

HERITAGE IMPACT ASSESSMENT

**Applewood Creek Restoration
Lakeview Golf Course
1190 Dixie Road
Mississauga, Ontario**

Prepared for:
Aquafor Beech Ltd.
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Mississauga, ON L4W 5B2

ASI File: 19CH-036

August 2019 (Updated November 2019, December 2019)



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1190 Dixie Road
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EXECUTIVE SUMMARY

ASI was contracted by Aquafor Beech Ltd. to prepare a Heritage Impact Assessment (HIA) for the Lakeview Golf Course as part of the Applewood Creek Restoration in the City of Mississauga. This project involves the restoration of approximately 1,300 meters of Applewood Creek, from the south of the Dixie Outlet Mall to the GO Transit Lakeshore West rail corridor, extending through Lakeview Golf Course (1190 Dixie Road), which is designated under Part IV of the Ontario Heritage Act and included in the City of Mississauga's *Cultural Landscape Inventory*.

This HIA addresses four proposed Alternatives proposed for the Applewood Creek Restoration. Based on the property's cultural heritage value as determined by the City of Mississauga, a preliminary assessment of Alternatives 1, 2 and 3 determined that there are no anticipated significant impacts to any of the attributes that contribute to the property's cultural heritage value. The preliminary assessment of Alternative 4 determined that impacts on the cultural heritage value of the golf course are anticipated for this option. The Municipal Class EA process (which included public and stakeholder consultation) determined that Alternative 4 is the preferred option for the restoration of the creek, and this option has been further assessed in this report to determine the full extent of the impact of the proposed alterations.

The evaluation of the proposed Alternative 4 alterations determined that significant negative impacts to the cultural heritage value of the golf course are not anticipated. The orientation of Applewood Creek is an original feature and a heritage attribute of the course. However, the original layout will not be affected by the alteration, and the creek is anticipated to become a more visually and strategically prominent part of the course. Though the alteration to Applewood Creek will involve the removal of mature trees, many of the other elements of the course that are proposed for alteration are not original to the course or the alterations are reversible. Additionally, the restoration of the 17th hole to its original configuration will contribute positively to the course's cultural heritage value.

Based on the conclusions of this report, the following recommendations are proposed as part of the Applewood Creek Restoration:

1. Where possible, efforts should be made to protect mature trees that are currently proposed for removal. Any trees impacted or removed should adhere to the City of Mississauga and Credit Valley Conservation requirements.
2. A documentation report should be considered by the City of Mississauga prior to construction. The report should provide photographs and plans of each hole as a means of documenting the features that contribute to the cultural heritage value of the golf course prior their alteration.



3. Staging and construction activities should be suitably planned and undertaken to avoid impacts to identified attributes.
4. Should future work require additional alterations to the golf course, a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential heritage resources.
5. This report should be submitted to the City of Mississauga's Heritage Planning Department for review.

PROJECT PERSONNEL

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	ii
PROJECT PERSONNEL.....	iii
TABLE OF CONTENTS	iv
1.0 INTRODUCTION	1
1.1 Location and Study Area Description	2
1.2 Property Ownership	3
1.3 Policy Framework	3
1.4 Project Consultation	3
1.5 Cultural Heritage Recognition	4
2.0 HISTORICAL RESEARCH.....	4
2.1 Township and Settlement History	4
2.1.1 Toronto Township	4
2.1.2 Lakeview Golf Course	5
3.0 EXISTING CONDITIONS	5
3.1 Lakeview Golf Course - 1190 Dixie Road	5
4.0 PROPOSED DEVELOPMENT	6
4.1 Four Alternatives	6
4.2 Impact Assessment – Four Alternatives	6
4.2.1 Alternative 1 - Do nothing	7
4.2.2 Alternative 2 - Replace gabion baskets with armourstone	8
4.2.3 Alternative 3 - Remove gabions, replace with vegetated buttress in same alignment	8
4.2.4 Alternative 4 - Naturalize the creek and reintroduce sinuosity	9
4.2.5 Impact of Proposed Alternatives on Adjacent Properties	10
4.3 Impact Assessment – Preferred Option (Alternative 4).....	10
4.3.1 Applewood Creek	10
4.3.2 Applewood Creek Restoration – Impact on Trees.....	11
4.3.3 1 st Hole.....	12
4.3.4 5 th Hole	13
4.3.5 8 th Hole	14
4.3.6 16 th Hole	15
4.3.7 17 th Hole	16
4.3.8 18 th Hole	18
4.3.9 Impact Summary	19
5.0 CONCLUSION AND RECOMMENDATIONS.....	20
5.1 Recommendations.....	20
6.0 REFERENCES	21
APPENDIX A: Lakeview Golf Course - Statement of Significance.....	22
APPENDIX B: Lakeview Golf Course - Cultural Landscape Inventory Sheet	23
APPENDIX C: Photographic Plates	24
APPENDIX D: Proposed Alternatives.....	28
APPENDIX E: 1920 Survey	29

LIST OF FIGURES

Figure 1: Location map of the proposed work at Lakeview Golf Course (Base Map: Open Street Maps)	1
Figure 2: Satellite image of the proposed work at Lakeview Golf Course (Google)	2



Figure 3: The orientation of the Applewood Creek as surveyed in 1920 overlaid on the existing golf course	11
Figure 4: Overview of the proposed stream corridor (in blue) and trees to be removed (in red) overlaid on the 1954 aerial photo (University of Toronto 1954)	12
Figure 5: Proposed relocation of the 1st hole tee (shown with a red arrow)	13
Figure 6: Proposed alterations to the 5th hole.....	14
Figure 7: Proposed alterations to the 8th hole.....	14
Figure 8: Proposed alterations to the 16th hole.....	16
Figure 9: Proposed alterations to the 17th hole (note that the restoration work described above is not reflected in this drawing)	17
Figure 10: Proposed restoration of the 17th hole (Cam Tyers 2019)	18
Figure 11: Proposed alterations to the 18th hole.....	19
Figure 12: Map of photo locations (Google; ASI 2019).....	24

LIST OF TABLES

Table 1: Impact Assessment – Alternative 1.....	7
Table 2: Impact Assessment – Alternative 2.....	8
Table 3: Impact Assessment – Alternative 3.....	8
Table 4: Impact Assessment – Alternative 4.....	9

1.0 INTRODUCTION

ASI was contracted by Aquafor Beech Ltd. to prepare a Heritage Impact Assessment (HIA) for the Lakeview Golf Course as part of the Applewood Creek Restoration in the City of Mississauga. This project involves the restoration of approximately 1,300 meters of Applewood Creek, from the south of the Dixie Outlet Mall to the GO Transit Lakeshore West rail corridor, extending through Lakeview Golf Course (1190 Dixie Road) (Figure 1), which is designated under Part IV of the *Ontario Heritage Act* and included in the City of Mississauga's Cultural Landscape Inventory.

This HIA addresses four proposed Alternatives proposed for the Applewood Creek Restoration. Based on the property's cultural heritage value as determined by the City of Mississauga, Alternatives 1, 2 and 3 are not anticipated to have significant impacts to any of the attributes that contribute to the property's cultural heritage value. However, Alternative 4 is anticipated to have an impact on the cultural heritage value of the golf course. The Municipal Class EA process (which included public and stakeholder consultation) determined that Alternative 4 is the preferred option for the restoration of the creek, and this option has been further assessed to determine the full extent of the impact of the proposed alterations.

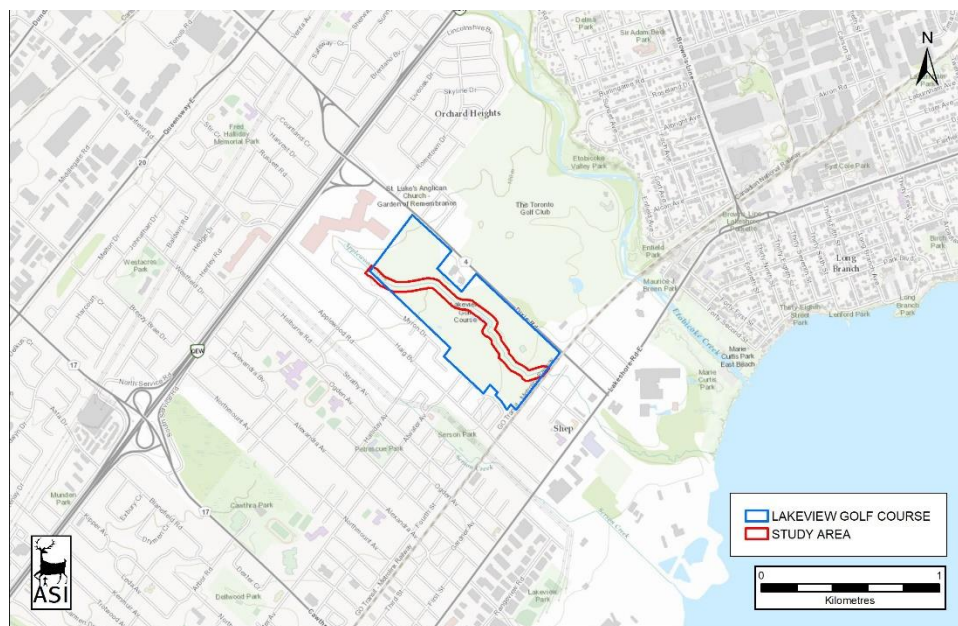


Figure 1: Location map of the proposed work at Lakeview Golf Course (Base Map: Open Street Maps)

The research and analysis were conducted by James Neilson, Cultural Heritage Specialist, and Kirstyn Allam, Cultural Heritage Assistant, ASI. The fieldwork was conducted by Andrew Clish, Senior Archaeologist/ Senior Field Director, ASI. Senior project direction was provided by Lindsay Graves, Cultural Heritage Specialist and Senior Project Manager of the Cultural Heritage Division, ASI. This CHIA follows the Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit* (2006), the City of Mississauga's Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference (2014); and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) (Ministry of Tourism, Culture and Sport 2006a; City of Mississauga 2014; Parks Canada 2010). Research was completed to

investigate, document, and evaluate the cultural heritage resources within and adjacent to the study area.

This document will provide:

- a description of the subject property, including location, and photographic documentation;
- a scoped history of the property,
- a description of the proposed Alternatives,
- an assessment of impacts of the proposed work on the cultural heritage resource; and,
- Recommendations related to the proposed work.

1.1 Location and Study Area Description

Lakeview Golf Course is located at 1190 Dixie Road in the City of Mississauga (Figure 2). The property is bounded by Dixie Road to the east, the GO Transit Lakeshore West rail corridor to the south, Dixie Mall to the north and a residential subdivision to the west¹. Applewood Creek runs through the property from the GO Transit Lakeshore West rail corridor in the south to the Dixie Mall in the north. The Study Area also consists of the fairways, greens and wooded areas of the golf course. The clubhouse is located near the south end of the course within a renovated historic house. Fairways condo is located at 1400 Dixie Road surrounded by the golf course.



Figure 2: Satellite image of the proposed work at Lakeview Golf Course (Google)

¹ For ease of description, directions have been re-oriented by 45-degrees to reflect the orientation of the City of Mississauga in relation to Lake Ontario.

1.2 Property Ownership

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

City of Mississauga
 300 City Centre Drive
 Mississauga, ON
 L5B 3C1

1.3 Policy Framework

The authority to request this heritage assessment arises from the following legislation and policy documents:

- *Ontario Heritage Act (2005);*
- Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit (2006);*
- *Planning Act;*
- *Provincial Policy Statement (2014);*
- *City of Mississauga Official Plan (2019);*
- City of Mississauga's Cultural Landscape Inventory (2005);
- the City of Mississauga's Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference (2014);
- The Growth Plan for the Greater Golden Horseshoe (2017); and
- *Standards and Guidelines for the Conservation of Historic Places in Canada (2010).*

1.4 Project Consultation

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

- City of Mississauga Heritage Property Search Interactive Map [Accessed 3 July, 2019] at <https://www.mississauga.ca/portal/services/property?DPSLogout=true>;
- Heritage Register for Mississauga [Accessed 3 July, 2019] at https://www7.mississauga.ca/documents/culture/heritage/2018-07-01_Mississauga_Heritage_Register_Web.pdf;
- City of Mississauga's Cultural Landscape Inventory [Accessed 3 July 2019] at http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf
- Canadian Register of Historic Places (Parks Canada) [Accessed 3 July, 2019] at <http://www.historicplaces.ca/en/pages/about-apropos.aspx>;
- Parks Canada website (national historic sites) [Accessed 3 July, 2019] at <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx>;



- Ontario Heritage Trust *Ontario Heritage Plaque Guide*, an online, searchable database of Ontario Heritage Plaques [Accessed 3 July, 2019] at <https://www.heritagetrust.on.ca/en/online-plaque-guide>;
- Email communication with City of Mississauga Heritage Planner Paula Wubbenhorst (Dated 11 July 2019, Response received 11 July 2019)

1.5 Cultural Heritage Recognition

Lakeview Golf Course (1190 Dixie Road) was designated by the City of Mississauga in January 2010 under Part IV of the Ontario Heritage Act (City of Mississauga By-law no. 008-2010). The property is also included in the City of Mississauga's Cultural Landscape Inventory (2005). See Appendix A for the Statement of Significance and Appendix B for the Cultural Landscape Inventory sheet. The Lakeview Golf Course is identified with a single plaque on the property.

Additionally, there are three properties adjacent to Lakeview Golf Course that are on Mississauga's Heritage Register. These include:

- 1147 Dixie Rd – Listed
- 1400 Dixie Rd – Listed
- 1455 Dixie Rd – Listed

2.0 HISTORICAL RESEARCH

The subject property consists of the Lakeview Golf Course, located in Lot 6, Concession 2 South of Dundas Street in the former Toronto Township, now known as the City of Mississauga, Ontario.

2.1 Township and Settlement History

2.1.1 Toronto Township

The Township of Toronto was original surveyed in 1806 by Mr. Wilmot, Deputy Surveyor. The first settler in this Township, and also the County of Peel, was Colonel Thomas Ingersoll. The whole population of the Township in 1808 consisted of seven families, scattered along Dundas Street. The number of inhabitants gradually increased until the war broke out in 1812, which gave considerable check to its progress. When the war was over, the Townships growth revived and the rear part of the Township was surveyed and called the "New Survey". The greater part of the New Survey was granted to a colony of Irish settlers from New York City, who suffered persecution during the war.

The Hamilton and Toronto Railway (H&TR) was formed in 1852, and in 1855, completed its lake shore route. In 1871, the railway was amalgamated with the Great Western Railway, which in turn, was amalgamated in 1882, with the Grand Trunk Railway. The Grand Trunk Railway was amalgamated in 1923, with Canadian National Railway (Andreae 1997:126–127).



2.1.2 Lakeview Golf Course

The following historical summary derives from the City of Mississauga's written history for the Lakeview Golf Course and from *Lakeview: Journey from Yesterday* by Kathleen A. Hicks (2005). No additional research has been conducted as part of this Heritage Impact Assessment².

In 1896, the High Park Golf Club was formed in Toronto, with an 18-hole course near Grenadier Pond in High Park. Due to urban expansion within the city, the club relocated in 1907 to the 97-acre Dunn farm property on Dixie Road (now 1190 Dixie Road) north of Lakeshore in Mississauga. Originally, the course was split in half by the railway line that now exists to the south of the property. This issue was rectified when additional land was purchased to the north. The historic farmhouse was used as the clubhouse until 1911 when a new structure was built and a greenskeeper house was located on the north end of the course (1392 Dixie Road). The following year, the club changed its name to The Lakeview Golf and Country Club Limited and in 1912, the club hosted the Canadian Professional Golf Association Championships.

In 1921, the course was redesigned by Herbert Strong, a renowned course architect from New York. After the redesign, Lakeview was considered one of the most popular and difficult courses in the country. Soon after it was redesigned, it hosted the Canadian Open in 1923 (won by C.W Hackney) and again in 1934 (won by Tommy Armour). In 1939, the clubhouse burned down. The course was purchased by long-time club members Henry Phelan and Bill Purtle, who had the clubhouse rebuilt in 1940 using cinderblock on the original foundations. The new ownership group also banned women from the course. The club operated semi-privately until 1955. In 1957, the course was leased to the Township and the ban on women was lifted after nearly two decades. The Township would purchase the course in 1965. A centennial commemorative plaque was installed in 1996 dedicated to the course's history and in 1999, the clubhouse was renovated. The course is currently owned by the City of Mississauga (Hicks 2005:67–70; City of Mississauga 2019).

3.0 EXISTING CONDITIONS

3.1 Lakeview Golf Course - 1190 Dixie Road

A field review was conducted by Andrew Clish, Senior Archaeologist/Senior Field Director, ASI, on 10 June 2019 to survey and document the study area and environs.

Lakeview Golf Course contains the typical elements of a golf course, primarily consisting of grassed space (that comprises the fairways, greens, tees and rough), hazards (such as sand bunkers and water features), vegetation and internal asphalt pathways. The course is notable for having two 17th holes. The property consists of undulating terrain. The Applewood Creek traverses through the property from north to south (Plate 1-18). Gabion walls have been used along the banks of the creek throughout its length. From north to south, the creek is adjacent to or traverses through holes 16, 3, 12, 17, 18, 1, 9, 5

² As the Lakeview Golf Course is already designated under Part IV of the Ontario Heritage Act, a scoped HIA was discussed and agreed to with City of Mississauga Heritage Planner, Paula Wubbenhorst.

and 6. Pedestrian/cart path bridges are used by golfers to cross the creek at various points throughout the course.

See Appendix C for photographic plates and location map.

4.0 PROPOSED DEVELOPMENT

4.1 Four Alternatives

ASI has evaluated plans and drawings by Schollen & Company Inc. (dated July 2019, see Appendix D). The proposed work contemplates four potential Alternatives for addressing erosion within the Applewood Creek (See Appendix B for plans and drawings). The four Alternatives included:

Alternative 1 - Do nothing

The existing gabion baskets on the banks of the Applewood Creek would not be removed and would continue to fall within the creek. A 10m erosion hazard would be applied along the creek and ongoing maintenance would continue. The existing bridges would be maintained.

Alternative 2 - Replace gabion baskets with armourstone

The existing gabion baskets on the banks of the Applewood Creek would be replaced with armourstone, 300mm of topsoil and Terrafix 270R (or equivalent). The existing bridges would be maintained.

Alternative 3 - Remove Gabions, Replace with Vegetated Buttress in Same Alignment

The existing gabion baskets on the banks of the Applewood Creek would be replaced with vegetated roundstones. The existing channel width of 3.5m would be expanded to 9m. The existing bridges would be maintained.

Alternative 4 – Naturalize the creek and reintroduce sinuosity

The existing Applewood Creek would be realigned to create a natural low flow channel through the golf course. A number of the golf course's holes would be altered with reconfigured fairways, greens and tees. The existing pond adjacent to the 17th hole green and the 18th hole tee would be removed and a new pond would be constructed. New bridges would be constructed as part of this Alternative.

Of the four Alternatives presented above, the Municipal Class EA process (which included public and stakeholder consultation) determined that Alternative 4 is the preferred option for the restoration of the creek.

4.2 Impact Assessment – Four Alternatives

This section includes a preliminary assessment of the potential impacts of each of the four Alternatives (see Appendix D for plans and drawings of the four Alternatives). The Alternatives have been assessed



with regards to their impact on the cultural heritage resource and identified cultural heritage attributes against a range of possible impacts as outlined in the *Ontario Heritage Toolkit*, which include:

- 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 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 (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

4.2.1 **Alternative 1 - Do nothing**

Table 1: Impact Assessment – Alternative 1

Impact	Analysis
Destruction, removal or relocation	Alternative 1 is not anticipated to result in the destruction, removal or relocation of any of the attributes that contribute to the property's cultural heritage value. However, without ongoing maintenance erosion may occur over the long term, which may have an impact on cultural heritage attributes.
Alteration	Alternative 1 will not result in any alterations to any of the attributes that contribute to the property's cultural heritage value.
Shadows	Alternative 1 will not result in the creation of any shadows on any of the attributes that contribute to the property's cultural heritage value.
Isolation	Alternative 1 will not result in the isolation of any of the attributes that contribute to the property's cultural heritage value.
Direct or indirect obstruction of significant views	Alternative 1 will not result in the direct or indirect obstruction of any significant views that contribute to the property's cultural heritage value.
A change in land use	Alternative 1 will not result in a change of land use.
Soil disturbance	Alternative 1 will not result in soil disturbances that will affect any of attributes that contribute to the property's cultural heritage value.

Based on the above analysis, Alternative 1 is not anticipated to have any significant impacts on the property's cultural heritage value.

4.2.2 *Alternative 2 - Replace gabion baskets with armourstone*

Table 2: Impact Assessment – Alternative 2

Impact	Analysis
Destruction, removal or relocation	Alternative 2 will not result in the destruction, removal or relocation of any of the attributes that contribute to the property's cultural heritage value.
Alteration	Alternative 2 will not result in any alterations to any of the attributes that contribute to the property's cultural heritage value.
Shadows	Alternative 2 will not result in the creation of any shadows on any of the attributes that contribute to the property's cultural heritage value.
Isolation	Alternative 2 will not result in the isolation of any of the attributes that contribute to the property's cultural heritage value.
Direct or indirect obstruction of significant views	Alternative 2 will not result in the direct or indirect obstruction of any significant views that contribute to the property's cultural heritage value.
A change in land use	Alternative 2 will not result in a change of land use.
Soil disturbance	Alternative 2 will result in localized soil disturbances that is not anticipated to have any significant effect on any of attributes that contribute to the property's cultural heritage value. Post-construction rehabilitation of the creekbank can mitigate any potential impacts.

Based on the above analysis, Alternative 2 is not anticipated to have any significant impacts on the property's cultural heritage value.

4.2.3 *Alternative 3 - Remove gabions, replace with vegetated buttress in same alignment*

Table 3: Impact Assessment – Alternative 3

Impact	Analysis
Destruction, removal or relocation	Alternative 3 will not result in the destruction, removal or relocation of any of the attributes that contribute to the property's cultural heritage value.
Alteration	Alternative 3 will not result in any alterations to any of the attributes that contribute to the property's cultural heritage value.
Shadows	Alternative 3 will not result in the creation of any shadows on any of the attributes that contribute to the property's cultural heritage value.
Isolation	Alternative 3 will not result in the isolation of any of the attributes that contribute to the property's cultural heritage value.
Direct or indirect obstruction of significant views	Alternative 3 will not result in the direct or indirect obstruction of any significant views that contribute to the property's cultural heritage value.
A change in land use	Alternative 3 will not result in a change of land use.
Soil disturbance	Alternative 3 will result in localized soil disturbances that is not anticipated to have any significant effect on any of attributes that contribute to the property's cultural heritage value. Post-construction rehabilitation of the creekbank can mitigate any potential impacts.

Based on the above analysis, Alternative 3 is not anticipated to have any significant impacts on the property's cultural heritage value.

4.2.4 Alternative 4 - Naturalize the creek and reintroduce sinuosity

Table 4: Impact Assessment – Alternative 4

Impact	Analysis
Destruction, removal or relocation	<p>Alternative 4 will result in the destruction, removal and relocation of elements of the golf course. The existing Applewood Creek would be reoriented throughout the length of the course. This will result in:</p> <ul style="list-style-type: none"> ○ The relocation of the 1st hole tee. ○ The relocation of the tee and reconfiguration of the fairway and green on the 16th hole. ○ The removal of one of the two existing tee/green/water hazard combinations on the 17th hole. The second 17th hole will have a new pond created in front of an enlarged green. ○ Reconfiguration of the 18th hole fairway ○ The removal of existing bridges and the construction of new bridges <p>The destruction, removal or relocation of these elements of the course will have a significant impact on the following attributes:</p> <ul style="list-style-type: none"> ○ Mature trees and other vegetation and their/its placement ○ The placement and orientation of the original tees, fairways, greens, bunkers and other hazards, natural or otherwise, on varying topographic features ○ The shape and form of the greens
Alteration	<p>Alternative 4 will result in alterations to elements of the golf course. The existing Applewood Creek would be altered throughout the length of the course. This will result in:</p> <ul style="list-style-type: none"> ○ The relocation of the 1st hole tee. ○ The relocation of the tee and reconfiguration of the fairway and green on the 16th hole. ○ The removal of one of the two existing tee/green/water hazard combinations on the 17th hole. The second 17th hole will have a new pond created in front of an enlarged green. ○ Reconfiguration of the 18th hole fairway ○ The removal of existing bridges and the construction of new bridges <p>These alterations will have a significant impact on the following attributes:</p> <ul style="list-style-type: none"> ○ Mature trees and other vegetation and their/its placement ○ The placement and orientation of the original tees, fairways, greens, bunkers and other hazards, natural or otherwise, on varying topographic features ○ The shape and form of the greens
Shadows	Alternative 4 will not result in the creation of any shadows on any of the attributes that contribute to the property's cultural heritage value.
Isolation	Alternative 4 will not result in the isolation of any of the attributes that contribute to the property's cultural heritage value.

Impact	Analysis
Direct or indirect obstruction of significant views	Alternative 4 will not result in the direct or indirect obstruction of any significant views that contribute to the property's cultural heritage value.
A change in land use	Alternative 4 will not result in a change of land use.
Soil disturbance	<p>Alternative 4 will result in soil disturbances due to the reorientation of the Applewood Creek. These soil disturbances will affect the following attributes that contribute to the property's cultural heritage value:</p> <ul style="list-style-type: none"> ○ Mature trees and other vegetation and their/its placement ○ The placement and orientation of the original tees, fairways, greens, bunkers and other hazards, natural or otherwise, on varying topographic features ○ The shape and form of the greens

Based on the above analysis, Alternative 4 is anticipated to have an impact on the property's cultural heritage value. The following attributes would be altered, removed or relocated:

- Mature trees and other vegetation and their/its placement
- The placement and orientation of the original tees, fairways, greens, bunkers and other hazards, natural or otherwise, on varying topographic features
- The shape and form of the greens

4.2.5 Impact of Proposed Alternatives on Adjacent Properties

With regards to any adjacent properties, the proposed Alternatives are restricted to within the Lakeview Golf Course property and as such there are no impacts to adjacent properties anticipated as part of any of the proposed Alternatives.

4.3 Impact Assessment – Preferred Option (Alternative 4)

Alternative 4 was chosen as the preferred option through the Municipal Class EA process. As described above in Section 4.2.4, a preliminary assessment of impacts determined that Alternative 4 will result in impacts to the cultural heritage value of the golf course. Further information regarding the impacts of Alternative 4 on the golf course and efforts to mitigate these impacts are described below.

4.3.1 Applewood Creek

Alternative 4 involves the naturalization of the Applewood Creek. The Applewood Creek is included as a heritage attribute. More specifically, the attribute addressed the "placement and orientation" of the creek as an "other hazard, natural or otherwise". A survey of the property from 1920 (prior to the construction of the course) depicts the creek on the property (see Appendix E). Over the years, the creek has been altered only minimally though portions of the creek have been filled in over time (Figure 3). However, the main branch of the creek that is extant today appears to have remained throughout the course's history, though gabions have been added. While the creek will remain an important feature on



the course, the changes to the orientation of the creek will be affecting one of the course's heritage attributes. However, the alteration of the creek will not affect the original layout of the golf course, and the creek is anticipated to become a more visually and strategically prominent part of the course. Discussion related to the impacts of the alteration to the Applewood Creek on trees are outlined in Section 4.3.2, while Section 4.3.3 to 4.3.8 will assess the impact the creek on each hole.

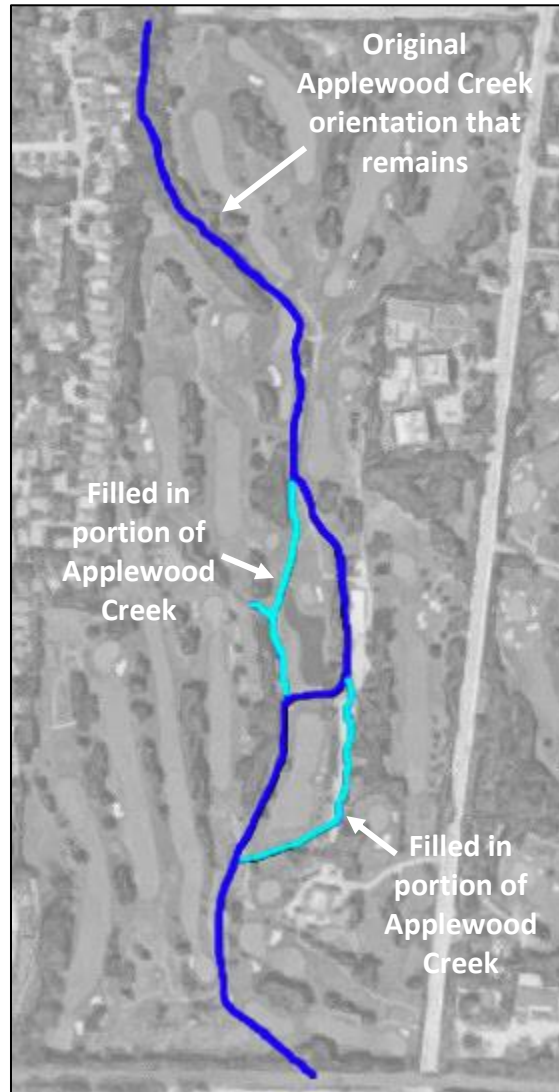


Figure 3: The orientation of the Applewood Creek as surveyed in 1920 overlaid on the existing golf course

4.3.2 Applewood Creek Restoration – Impact on Trees

The proposed restoration of the Applewood Creek will require the removal of approximately fifty trees within the proposed stream corridor (Figure 4). According to historical aerial photography from 1954, it appears that some of the trees proposed for removal were potentially extant on the course at that time. As mature trees have been identified as a heritage attribute, this will have an impact on the course's

cultural heritage value. In order to mitigate this change, trees that are proposed for removal will be replaced based on requirements set by the City of Mississauga and Credit Valley Conservation.

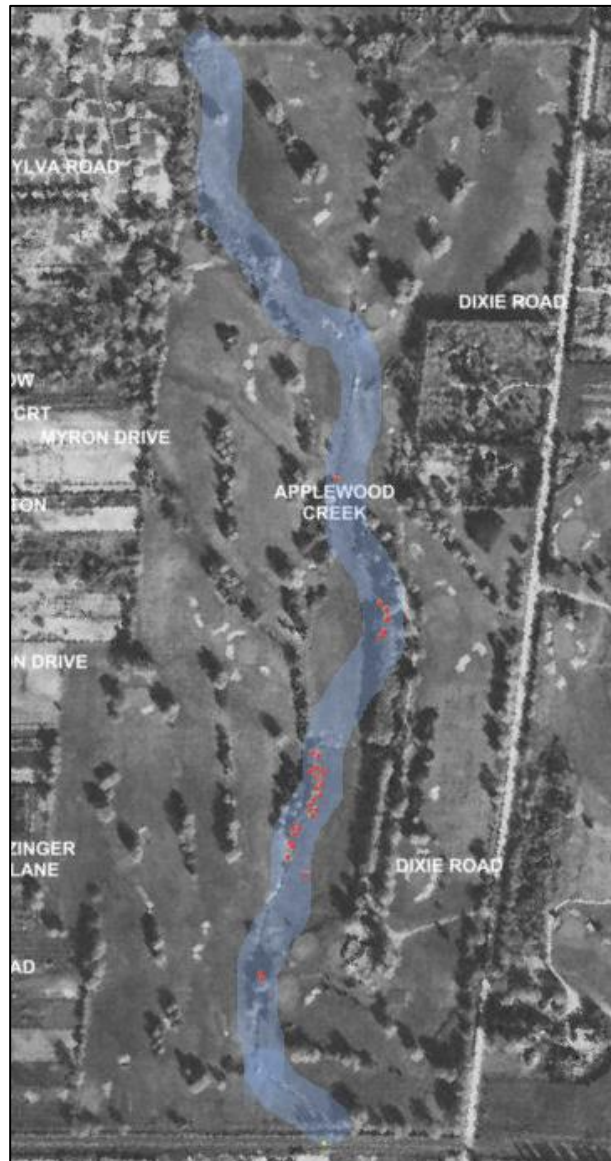


Figure 4: Overview of the proposed stream corridor (in blue) and trees to be removed (in red) overlaid on the 1954 aerial photo (University of Toronto 1954)

4.3.3 1st Hole

The 1st hole tee has been proposed for relocation as Applewood Creek will traverse through the location of the existing tee (Figure 5). While this will alter the location of the existing 1st tee, this hole is not singled out within the designation by-law and as such it is assumed to fall under the attribute described

as “the placement and orientation of the original tees...”. According to course architect Cam Tyers,³ the tee will be moved to restore an elevated tee shot. Further research into the hole determined that the hole played at 350-yards during the 1923 Canadian Open, which is approximately 15-yards longer than its current length (Toronto Star 1923). As such, it may be assumed that the hole was shortened over time, and that the lengthening of the hole is consistent with its original design.

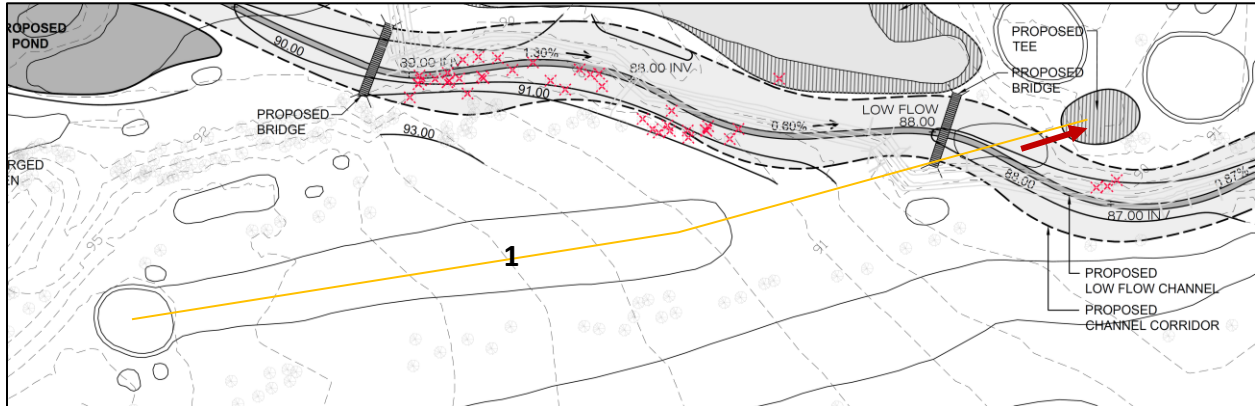


Figure 5: Proposed relocation of the 1st hole tee (shown with a red arrow)

4.3.4 5th Hole

Alterations to the 5th hole include increasing the prominence of the Applewood Creek to the left of the second landing area near the green (Figure 6). At the second landing area, two spruce trees on the left-hand side will be removed. These trees are not original to the course and according to aerial photography, appear to have been added between 1985 and 1989. As such no attributes are affected. According to course architect Cam Tyers, the removal of the trees will strengthen sightlines and restore playing strategies that are likely more in keeping with the original hole. Additionally, the cart path will be shifted to the right hand side of the hole, though this does not affect any heritage attributes.

³ All references to course architect Cam Tyers' input on the alterations to the course derive from email and telephone correspondence with James Neilson in November 2019. As course architecture is a unique niche that is not typically addressed in heritage impact assessments, it was felt that input from a professional in this field with regards to the intention of the proposed alterations would be helpful information to include in this HIA.

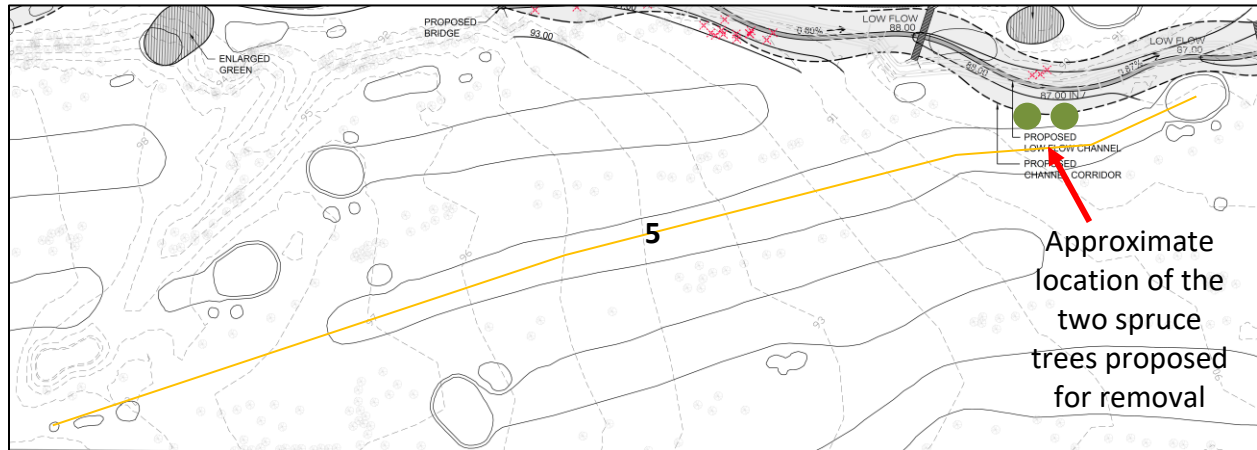


Figure 6: Proposed alterations to the 5th hole

4.3.5 8th Hole

Alterations to the 8th hole (Figure 7) include the construction of two bridges over the Applewood Creek. These new bridges will have no impact on any of the course's heritage attributes. Additionally, two portions of fairway that according to historical aerial photography were separated in 2009 will have their link restored. According to course architect Cam Tyers, this alteration will improve playability and will only require the cutting an area of rough to fairway length. The lack of contrast between fairway and rough in early historical aerial photographs would not allow for confirmation of the early orientation of the fairway. As such, while it is possible that the change made in 2009 was more in line with the original design of the hole, this is currently unknown. The alterations will only be a matter of changes to the cutting of the grass to a shorter length. This change is reversible if additional information about the layout of the hole were to be uncovered in the future.

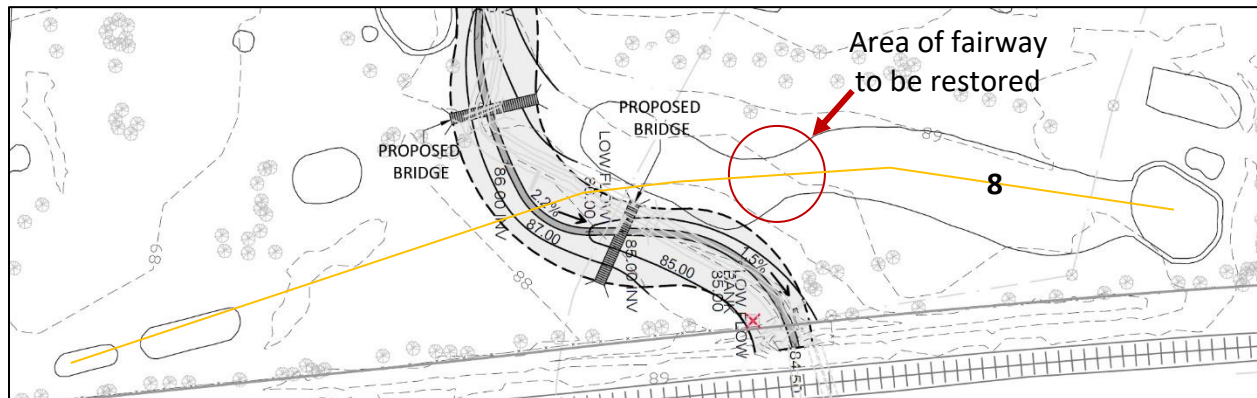


Figure 7: Proposed alterations to the 8th hole

4.3.6 16th Hole

The alterations to the 16th hole include the relocation of one of the tees, the reconfiguration and expansion of the fairway and the enlarging of the green (Figure 8). Three coniferous trees are proposed to be removed in the left rough and a new bridge will be constructed to cross the Applewood Creek.

The original configuration of the 16th hole is unknown. Based on historical aerial photography, it appears that the tee proposed for relocation was created between 1997 and 2000. The tee does not appear to be original to the course, and as such, the relocation of the tee will not have an impact on any of the course's heritage attributes.

The reconfiguration and expansion of the fairway likely has some impact on the original layout of the course, though the full impact is unknown as early historical aerial photography does not adequately express the difference between fairway and rough on this portion of the course. Course architect Cam Tyers has explained that the hole has likely evolved over the years as the option of using the topography to shape the tee shot has been removed due to tree plantings that block the intended line of flight. The width of the fairway has been reduced over time within in the primary landing area. Tyers has stated that the goal is to restore the use of the natural topography on the left side to direct the ball into the ideal landing area. Though the original layout may be impacted, the rationale for the alteration suggests that the hole may be returning closer to how it was intended to play in its early history. The alterations will only be a matter of changes to the cutting of the grass. This change is reversible if additional information about the layout of the hole were to be uncovered in the future.

Related to the alteration of the fairway is the removal of three coniferous trees on the left side of the fairway. Historical aerial photography suggests that the three coniferous trees that are proposed for removal were added to the course in the 1980s. Prior to their installation, the left hand side of the fairway did not appear to contain any trees, and as such, the removal of these trees will help to restore the course to its pre-1980s state.

The expansion of the green is likely an alteration to the original layout of the course. Analysis of historical aerial photographs show that the area around the green has seen some changes over the years, namely two bunkers were created in the mid-1990s and later merged in 2004 to form the bunker near the green. Whether alterations to the size of the green have also been made could not be determined. Course Architect Cam Tyers believes that the green has been reduced in size over the years. The process of expanding the green will involve probing beyond the existing perimeter of the green and searching for remnants of the original green profile. If sufficient expansion cannot be achieved through this method, expansion will be achieved by adding more putting area to the front of the green. This will involve a process of carefully matching surface grades and grass cutting to achieve a seamless expansion. The overall intention is to maintain the internal slopes of the existing green. The expansion of the green will help to maintain the health of the green as its current size is not adequate for the number of rounds played on the course annually, and a larger green will allow areas of the green that are ostensibly "out-of-play" to recover quicker. If the green can be restored to its original size via the probing described above, this would be seen as a positive impact on the cultural heritage value of the course. Otherwise, if no remnants of a larger green can be found, it can be assumed that an element of the course's original layout will be altered, though the slope of the existing green will remain.



Finally, the new bridge will not have an impact on any of the course's heritage attributes.

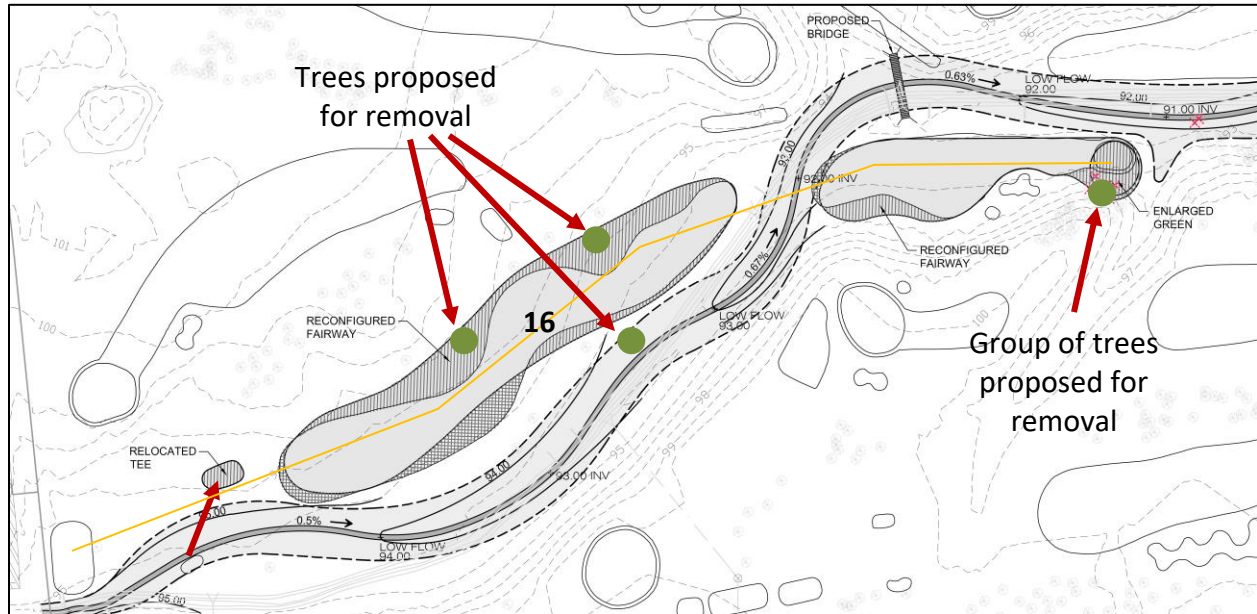


Figure 8: Proposed alterations to the 16th hole

4.3.7 17th Hole

The novelty of the 17th hole has been its two different sets of tees and greens. The east-west hole appears to be original to the golf course though based on historical aerial photography, its bunkers appear to have been removed between 1954 and 1966. According to historical aerial photography, the north-south hole was created between 1954 and 1966. The north-south hole had been altered a number of times over the years with the pond created in 1977 and two bunkers added between 1989 and 1992.

The alterations to the 17th hole involve the removal of the north-south hole that is also currently used (Figure 9) and the restoration of the original east-west hole's green size and bunker configuration to its 1921 configuration based on a historical photo of the hole during construction (Figure 10). According to course architect Cam Tyers, the original green is a strong example of the artistry and character of Herbert Strong and is consistent with Strong's philosophy of locating greens near ridgelines. Furthermore, the current green cannot handle the volume of play and the alternate green shows no design traits that are consistent with Strong's work. The restored green and the 17th tee will be rebuilt to a size that can accommodate the number of rounds played at the course. In addition, a new bridge will be constructed, and the existing pond expanded. Neither are original features and will have no impact on the course's cultural heritage value. The restoration of the 17th green to its historical configuration will have a strong positive impact on the cultural heritage value of the course.

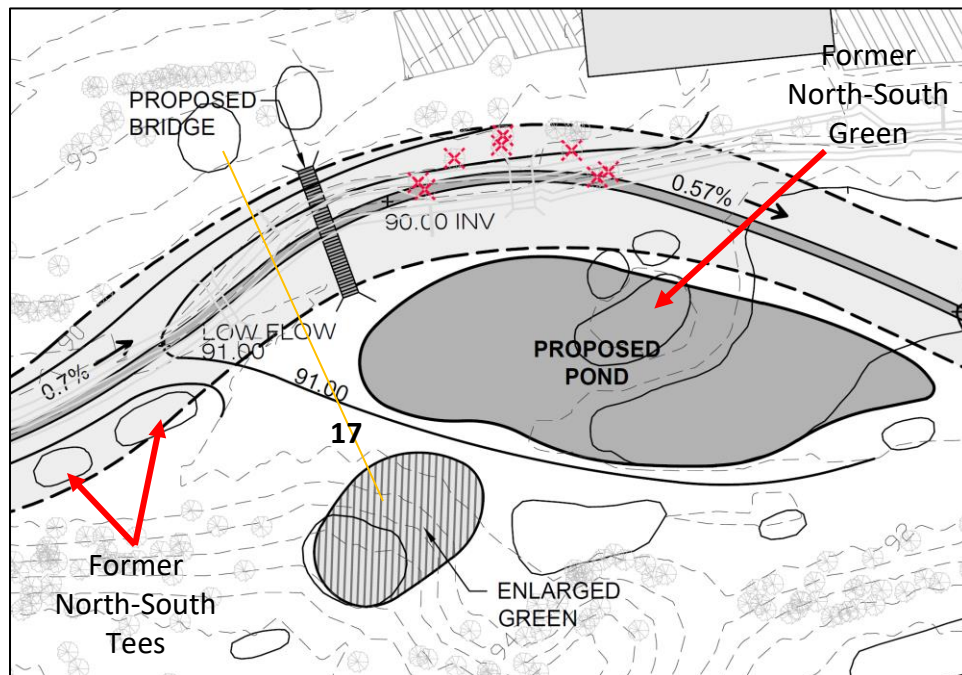


Figure 9: Proposed alterations to the 17th hole (note that the restoration work described above is not reflected in this drawing)



Figure 10: Proposed restoration of the 17th hole (Tyers 2019)

4.3.8 18th Hole

The proposed changes to the 18th hole involve the enlarging of the fairway and the reconfiguration of the Applewood Creek (Figure 11). Two new bridges are proposed. The original layout of the 18th fairway

could not be ascertained via historical aerial photographs and as such, the extent to which the proposed alterations will affect the original layout is unknown. According to course architect Cam Tyers, the intention of the alterations is to restore the prominence of the Applewood Creek and incorporate additional strategic options for the final hole of the course. The alterations will only be a matter of changes to the cutting of the grass to a shorter length. This change is reversible if additional information about the layout of the hole were to be uncovered in the future.

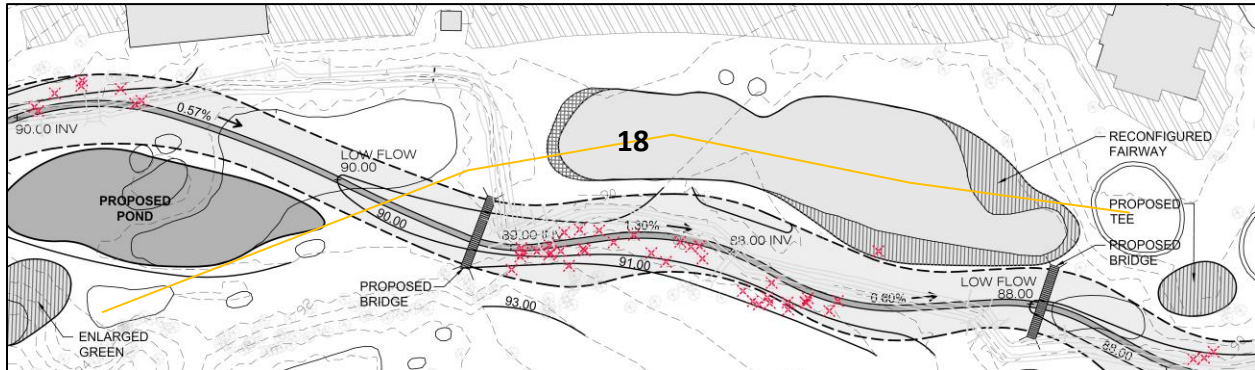


Figure 11: Proposed alterations to the 18th hole

4.3.9 Impact Summary

The proposed alterations required for Alternative 4 have been evaluated based on the existing cultural heritage attributes and after discussions with course architect Cam Tyers. This assessment has determined that the alterations will not have a significant negative impact on the cultural heritage value of the golf course.

The naturalization of the Applewood Creek will alter its orientation and therefore have an impact on an attribute that likely played a roll in the routing of the original layout of the golf course. However, the original layout of the holes will not be affected by the alteration, and the creek is anticipated to become a more visually and strategically prominent part of the course. This alteration will require the removal of some mature trees, though the significance of the removal of these trees is not anticipated to have a significant negative impact. Furthermore, trees will be replaced as required by the City of Mississauga and Credit Valley Conservation.

Beyond Applewood Creek, the proposed alterations largely involve the removal of features that do not appear to be original to the golf course, such as recently added trees and the removal of the north-south 17th hole. Unfortunately the original plans for the golf course have not been discovered, however where potential original features are proposed for alteration (such as the reconfiguration of fairways) the changes are largely reversible and will require only changes to grass cutting to revert to previous layouts. The rationale for the changes are rooted in golf course design theory and/or based on maintaining the playability of certain holes that are affected by the large volume of rounds played on the course. It should be highlighted that 17th hole, which has seen the most change to its original configuration, will be restored to its original configuration. This is a significant intervention that will contribute positively to the course's cultural heritage value.

Overall, the proposed changes to the course are not anticipated to have a significant negative impact on the cultural heritage value of the golf course.

5.0 CONCLUSION AND RECOMMENDATIONS

This report has determined that preferred option for the restoration of Applewood Creek on the Lakeview Golf Course property within the City of Mississauga is not anticipated to have a significant negative impact on the cultural heritage value of the golf course. While the orientation of Applewood Creek is an original feature and a heritage attribute of the course, the original layout will not be affected by the alteration, and the creek is anticipated to become a more visually and strategically prominent part of the course. Though the alteration to Applewood Creek will involve the removal of mature trees, many of the other elements of the course that are proposed for alteration are not original to the course or the alterations are reversible. Additionally, the restoration of the 17th hole to its original configuration will contribute positively to the course's cultural heritage value.

5.1 Recommendations

Based on the conclusions of this report, the following recommendations are proposed as part of the Applewood Creek Restoration:

1. Where possible, efforts should be made to protect mature trees that are currently proposed for removal. Any trees impacted or removed should adhere to the City of Mississauga and Credit Valley Conservation requirements.
2. A documentation report should be considered by the City of Mississauga prior to construction. The report should provide photographs and plans of each hole as a means of documenting the features that contribute to the cultural heritage value of the golf course prior their alteration.
3. Staging and construction activities should be suitably planned and undertaken to avoid impacts to identified attributes.
4. Should future work require additional alterations to the golf course, a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential heritage resources.
5. This report should be submitted to the City of Mississauga's Heritage Planning Department for review.



6.0 REFERENCES

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 2010 *Standards and Guidelines for the Conservation of Provincial Heritage Properties*.
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Tyers, Cam

- 2019 Proposed alterations to the 17th hole, Lakeview Golf Course.



APPENDIX A: Lakeview Golf Course - Statement of Significance





An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

Corporate Services Department
Legislative Services Division
Office of the City Clerk

City of Mississauga
300 City Centre Drive
MISSISSAUGA ON L5B 3C1

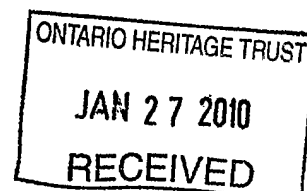
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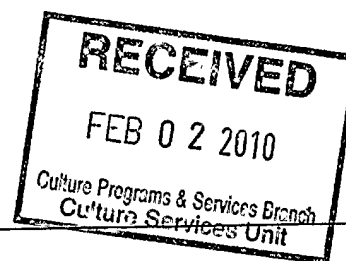
January 25, 2010

Paul Mitcham, Commissioner of Community Services
City of Mississauga
201 City Centre Drive, 9th Floor
Mississauga, ON



VIA REGISTERED MAIL
Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

Re: Heritage Designation – Lakeview Golf Course
1190 Dixie Road Ward 1
Clerk's File: CS.08.DIX



We are enclosing herewith for your retention, a copy of By-law 0008-2010 passed by Council on January 20, 2010 designating the property located at 1190 Dixie Road as being of cultural heritage value or interest under the *Ontario Heritage Act*.

Regards,

Jessica Reid
Legislative Coordinator
Phone: 905-615-3200 Ext. 5423
E-Mail: Jessica.Reid@mississauga.ca

Enclosure: Copy of By-law 0008-2010

c.c. Councillor Carmen Corbasson, Ward 1 (w/enclosure)
Susan Burt, Director of Culture Division (w/enclosure)
Mark Warrack, Heritage Coordinator, Culture Division (w/enclosure)
John Trace, Manager, Golf Course Operations (w/enclosure)



CERTIFIED TRUE COPY^{8.1}

GRANT BIVOL DEPUTY CLERK
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0008-2010

A By-law to designate the Lakeview Golf Course
located at 1190 Dixie Road
as being of cultural heritage value or interest

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended, authorizes the Council of a municipality to enact By-laws to designate real property including all the buildings and structures thereon, to be of cultural heritage value or interest;

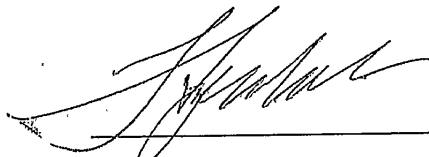
AND WHEREAS Notice of Intention to designate the Lakeview Golf Course located at 1190 Dixie Road, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Clerk of The Corporation of the City of Mississauga;


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

1. That the property, including all the buildings and structures thereon, known as the Lakeview Golf Course located at 1190 Dixie Road, in the City of Mississauga, and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended..
2. That the reasons for designating the property known as the Lakeview Golf Course located at 1190 Dixie Road, in the City of Mississauga, under section 1 of this By-law, are duly set out in Schedule 'B'.
3. 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 Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Mississauga.
4. That Schedules 'A' and 'B' form an integral part of this By-law.
5. That the City Solicitor is hereby directed to register a copy of this By-law against the property located at 1190 Dixie Road in the proper land registry office.

ENACTED AND PASSED this 20th day of JANUARY, 2010.

APPROVED AS TO FORM City Solicitor MISSISSAUGA
DS
Date 01/22/2010


MAYOR

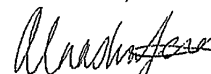

CLERK

SCHEDULE 'A' TO BY-LAW 0008-2010

Summary: Part of Lots 6 and 7, Concession 2, South of Dundas Street
(To be designated under the Ontario Heritage Act)

(Ward 1, City Zone 6, in the vicinity of Lakeshore Road East and Dixie Road)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being all of PIN 13480-0225, more particularly described as part of Lots 6 and 7, Concession 2, South of Dundas Street, as in Inst. TT190553, except Part 1 on Plan 43R-13134.



Alnashir Jeraj
Ontario Land Surveyor

SCHEDULE 'B' TO BY-LAW NO. 000 8-2010

DESIGNATION STATEMENT
Lakeview Golf Course, 1190 Dixie Road

Description of Property – Lakeview Golf Course, 1190 Dixie Road

Lakeview Golf Course is an early twentieth century golf course, located on the west side of Dixie Road, north of the Canadian National Railway, in Lakeview.

Statement of Cultural Heritage Value or Interest

Lakeview Golf Course's cultural heritage value lies in it being one of few remaining traditional tree-lined parkland layout golf courses in an urban setting and one of few remaining courses designed by golf course architect Herbert Strong. Strong's courses were known to be challenging with undulating fairways and severe greens. The course was an early construction project of Thompson, Cumming and Thompson, an important Canadian designer and constructor of golf courses, headed up by Stanley Thompson.

Lakeview Golf Course's cultural heritage value also lies in its association with important golf tournaments and their players. The Course hosted the Canadian Open in 1914, 1923 and 1934. It initiated the Ontario Open, the Ontario Amateur Open and the Champion of Champions Tournament. It also hosted several other provincial championships.

Lakeview Golf Course's cultural heritage value also lays in its history as a resort/recreational facility for York (Toronto) residents.

Description of Heritage Attributes

Key attributes of Lakeview Golf Course that reflect its value as a traditional course, in an urban setting, designed by Herbert Strong:

- its location, orientation and dimensions
- its mature trees and other vegetation and their/its placement
- the inclusion of 18 holes and their layout
- the placement and orientation of the original tees, fairways, greens, bunkers and other hazards, natural or otherwise, on varying topographical features
- the original 11th and 18th tees – these should not be dug up, nor should any vegetation be planted on them
- the bunker in front of the 9th green – this is integral to the original design
- the shape and form of the greens
- the staff dwelling at 1392 Dixie Road, with its broad gently pitched roof that covers the veranda; chimney; Edwardian elements, including a Classical pediment, the short colonettes, with their decorative mouldings, on brick piers that support the veranda roof, the veranda balustrade, the fenestration, including the bay windows and sidelights flanking the main entrance, and wood siding

Key attributes of Lakeview Golf Course that reflect its value as a site of important tournaments and competitors:

- the original Herbert Strong layout with its original par – returning the course to its original 70 par is encouraged

Key attributes of Lakeview Golf Course that reflect its resort/recreational history value:

- its location near to Toronto and immediacy to the railway line

APPENDIX B: Lakeview Golf Course - Cultural Landscape Inventory Sheet



Lakeview Golf Course

L-PA-5

Location West side of Dixie Rd. between Lakeshore Road and the QEW.

Heritage or Other Designation None

Landscape Type Park (Golf Course)

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

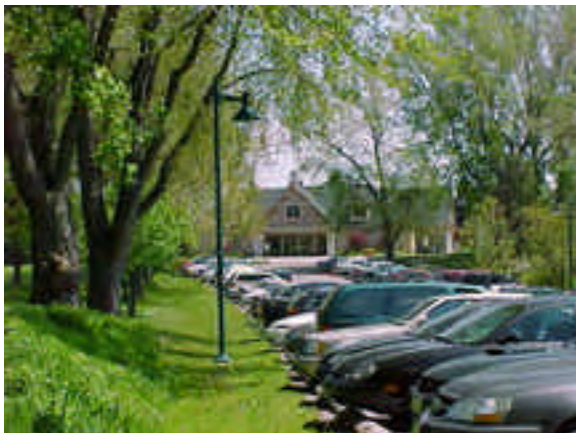
- ☒ Historical or Archaeological Interest
- ☐ Outstanding Features/Interest
- ☐ Significant Ecological Interest
- ☐ Landmark Value



Lakeview Golf Course**L-PA-5**

SITE DESCRIPTION

The Lakeview Golf Course was originally known as the High Park Golf Club, formed in 1896. The golf club relocated to its present site in 1907, and in 1912 its name was changed to the Lakeview Golf and Country Club Limited. The club became highly popular, hosting the Canadian Open in both 1923 and 1934. In 1939, a fire destroyed its thirty-room clubhouse. For the next fifteen years, the property was privately and semi-privately owned. Between 1956 and 1964 the Township of Toronto leased the property. Now known as the Lakeview Golf Course, the site was purchased in 1965 by the Township of Toronto and is currently owned and operated by the City of Mississauga. It is now open to the public.



APPENDIX C: Photographic Plates



Figure 12: Map of photo locations (Google; ASI 2019)



Plate 1: East view of Study Area south of the 8th hole (ASI 2019)



Plate 2: Northeast view of Study Area, south of the 5th hole (ASI 2019)



Plate 3: Southeast view of Study Area, north of the 1st hole tee box (ASI 2019)

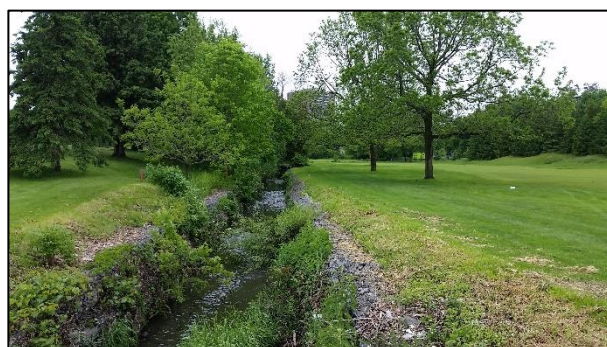


Plate 4: Northwest view of Study Area, north of the 1st hole tee box (ASI 2019)



Plate 5: Northwest view of Study Area, to the west of the 18th hole (ASI 2019)



Plate 6: Southeast view of Study Area, south of the 18th hole tee box (ASI 2019)



Plate 7: Northwest view of Study Area, east of the 17th hole (ASI 2019)



Plate 8: Southeast view of Study Area, east of the 18th hole (ASI 2019)



Plate 9: Northwest view of Study Area, north of the 17th hole (ASI 2019)



Plate 10: Northwest view of Study Area, north of the 17th hole (ASI 2019)



Plate 11: Southeast view of Study Area, west of the 12th green (ASI 2019)



Plate 12: Northwest view of Study Area, south of the 14th green (ASI 2019)



Plate 13: West view of Study Area, north of the 3rd tee (ASI 2019)



Plate 14: West view of Study Area, west of the 16th hole (ASI 2019)



Plate 15: Northeast view of Study Area, west of the 16th hole (ASI 2019)



Plate 16: South view of Study Area, west of the 16th hole (ASI 2019)



Plate 17: Southeast view of Study Area, west of the 16th hole (ASI 2019)

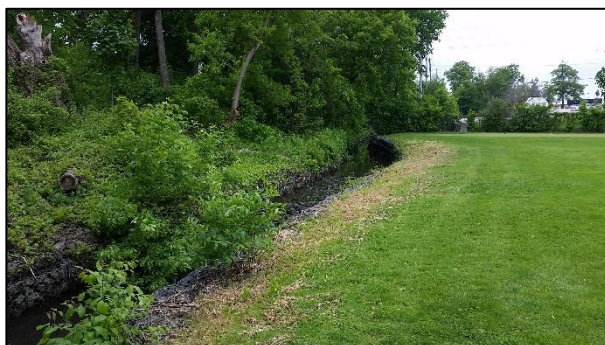


Plate 18: Northwest view of Study Area, west of the 16th hole (ASI 2019)

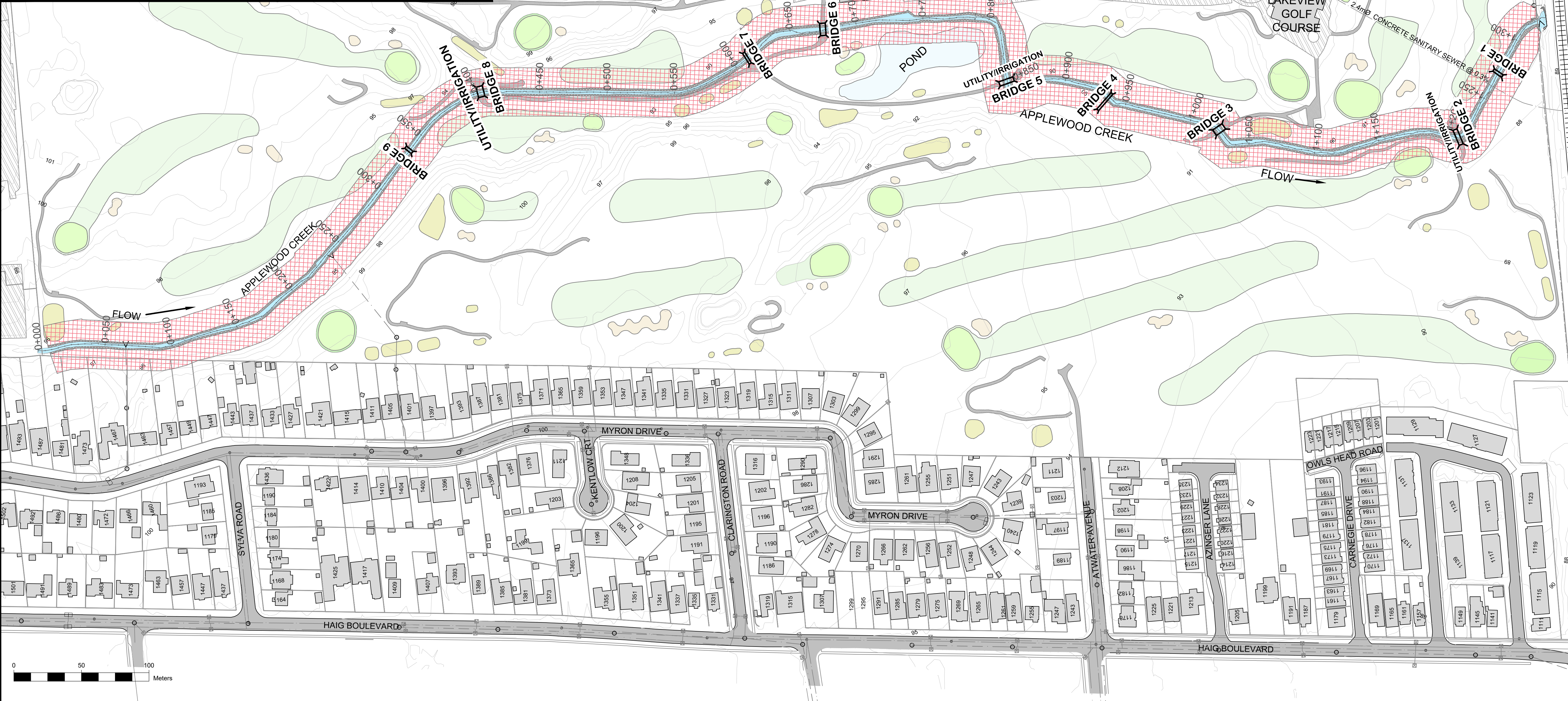
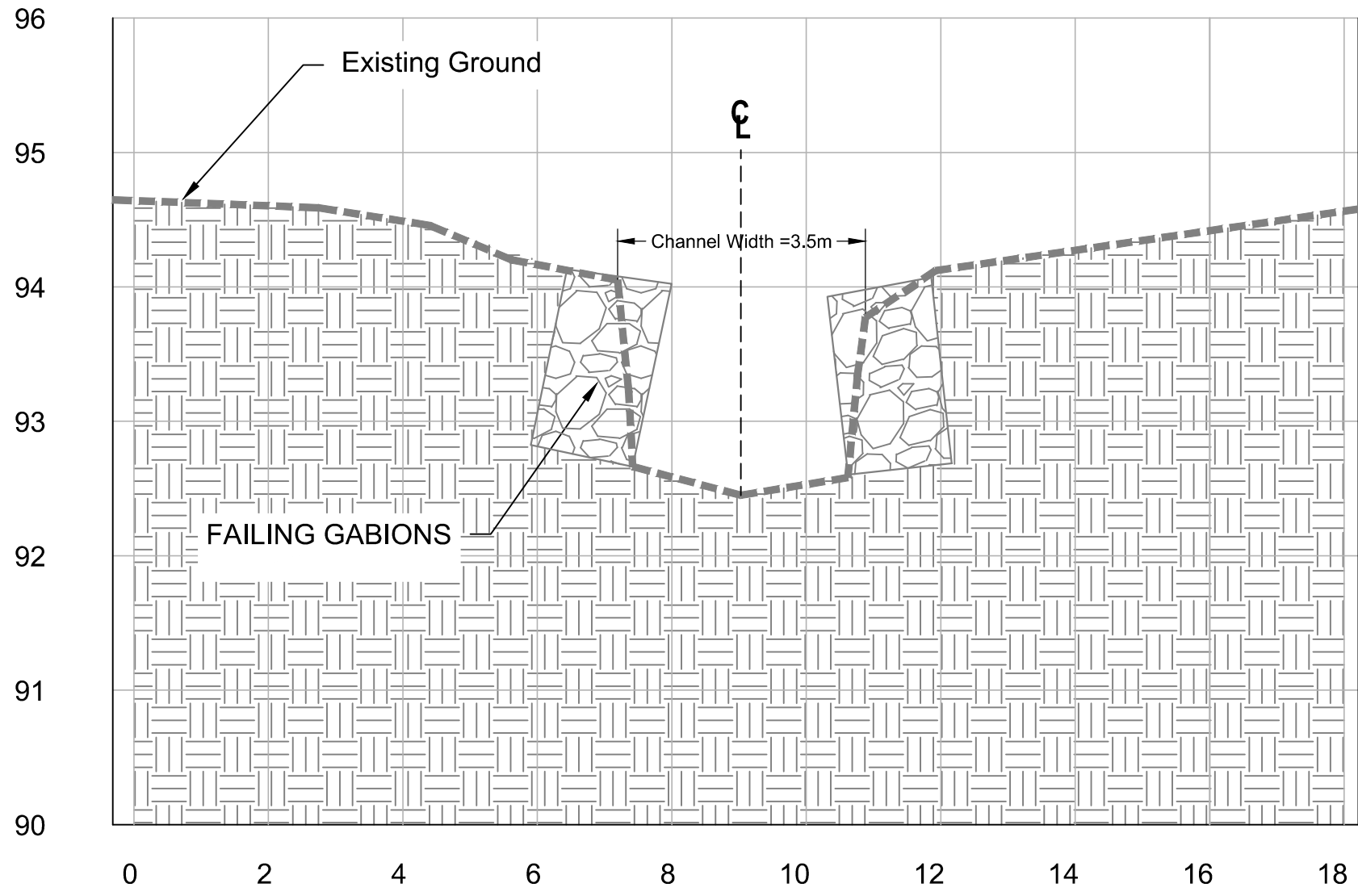
APPENDIX D: Proposed Alternatives



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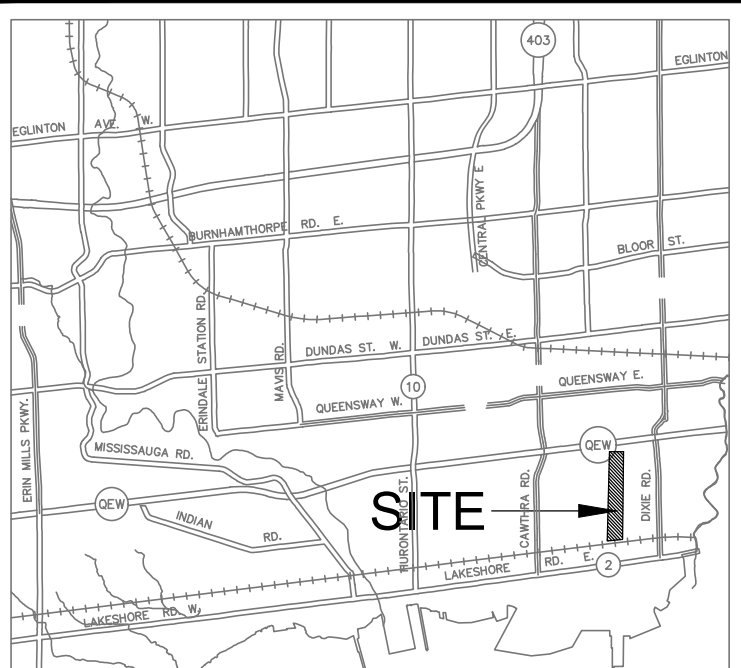
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- MINIMUM 10m EROSION HAZARD APPLIED

XS1-1'

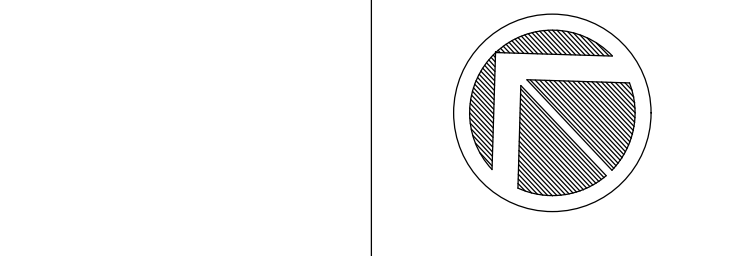


2	SG	13/08/19	ISSUED FOR EA	RA
1	SG	31/05/19	ISSUED FOR CITY REVIEW	RA
NO.	BY	DD/MM/YY	REVISIONS	CHECKED

LEGEND	
	PROPERTY/ BUILDING LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM OUTFALL
	EXISTING STORM MH
	EXISTING SANITARY MH
	EXISTING CB
	EXISTING BRIDGE
	EXISTING CULVERT
	EXISTING GABION
	CHANNEL
	SCOUR/EROSION HAZZARD



KEY PLAN
N.T.S.



Aquafor Beech
Limited

MISSISSAUGA
Leading today for tomorrow

Project Name:
**APPLEWOOD CREEK
EROSION CONTROL
LAKEVIEW GOLF COURSE**

Drawing Title:
**OPTION 1
DO NOTHING**

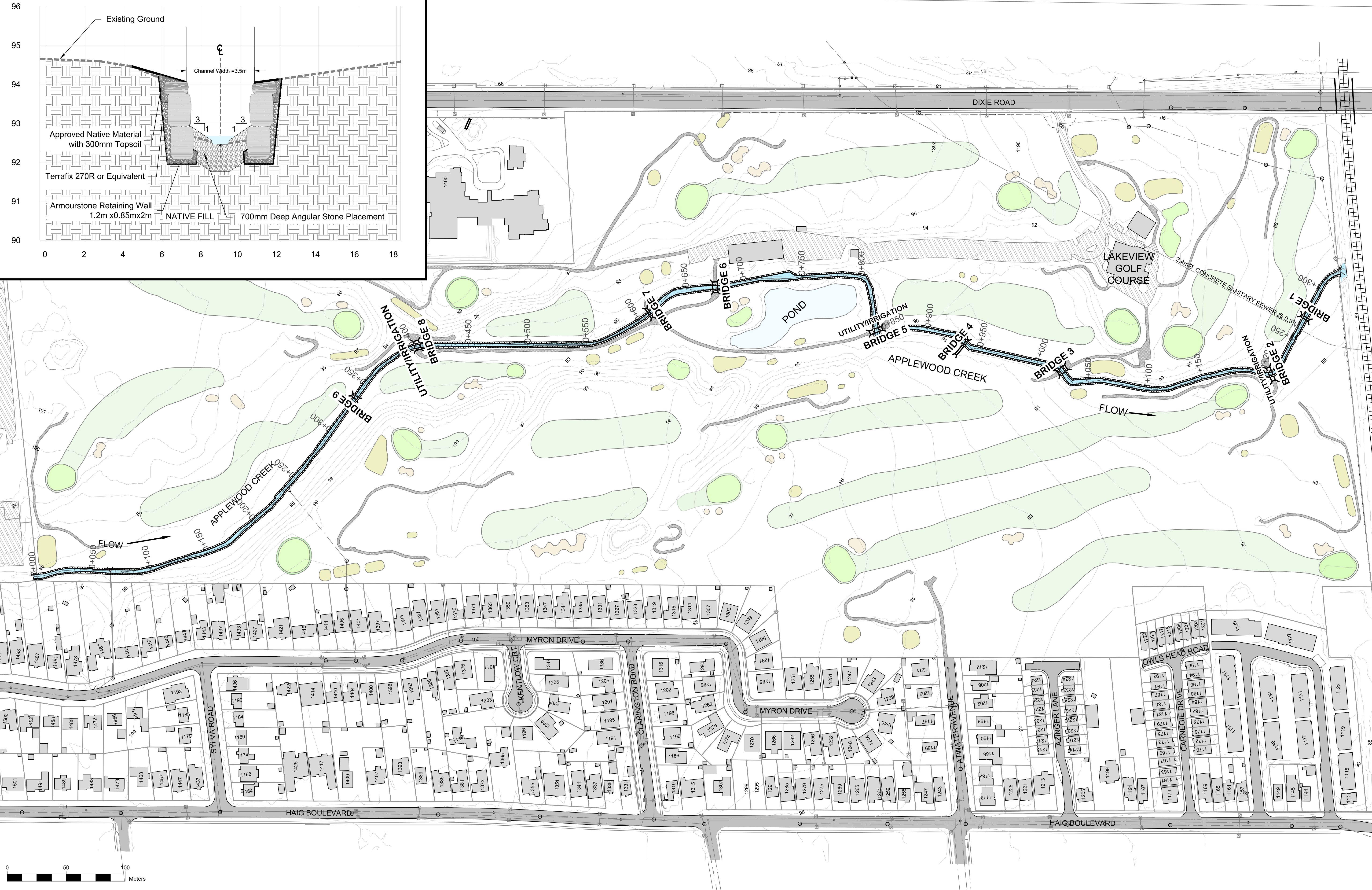
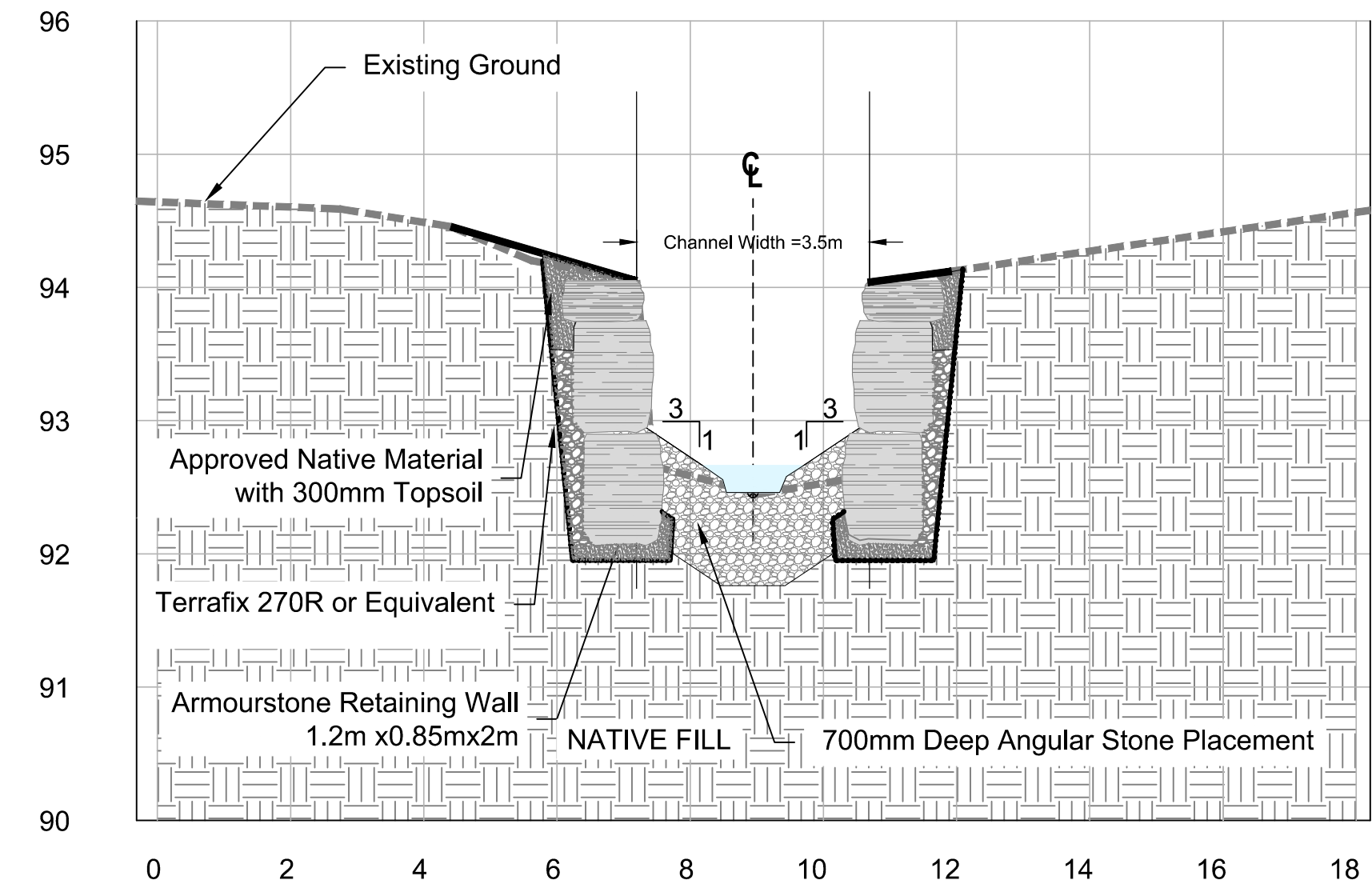
Scale: 1:1500	Project No:
Drawn: S.G.	Designed: R.A.
Date:	Sheet No. 1 OF 4

OP-1

REPLACE GABION BASKETS WITH ARMOURSTONE IN SAME ALIGNMENT

- REMOVE ALL GABION BASKETS (1.5 Km)
- REPLACE WITH ARMOURSTONE RETAINING WALLS
- LIMITED IMPACT TO GOLF COURSE
- EXISTING BRIDGES TO REMAIN

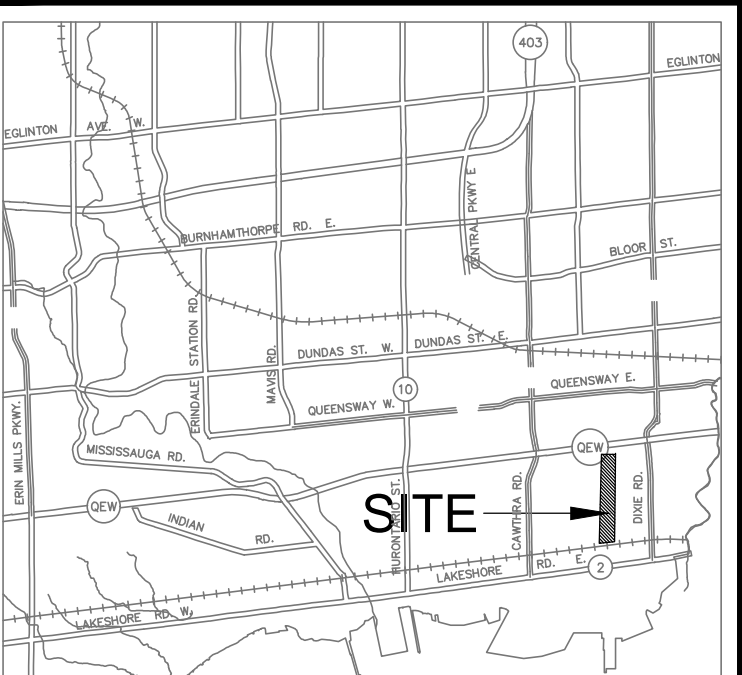
XS2-2'



2	SG	13/08/19	ISSUED FOR EA	RA
1	SG	31/05/19	ISSUED FOR CITY REVIEW	RA
NO.	BY	DD/MM/YY	REVISIONS	CHECKED

LEGEND

- PROPERTY / BUILDING LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM OUTFALL
- EXISTING STORM MH
- EXISTING SANITARY MH
- EXISTING CB
- EXISTING BRIDGE
- EXISTING CULVERT
- EXISTING GABION
- CHANNEL



KEY PLAN
N.T.S.

Aquafor Beech Limited
#4-202 2600 DRYMARK AVE.
MISSISSAUGA, ONTARIO L4W 3B2
PHONE: (905) 629-0299 FAX: (905) 629-0289

MISSISSAUGA
Leading today for tomorrow

Project Name:
**APPLEWOOD CREEK
EROSION CONTROL
LAKEVIEW GOLF COURSE**

Drawing Title:
**OPTION 2
REPLACE GABION BASKETS WITH
ARMOURSTONE IN SAME ALIGNMENT**

Scale:
1:1500

Project No:
R.A.

Drawn:
S.G.

Date:

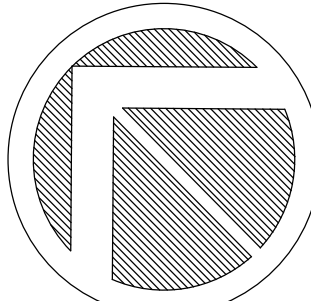
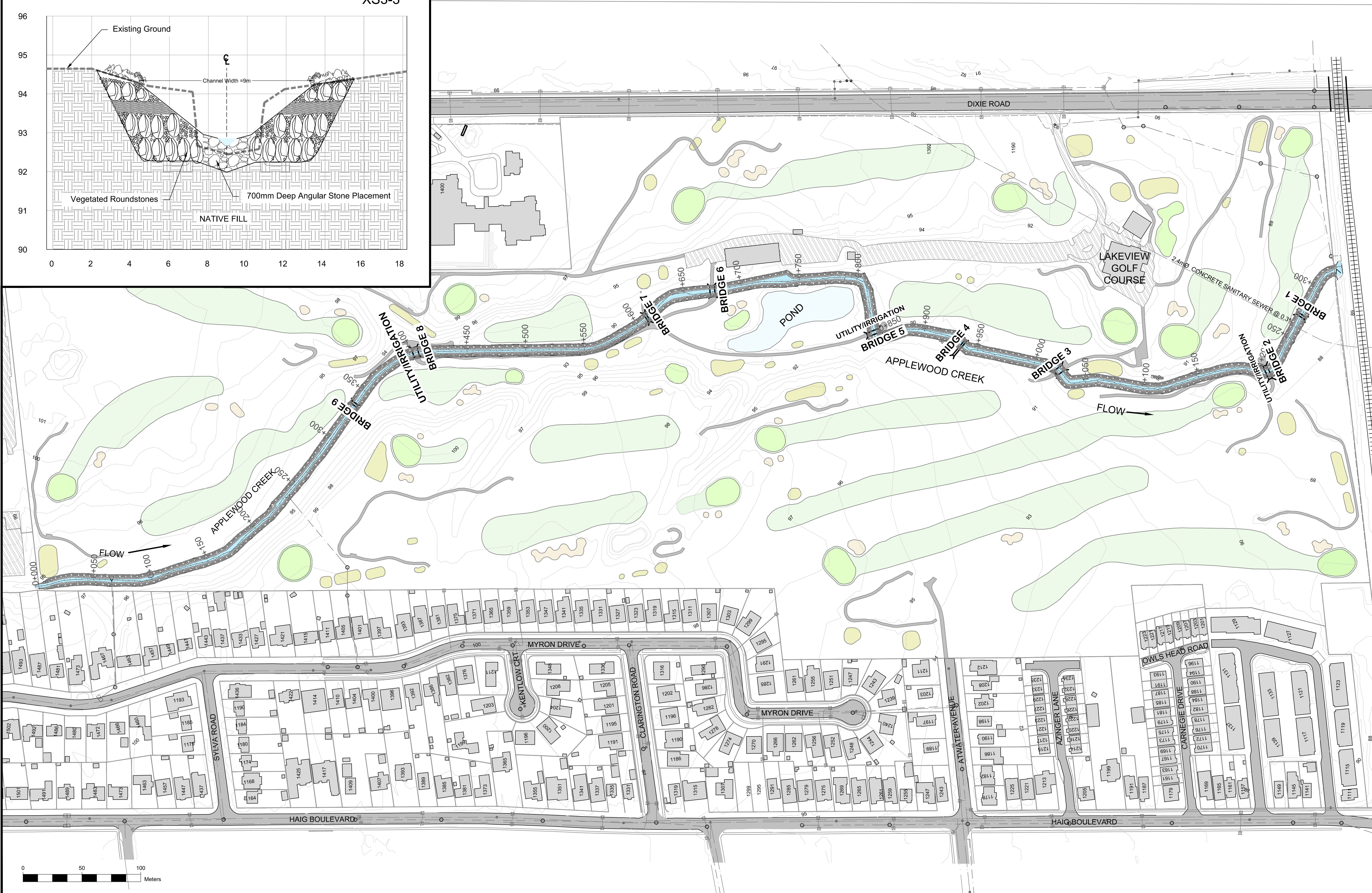
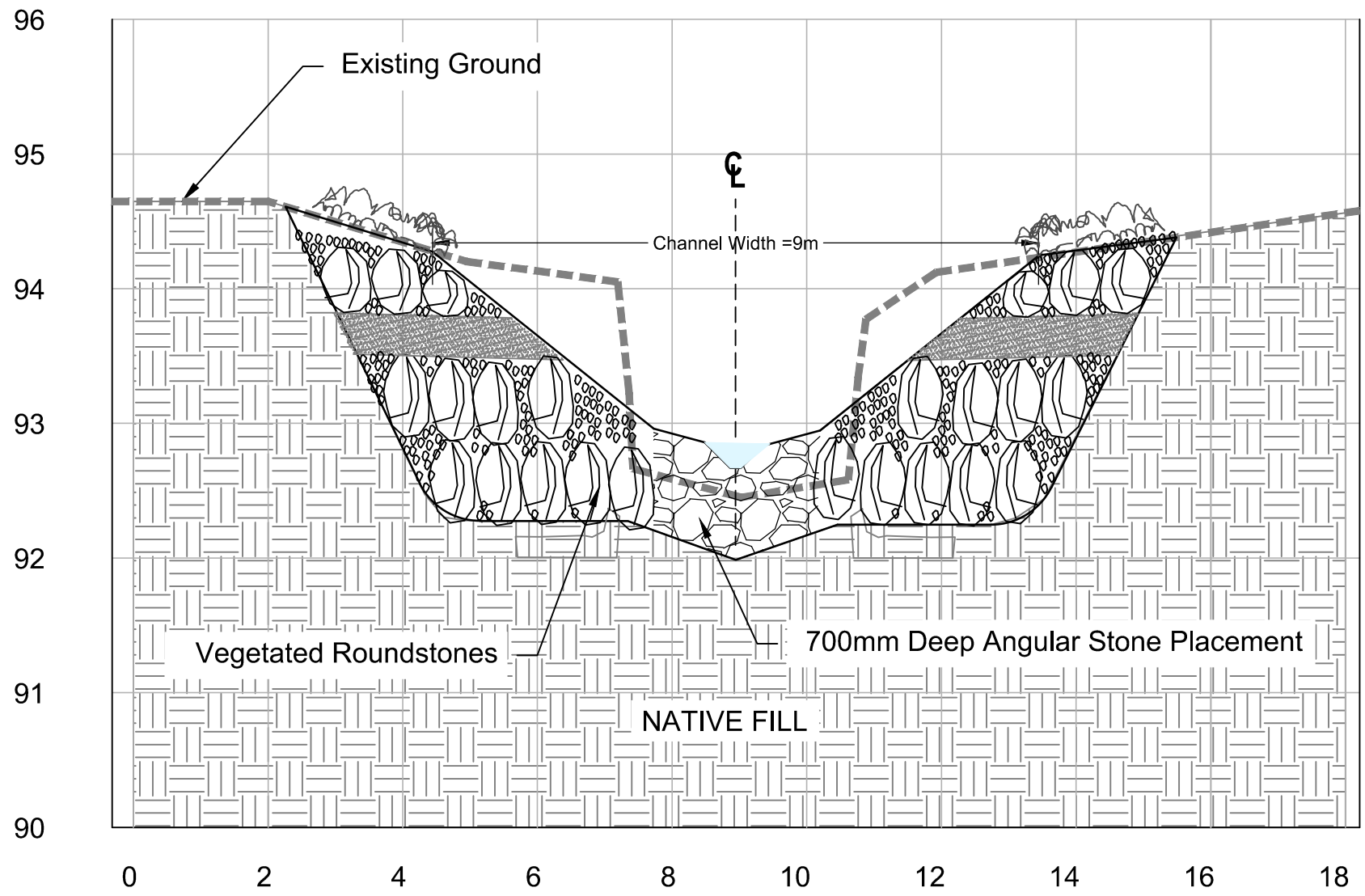
Sheet No. 2 OF 4

OP-2

REPLACE GABION BASKETS WITH VEGETATED ROUNDSTONE
IN SAME ALIGNMENT

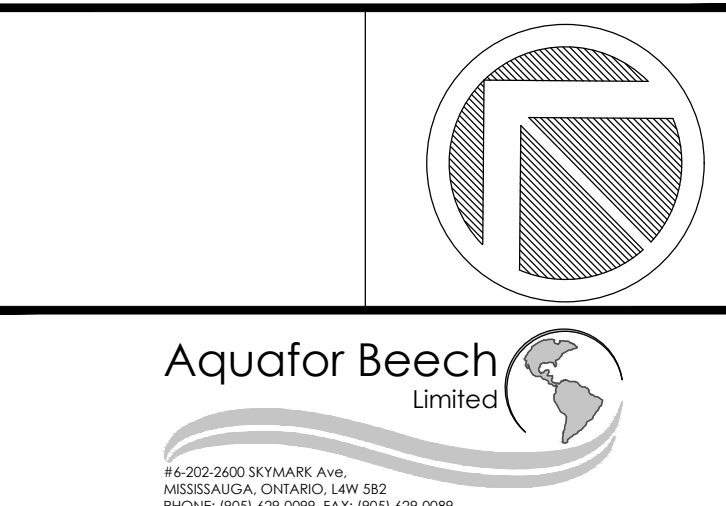
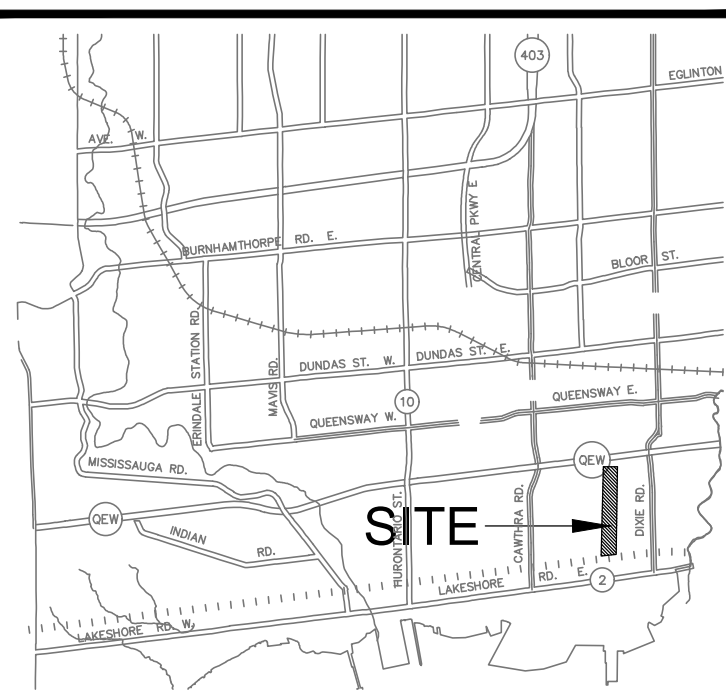
- REMOVE ALL GABION BASKETS (1.5 Km)
- REPLACE WITH VEGETATED ROUNDSTONES
- MINOR IMPACT TO GOLF COURSE
- 6 OF 9 BRIDGES TO BE REPLACED

XS3-3'



LEGEND

- PROPERTY/ BUILDING LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM OUTFALL
- EXISTING STORM MH
- EXISTING SANITARY MH
- EXISTING CB
- EXISTING BRIDGE
- EXISTING CULVERT
- EXISTING GABION
- CHANNEL



MISSISSAUGA
Leading today for tomorrow

Project Name:
**APPLEWOOD CREEK
EROSION CONTROL
LAKEVIEW GOLF COURSE**

Drawing Title:
**OPTION 3
REPLACE GABION BASKETS WITH VEGETATED
ROUNDSTONES IN SAME ALIGNMENT**

Scale: 1:1500	Project No:
Drawn: S.G.	Designed: R.A.
Date:	Sheet No. 3 OF 4

OP-3



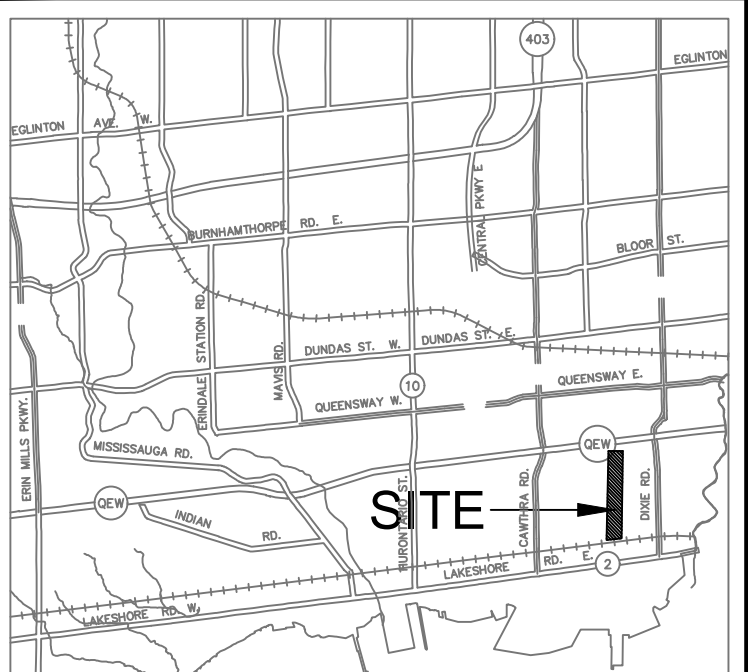
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No.	Revision	Date	By
1	Issued for Approval	2019/08/01	RMS

- LEGEND
- 95 EXISTING CONTOUR
 - 93.00 PROPOSED CONTOUR
 - EXISTING TREES
 - EXISTING TREES TO BE REMOVED
 - PROPOSED STREAM CORRIDOR
 - PROPOSED LOW FLOW CHANNEL
 - +92.00 INV PROPOSED ELEVATION



KEYPLAN
N.T.S.

ASSOCIATION OF LANDSCAPE ARCHITECTS
ON
MEMBER
SCHOLLEN & COMPANY INC.

30 WERTHEIM COURT, UNIT 15
RICHMOND HILL, ONTARIO L4B 1B9
T: 289-695-0009
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Drawing Prepared By:
SCHOLLEN & Company Inc.
30 Wertheim Court, Unit 15
Richmond Hill, Ontario L4B 1B9
T: 289-695-0009
F: 289-695-0010

Client:
MISSISSAUGA
Leading today for tomorrow

Project Name:
**APPLEWOOD CREEK
EROSION CONTROL
LAKEVIEW GOLF COURSE**

Drawing Title:
**PROPOSED ALIGNMENT /
GRADING CONCEPT PLAN**

Scale: 1:1500	Project No.: 19003	Drawing No.: L1
Drawn: SR	Checked: RMS	
Date: July 2019	Plot Date: 01/08/2019	



APPENDIX E: 1920 Survey



PLAN OF LAKEVIEW GOLF AND COUNTRY CLUB

BEING PART OF LOT 6, CON. II S.D.S.T.P. OF TORONTO

COUNTY OF PEEL
Scale: 100' = 1"

Note: The "N. 45° 00' W." or Dixie Road governs bearings hereon.
Trees are shown thus: 
Greens are shown thus: 



Toronto, June 20th 1920
Additions made 27th Oct 1922

Spigitt & Co. Architects
O. B. Burroughs