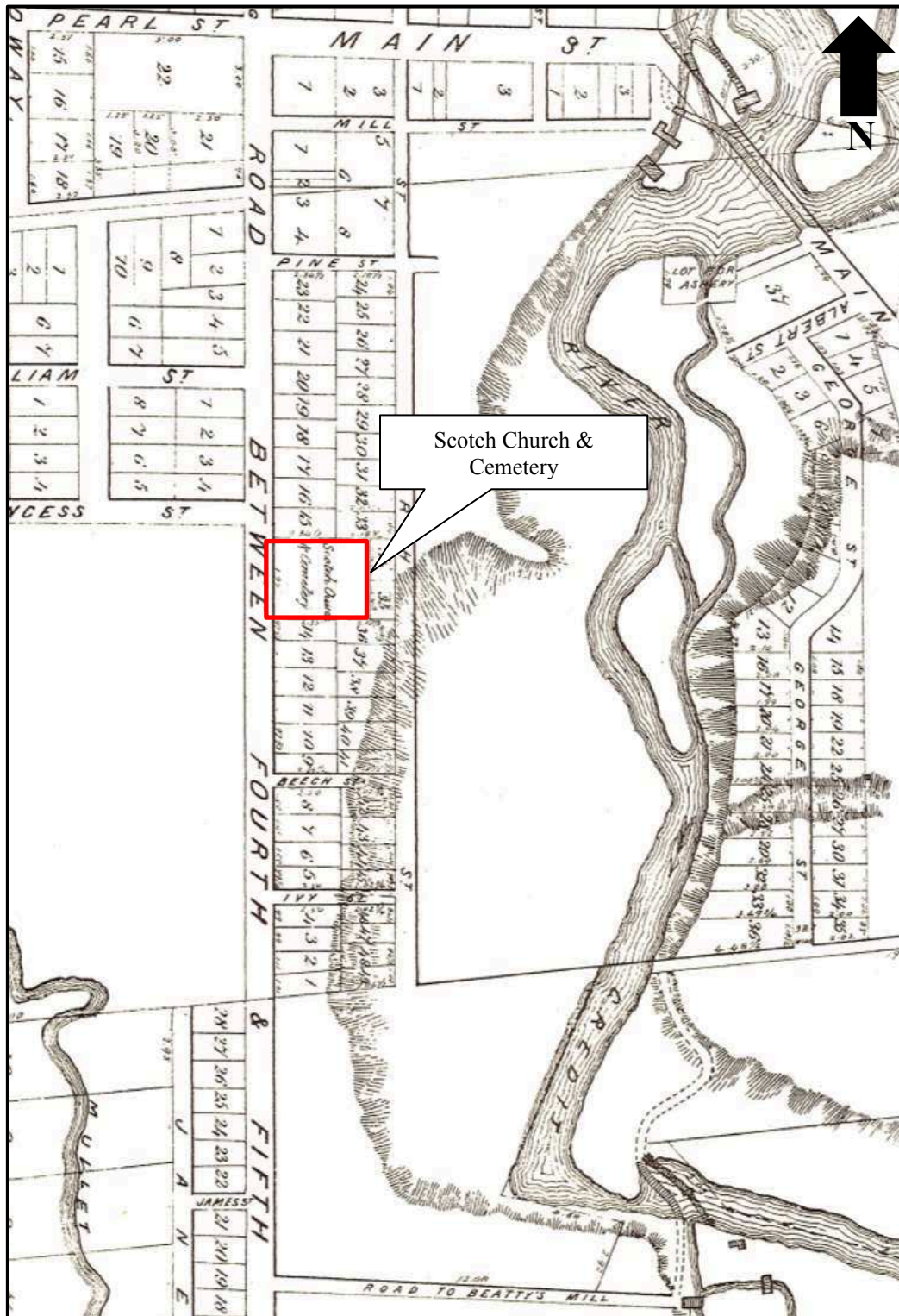


Not to scale; for illustrative purposes only

Map 13: Detail of Location from 1859 Tremaine Map of Streetsville







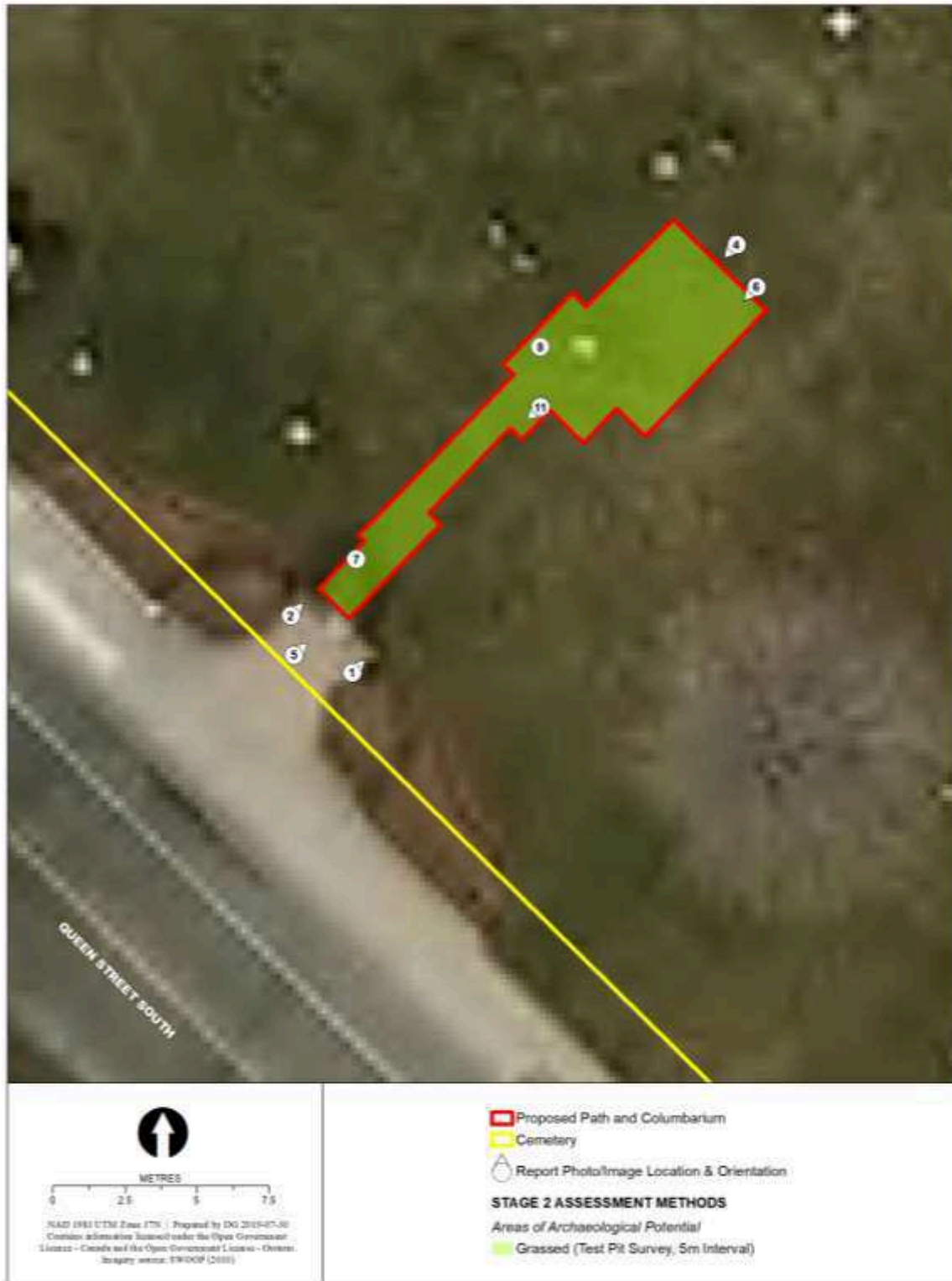
Not to scale; for illustrative purposes only

Map 15: Detail of Location 1877 Historical Atlas Map of Streetsville



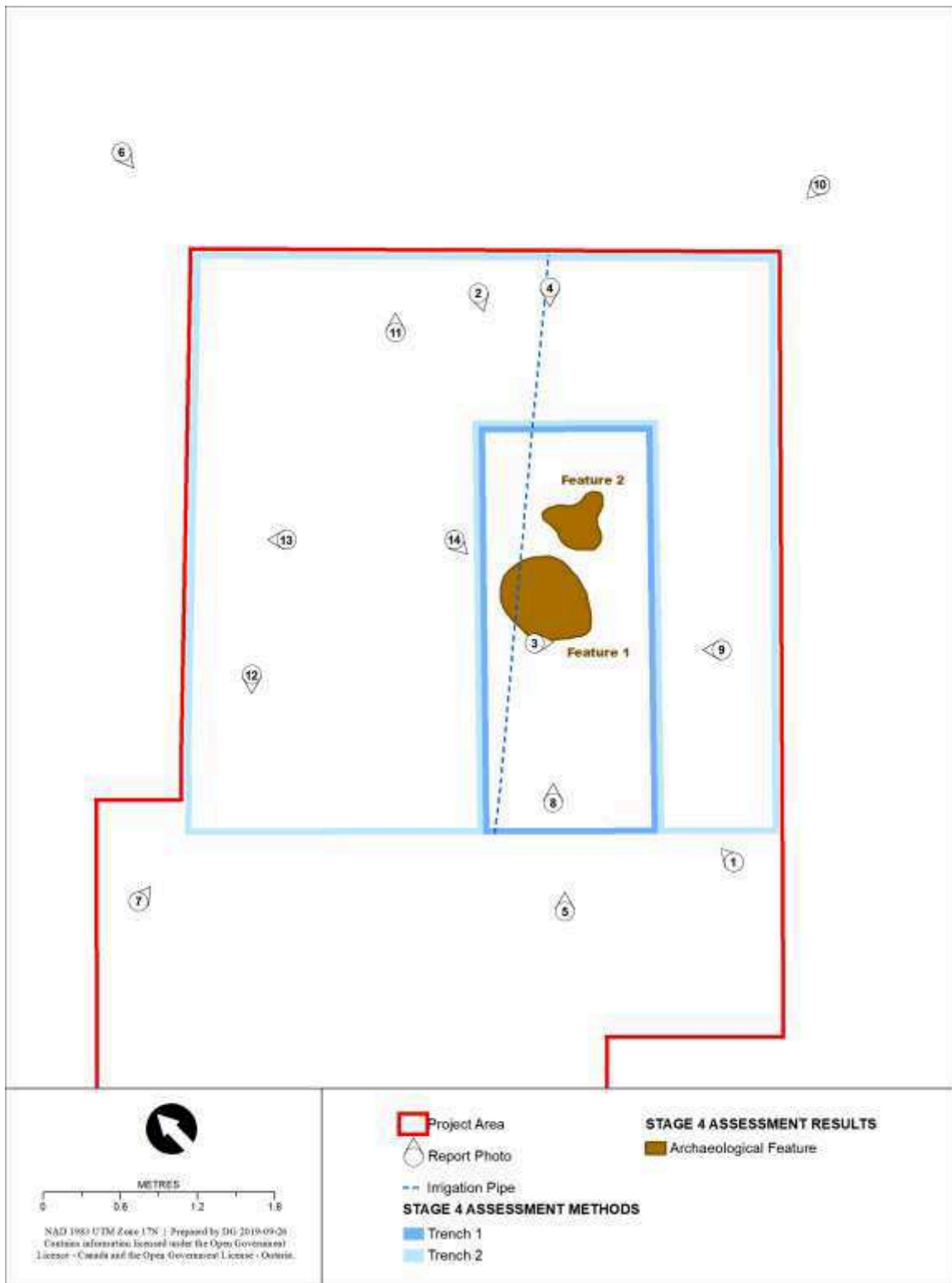
Map 16: 1967 Aerial Photograph Showing Streetsville Memorial Cemetery





Map 17: Stage 2 Field Conditions and Assessment Methods





Map 18: AjGw-618 Stage 4 Results



Appendix A: Artifact Glossary

Wrought Nails

Wrought nails were hammered by hand. Wrought nails were square in cross-section and had rosette heads. They were eventually replaced by machine-cut nails.

Machine Cut Nails

The first machines to make nails made only the nail shanks as they were cut from sheets of metal. The heads then had to be formed by hammering by hand. Machine-cut nails with handmade heads were produced 1790-1825 (Franklin 1989:20). These nails were rectangular in cross-section and had rosette heads. Fully machine-cut nails were produced thereafter; these nails were rectangular in cross-section with rectangular or square heads.

Porcelain

Porcelain was a vitrified ceramic first produced in China. Chinese porcelain was introduced to Europeans in the late 16th century and its popularity with the elite encouraged English potters to emulate it. English potters achieved true porcelain by the mid-18th century (MACL 2016). Porcelain was an expensive commodity in the first half of the 19th century, though most families had at least a porcelain tea set. Porcelain's affordability greatly increased once it became more widely produced and available in the late 19th century.

Mould Blown Glass

The term mould blown refers to containers blown into a mould. Various types of moulds were used throughout the 19th century (Jones & Sullivan 1989). Mould-blown glass manufacture was replaced by machines in the early 20th century.

Utilized Glass

Broken glass was sometimes used as expedient tools to cut, scrape, smooth, saw, and chisel. The reuse of glass sherds as tools has been observed around the world. In Canada and the United States the use of glass tools was a folk tradition used for woodworking, though there may have been other uses (Clark 1981; Brandon 2014).



Appendix B: AjGw-618 Stage 4 Artifact Catalogue

Cat. #	Context	Lv.	Depth (cm)	n	Material	Class	Object	Datable Attribute	Comment
17	Trench 1	ts	0-27	3	Bone	Faunal & Floral	Mammal bone	Unknown	
18	Trench 1	ts	0-27	3	Glass	Architectural	Pane glass	Unknown	
19	Trench 1	ts	0-27	4	Ceramic	Activities	Flower pot	C red EW, unglazed	
20	Trench 1	ts	0-27	1	Ferrous	Architectural	Nail	Cut	
21	Trench 1	ts	0-27	1	Ferrous	Architectural	Nail	Cut or wrought	shank
22	Trench 1	ts	0-27	1	Ferrous	Unassigned material	Nut	Unknown	large nut on threaded shank, broken
23	Feature 1	1	27	7	Glass	Architectural	Pane glass	Unknown	
24	Feature 1	1	27	2	Ferrous	Architectural	Nail	Cut	shanks
25	Feature 1	1	27	1	Ferrous	Furniture	Tack	Cut	
26	Feature 1	1	27	1	Brick	Architectural	Construction block	Unknown	red fragment
27	Trench 2	ts	0-30	1	Ceramic	Smoking	White pipe, plain stem	Unknown	
28	Trench 2	ts	0-30	1	Ceramic	Food & Bev.	Hollowware	Porcelain	brown glaze on ext., rim sherd
29	Trench 2	ts	0-30	1	Glass	Modified	Utilized window	Unknown	small sherd, utilized on one short edge, 10.66mm long, straight
30	Trench 2	ts	0-30	1	Glass	Food & Bev.	Wine bottle	Mould blown	green, push-up base sherd
31	Trench 2	ts	0-30	2	Ferrous	Architectural	Nail	Cut	
32	F1, E half	1	0-16	1	Ferrous	Architectural	Nail	Cut	
33	F1, E half	1	0-16	8	Glass	Architectural	Pane glass	Not applicable	1 melted



Cat. #	Context	Lv.	Depth (cm)	n	Material	Class	Object	Datable Attribute	Comment
34	F1, W half	1	0-16	1	Bone	Faunal & Floral	Indeterminate	Unknown	calcined, small fragment, from flotation
35	F1, W half	1	0-16	6	Ferrous	Architectural	Nail	Cut	from flotation
36	F1, W half	1	0-16	1	Brick	Architectural	Construction block	Unknown	red, small fragment, from flotation
37	F1, W half	1	0-16	4	Mortar	Architectural	Wall finishing	Unknown	from flotation
38	F1, W half	1	0-16	32	Glass	Architectural	Pane glass	Not applicable	very small sherds, from flotation
39	F1, W half	1	0-16	n/a	Flora	Faunal & Floral	Seed/pit	Not applicable	Various, from flotation
40	F1, W half	1	0-16	n/a	Charcoal	Faunal & Floral	Sample	Not applicable	from flotation
41	F1, W half	1	0-16	n/a	Wood	Faunal & Floral	Sample	Not applicable	from flotation
Total				83					



APPENDIX C: Floral Analysis

METHODS

One soil sample from Feature 1 was processed using the double bucket flotation method, removing light fraction material with a 0.420mm sieve and laying the light and heavy fractions to dry on newspaper. The heavy fraction material was processed by the lab supervisor, and any botanical material was passed along with the light fraction sample to the archeobotanist.

The light fraction from the sample was initially passed through a series of 6 geological sieves of various sizes to aid in sorting of material. They were then further analyzed by the archeobotanist under microscope using a Zeiss Stemi 305 at magnifications between 8-40x. All charcoal/wood fragments above 5 mm in size and all archaeological plant remains above 2 mm in size were picked out from the sample. For components less than 2 mm in size, only seeds were removed. All plant material identified in the results are uncharred, unless otherwise noted. Total sample weight and separate component weights (post-sorting) were recorded.

Plant taxa were identified to species level where possible, and the total quantity of plant remains removed from the light fraction (mainly seeds) were determined. Identification of the seeds was done using Montgomery (1977), Martin & Barkley (1961) and the archeobotanist's personal reference collection. Seeds that were identifiable but were unable to be classified to a taxon were categorized as unknown. Plant remains and/or seeds that were unrecognizable due to their decomposition or fragmentation were categorized as unidentifiable.

Ten charcoal or wood fragments (when available) were broken along the transverse axis to afford a better view of the endgrain. Taxa were identified where possible and the frequency of occurrence in the feature was recorded.

RESULTS

A total of 1060 seeds were removed from the light fraction sample (Table 1). In general, over 17 plant taxa were represented within the sample and mostly included: herbaceous weeds (*Amaranthus sp.* (amaranth), *Chenopodium spp.* (goosefoot), *Arenaria sp.* (sandwort), *Silene sp.* (catchfly), *Leonurus sp.* (motherwort), *Oxalis sp.* (wood sorrel), *Polygonum spp.* (knotweed/smartweed), *Portulaca sp.* (purslane) and *Rumex sp.* (dockweed)), grasses (*Setaria sp.* (foxtail), and *Digitaria sp.* (crabgrass), and several unknown *Poaceae* seeds (grass family)) and a few fleshy fruits (*Prunus sp.* (cherry), *Sambucus sp.* (elderberry) and *Rubus sp.* (bramble berry)). In addition, several seeds from *Ericaceae* (heath family) and one *Typha latifolia* (cattail) seed were recovered. Approximately 92% of the total seeds recovered were from weeds; a number which climbs



to 97% if grasses are also included as a “weed” (Figure 1). Thus weeds comprised the largest portion of identified taxa at this site.

The overall size of the light fraction was fairly large, weighing 171.5g in its unsorted state (Table 2). Less than 0.1g of that weight is from seeds, while a total of 71.8g was made up of wood/wood charcoal. This means that roughly 42% of the entire sample’s dry weight was composed of wood. All ten charcoal fragments that were examined from this feature were from the softwood *Pinus sp.* (pine). Several additional uncharred wood fragments were identified; also from *Pinus sp.*

Table 1: Taxa Identified and Frequency of Occurrence at the Streetsville Cemetery Site

Taxon	Total
<i>Amaranthus sp.</i>	8
<i>Arenaria sp.</i>	227
<i>Chenopodium spp.</i>	702
<i>Digitaria sp.</i>	15
<i>Ericaceae</i>	2
<i>Leonurus sp. ?</i>	4
<i>Oxalis sp.</i>	19
<i>Poaceae</i> (charred)	4
<i>Polygonum spp.</i>	4
<i>Polygonum sp.</i> (charred)	1
<i>Portulaca sp.</i>	8
<i>Prunus sp.</i>	1
<i>Rubus sp.</i> (charred)	3
<i>Rubus sp.</i>	2
<i>Rumex sp.</i>	7
<i>Sambucus sp.</i>	1
<i>Setaria sp.</i>	1
<i>Silene sp.</i>	2
<i>Typha latifolia</i>	1



Unknown Nutlets	10
Unknown Seeds	38
<i>Total</i>	1060

Table 2: Component Weights for Feature 1 Light Fraction Samples from Streetsville Cemetery Site

	Total Light Fraction	Total Seeds	Wood Charcoal	Uncharred Wood	Unidentifiable Material
Feature 1	171.5g	<0.1g	31.0g	40.8g	0.1g



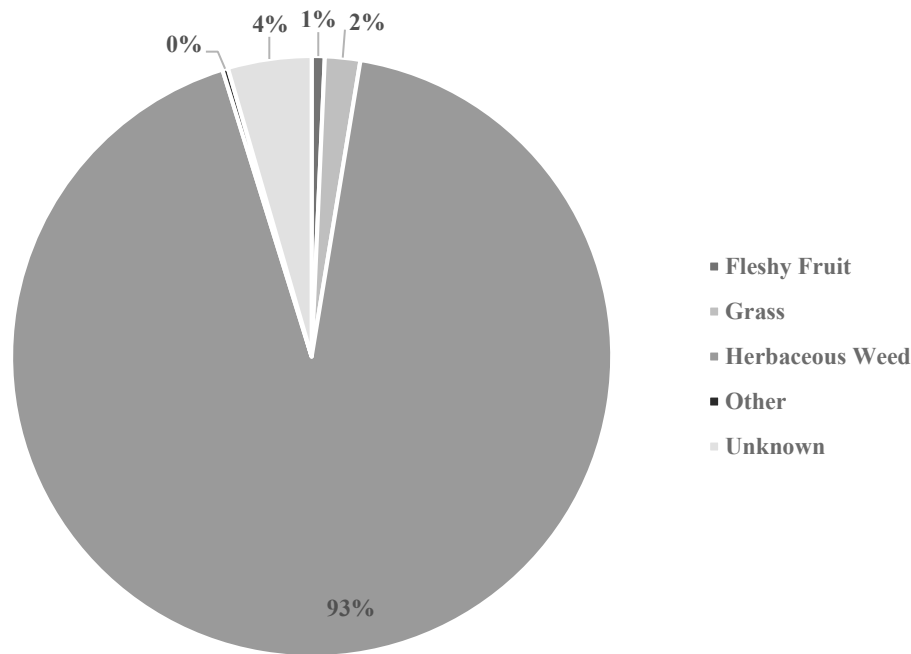


Figure 1. Proportions of plant types (%) for identified seed taxa in Feature 1

DISCUSSION

In general, it is difficult to determine whether the botanicals in this feature are natural deposition or if some are from cultural deposition. The most compelling find is the large proportion of the total sample weight coming from charred and uncharred pine wood. Pine, a softwood, is a common building material and commercial lumber (Brown 1919). Its presence in the feature could indicate that there was once a wooden structure of some kind at the site. Roughly 40% of the total wood fragments from the light fraction were charred, suggesting that there was a fire, which is also evident in several burnt/melted artifacts. What is most unusual about the charcoal in this feature, however, is that many fragments have portions that are uncharred, indicating that the fire was perhaps extinguished and therefore a complete burn of the wood did not happen. This could suggest that this feature does have a cultural component to it.

With regards to plants with economic value, only a small amount of evidence was found for fruit; including bramble, elderberry and cherry. The cherry pit appeared to be quite small in size, indicating that the seed came from a pin or choke cherry plant, both of which occur in the wild. Furthermore, bramble and elderberry can also often be found growing in the wild. Bramble grows in well-drained disturbed soils to a low height shrub and the tart



berries (containing up to 100 seeds each) are edible and a popular fruit for making jams/preserves (Favorite 2003). The low quantity in this feature however suggests that the seeds here are not cultural in nature. Elderberries on the other hand are not often consumed by humans since they require cooking to remove toxins that can cause vomiting and other stomach upset; however, the plants are sometimes cultivated for their floral aesthetic, made into wine, or used in natural medicines (Anon 2012; Craig 1895). Thus, the fruit found in this feature are likely the product of natural deposition (animal, wind, etc.) rather than from human use. There were however three charred raspberry seeds contained in the feature. As mentioned above, there was burning at this occupation area at some point, though it cannot be certain that the bramble berry bush was being cultivated by anyone in particular at the time of the fire as opposed to growing naturally in the vicinity of where the fire occurred.

By far the most common type of taxa found was that of herbaceous, weedy plants. At least 9 varieties were identified, as well as several species of grasses. Most varieties are common to Ontario archaeology samples -both pre-contact and historic- including goosefoot, amaranth, wood sorrel, catchfly, knotweed, smartweed, purslane and dockweed. These are also well-known perennial weeds that persist in Ontario lawns, fields, gardens and roadsides (Montgomery et al. 1966). In general, weeds thrive in disturbed environments, thus their presence indicates that they likely appeared after human activity, whether this be an old field or adjacent to a path or laneway. Two weed genera (motherwort and sandwort) recovered from this feature are not common to the archaeological record of Ontario. Motherwort is introduced from Europe, where it is used past and present pharmacologically to treat a number of ailments (Wojtyniak et al. 2013). Thus, it could be likely that the weed seeds here could be from a more recent deposition through natural means, rather than the seeds being archaeological. Several of the unknown grass seeds and one knotweed seed were charred; these seeds in particular are much more likely to be archaeological and do indicate that at least some weeds were growing in the archaeological context and in the vicinity of where the fire occurred.

CONCLUSIONS

Overall, not many definitive conclusions can be made about this feature through the analysis of the botanical remains. It is difficult to ascertain whether the seeds were deposited through more modern contamination, natural means, or whether they are from an archaeological context. The pine wood and wood charcoal do provide an interesting find, with many charcoal fragments exhibiting spots where the fire did not burn all the way through; thus, indicating that the fire was extinguished. Whether this wood was from a structure or from a tree however is uncertain.

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**Stage 4 Archaeological Assessment
Proposed Pathway and Columbarium
Streetsville Memorial Cemetery
299 Queen Street South
Lot 3, Concession IV former North Toronto Twp.
Village of Streetsville,
City of Mississauga, Ontario**

**SUPPLEMENTARY DOCUMENTATION
(to be removed for public circulation of this report)**



MTCS Correspondence

From: John Dunlop
Sent: 2019/01/17 9:40 AM
To: Jordan Wu; Denise Mahoney; Kathi Ross
Subject: FW: Request for Advice: Strategy for Archaeological Investigation at Streetsville Memorial Cemetery

Hi Jordan,

Please see below- MTCS has concurred with our plan and strategy for the archaeological assessment in the cemetery.

From: Forrest, Crystal (MTCS) [mailto:Crystal.Forrest@ontario.ca]
Sent: 2019/01/16 2:07 PM
To: John Dunlop; Archaeology (MTCS)
Cc: Michael D'Mello
Subject: RE: Request for Advice: Strategy for Archaeological Investigation at Streetsville Memorial Cemetery

Hi John,

Thanks for your email about this. The proposed scope and strategy seems sufficient given the information provided. All reasonable effort should be made to reduce impacts to burials, as is outlined here.

Please encourage the licensed archaeologist to reach out to MTCS should they require assistance with strategy, as assessments within cemeteries can be tricky to navigate (as you know!).

Hope that helps. Let me know if you need anything else,

Crystal

This advice has been provided by MTCS under the assumption that the information submitted by the licensed archaeologist is complete and accurate. The advice provided applies only to the project in question and is not to be used as a precedent for future projects.

Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or if the information provided by the licensed archaeologist is otherwise found to be inaccurate, incomplete, misleading, or fraudulent.

Please include a PDF copy of this advice as supplementary documentation to your project report package.

Crystal L. Forrest, PhD.
Archaeology Review Coordinator/Reviewer
Archaeology Programs Unit



From: John Dunlop <John.Dunlop@mississauga.ca>
Sent: January 15, 2019 9:00 AM
To: Forrest, Crystal (MTCS) <Crystal.Forrest@ontario.ca>; Archaeology (MTCS) <archaeology@ontario.ca>
Subject: Request for Advice: Strategy for Archaeological Investigation at Streetsville Memorial Cemetery

Good Morning Dr. Forrest and the Archaeology Programs Unit,

I trust this email finds you well. The City of Mississauga is planning on erecting a columbarium within the Streetsville Memorial Cemetery, located on Queen Street, Streetsville, Mississauga. This historic cemetery is designated as a heritage property under Part IV of the Ontario Heritage Act. This request for advice is being submitted to the Ministry of Tourism, Culture and Sport to obtain comment on prior to using it as the basis for the scope of work in the RFP for the proposed archaeological assessment. The intent is that this strategy will be provided to all licensed archaeologists bidding on the RFP for this project to better inform their budgets. **A copy of this correspondence will be issued to the successful licensed archaeologist bidder so that they are aware of this discussion and the scope of work prior to their submission of PIFs for this project.** Due to the complexities of working within a cemetery and the area of investigation the City of Mississauga wishes to obtain comment that this strategy meets the intent of the 2011 Standards and Guidelines for Consultant Archaeologists and all other FAQs and technical bulletins.

Project Overview

The City of Mississauga is proposing to erect a columbarium within Streetsville Memorial Cemetery. The cemetery was founded in 1824 and originally featured a frame church with stone foundation, generally located centrally within the cemetery. This church was later replaced by St. Andrew's Anglican church in 1890, adjacent to the north side of the cemetery. This project will involve a paved walkway leading from the archway entrance on Queen Street to a 64 niche columbarium, located centrally within the cemetery. The draft plans for this project can be found in attachment 1; draft plans.

Previous Investigations

Two geophysical surveys have been carried out in Streetsville Memorial Cemetery. The first was carried out in 2004 by the consultation firm The Archaeologists and the second was carried out in 2016 by Global GPR. The results of each survey are attached. The two surveys documented multiple burials; the 2004 survey did not incorporate the entire cemetery whereas the 2016 survey did cover the entirety of the cemetery. There are some inconsistencies in the results of the two surveys; the 2004 was carried out by a licensed archaeologist whereas the latter was carried out by a company which does not hold the credentials to discuss archaeological findings and limited their results to discussions of possible graves.

Both surveys, as well as visual examination of the current placement of markers, indicate that there is a 'void' in the centre of the cemetery, which corresponds to the general location of the proposed columbarium. The 2004 survey identified a possible foundation within this void, and it may correspond to the original frame church located centrally



within the cemetery. Note that there is another void located further back from Queen Street which may also correspond to the location of the former church.

It is our understanding, based on the documented historical practices of traditional Anglican burial practices within churchyards and later, cemeteries, that the church most likely stood in the centre of the cemetery, with the cemetery growing out, away from the church itself (see Mytum, H. 2000 Recording and Analysing Graveyards. Council for British Archaeology; York and Mytum; H. 2004 Mortuary Monuments and Burial Grounds of the Historic Period. Kluwer Academic/Plenum: New York. and P049-0709-2014 for analysis and discussion of historical Anglican churchyard/cemetery burial practices). The possible burials identified through the geophysical surveys typically follow this trend.

Proposed Scope and Strategy- Archaeological Assessments

The City of Mississauga has approached the BAO and has requested an investigation order for the purposes of this assessment. Please note in the attached email that Michael D'Mello has indicated that said investigation order is forthcoming (please see attachment (re: archaeological assessment prior to excavations within a cemetery). As the erection of a columbarium is covered under the FBCSA and is not considered a 'structure' under said act, the following strategy is designed to confirm the absence of any burials within the area of excavation for the columbarium footing, as well as document the possible church foundation as per Section 4.2.7, Standard 4 of the 2011 Standards and Guidelines;

- Stage 1 Archaeological Assessment, including detailed land use history, for the property. Please note that the 2004 geophysical survey already contains some land use history information;
- Stage 2 test pit survey of the proposed paved walkway and columbarium footings (as illustrated on the draft plans attachment);
 - Should the test pit survey identify surface level archaeological resources meeting Section 2.2 of the 2011 Standards and Guidelines, a Stage 3 assessment in keeping with Sections 3.1 and 3.2.2 of the 2011 Standards and Guidelines shall be carried out;
 - Should the test pit survey not identify any surface level archaeological resources, the assessment shall proceed to Stage 4 mitigation of the project;
- Stage 4 archaeological mitigation of the area of the footing of the columbarium by means of mechanical topsoil removal (MTR), in keeping generally with Section 4.2.3 of the 2011 Standards and Guidelines. In order to limit the amount of impact within the cemetery, the MTR will be limited to the footprint of the proposed paved area around the columbarium and the footprint of the columbarium. As this project is not deemed a structure, and given its location within the centre of a cemetery where there are known burials surrounding the area of investigation the required 10 m buffer area will not be subject to this investigation. The MTR will avoid all geophysical anomalies identified as graves on all geophysical surveys. If there are no burials located within this area of investigation, then considerations will also follow for the documentation of the church foundation as per the standards cited above. If there are no burials and no foundation and no other archaeological resources encountered then a report will be generated recommending that the area be considered free of further archaeological while also recommending further investigation in advance of any other land alteration within the cemetery.
 - Should burials be encountered within the proposed area then the project will not proceed. A report will be generated with the findings, and recommendations will be made recommending further investigation in advance of any other land alteration within the cemetery.
 - Should no burials be encountered and the foundation be encountered then the foundation area will be cleared and documented, as per Section 4.2.7 Standard 4 of the 2011 Standards and Guidelines. Should the foundations be of a sufficient depth or orientation every attempt will be made to avoid them during construction and installation of the columbarium, and they will not be removed. Any findings will be



registered as an archaeological site. Should the foundation not be present but the anomalies identified as the foundations represent other potential features, these will be investigated as per the 2011 Standards and Guidelines.

This strategy seeks to address all known concerns related to the proposed columbarium, and address any as yet unknown archaeological resources and meets the requirements of the 2011 Standards and Guidelines. Please feel free to call and discuss this further if there is any information which was not clear or requires further detail.

Thank you very much,

John



John Dunlop

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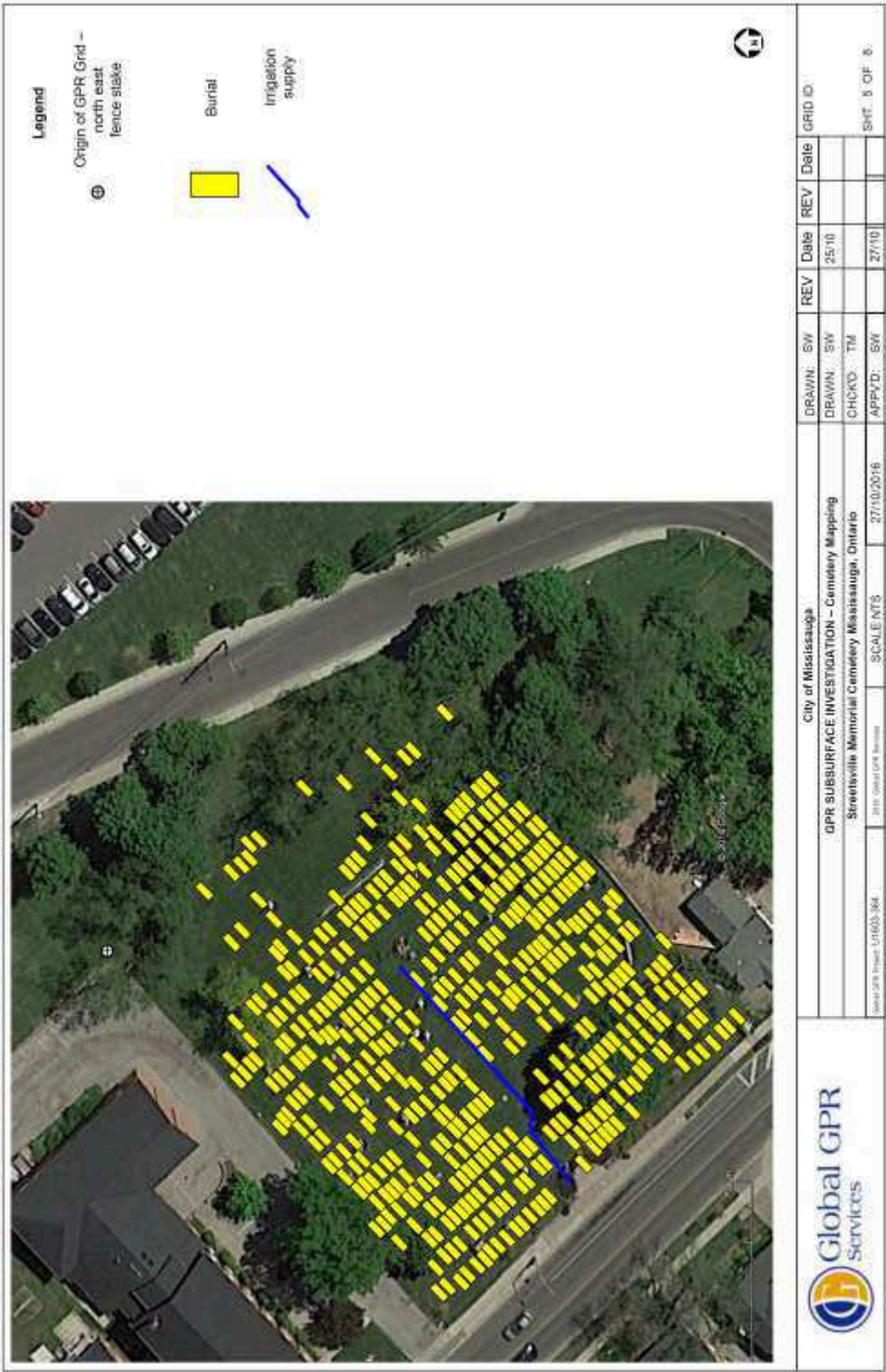
<http://www.mississauga.ca/portal/discover/culture-planning-heritage>



FIGURE 28



SD Map 1: The Archaeologists Inc Geophysical Survey Results

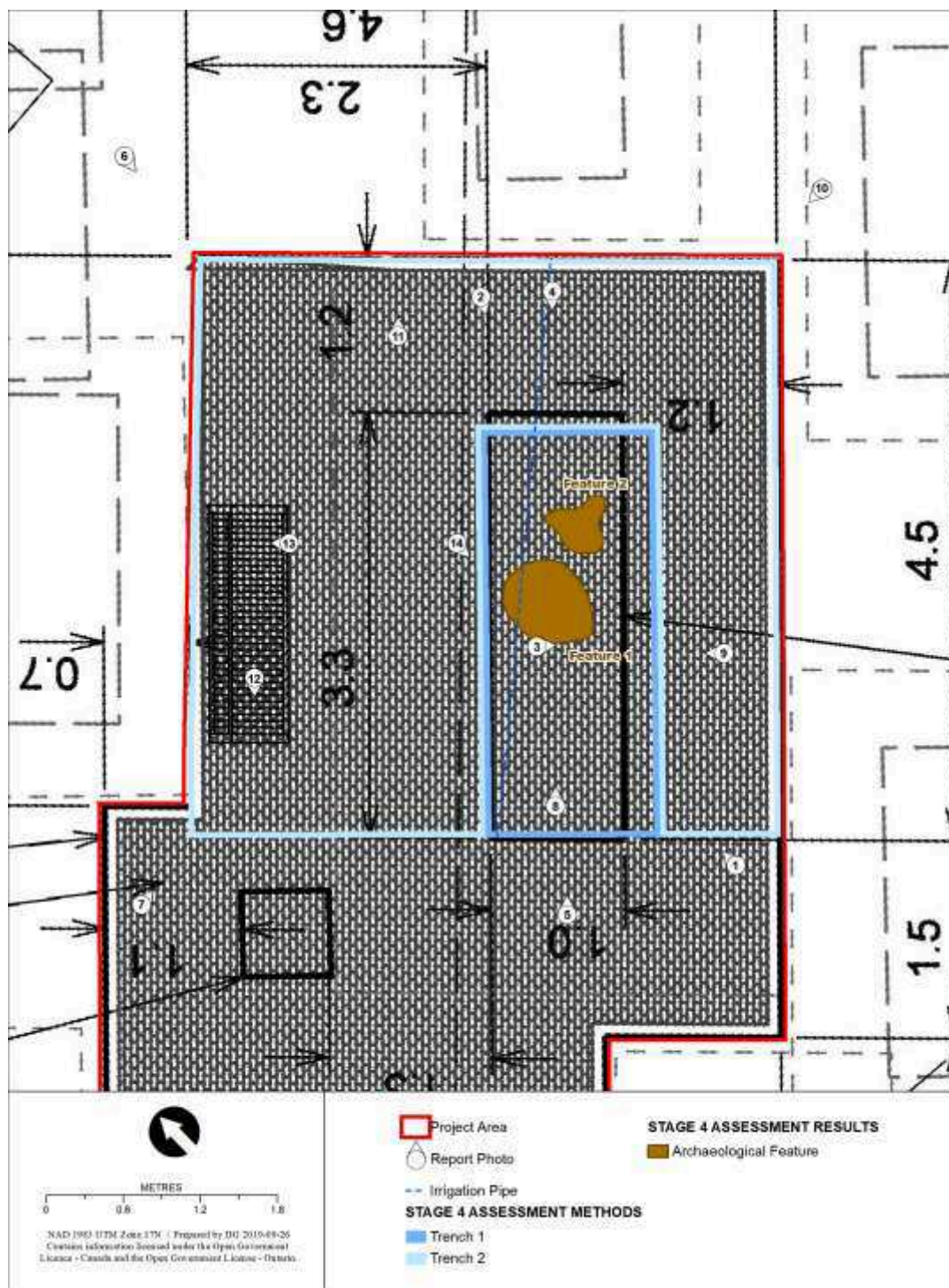


SD Map 2: Global GPR Services (2016) GPR Results



SD Map 3: Stage 2 Field Conditions, Assessment Methods and Location of Archaeological Site





**SD Map 4: Stage 4 Field Conditions, Assessment Methods and Location of
 Archaeological Site Shown on Proponent Mapping**



AjGw-618, P074-0034-2019

AjGw-618 was identified during test pit survey of the proposed columbarium. It consisted of two positive test pits separated by 5 m (Test Pits 1 and 2) and one unit (SD Map 1). A test unit was excavated to collect a larger artifact sample and to examine the stratigraphy in this area. The soils in the test unit consisted of 32 cm of dark brown sandy loam topsoil over an orange sand subsoil. All artifacts were collected according to their associated test pit and test unit.

A total of 53 artifacts were collected, of which the majority were architectural artifacts (n=50), including window glass, nails, red brick fragments, and mortar fragments. The other artifacts were unidentifiable ferrous objects. The lack of domestic artifacts suggests this area was not a dwelling or living space. Unfortunately, there were no diagnostic artifacts to indicate a date of use.

The Stage 4 work involved mechanical topsoil removal and documentation of two cultural features. A total of two features were identified, recorded, and excavated during the Stage 4 excavations. A total of 86 artifacts and ecofacts were recovered during the Stage 4 excavations suggesting this area was not a dwelling or living space and are likely associated with the early church depicted on the historical maps as being located in the central portion of the cemetery. The two features likely represent natural depressions that were then filled with refuse and debris.

AjGw-618 has been fully excavated and documented within the project area to the extent required under the *Standards and Guidelines* (MTC 2011). As such, the site should be considered free of archaeological concern and no further assessment is recommended.

GPS coordinates were taken using a Topcon GRS-1 RTK GPS/Glonass Network Rover, a high precision survey instrument that advertises subcentimetre accuracy. Points were recorded for all surface artifacts and landscape markers. All coordinates were recorded based on NAD 83.

GPS Coordinates

<i>Location</i>	<i>Zone</i>	<i>UTM</i>	<i>Accuracy</i>	<i>Elevation (m asl)</i>
Centre	17T		<1 cm	
North	17T		<1 cm	
West	17T		<1 cm	
South	17T		<1 cm	
East	17T		<1 cm	
Fire Hydrant	17T	0604183 E 4825899 N	<1 cm	161 m
Light Standard	17T	0604197 E 4825881 N	<1 cm	161 m



Summary of Indigenous Community Engagement

Representatives from the Mississaugas of the Credit First Nation participated in the Stage 4 field work. Their participation was coordinated by email with Megan Devries and Joelle Williams. No concerns with the Stage 4 fieldwork were raised during this project.



City of Mississauga
Memorandum



Date: 10/15/2019
To: Chair and Members of Heritage Advisory Committee
From: Paul Damaso, Director, Culture Division
Meeting Date: 11/5/2019
Subject: Alteration to a Property adjacent to Listed Property: 956 Bexhill Road (Ward 2)

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

Section 7.4.1.12 of the Mississauga Official Plan states that: "The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction." A report is attached for your reference.

Attachments

Appendix 1: Heritage Impact Assessment

Prepared by: Paul Damaso, Director, Culture Division

Heritage Impact Assessment

972 Bexhill Road, Mississauga, ON



Prepared by

Heritage Resources Consulting

June 2019

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

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972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

INTRODUCTION

The owners of 972 Bexhill Road, Mississauga wish to demolish the existing structure and replace it with a new domestic residence. The existing property is not considered to have heritage values. It was likely constructed in the mid 1960s and has been enlarged over time. However, it is located adjacent to 956 Bexhill Road, a property that is listed on Mississauga's heritage inventory but not designated under Part IV of the Ontario Heritage Act. The City of Mississauga has requested a heritage impact assessment be prepared to ensure that the new design for 972 Bexhill Road does not impinge significantly on the heritage values of 956 Bexhill Road. Heritage Resources Consulting have been commissioned by the owners to prepare the study. Each of the properties will be dealt with below as required.

DESCRIPTION OF 972 AND 956 BEXHILL ROAD TODAY

972 Bexhill Road is situated on the west side of Bexhill Road, just south of Lakeshore Road West and two and a half kilometres west of Port Credit (Figure 1). It is a relatively large modern two storey structure with two garage entrances and four prominent dormers on the

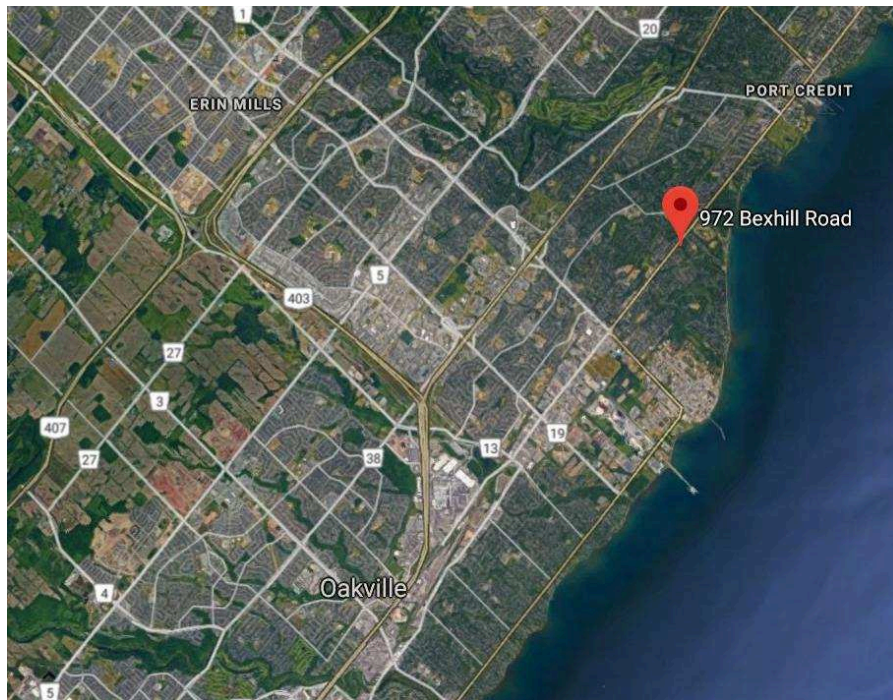


Figure 1 *Aerial View of 972 Bexhill Road. (Google Maps.)*

front façade. Today the property is graced with an abundance of mature trees which largely hide the residence from the view of passersby on Bexhill Road. With its size and partial concealment, it blends in well with this portion of Bexhill Road.

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment



Figure 2 *972 Bexhill Road looking west from the street. (Photo by author.)*

956 Bexhill Road is a one and a half storey farmhouse built in 1855. It has been much changed over the years but retains its distinctive central gable roof, a common attribute of the mid-nineteenth century. It is contiguous to our subject property. The residence is surrounded by mature trees, particularly on its northern boundary.



Figure 3 *956 Bexhill Road, front and north façades. (Photo by author.)*

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

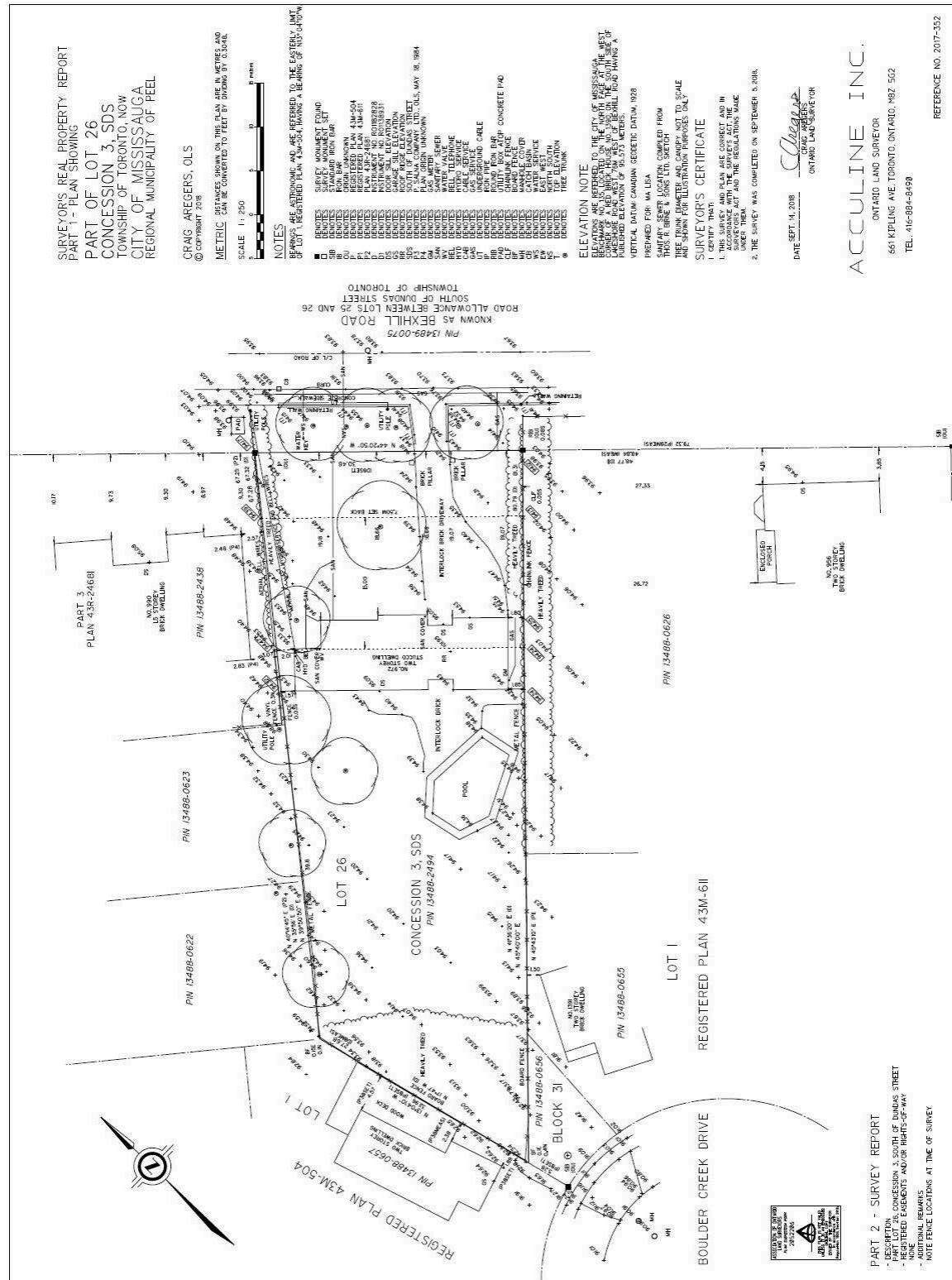


Figure 4 Survey of 972 Bexhill Road and partial survey of 956 Bexhill Road, September 2018. (Image provided by owners.)

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

SITE HISTORY

The following overview traces the evolution of the properties which are now identified as parts of lot 26, concession 3 SDS at the Peel Region Land Registry Office. Structures are also reviewed where there is sufficient information available.

Pre-Settlement to 1827

By the end of the 17th century much of what is now southern and south-western Ontario became the territories of the Ojibwe who pushed the Iroquois Confederacy south of the Lower Great Lakes during these years. The Credit River valley and a large tract of territory around it including lot 26, concession 3 SDS, Toronto Township became the traditional hunting lands of the Mississauga, part of the larger Ojibwe cultural group early in the 18th century.¹ Here, at the mouth of the Credit River, the Mississauga met French traders and began exchanging furs for European manufactured good. It is said that the name of the river derives from the willingness of the French to extend credit to their native partners, a gesture of good will by, and no doubt an economic benefit for, the French.

By the 1780s settlers began to stream into what would become Upper Canada, and eventually Ontario. The first arrivals were refugees of the American Revolution, the United Empire Loyalists, and they settled mostly in the eastern portion of the territory and in the Niagara Peninsula. In 1791 Upper Canada was established as a separate colony and two years later its first Lieutenant Governor, John Graves Simcoe, had a road cut through the western lands approximately four kilometres north of lot 26, concession 3 SDS. This was Dundas Street which runs in an east-west direction near the subject property and remains a major transportation artery to this day.

In the first years of the 19th century it was becoming clear that European settlement was only going to increase along lakes Ontario and Erie. In 1805 the Mississauga sold their lands around the Credit River, retaining a reserve on the river and a one-mile wide stretch of land on either side of the river for fishing and hunting.² Almost immediately thereafter the government had this land surveyed into the township of Toronto prior to opening it to settlement. Further sales took place in 1818 and 1820, an indication of the unrelenting tide of newcomers seeking farmland and establishing communities. Lot 26 in the 3rd concession South of Dundas Street was a 200 acre parcel that ran from Lake Ontario to Lakeshore Road and as such was of prime interest to new settlers. Lot 26 was patented to Christian Hendershott in 1808. He sold the

¹ Mississauga Heritage Web Site, Aboriginal Culture; <http://www.heritagemississauga.com/page/Aboriginal-Culture>.

² Kathleen A. Hicks, *Port Credit: Past to Present* (Mississauga Library System: Mississauga, ON, 2007), p. xiii.

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

northern half to David Kerns the following year and the property went through several hands until it was purchased by John Peer in 1827 for £150.

1827 TO 1912

In 1852 Peer sold one acre of his property to Arron Whelan for £150 and three years later built the house which stands today at 956 Bexhill Road. In 1858 he sold his remaining 99 acres to his son Arron Peer for £1,000. In 1874 Arron Peer and his wife sold the 99 acres to another son, John Henry Peer for \$10 who immediately placed a \$3,000 mortgage on the property. In 1890 John Henry Peer and his wife Elizabeth (née Armstrong) sold 6½ acres to John Albert Peer, grandson of John Peer, who in turn sold it to James Harris and his wife Margaret Jane (née Peer and a granddaughter of John Peer) in 1898. Margaret sold this land in 1945 to Doris Harris who would marry John L. Bodley. John Henry Peer and his wife sold the remaining 92½ acres to Samuel Isaac Peer in 1903. The following year this land was sold back to John Henry Peer. In 1907 Peer sold the 92½ acres to Francis Henrietta Peer. In 1908 Francis Peer sold 50 acres of her land to Lauchlan A. Hamilton for \$3,250. She sold the remaining 42½ acres to Hamilton in 1912 for \$12,000.

1912 TO 2019

By the middle of the 20th century the northern half of lot 26 was being subdivided for housing developments. From 1945 to 2001 the property containing 956 and 972 Bexhill Road belonged to John L. and Doris A. (née Harris) Bodley. They sold this property to the current owners of 956 Bexhill Road in 2001. The latter sold 972 Bexhill Road to its current owner in 2015.

The home at 956 Bexhill Road no doubt underwent many changes in the first century of its existence including being bricked about 1900. In 1984 a detached garage, still *in situ*, was constructed at the rear of the property and an addition and basement alterations were made in 2000. In 2006 a two-storey addition and a sunroom were added to the original house.

The house at 972 Bexhill Road was constructed as a single storey residence about 1964. A two-car garage was added in 1965 and an inground swimming pool was built behind it in 1974. The existing second storey was added in 2003. Despite these significant changes the current house is well designed and does not give the appearance of having been built and added to over the years.

972 BEXHILL ROAD: ANALYSIS OF THE EXISTING PROPERTY

Structure

The residence at 972 Bexhill Road is a two-storey structure finished in stucco and stone trim. The front façade is highlighted by three asymmetrical dormers and a large, offset peaked roof (Figure 5). There are two garage door entrances on the left, a large wooden front door with three paned side lights on each side. The window openings on the front façade are an eclectic mix of styles. The rear façade is a simpler expression of the front façade elements. The interior has

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment



Figure 5 *The front façade of 972 Bexhill Road as seen from within the treelined property border. (Photo by author.)*



972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

Figure 6 *The rear façade of 972 Bexhill Road. (Photo by author.)*
been largely removed and only the studs and the winding staircase remain to provide a sense of its original layout.

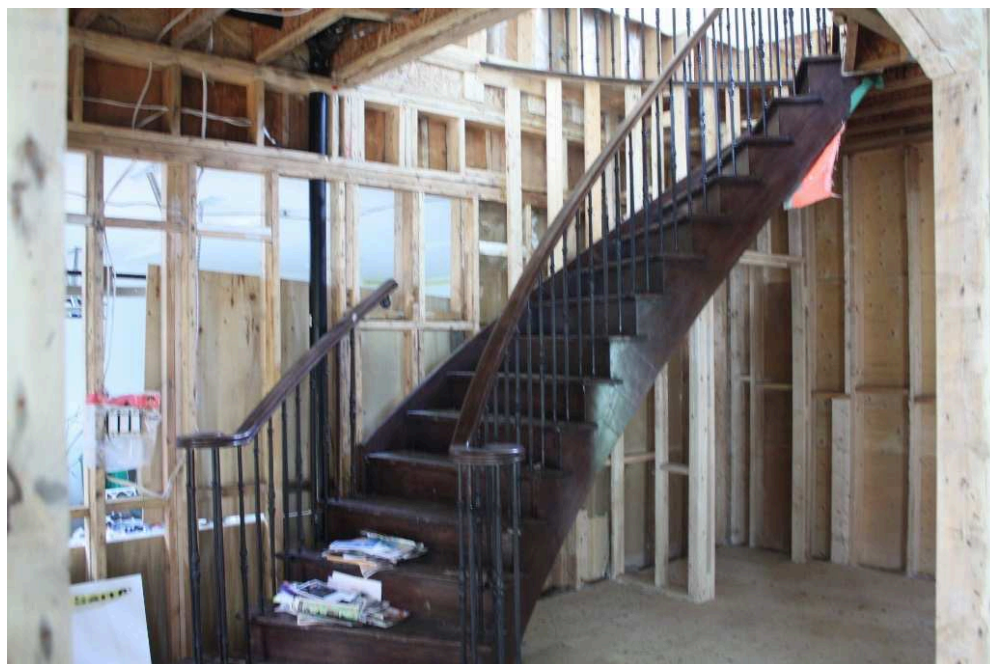


Figure 7 *The interior of 972 Bexhill Road. (Photo by author.)*



Figure 8 *The interior of 972 Bexhill Road. (Photo by author.)*

Landscape

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

The landscape at the front of 972 Bexhill Road consists of a line of mature coniferous and deciduous trees that largely block the view of much of the residence. The Bexhill Road border is marked with a low stone wall that curves into the entrance way. At the rear is an inground swimming pool and a large open stretch of grass that covers most of the rear portion of the lot.

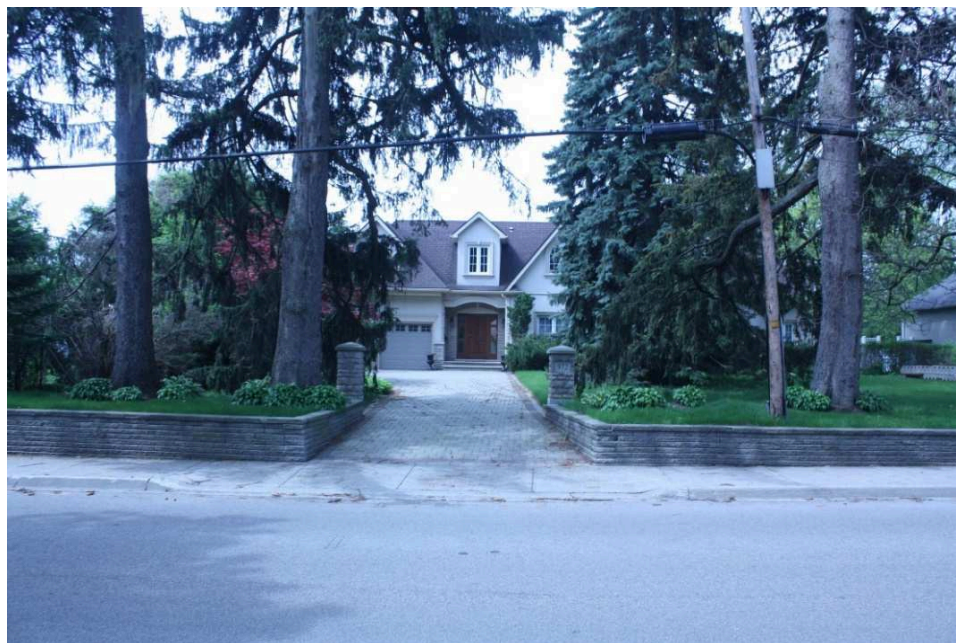


Figure 9 *The front entrance to 972 Bexhill Road. (Photo by author.)*



972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

Figure 10 *The front yard of 972 Bexhill Road, facing southwest. (Photo by author.)*



Figure 11 *Looking toward the rear of 972 Bexhill Road from the end of the lot. (Photo by author.)*

Streetscape

The streetscape in the vicinity of the adjoining properties at 972 and 956 Bexhill Road is heavily treed and contains residences similar in size and age to the house at 972 Bexhill Road. The heritage residence at 956 Bexhill Road has become, over the last thirty years, somewhat of an anomaly though it pre-dates surrounding properties by more than a century.

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment



Figure 12 *Bexhill Road looking southeast from the subject properties. (Photo by author.)*

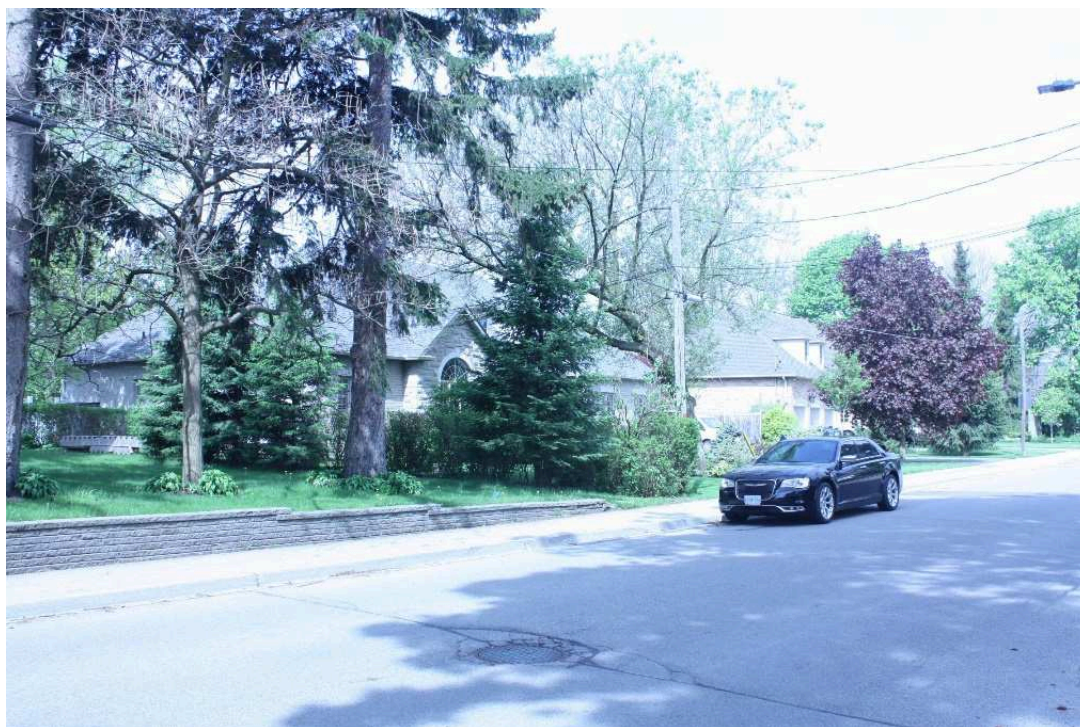


Figure 13 *Bexhill Road looking northwest from the subject properties. (Photo by author.)*

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment



Figure 14 *Nearby residence. (Photo by author.)*



Figure 15 *Nearby residence. (Photo by author.)*

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

956 BEXHILL ROAD: ANALYSIS OF THE EXISTING PROPERTY

Structure and Landscape

The heritage property at 956 Bexhill Road is not the direct subject of this study and Heritage Resources Consulting did not have access to the grounds or residence. Our investigation was limited to photographs taken from the sidewalk and the property driveway and to information available on Mississauga's property information web site.

When constructed in 1855 the one and a half storey house was a wood frame farmhouse built in the Classical Revival style popular in the mid-nineteenth century. It was bricked over early in the twentieth century. The front façade features a central entranceway surrounded by two brick-capped windows. A dormer with a small arched window breaks the roofline on this façade. The northwest façade features a large bay window topped with a distinctive roof. A rear extension matching the design and features of the main residence was added, likely early in the twentieth century. A one and a half storey painted addition was erected on the southeast side in 2006. It is finished in vertical boards painted white. While the design reflects that of the original house, the material and colours of the addition clearly delineate it as a modern addition. A garage was erected at the rear of the lot in 1984 and a metal link fence divides the property into the residence area and an open expanse of grass bordered by mature trees on the northwest boundary. The streetscapes for both properties are the same.



Figure 16 *The front and northwest façades of 956 Bexhill Road. (Photo by author.)*

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment



Figure 17 *The original house at 956 Bexhill Road and its addition. (Photo by author.)*



Figure 18 *The garage and metal fence at 956 Bexhill Road. (Photo by author.)*

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

PROPOSED DEVELOPMENT FOR 972 BEXHILL ROAD

Structure

The residence proposed to replace the existing structure at 972 Bexhill Road and shown on the front cover of this report is a two-storey home with a front or northeast elevation, and (Figure 19) marked by asymmetrical arched openings consisting of three garage entrances, the double-doored main entrance on the ground floor which is flanked by two multi-paned windows. The second level has six arched windows and a mansard roof highlighted by two French Empire style dormers. The roof is broken into two angled sections to lessen the building's sense of height which is perhaps several feet higher than the residence it would replace. The front elevation is finished in brick and highlighted with stonework. The rear or southwest elevation (Figure 20) is simpler in nature, finished in brick with three arched windows and a single dormer similar in style to those in front. The façade facing the heritage property at 956 Bexhill Road (Figure 21) is largely finished in brick with a stone base and a stone surround continuing from the front façade. There are four narrow linear windows on the main level and just one on the second floor, near the rear of the structure. The façade facing northwest (Figure 22) is also finished in brick with a stone base and stone wrapping around from the front elevation. On the main level there is a three paned window on this side and three narrow windows similar to the opposite façade. The second storey has two single windows beneath a single arch and a linear window at the rear. The site plan (Figure 23) shows the proposed structure sits on the footprint of the existing residence but extends further to the rear of the large lot.

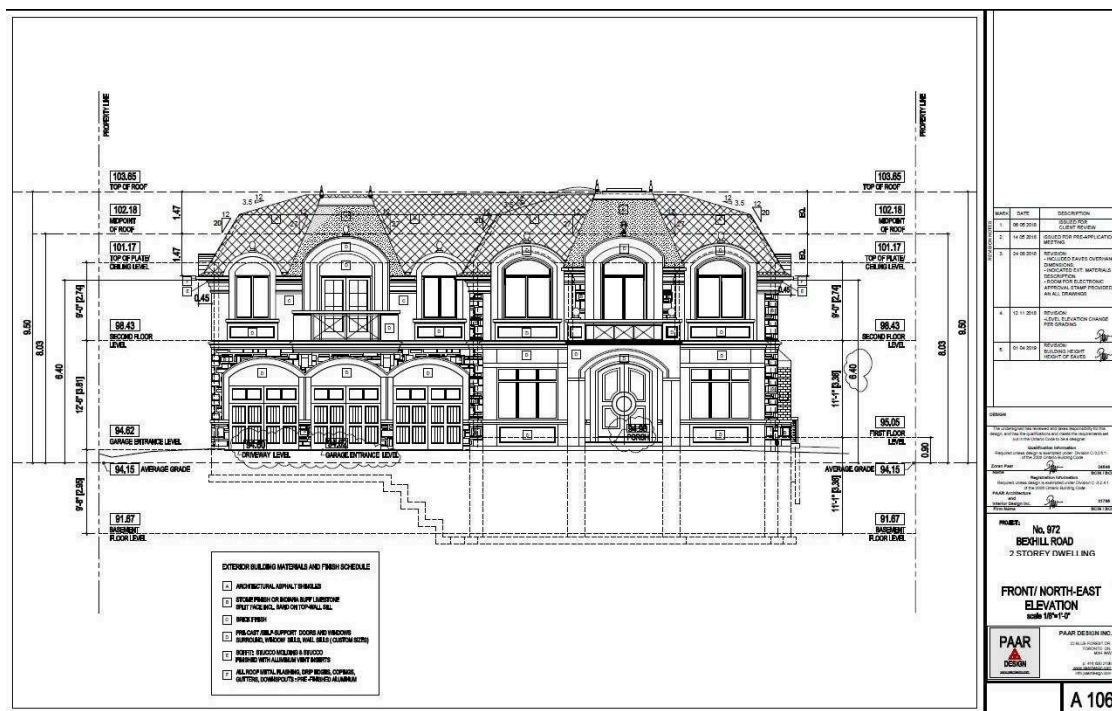
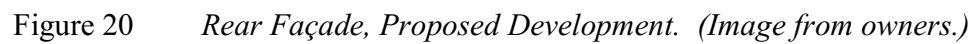


Figure 19 Front Façade, Proposed Development. (Image from owners.)



972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

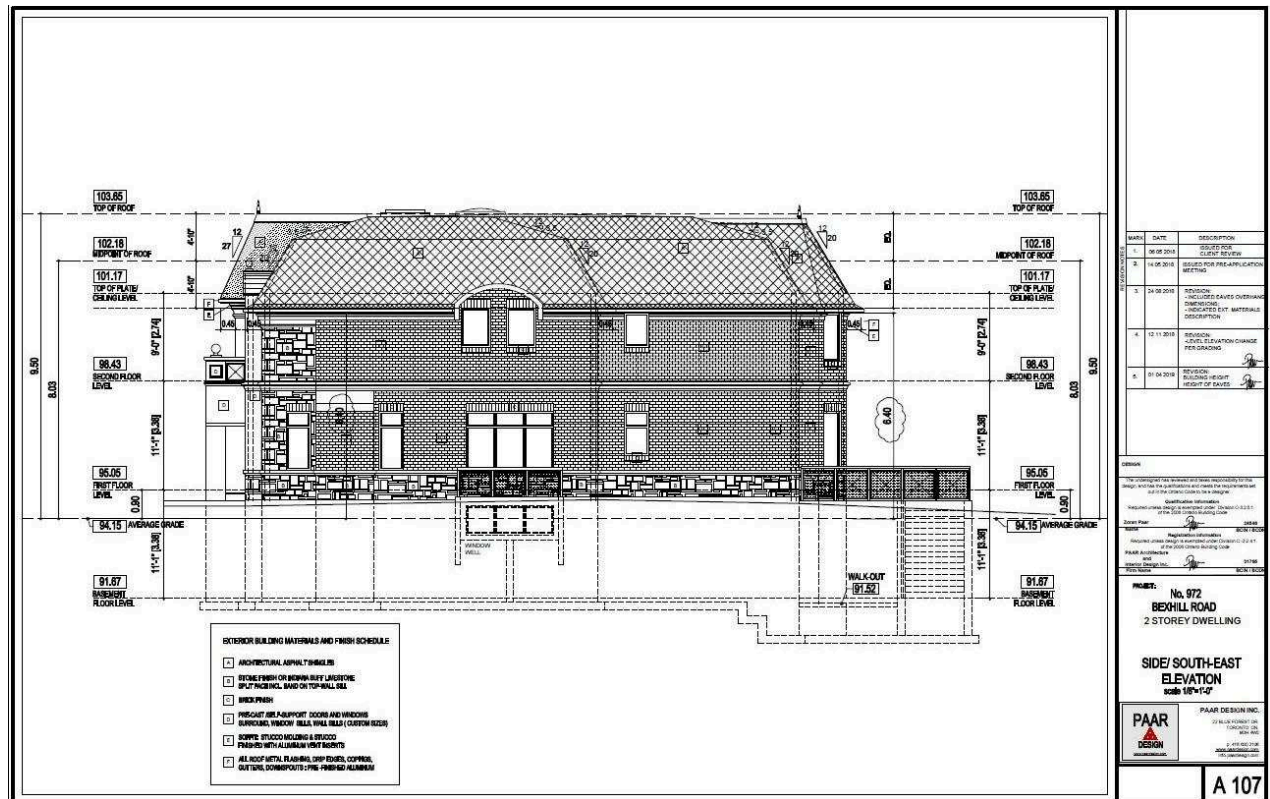
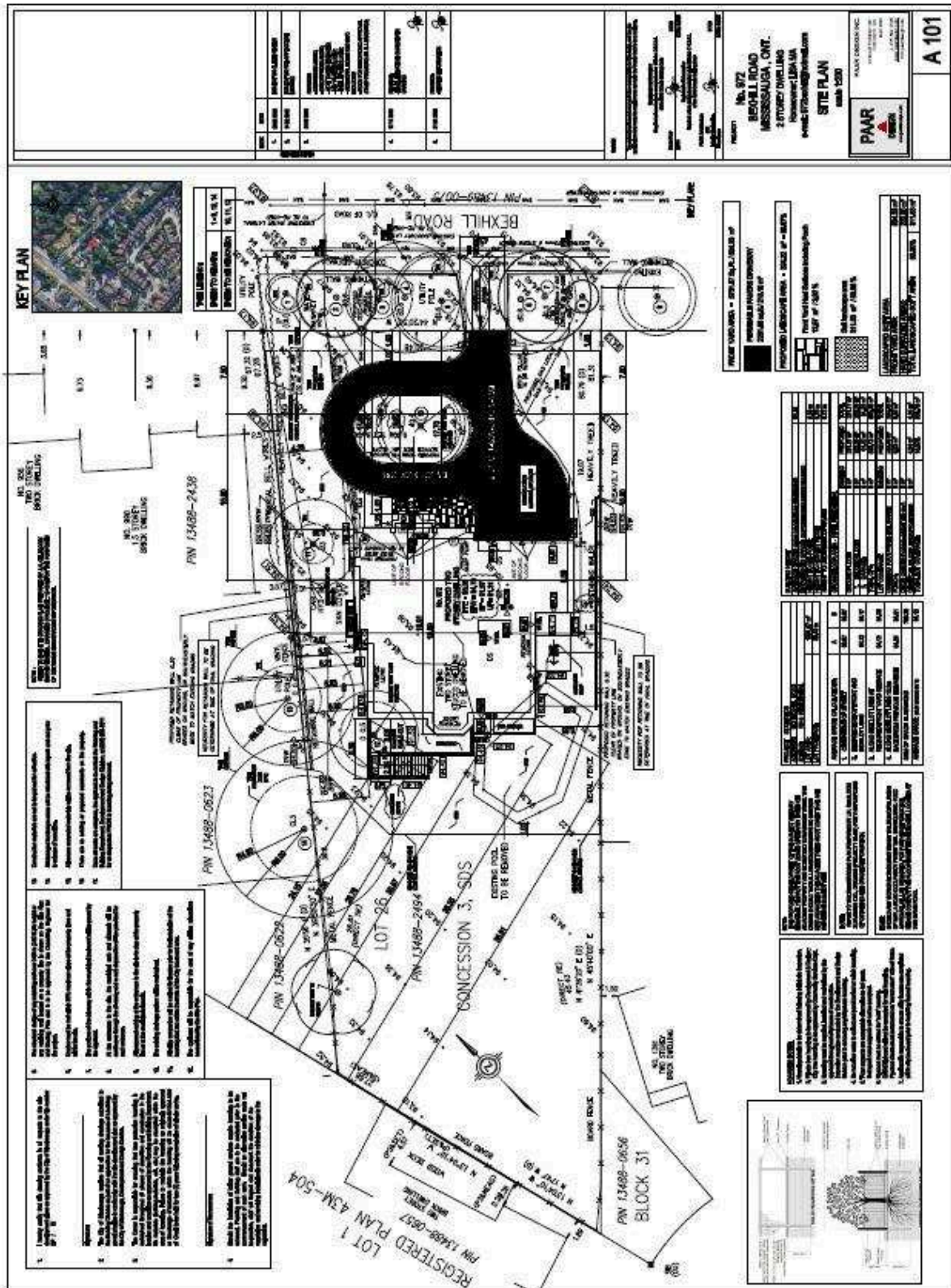


Figure 22 Façade Facing Northwest. (Image from owners.)



972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

Landscape

While the proposed structure will cover more of the rear lawn, the major landscape changes appear to be the removal of the existing pool and, at the front, the removal of the large fir tree that now graces the front lawn. The tree is to be replaced with a circular drive as shown in Figure 23. Given the width of the driveway immediately in front of the three vehicle garage entrances, the creation of a circular drive does not appear to be an essential element of the proposed development.

ASSESSMENT OF THE HERITAGE VALUES PERTAINING TO 972 AND 956 BEXHILL ROAD

The residence at 972 Bexhill Road has not been recognized by the City of Mississauga as possessing heritage attributes and its current configuration dates to 2003. However it is contiguous to 956 Bexhill Road, a property which is listed on the City of Mississauga's heritage inventory but not designated under Part 4 of the Ontario Heritage Act. At issue here is the question of whether, and to what extent, development of the former property might have an adverse effect on the heritage values of the latter residence. This study was commissioned to provide an opinion on this issue.

Section 2.6.3 of the Provincial Policy Statement, 2014 reads:

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*.

As shown above, there are a number of modern large residences in the vicinity of 956 Bexhill Road, including the existing structure at 972 Bexhill Road. The latter residence is largely hidden by mature trees from the view on Bexhill Road. The proposed development would have a similarly inobtrusive presence as viewed from the road.

There is also a tall and thick stand of mature trees on the northwestern boundary of the heritage property at 956 Bexhill Road. It is within its property limits and will remain as a screen between the two properties as long as it is maintained. The images below, taken from both properties, show that neither structure is visible from the other's viewscape. As long as the screen is maintained the current residence at 972 Bexhill Road, and its proposed replacement, can have little or no negative impact upon the heritage attributes of the heritage property at 956 Bexhill Road.

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

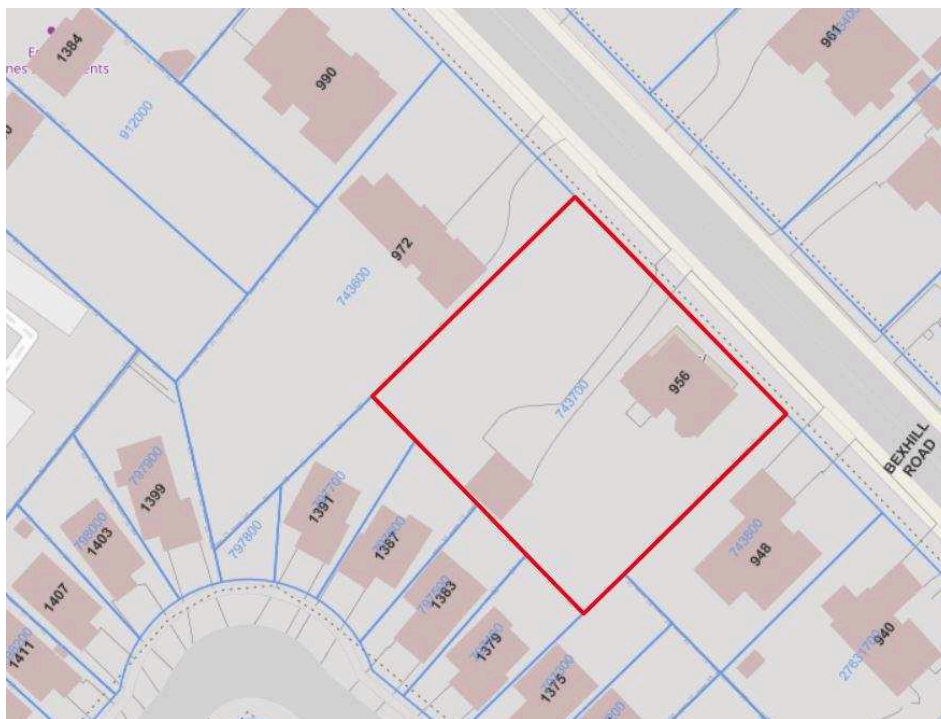


Figure 24 The lot at 956 Bexhill Road outlined in red. (Image from City of Mississauga website, property information.)



Figure 25 The view northwest from the heritage property at 956 Bexhill Road. (Photo by author.)

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

Figure 26 *The view southeast from the property to be developed. (Photo by author.)*

RECOMMENDATION

It is the conclusion of this study that the proposed development does not negatively affect the heritage values of the property at 956 Bexhill Road. We recommend that the development be permitted to proceed. An effort should be made to save the components of the residence including stone and brickwork, windows and the central staircase for possible reuse. The decision to remove the large fir tree in the front yard and replace it with a circular driveway should be reconsidered as a three-vehicle driveway would provide ample room for vehicles to turn around on the property.

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

QUALIFICATIONS OF AUTHOR

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Principal

Heritage Resources Consulting

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Education

- PhD. in history, University of Western Ontario, London, ON

Career Highlights

- Principal, Heritage Resources Consulting, 1995 to the present
- Historian, Parks Canada, 1976 to 1995
- Manuscript editor, *Dictionary of Canadian Biography*, University of Toronto, 1973 to 1976

Summary

Dr. Burns has over four decades of experience in historical research and analysis. As a Parks Canada Project Historian he prepared a narrative and structural history of Inverarden, a Cornwall, Ontario domestic property built in 1816, and a structural and social history of Fort Wellington National Historic Site at Prescott, Ontario. As a member (history) of the Federal Heritage Buildings Review Office (FHBRO) from 1990 to 1995 he participated in the review of some 500 federal properties including CFB Esquimalt and the Kingston Penitentiary. As a consultant since 1995 he has completed a wide range of heritage assessment and research projects in co-operation with Heritage Research Associates, Inc., Ottawa and has prepared FHBRO cultural heritage assessment reports on numerous federal properties including CFB Goose Bay and its buildings, hangars, munitions bunkers and former nuclear weapons storage facilities. His examination of the temporary storage of nuclear weapons at Goose Bay during the Korean War crisis led to the publication of "Bombs in the Bush," *The Beaver*, Jan. 2005.

Heritage Assessment Projects

Heritage Assessments prepared for the Federal Heritage Buildings Review Office

- CFB Goose Bay, Heritage Assessment of 124 buildings, 2000. Building functional types included barracks, hangars, storage bunkers for conventional and nuclear weapons, guard towers, warehouses, and offices.
- CFB Goose Bay, Heritage Assessment of 16 buildings, 2001. Building functional types consisted of hangars for medium and heavy bombers.

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

- CFB Gagetown, Heritage Assessment of 77 buildings, 2002. Building Functional types included office/admin buildings, barracks, drill halls, garages, gate/guard houses, lecture/training buildings, mess halls, quarters, shops and recreational buildings.
- Bedford Institute of Oceanography, Heritage Assessment of the Van Steenburgh and Polaris Buildings, 2003.
- Hudson's Bay Company Post (abandoned), Ukkusiksalik National Park, Nunavut, 2005.
- Nanaimo Foundry, Nanaimo, BC, 2005.
- Heritage Assessments of the following lighthouses, lightstations and range light towers in the Great Lakes and Atlantic regions, 2006-2008:
- Shoal Island Lighthouse, Manitoulin Island, Heritage Assessment 2006.
- Badgeley Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Byng Inlet Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Brebeuf Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Pigeon Island Rear Range Light Tower, Lake Ontario, Heritage Assessment 2006.
- Pointe Au Baril Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
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- preparation of a history of the Royal Canadian Mounted Police under contract for the Force, 2004-2007.
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- a review and analysis of heritage bulk containers in the Parks Canada Artifact Collection, Ottawa, ON, 2011.
- *Port Stanley: The First Hundred Years, 1804-1904*, with Craig Cole (Heritage Port: Port Stanley, ON, 2014).

Related Professional Associations

- **Professional member of Canadian Association of Heritage Professionals.**
- Member of Federal Heritage Building Review Board (retired).
- Chair, Heritage Central Elgin.
- President of the Sparta (Ontario) and District Historical Society.
- Member, St. Thomas-Elgin Branch of the Architectural Conservancy of Ontario.
- Member (Past), Board of Directors, Elgin County Archives Association.
- Member, Board of Directors, Sparta Community Association.
- Former member, Board of Directors, and Publications Committee Chair, Ontario Historical Society.
- Past president, Stormont, Dundas and Glengarry Historical Society.
- Past chair, Local Architectural Conservation Advisory Committee, Cornwall, ON.
- Former chair, Heritage sub-committee, “Central Elgin - Growing Together Committee,” Municipality of Central Elgin.

972 Bexhill Road, Mississauga, ON Heritage Impact Assessment

APPENDIX I

**CHAIN OF OWNERSHIP
956 AND 972 BEXHILL ROAD
PART OF LOT 26, CONCESSION 3 SDS
MISSISSAUGA, ON**

- patent for 200 acre lot 26, Concession 3 SDS issued to Christian Hendershott, 9 Nov. 1808
- Christian Hendershott sold north half of lot 26, concession 3 SDS to David Kerns, memorial 335, 7 Feb. 1809
- David Kerns sold 100 acres to Peter Oliphant for \$325.00, memorial 4012, 15 Aug. 1821
- Peter Oliphant sold lot to Hiram W. Oliphant for £125, memorial 4625, 6 Nov. 1825
- Hiram W. Oliphant sold north half of lot 26, concession 3 SDS to John Peer for £150, memorial 5910, 14 Apr. 1827
- John Peer sold one acre of his property to Aaron Whelan for £25, memorial 44022, 14 Apr. 1852
- John Peer and his wife sold the remaining 99 acres of lot 26, concession 3 SDS to Aaron Peer for £1,000, memorial 4901, 26 Feb. 1858
- Arron Peer sold the 99 acre lot to his brother John Henry Peer for \$300 and John immediately took a mortgage on the property for \$3,000, memorials 1427 and 1429, 7 and 10 Apr. 1874
- John Henry Peer and his wife sold 6½ acres of their 99 acre property to John Arron Peer for \$1,500, memorial 7832, 11 Mar. 1892; this was the property containing the 1855 Peer house
- John Arron Peer sold the 6½ acre lot to James Harris and his wife Margaret Jane (née Peer) for \$2,800, memorial 9805, 1 Dec. 1898
- John Henry Peer sold the 92½ acres to Samuel Isaac Peer for \$1.00, memorial 10982, 2 Jan. 1903
- Samuel Isaac Peer sold the land back to John Henry Peer on the same day for \$1.00, memorial 10983, 3 Jan. 1903
- John Henry Peer sold the 92½ acres to Francis Henrietta Peer for \$1.00, memorial 12707, 15 June 1907
- Francis Henrietta Peer sold 50 acres of her 92½ acre property to Lauchlan A. Hamilton for \$3,250, memorial 13161, 28 Sept. 1908
- Francis Henrietta Peer sold her remaining 42½ acres to Lauchlan A. Hamilton for \$12,000, memorial 14985, 20 May 1912
- Margaret Jane Harris sold her 6½ acre property to Doris Harris for \$1.00, memorial 644496, 13 July 1945
- Doris and John Bodley sold 956 and 972 Bexhill Road to the current owners of 956 Bexhill Road, memorial RO118228, 29 June 2001
- 972 Bexhill Road was sold to its current owners, memorial RR2754753, 28 July 2015

1. I hereby certify that this drawing conforms to all respects to the site development plan as approved by the City of Mississauga under the number SP1 18-150-102.

Signature:

2. The City of Mississauga requires that all working drawings submitted to the Building Division as part of an application for the issuance of a building permit shall be in conformity with the site development plan as approved by the City of Mississauga, Development and Design Division.

3. The Owner is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition as approved by the Planning and Building Department. No materials (building materials, soil, etc.) may be stockpiled within the area of hoarding. Failure to maintain the hoarding as originally approved or the storage of materials within the hoarding will be cause for the Letter of Credit to be held for two (2) years following completion of all site work.

Signature of Homeowner:

4. Should the installation of better ground services require hoarding to be removed, Planning and Building staff are to be contacted prior to the commencement of such work. Should an alternative service route not be possible, staff will impact and document the condition of the vegetation and servicing installation in order to minimize damage to the vegetation.

- The structural design of any retaining wall over 0.60 m (2.00 ft.) in height or any retaining wall located on a property line is shown on the Site Plan and Grading Plan and is to be approved by the Consulting Engineer for the project.
- Grades must be met within 50% maximum slope of the property lines and within the site.
- The portions of the driveway within the municipal boulevard will be paved by the applicant.
- At the entrance to the site, the municipal curb and sidewalk will be continuous through the driveway and a curb depression will be provided for each entrance.
- All proposed curbing at the entrance to the site is to stop at the property line or at the municipal sidewalk.
- The existing drainage pattern will be maintained.
- All utility companies will be notified for location prior to the installation of the hoarding that lies within the limits of the City boulevard area.
- The applicant will be responsible for the cost of any utility relocations necessitated by the Site Plan.

- Construction materials are not to be put out for collection.
- All damaged landscape areas will be reinstated with topsoil and sod prior to release of excavations.
- All excess excavated materials will be removed from the site.
- There are no existing or proposed easements on the property.
- Once all works are complete, the applicant is to contact the Planning and Building Department, Development and Design Division, at (905) 885-5511 for an inspection PRIOR to hoarding being removed.

NOTE:
REFER TO THE SITE GRADING PLAN PREPARED BY J.H. GELBLUM SURVEYING LTD., DRAWING PROJECT: 18-101 FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION.

KEY PLAN



TREE LEGEND:	
TREES TO REMAIN:	1-8, 13, 14
TREES TO BE REMOVED:	10, 11, 12

REGISTERED LOT 1
PIN 13488-0657
TWO STOREY BRICK DWELLING

PIN 13488-0656
BLOCK 31

CONCESSION 3, SDS

PIN 13488-2438

KEY PLAN:

MARK	DATE	REVISION
1.	06/05/2018	ISSUED FOR CLIENT REVIEW
2.	14/05/2018	ISSUED FOR PRE-APPLICATION MEETING
3.	30/05/2018	REVISION: - DIMENSIONS ADDED; - DESCRIPTIONS ADDED; - STAY TABLES INCLUDED; - SET PLAN INCLUDED; - TREE INFO INCLUDED; - ADDITIONAL NOTES AND INFO INCLUDED; - ROOM FOR ELECTRONIC APPROVAL STAMP PROVIDED IN ALL DRAWINGS.
4.	12/11/2018	REVISION: LEVEL ELEVATION CHANGE PER GRADING
5.	01/04/2019	REVISION: ADDITIONAL INFORMATION
6.	21/05/2019	REVISION: EXISTING TREE INFO.

NOTES:
The undersigned has retained and takes responsibility for the design, and for the qualifications and results. The requirements are set in the Ontario Code of Building Officials.

Qualification Information
Required unless design is exempted under Division C.4.2.4.1. of the 2018 Ontario Building Code
Name: PAAR DESIGN INC.
Registration Information
Required unless design is exempted under Division C.4.2.4.1. of the 2018 Ontario Building Code
PAAR Architecture and Interior Design Inc.
P. 416 830 2195
www.paardesign.com
info@paardesign.com

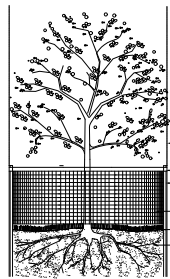
PROJECT: SPI 18-150 W2

No. 972
BEXHILL ROAD
MISSISSAUGA, ONT.
2 STOREY DWELLING

SITE PLAN
scale 1:200

PAAR DESIGN INC.
22 BLUE FOREST DR.
TORONTO, ON
M2H 4W2
P: 416 830 2195
www.paardesign.com
info@paardesign.com

A 101



FRAMED HOARDING DETAIL
NOTES:
HOARDING SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION AND DEMOLITION.

HOARDING NOTES:

- Hoarding details to be determined following initial site inspection.
- Private tree hoarding to be approved by Development & Design; City tree hoarding to be approved by Community Services Dept.
- Hoarding must be supplied, installed and maintained by the applicant throughout all phases of construction. Inspection must be conducted by the Development and Design Division prior to removing any private hoarding.
- Do not allow water to collect and pond behind or within hoarding.
- 6" x 6" supports are acceptable alternative to 4x4 posts. U-shaped metal supports will not be accepted.
- Placed sheets must be utilized for leafed hoarding. OSB/Chipboard will not be accepted for leafed hoarding. Plywood sheets must be installed on "construction" side of frame.
- Applicant is responsible to ensure utility locations are completed within city boulevard prior to installing framed hoarding.

NOTE:
THE PROPOSED DEVELOPMENT OF THE SUBJECT SITE MAY NEGATIVELY IMPACT THE ROOT ZONES OF NEARBY TREES ON ADJACENT PROPERTY AND ULTIMATELY DAMAGE THE TREES. THE OWNER SHOULD TAKE ALL REASONABLE STEPS TO MINIMIZE DISTURBANCE TO THE ADJACENT TREES ROOT ZONES THAT ARE WITHIN THE SUBJECT SITE.

NOTE:
REFER TO THE SITE GRADING PLAN PREPARED BY J.H. GELBLUM SURVEYING LTD., DRAWING PROJECT: 18-101 FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION.

NOTE:
SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT-OF-WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. P.U.C.C. APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT THE P.U.C.C. PERMIT TECHNOLOGIST, LOCATED AT 3188 MAVIS ROAD.

PROJECT STATISTICS

ADDRESS:	972 BEXHILL ROAD
ZONING:	R2-4 RESIDENTIAL
LOT AREA:	1681.87 m ²
LOT FRONTAGE:	30.48 m

AVERAGE GRADE CALCULATIONS:	A	B
1. CENTRELINE OF STREET	63.87	63.87
2. INTERSECTION OF FRONT AND SIDE LOT LINES	64.12	64.17
3. ALONG SIDE LOT LINES AT REQUIRED FRONT YARD SETBACK	64.13	64.38
4. ALONG SIDE LOT LINES 15.0m BACK FROM PREVIOUS ELEVATION	64.24	64.51
SUM OF GRADE ELEVATIONS	783.20	
AVERAGE GRADE: (SUM DIVIDED BY 4)	64.15	

BUILDING HEIGHT	EXISTING	PROPOSED	TOTAL
1. AVERAGE GRADE: (FROM CALCULATIONS ON THIS PLAN)	64.15		
2. ESTABLISHED GRADE: (ADJUTING DOCUMENTS REQUIRED)			
HEIGHT TO MID-POINT:	0.33 m		
HEIGHT TO HIGHEST RIDGE:	0.78 m		
HEIGHT TO UNDERSIDE OF EAVES:	0.72 m		
GROSS FLOOR AREA - IN-ILL RESIDENTIAL	EXISTING	PROPOSED	TOTAL
GROUND FLOOR:	0 m ²	251.27 m ²	251.27 m ²
1. SECOND FLOOR:	0 m ²	282.84 m ²	282.84 m ²
2. GARAGE:	0 m ²	81.22 m ²	81.22 m ²
TOTAL GFA:	0 m ²	584.13 m ²	584.13 m ²
LOT COVERAGE:	EXISTING	PROPOSED	TOTAL
DWELLING FOOTPRINT: (EXCL. GARAGE)	0 m ²	252.84 m ²	252.84 m ²
PORCH:	0 m ²	6.82 m ²	6.82 m ²
DECK: (GREATER THAN 0.6m HEIGHT AND 15m ²)	0 m ²	252.84 m ²	252.84 m ²
OTHER: (E.G. BALCONY, FLOOR PROJECTIONS)	0 m ²	4.54 m ²	4.54 m ²
TOTAL LOT COVERAGE:	0 m ²	584.13 m ²	584.13 m ²

FRONT YARD AREA = 5751.67 sq.ft. / 534.33 m²

PERMEABLE PAVERS DRIVEWAY
2281.86 sq.ft. / 210.10 m²

PROPOSED LANDSCAPE AREA = 324.22 m² = 60.87%

Front Yard Hard Surfaces including Porch
12.87 m² / 3.92 %

Soft landscape area
311.53 m² / 98.08 %

LANDSCAPED SOFT AREA
FRONT YARD AREA: 534.33 m²
HARD SURFACED AREAS: 222.80 m²
TOTAL LANDSCAPED SOFT AREA: 58.30% 311.53 m²

City of Mississauga
Memorandum



Date: 10/15/2019
To: Chair and Members of Heritage Advisory Committee
From: Paul Damaso, Director, Culture Division
Meeting Date: 11/5/2019
Subject: Alteration to a Listed Heritage Property: 869 Whittier Crescent (Ward 2)

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

Section 7.4.1.12 of the Mississauga Official Plan states that: "The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction." A report is attached for your reference.

Attachments

Appendix 1: Heritage Impact Assessment

Prepared by: Paul Damaso, Director, Culture Division

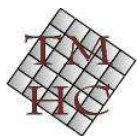
**Scoped Heritage Impact Assessment
869 Whittier Crescent
Mississauga, Ontario**



Submitted to



869 Whittier Crescent
Mississauga, ON L5H 2X4



**Timmins Martelle
Heritage Consultants Inc.**

**@ the Museum of Ontario Archaeology
1600 Attawandaron Road, London, ON N6G 3M6
Phone: (519) 641-7222 Fax: (519) 641-7220**

TMHC File: 2019-070

Report Submission: July 2019

Executive Summary

The property owner of 869 Whittier Crescent in Mississauga has engaged TMHC to produce a scoped Heritage Impact Assessment (“HIA”) that considers the potential impacts of a proposed new addition on the property at 869 Whittier Crescent (the “Subject Site”). The property is listed on the City of Mississauga’s Heritage Register, as it is included within the Lorne Park Estates Cultural Landscape.

An HIA is required under Section 7.4.1.12 of the City of Mississauga Official Plan: “The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.”

This HIA follows the City of Mississauga’s Cultural Landscape Heritage Impact Assessment Terms of Reference.¹ For the purposes of this report, a scoped version of the Terms of Reference has been followed, based on consultation with the Heritage Planning staff at the City of Mississauga. As specified in the Terms of Reference, the discussion of potential impacts references the Ministry of Tourism, Culture and Sport’s (“MTCS”) *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*, which is included in the resource Heritage Resources in the Land Use Planning Process within the Ontario Heritage Toolkit.

The Subject Site is a two-storey, detached house located at the end of a cul-de-sac at 869 Whittier Crescent. The property also includes an extensive landscaped backyard, a large paved driveway, a line of trees bordering the driveway, and a front yard – demarcated with a picket fence – with one large tree in front of the house.

The Subject Site is located within the Lorne Park Estates, which were included on the City of Mississauga’s Cultural Landscape Inventory (2005). All properties on the Cultural Landscape Inventory are listed on the City of Mississauga’s Heritage Register, which includes non-designated properties that the municipality believes to be of heritage value or interest following Section 27.3 of the *Ontario Heritage Act* R.S.O 1990 (“OHA”). The property at 869 Whittier Crescent has not been designated under either Part IV or Part V of the OHA.

According to plans prepared by Sauder Architecture Co., the proposed development within the Subject Site consists of the renovation of the existing one-storey garage to form a small two-storey dwelling unit, and the addition of a new two-storey garage structure.

¹ City of Mississauga, 2017, “Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference,” Culture Division, Community Services Department, City of Mississauga
 <https://www7.mississauga.ca/documents/culture/heritage/CulturalLandscapeHIA_TermsOfRef2017.pdf>.



This new structure would include a three-car garage at the ground level, with a dwelling unit above it. The location of the proposed extension is currently occupied by a large driveway that accommodates surface parking. No extant buildings or natural features, with the exception of one small berry tree, would be altered or removed for the purposes of this development. The proposed development would not impede any significant views.

This HIA concluded that the proposed development will not cause a negative impact to any heritage attribute or feature of the Lorne Park Estates Cultural Landscape. Accordingly, no mitigation measures are recommended.



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Project Personnel

Principal:	Holly Martelle, Ph.D.
Project Manager:	Jim Sherratt, M.A.
Cultural Heritage Specialist:	Tatum Taylor Chaubal, M.Sc. CAHP
Project Administrator:	Kellie Theaker

Acknowledgements

TMHC would like to acknowledge the assistance of:

John Dunlop
Supervisor, Heritage Planning
City of Mississauga



Heritage Impact Assessment 869 Whittier Crescent Mississauga, Ontario

1.0 INTRODUCTION

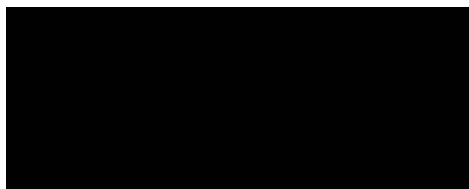
1.1 Report Scope & Purpose

The property owner of 869 Whittier Crescent in Mississauga has engaged TMHC to produce a scoped Heritage Impact Assessment (“HIA”) that considers the potential impacts of a proposed new addition on the property at 869 Whittier Crescent (the “Subject Site”). The property is listed on the City of Mississauga’s Heritage Register, as it is included within the Lorne Park Estates Cultural Landscape.

An HIA is required under Section 7.4.1.12 of the City of Mississauga Official Plan: “The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.”

This HIA follows the City of Mississauga’s Cultural Landscape Heritage Impact Assessment Terms of Reference.² For the purposes of this report, a scoped version of the Terms of Reference has been followed, based on consultation with the Heritage Planning staff at the City of Mississauga. As specified in the Terms of Reference, the discussion of potential impacts references the Ministry of Tourism, Culture and Sport’s (“MTCS”) *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*, which is included in the resource Heritage Resources in the Land Use Planning Process within the Ontario Heritage Toolkit.

1.2 Client Contact Information



² City of Mississauga, 2017.

1.3 Brief Property Overview

The Subject Site is a two-storey, detached house located at the end of a cul-de-sac at 869 Whittier Crescent. The house is accessed via a road around a small landscaped circle to the northeast. The property also includes an extensive landscaped backyard, a large paved driveway, a line of trees bordering the driveway, and a front yard – demarcated with a picket fence – with one large tree in front of the house. The location of the proposed building addition is currently occupied by the driveway, which extends to the southeast from the house and accommodates surface parking.

Constructed in 1988³, the house's design includes elements reminiscent of mid-century modern and ranch styles applied to a two-storey dwelling, with a long, low-pitched asymmetrical roofline, picture windows, and attached garage, all emphasizing horizontality. Renovations in 2013 included the insertion of an interior elevator and small dormers.

The Subject Site is located within the Lorne Park Estates, which collectively are listed as a cultural landscape on the City of Mississauga's Cultural Landscape Inventory. All properties on the Cultural Landscape Inventory are listed on the City of Mississauga's Heritage Register, which includes non-designated properties that the municipality believes to be of heritage value or interest following Section 27.3 of the OHA. The property at 869 Whittier Crescent has not been designated under either Part IV or Part V of the OHA.

The Lorne Park Estates are bounded by Lake Ontario to the southeast, Jack Darling Memorial Park to the southwest, Lakeshore Road West to the northwest, and Richard's Memorial Park to the northeast. The southern portion of the Estates centres on Tennyson Avenue, which runs from Lakeshore Road towards Lake Ontario and forms the spine of a small network of streets intersecting at right angles. Connected to this area only by footpaths along the lake and through a ravine, the northern portion is organized only by the meandering Whittier Crescent, which follows the natural topography downward to a dead-end near the lake.

Initially developed in the 1880s as a resort community, Lorne Park Estates now consists of single-family houses, most at two storeys and in a variety of styles; no original cottages remain. The entire cultural landscape of the Estates is characterized by the integration of residential development within a mature forest environment.

The Cultural Landscape Inventory, issued in June 2005, classifies the Lorne Park Estates as a "residential (neighbourhood)" landscape. Its landscape environment is identified as being notable for its "scenic and visual quality," "natural environment," and "landscape design, type and technological interest," while its built environment is recognized for its "aesthetic/visual quality" and "consistent scale of built features." The

³ Interview with Ritu Jain, June 17, 2019.



Inventory further acknowledges that the Lorne Park Estates exhibit “significant ecological interest.”

The following Site Description provided in the Inventory gives a brief overview of the rationale for its inclusion:

“This unique shoreline community combines a low-density residential development with the protection and management of an amazing forested community representative in many ways of the pre-settlement shoreline of Lake Ontario. Mature specimens of white pine, red oak, etc. give this residential area a unique visual quality. This cultural landscape is recognized for its wonderful balance between residential development and the protection of a mature forest community. The area was initiated as the 75 acres Lorne Park pleasure resort in 1879. In 1886, the Toronto and Lorne Park Summer Resort Company acquired the property and built summer cottages. In 1999, the last remaining cottage was demolished due to damage from an earlier fire. This neighbourhood remains a privately held community.”⁴

1.4 Existing Heritage Status

The Subject Site is located within the Lorne Park Estates, which were included on the City of Mississauga’s Cultural Landscape Inventory (2005). All properties on the Cultural Landscape Inventory are listed on the City of Mississauga’s Heritage Register, which includes non-designated properties that the municipality believes to be of heritage value or interest following Section 27.3 of the OHA.

The property at 869 Whittier Crescent has not been designated under either Part IV or Part V of the OHA. There are no National Historic Sites or Provincial Heritage Properties present on the Subject Site.

⁴ The Landplan Collaborative Ltd, 2005, “Cultural Landscape Inventory,” Culture Division, Community Services Department, City of Mississauga
 <http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf>.





Fig. 1: Location of the Subject Site within the Lorne Park Estates (annotated by TMHC, 2019)



Fig. 2: Primary elevation of the Subject Site from Whittier Crescent (TMHC, 2019)



Fig. 3: Primary entry to the Subject Site; existing garage visible at left (TMHC, 2019)



Fig. 4: Existing one-storey garage at the southeast elevation of the Subject Site (TMHC, 2019)



Fig. 5: Existing driveway at the Subject Site; location of the proposed development (TMHC, 2019)



Fig. 6: Westward view of the existing driveway and garage at the Subject Site (TMHC, 2019)



Fig. 7: Westward view from Whittier Crescent of the existing driveway and garage (TMHC, 2019)

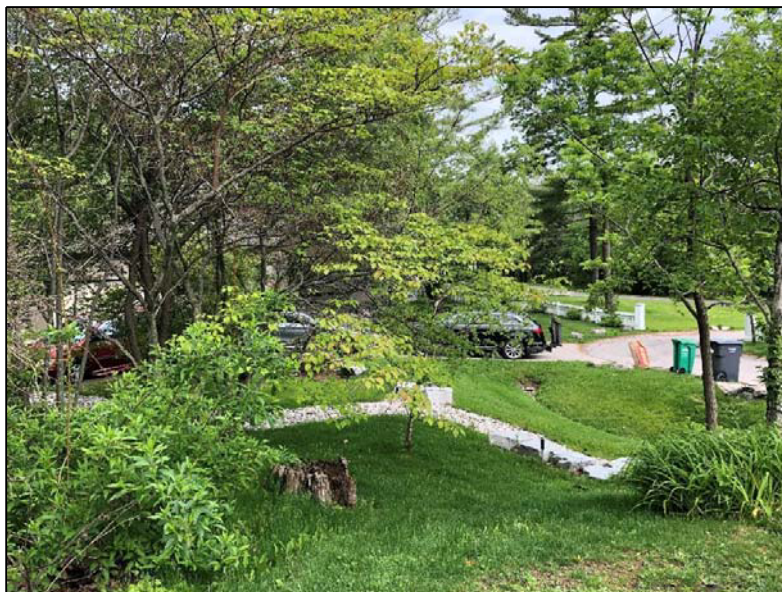


Fig. 8: Northwestward view of the Subject Site, showing foliage that screens it from the adjacent house (TMHC, 2019)



Fig. 9: Nearby house on the east side of Whittier Crescent, where it runs southward from the Subject Site (TMHC, 2019)



Fig. 10: Nearby house on the north side of Whittier Crescent, where it runs roughly east-west (TMHC, 2019)



Fig. 11: Nearby house on the south side of Whittier Crescent, where it runs roughly east-west (TMHC, 2019)

2.0 IMPACTS AND MITIGATION MEASURES

2.1 Summary of Proposed Activity and Impacts

In order to add two new bedroom suites to this single-family residence, the owner of the Subject Site is proposing building additions. According to plans prepared by Sauder Architecture Co., the proposed development within the Subject Site consists of the renovation of the existing one-storey garage to form a two-storey dwelling unit, the addition of a new two-storey garage structure, and a new concrete driveway with a poured concrete retaining wall. The new structure would include a three-car garage at the ground level, with a dwelling unit above it. The location of the proposed extension is currently occupied by a large driveway that accommodates surface parking. A drawing set is included as Appendix A to this report.

According to the MTCS's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*, "Any impact (direct or indirect, physical or aesthetic) of the proposed development or site alteration on a cultural heritage resource must be identified. The effectiveness of any proposed conservation or mitigative or avoidance measures must be evaluated on the basis of established principles, standards and guidelines for heritage conservation." The following types of potential impacts are identified in *InfoSheet #5*:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource
- Other potential impacts

The proposed development was not found to involve any of the above impacts to the identified heritage value of the Subject Site within the Lorne Park Estates cultural landscape.

No extant buildings or natural features, with the exception of one small berry tree, would be altered or removed for the purposes of this development. All mature trees, characteristic of Lorne Park Estates as noted in the Cultural Landscape Inventory, will be untouched. The existing driveway parking area will be reused as a foundation, and no



basement will be excavated for the new addition, so there is no significant risk to existing tree root systems.

The proposed development would not impede any significant views. The height of the existing house is the reference point for the roofline of the new addition. The Subject Site will remain largely veiled from view by trees from the property immediately south.

The additions have been designed to integrate with the surrounding landscape and built environment. The house will retain a scale similar to that of neighbouring buildings along Whittier Crescent, and the addition's stylistic features will be complementary to the existing building. Overall, the proposed development is consistent with the character of the Lorne Park Estates cultural landscape as described in the Cultural Landscape Inventory.



Fig. 12: Proposed front elevation (Sauder Architecture Co.)

2.2 Mitigation Measures

The proposed development was not pose any impacts to the built or natural features or heritage attributes of the Lorne Park Estates cultural landscape. So long as all existing trees not intended for removal are protected during construction, no mitigation measures are required.

3.0 QUALIFICATIONS

This report was prepared by Tatum Taylor Chaubal, CAHP, as Cultural Heritage Specialist, and was reviewed by Holly Martelle, as Principal. Their qualifications are summarized below, and their CVs are included as an Appendix to this HIA.

HOLLY MARTELLE: MANAGING PARTNER

Holly Martelle founded Timmins Martelle Heritage Consultants with Dr. Peter Timmins in 2003. Previously, Holly held a position as a Heritage Planner with the Ministry of Tourism, Culture and Sport. Her experience included the review of archaeological assessments, policy and planning documents and managing inquiries from municipalities, government agencies, proponents and the public. Holly is an experienced Project Manager and has demonstrated throughout her career the ability to manage complex projects, meeting project deliverables cost effectively and to the highest standard of quality. Under her leadership, TMHC has made a commitment to innovation, creating solutions that meet the project specific goals and also address the longer-term needs of our clients.

Since 2003, TMHC has completed a wide range of projects with Holly acting as the Project Manager. These have included:

- large scale Stage 1-4 archaeological assessments (pipeline and new highway corridors, provincial land parcels and parks, etc.);
- built heritage assessments for provincial highway planning studies (e.g., Highway 24, Highway 26, Highway 7/8); and
- heritage interpretation projects for government (e.g., New Toronto Courthouse).

TATUM TAYLOR CHAUBAL: CULTURAL HERITAGE SPECIALIST

Tatum is a writer and heritage planner with a M.S. degree in Historic Preservation from Columbia University, and a B.A. (Hons.) degree in Creative Writing from Randolph-Macon Woman's College. She is a professional member of CAHP. A specialist in historical research and built heritage assessments, Tatum advocates for the narrative potential of valued cultural resources. She pursues inclusivity in heritage practice and is particularly committed to facilitating the conservation of under-documented communities' histories.

She has published and presented on a variety of topics related to the cultural landscape idea, favouring a holistic approach to conserving buildings, landscapes, and cultural practices that is integrated with considerations of urban, social, and environmental sustainability. This approach carries to her professional work, which has included community-driven interpretation plans for Regent Park and the new Toronto courthouse, public exhibits on Allan Gardens and St. John's Ward, and numerous cultural heritage evaluations, impact assessments, and heritage inventories for Metrolinx, Infrastructure Ontario, Hydro One, the University of Toronto, the City of Hamilton, and the City of Toronto.



4.0 RECOMMENDATIONS

This scoped HIA concluded that the proposed development will not cause a negative impact to any heritage attributes or features of the Subject Site at 869 Whittier Crescent, or of any other property forming part of the Lorne Park Estates cultural landscape. The proposed additions are minimally invasive within the existing built and natural environment, similar in scale to neighbouring houses on Whittier Crescent, and consistent with the character of the surrounding area. Accordingly, so long as all existing trees not intended for removal are protected during construction, no mitigation measures are required.



5.0 APPROVALS PROCESS

The City of Mississauga Cultural Landscape HIA Terms of Reference includes the following information regarding the approvals process:

Two copies of the Heritage Impact Assessment will be provided to Heritage staff, along with a PDF version. Hard copies must be no larger than 11 x 17 inches. Staff will ensure that copies are distributed to the Planning and Building Department and relevant staff and stakeholders within the Corporation. The Heritage Impact Assessment will be reviewed by City staff to determine whether all requirements have been met and to evaluate the preferred option(s). The applicant will be notified of Staff's comments and acceptance, or rejection of the report. The Heritage Impact Assessment may be subject to a peer review by a qualified heritage consultant at the owner's expense.

All Heritage Impact Assessments will be sent to the City's Heritage Advisory Committee for information or review. Reports will be published online.

An accepted Heritage Impact Assessment will become part of the further processing of a development application under the direction of the Planning and Building Department. The recommendations within the final approved version of the Heritage Impact Assessment will be incorporated into development related legal agreements between the City and the proponent at the discretion of the municipality.



6.0 BIBLIOGRAPHY

City of Mississauga, 2017. “Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference,” Culture Division, Community Services Department, City of Mississauga,
<https://www7.mississauga.ca/documents/culture/heritage/CulturalLandscapeHIA_TermsOfRef2017.pdf>.

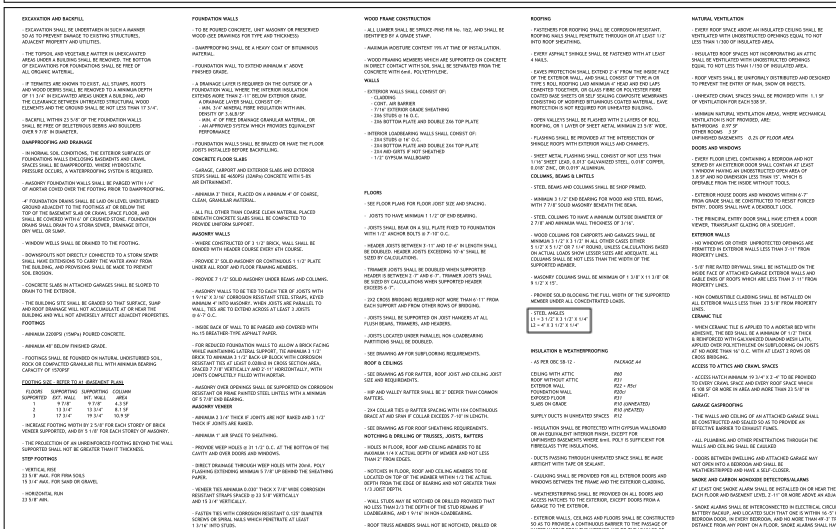
Interview with Ritu Jain, June 17, 2019.

The Landplan Collaborative Ltd, 2005, “Cultural Landscape Inventory,” Culture Division, Community Services Department, City of Mississauga
<http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf>.



APPENDIX A: Drawings of Proposed Development



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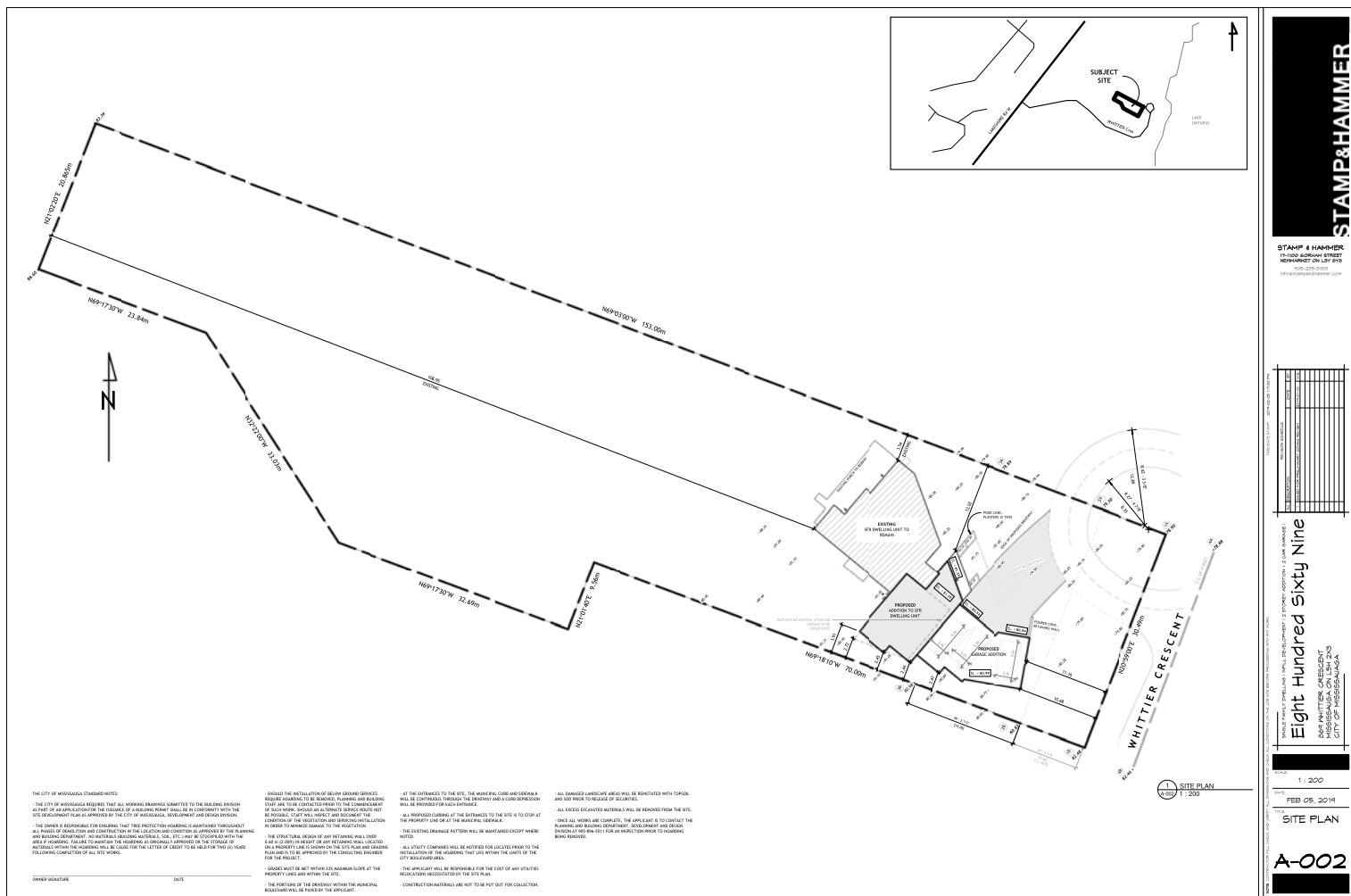
<p>WEATHERED UNLESS ALLOCATED IN THE DESIGN.</p>	<p>NOTES: TYPICAL FROM THE INTERIOR AND TO THE CLEARANCE OF AIR FROM THE EXTERIOR.</p>	<p>SHOULDING COMPARTMENT CONFORMING TO THE REQUIREMENTS OF NATIONAL FIRE ALARM AND SIGNALING CODE.</p>
<p>A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON OR NEAR IN EVERY ROOM CONTAINING A SOLID FUEL BURNING APPLIANCE OR</p>		

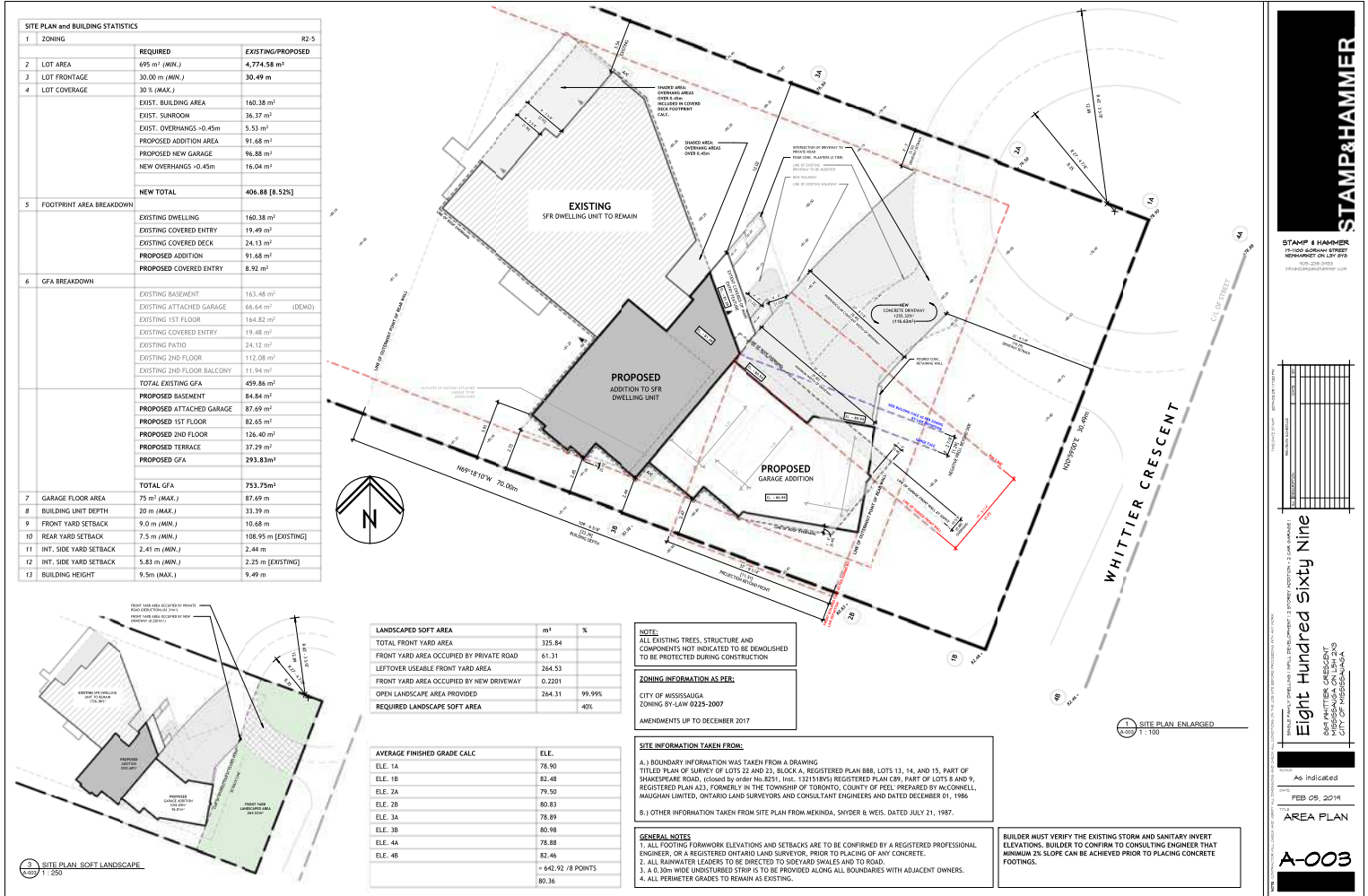
**IF CONTACT TO PROVIDE INSULATION, AIRWAYS SHOULD
BE OPENED FOR THE BREATHING APPARATUS AND RESPIRATOR
SUPPLY AIR INTAKES SHALL BE LOCATED AT LEAST ONE
FOOT AWAY FROM CONTACT SURFACES.**

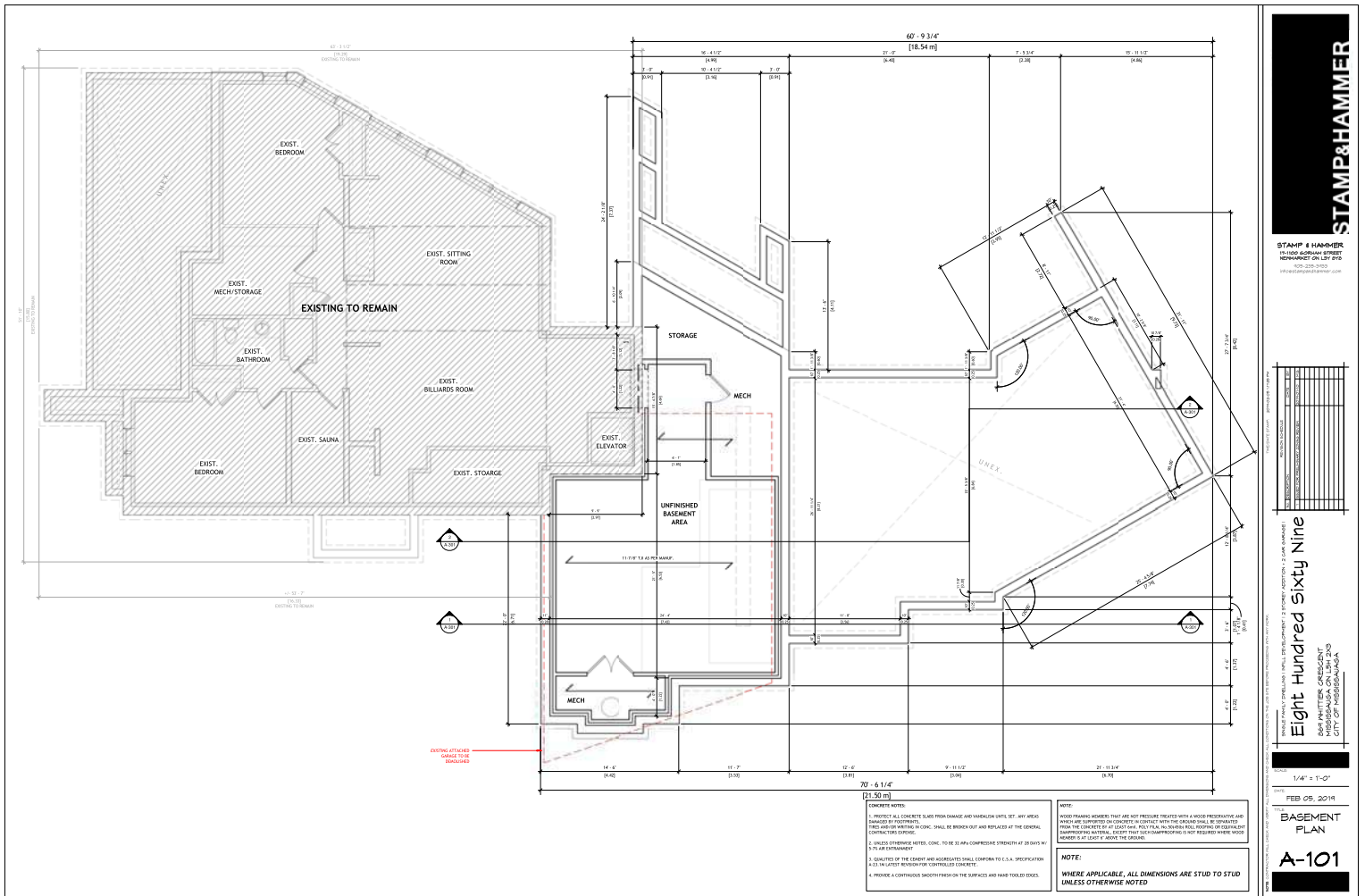
SCOPE OF WORK:
3 CAR GARAGE ADDITION - BEDROOM

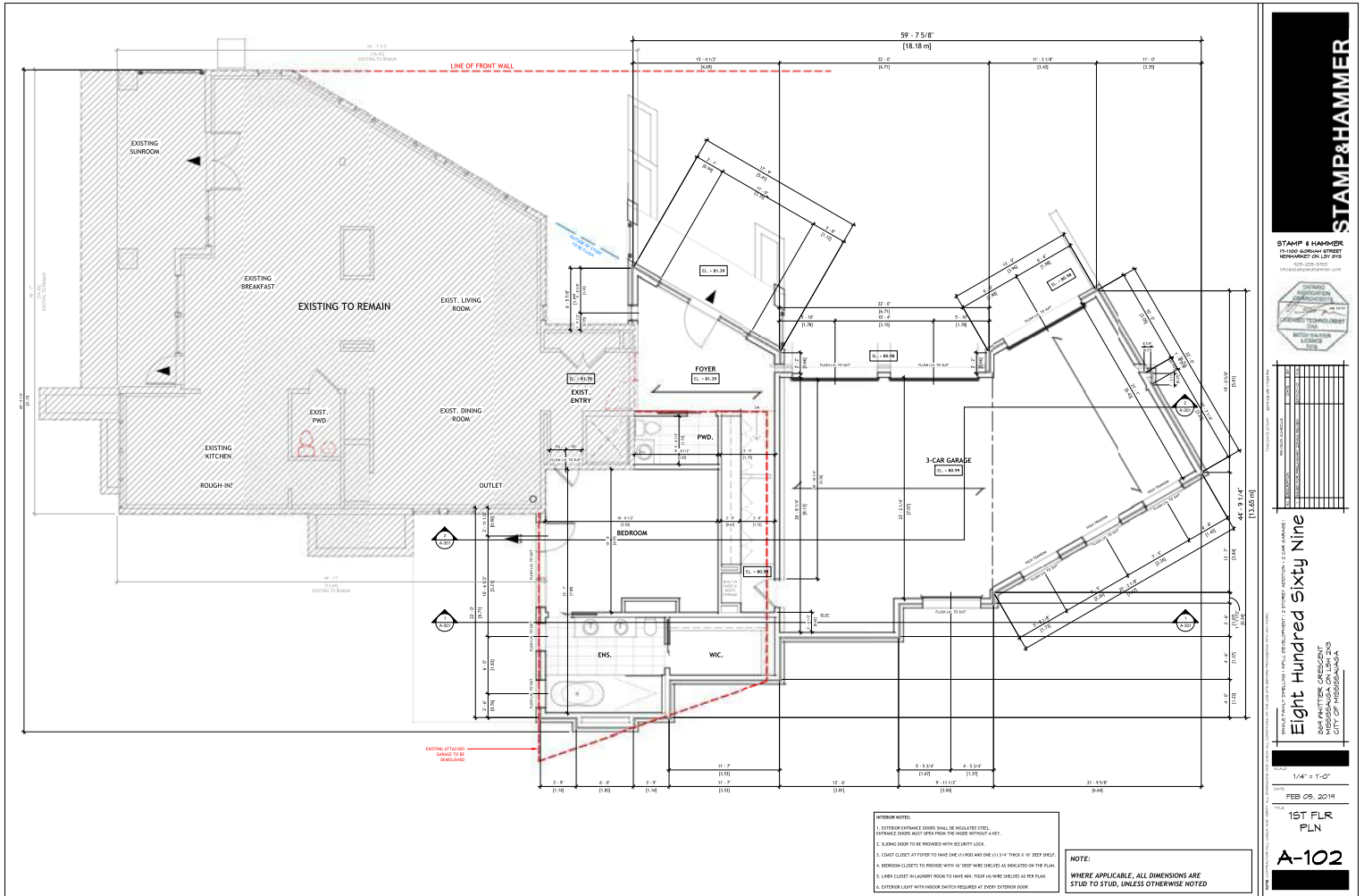
BE ABOVE TO EXISTING 2 STOREY DWELLING

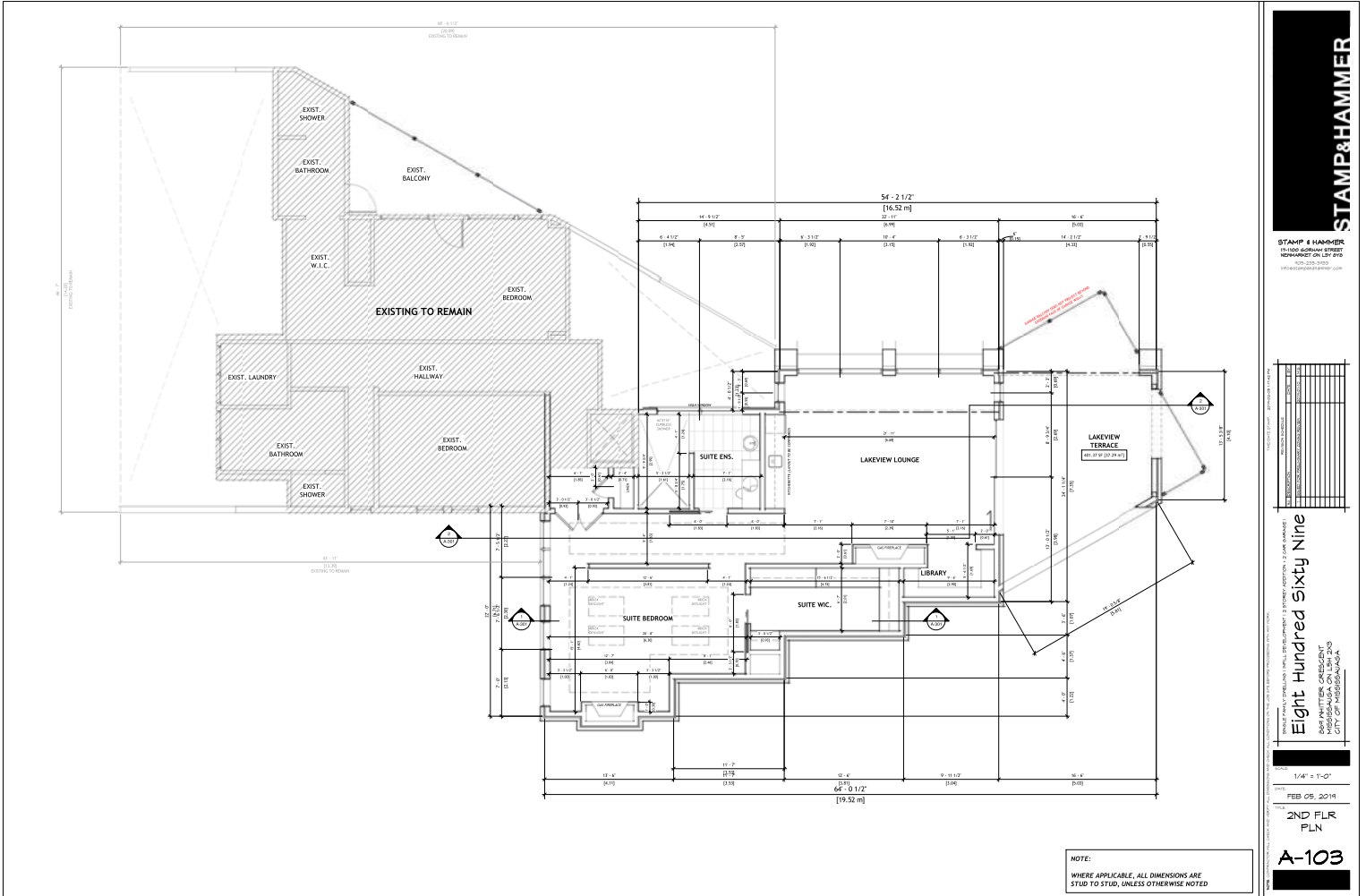
A-000
[REDACTED]











STAMP&HAMMER

STAMP & HAMMER
11100 KILBURN STREET
NEW HAVEN, CT 06515
(203) 253-1000
info@stampandhammer.com

Eight Hundred Sixty Nine

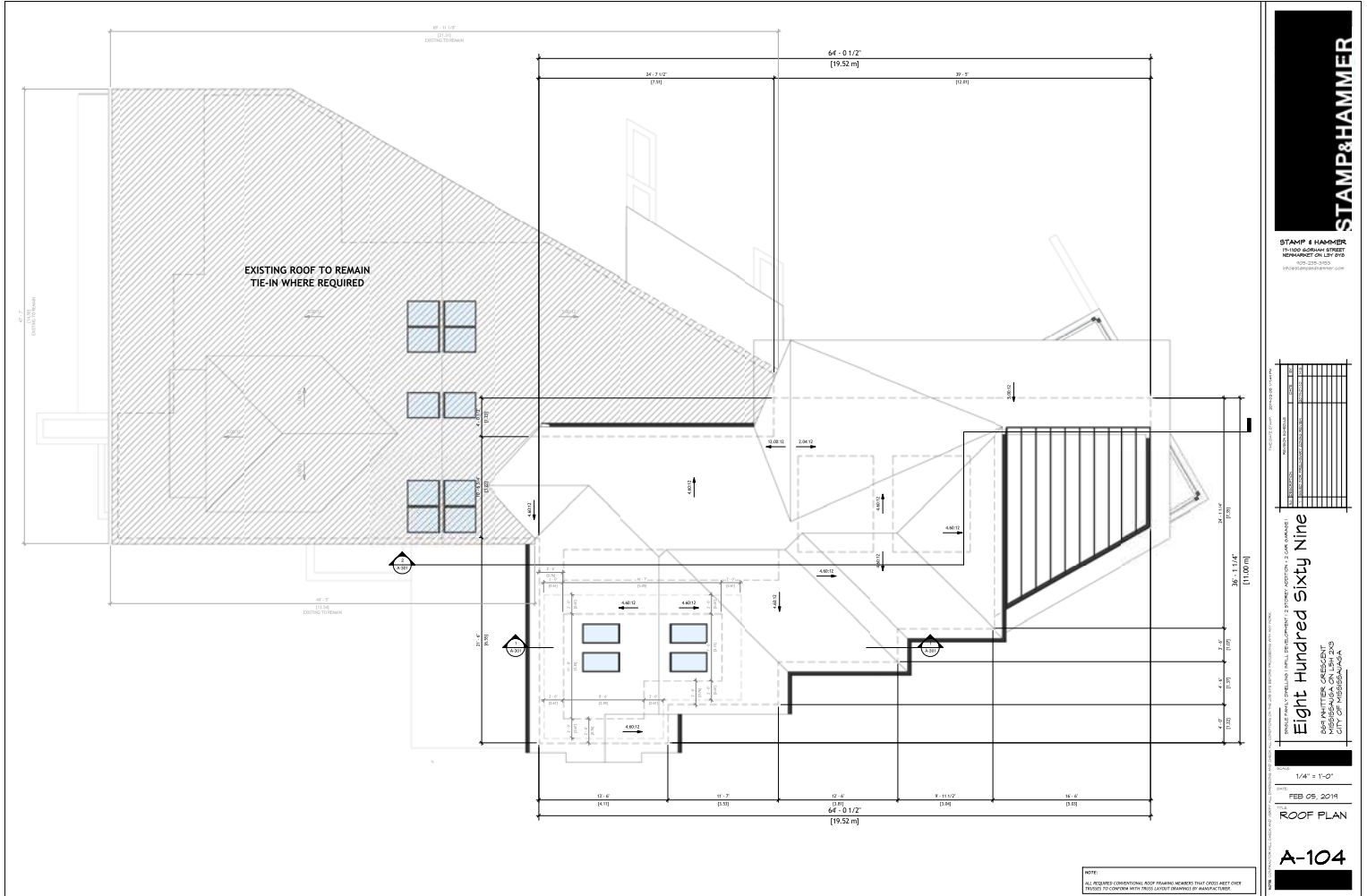
869 WHITE OAK CRESCENT
NEW HAVEN, CT 06515
LOT 10 OF 100

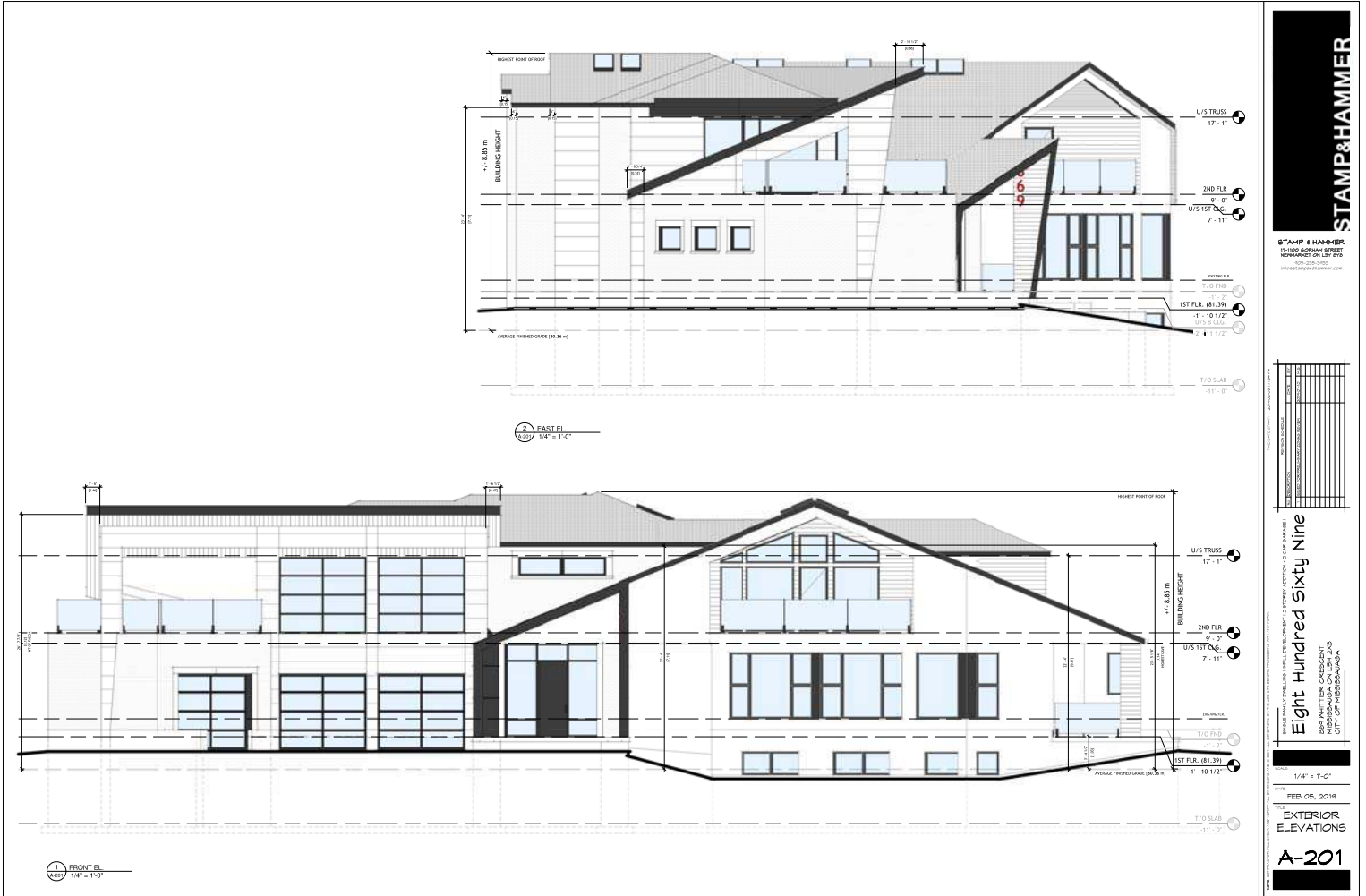
1/4" = 1'-0"

FEB 05, 2014

2ND FLR
PLN

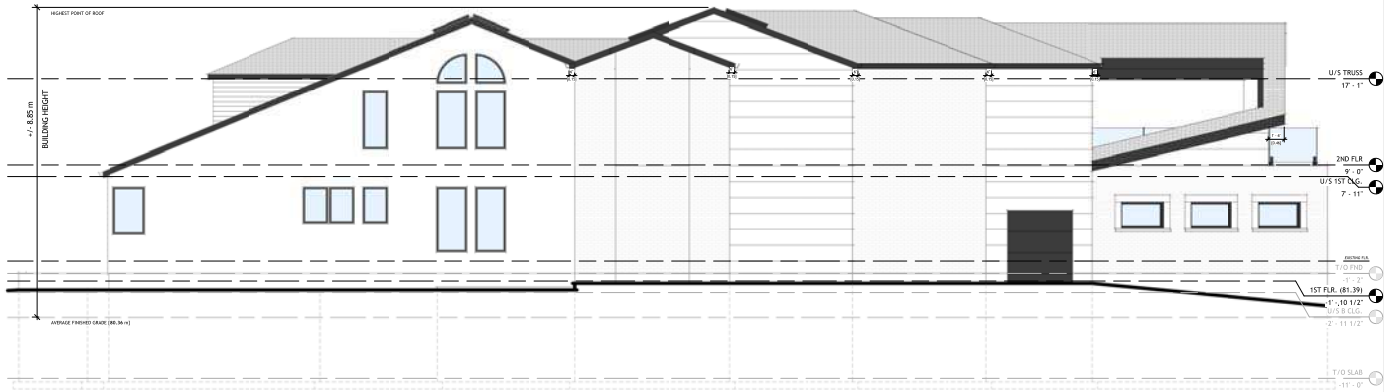
A-103







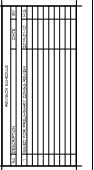
2 WEST EL.
1/4" = 1'-0"



1 REAR EL.
1/4" = 1'-0"

STAMP&HAMMER

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NEW HAMPSHIRE 03103
(603) 251-1000
info@stampandhammer.com



Eight Hundred Sixty Nine
869 WHITE CREST
UNIVERSITY AVENUE
UNIVERSITY OF NEW HAMPSHIRE

1/4" = 1'-0"

FEB 05, 2014

EXTERIOR ELEVATIONS

A-202



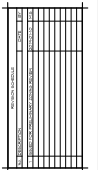
2 LONGITUDINAL SECTION A-B
1/4" = 1'-0"



1 LONGITUDINAL SECTION A-A
1/4" = 1'-0"

STAMP & HAMMER

STAMP & HAMMER
11100 SURREY STREET
NEWPORT ON LEY RD
WY 26 2ND FLOOR
info@stampandhammer.com



Eight Hundred Sixty Nine
869 WHITE CRESCENT
NEWPORT ON LEY RD
WY 26 2ND FLOOR

1/4" = 1'-0"

FEB 05, 2014

BUILDING SECTIONS

A-301

APPENDIX B: Cultural Landscape Inventory: Lorne Park Estates





Cultural Landscape Inventory

Lorne Park Estates

L-RES-7

Location Located south of Lakeshore Road at Lorne Park Road

Heritage or Other Designation None

Landscape Type Residential (Neighbourhood)

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



Cultural Landscape Inventory

Lorne Park Estates

L-RES-7

SITE DESCRIPTION

This unique shoreline community combines a low density residential development with the protection and management of an amazing forested community representative in many ways of the pre-settlement shoreline of Lake Ontario. Mature specimens of white pine, red oak, etc. give this residential area a unique visual quality. This cultural landscape is recognized for its wonderful balance between residential development and the protection of a mature forest community. The area was initiated as the 75 acres Lorne Park pleasure resort in 1879. In 1886, the Toronto and Lorne Park Summer Resort Company acquired the property and built summer cottages. In 1999, the last remaining cottage was demolished due to damage from an earlier fire. This neighbourhood remains a privately held community.

APPENDIX C: Personnel CVs





Holly Martelle

Ph.D. Archaeology
Ontario Arch. License: P064

PROJECT ROLE:

Managing Partner

Education

- **Doctor of Philosophy**
Archaeology
University of Toronto
2002
- **Master of Arts**
Symbolic Anthropology
Western University
1994
- **Bachelor of Arts**
Anthropology
Wilfrid Laurier University
1992



Holly Martelle earned a Ph.D. from the University of Toronto based on her research on Iroquoian populations in southern Ontario. In addition to 16 years of experience in the road building and aggregate industries, Dr. Martelle has worked as a Heritage Planner at the now Ministry of Tourism, Culture and Sport and has taught at several universities throughout the province. Holly is a Past-President of the Ontario Archaeological Society.

In 2003, she founded Timmins Martelle Heritage Consultants Inc. with Dr. Peter Timmins and in 2013 the firm was honored with the Ontario Archaeological Society's award for Excellence in Cultural Resource Management.

Summary of Projects Managed

- **Infrastructure Ontario/Ontario Realty Corporation and Service Providers**
Over 140 Stage 1-4 archaeological assessment, expert advice, cultural heritage, ground penetrating radar and consultation services projects managed
- **Hydro One**
30 Stage 1-4 archaeological assessment, expert advice and consultation services projects managed
- **Ministry of Transportation and Highway**
Over 40 Stage 1 – 4 archaeological assessment projects managed
- Over 180 municipal, *Environmental Assessment Act* and *Green Energy Act REA* projects Stage 1 – 4 archaeological assessment projects managed
- Over 60 *Aggregate Resources Act* Stage 1-4 archaeological assessments managed
- Over 30 ground penetrating radar projects managed (City of Hamilton, City of Timmins, Infrastructure Ontario, Township of Malahide, London Heritage Council, Roman Catholic Diocese of Hamilton, Ontario Heritage Trust, Saugeen Ojibway First Nation, Haudenosaunee Development Institute)
- Over 120 *Planning Act* Stage 1-4 archaeological assessments managed
- Over 20 burial and cemetery investigations (non-GPR) (Infrastructure Ontario, Cemeteries Registrar, City of Hamilton, Union Gas, Roman Catholic Diocese of Hamilton, Town of Tillsonburg, Municipality of Chatham-Kent, Haudenosaunee Development Institute, McCann's Redi-Mix, Sifton Properties, Z Group)

Recent Work Experience

- **Principal**
Timmins Martelle Heritage Consultants Inc.
February 2003 to present
- **Staff Archaeologist, Project Coordinator**
Archaeologix Inc.
2001 to February 2003
- **Regional Archaeologist/Heritage Planner, Southwest Region**
Ministry of Citizenship, Culture and Recreation
2001



Archaeological Licenses

- Professional License: P064
Ministry of Tourism, Culture and Sport, Ontario

Retainers Managed

- **Infrastructure of Ontario, Vendor of Record, SOA**
2011-present
- **Ontario Realty Corporation, Vendor of Record**
2006-2011
- **Ontario Realty Corporation, Archaeological Projects**
2004-2006
- **Hydro One, Retainer and Project Manager**
2005-2011
- **Ministry of Transportation (SW and Central Region), Retainer**
2004-2011
- **City of Hamilton, Professional Services Roster**

Recent Stakeholder Consultation and Community Service

- **New Toronto Courthouse**
Heritage Interpretation Working Group
2016-present
- **Indigenous Archaeological Training**
Chippewas of the Thames First Nation 2019
Chippewas of the Thames First Nation 2017
Mississaugas of the Credit First Nation 2013

Six Nations of the Grand River 2012

Haudenosaunee Development Institute 2012

Six Nations of the Grand River 2011

Six Nations of the Grand River 2009

Six Nations of the Grand River 2008
- **Sustainable Archaeology**
Indigenous Representatives and Archaeologists Advisory Committee *2015-current*
- **Ontario Archaeological Society (OAS)**
Advisor - Best Practices for Indigenous Engagement – current
First Nations Liaison Committee – 2008
- **African-Canadian Community Pro Bono Projects**
Puce Cemetery, GPR
Fugitive Slave Chapel, London – site excavation
OBHS Freedom-seeker's Toronto Exhibit
OAS Black History and Archaeology Conference
Black History is Canadian History Exhibit
Uncle Tom's Cabin Henson Family Cemetery –GPR volunteer



Professional Affiliations

- Canadian Archaeological Association (CAA)
- Ontario Archaeological Society (OAS)
- Society for Historical Archaeology (SHA)
- Ontario Association for Impact Assessment (OAIA)
- Ontario Genealogical Society (OGS)
- Council for Northeastern Historical Society (CNEHA)



Selected Presentations

- *The Ward Uncovered: Archaeological Investigations of One of Toronto's First Arrival Communities*
2016-2018 – presentations to the Ministry of the Attorney General, Innis College University of Toronto, Heritage Toronto, Ontario Black History Society, Richmond Hill Library, Toronto Reference Library, Archaeological Institute of America, Canadian Archaeological Association, Ontario Archaeological Society, Toronto Arts & Letters Club, St. James Anglican Church, Royal Ontario Museum
- *The Archaeology of Tecumseh Park, War of 1812 Battle Site* 2018 Ontario Archaeological Society
- *Ministry of Tourism and Culture's New Standards and Guidelines for Consulting Archaeologists – Implications for Hydro One*
2011 – Presentation to Hydro One's Environmental Planners
- *Black History in Ontario Archaeology* 2009 – London Chapter, Ontario Archaeological Society
- *Archaeological Practice Transformed? CRM within the Haldimand Tract* (with Peter Timmins) 2008 – Ontario Archaeological Society
- *Archaeology in Land Use Planning: A Primer* 2008 – Fanshawe College Integrated Land Use Planning Program
- *Ethical Issues in First Nations Consultation and Burial Negotiations Within Cultural Resource Management: A View from Southern Ontario* 2008 – Society for American Archaeology
- *Forging the Way – Ontario Archaeologist and First Nations Consultation in Cultural Resource Management: a Personal Perspective* 2006 – Chacmool, Calgary, Alberta





Tatum Taylor Chaubal

M.S. Historic Preservation, CAHP

PROJECT ROLE:

**Project Manager &
Cultural Heritage Specialist**

Education

- **Master of Sciences**
Historic Preservation
Columbia University
2012
- **Bachelor of Arts (Hons.)**
Creative Writing
Randolph-Macon Woman's
College
2009



A specialist in historical research and built heritage assessments, Tatum advocates for the narrative potential of valued cultural resources. Combining her interests in heritage and communication, she believes that public engagement is critical to conservation processes. She is particularly committed to facilitating the conservation of under-documented communities' histories.

She has published and presented on a variety of topics related to the cultural landscape idea, favouring a holistic approach to conserving buildings, landscapes, and cultural practices that is integrated with considerations of urban, social, and environmental sustainability.

Summary of Projects Managed

- **Heritage Evaluation Reports & Area Studies**
 - Friends of Allan Gardens: Allan Gardens Refresh Revitalization Plan
 - University of Toronto: St. George Campus Cultural Heritage Resource Assessment and Secondary Plan
 - City of Toronto: Eglinton Crosstown LRT, Heritage Inventory
 - City of Toronto: Danforth Avenue Study, Cultural Heritage Resource Assessment
 - City of Hamilton: Downtown Built Heritage Inventory
 - Ontario Power Generation: Hearn Generating Station, Cultural Heritage Evaluation Report
 - Hydro One: Bridgman, Toronto Power, Leaside, and Fairbank Transformer Stations, Cultural Heritage Evaluation Reports
 - Metrolinx: Cultural Heritage Screening Reports, Cultural Heritage Evaluation Reports, and Heritage Impact Assessments for numerous sites (such as Hamilton GO Station, Humber Bridge at Weston, Eglinton Station, Eglinton West Station, Heise House, Mt. Pleasant CIBC, Kodak Building #9)
- **Interpretation Plans & Exhibits**
 - Infrastructure Ontario: New Toronto Courthouse Preliminary Heritage Interpretation Plan
 - Toronto Community Housing Corporation: Regent Park Commemoration Strategy and Public Consultation

Recent Work Experience

- **Cultural Heritage Specialist**
Timmins Martelle Heritage Consultants Inc.
January 2019 to present
- **Cultural Heritage Specialist**
AECOM
August 2018 to January 2019
- **Project Manager, Heritage Planner**
ERA Architects
July 2012 to August 2018
- **Built Heritage Conservation Assistant**
Architectural Conservancy of Ontario
July 2012 to September 2012
- **Research and Operations Assistant**
New York Preservation Archive Project
May 2011 to June 2011
- **Teacher's Assistant/Co-Editor**
Future Anterior Journal, Columbia University
September 2012 to June 2012
- **Education Coordinator**
Pulitzer Center on Crisis Reporting
September 2009 to September 2010

Stakeholder Consultation and Community Service

- **Friends of Allan Gardens**
Director
2014-present
Communications Committee
2014-present
- **ICOMOS Canada**
National Conversation on Cultural Landscapes Working Group
2014-2017
- **Architectural Conservancy of Ontario**
Program Manager, PreservationWorks
2014-2017
Executive Committee Secretary
2012-2015
Provincial Publications Editor
2012-2015

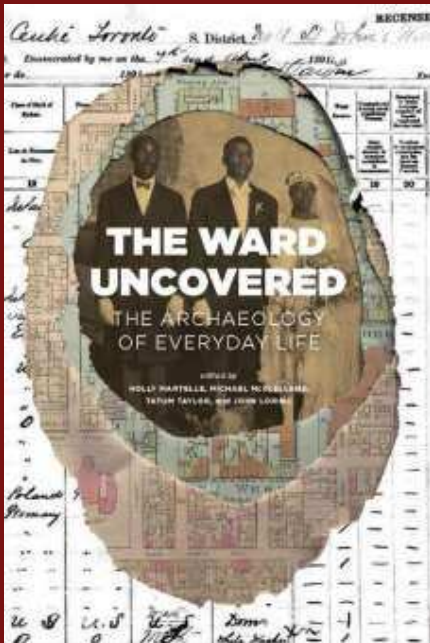
Publications

- 2018 - *The Ward Uncovered: The Archaeology of Everyday Life*. Co-editor and contributor; Coach House Books, Toronto.
- 2017 - *Any Other Way: How Toronto Got Queer*. Co-editor and contributor; Coach House Books, Toronto.
- 2017 – “Canada’s National Conversation on Cultural Landscapes.” Co-author; ICOMOS 19th General Assembly and Scientific Symposium.
- “Lessons from 5Pointz: Towards Legal Protection of Collaborative, Evolving Heritage.” Co-author; *Future Anterior: Journal of Historic Preservation, History, Theory, and Criticism*, University of Michigan Press.



Professional Affiliations

- Canadian Association of Heritage Professionals (CAHP)
- ICOMOS Canada



Selected Tours and Presentations

- 2015 - 2019 – *The Ward and The Ward Uncovered*.
Presentations for the Law & Society Association, City Hall Toronto Public Library, Toronto Reference Library, North York Historical Society, Ryerson City Building Institute, Architectural Conservancy of Ontario, York University, and others
- 2018 – “Women of The Ward.” Public tour co-developer; Myseum
- 2018 – “Introduction to Heritage Interpretation.” Guest lecturer;
Ryerson University, PLE 745 - Heritage Planning
- 2017 – “Landscapes of Anamnesis: Two Views of Salvaged Toronto” Presenter (paper);
Reuse Reconsidered Conference, Brown University, Providence, RI
- 2016 – “Interpreting Truthfulness: Towards a New Understanding of Authenticity” Presenter (paper);
University of Massachusetts at Amherst Centre for Heritage and Society Conference, Prague, Czech Republic
- 2015 – “Graffiti as Cultural Landscape: Protecting a Practice” Presenter (poster);
ICOMOS 18th General Assembly and Scientific Symposium, Florence, Italy

