



**Scoped Heritage Impact Assessment
1694 Wedmore Way
Lot 107 Register Plan 588
City of Mississauga
Regional Municipality of Peel**

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EXECUTIVE SUMMARY

Under a contract awarded in September 2021 by HFH Inc., Archaeological Research Associates Ltd. carried out a scoped Heritage Impact Assessment as part of the proposed redevelopment at 1694 Wedmore Way (the subject property), City of Mississauga.

The subject property is not recognized as listed under Section 27 or designated under Part IV or Part V the Ontario Heritage Act. The subject property is located adjacent to 1507 Clarkson Road North (henceforth Benares Historic House). Benares Historic House is designated under Part IV of the *Ontario Heritage Act* (By-law Number 493-77 in 1977) and protected by an Ontario Heritage Trust Conservation Easement (2000). As such, the City of Mississauga has requested that a scoped Heritage Impact Assessment be completed. This assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Policy Statement* (2020), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, and *City of Mississauga Official Plan* (2021). In consultation with City of Mississauga Heritage Planners, the report will follow a scoped version of the *City of Mississauga Heritage Impact Assessment Terms of Reference* (2017).

Based on the results of the field survey, the location of the proposed development, and the existing vegetative buffers between the two properties, no direct impacts of the proposed development on the cultural heritage value or heritage attributes associated with Benares Historic House were identified. Potential indirect impacts to the existing buffer zone of mature trees were identified. Potential impacts associated with the proposed development include:

- Impact 1: The proposed development has the potential to cause damage during the construction phase to the roots of the mature trees located in the northwest corner of Benares Historic House (1507 Clarkson Road North) adjacent to the rear of the subject property.

The following conservation/mitigation strategies are recommended:

- To ensure that there is no accidental damage to the mature trees associated with Benares Historic House, and to ensure the trees continue to serve as visual buffer between the two properties, the recommendations outlined in the Tree Protection Plan should be followed.

The following conservation/mitigation strategies are encouraged:

- The inclusion of additional vegetative and/or landscape screening along the rear of the subject property is encouraged.

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
 BHR – Built Heritage Resource
 CHVI – Cultural Heritage Value or Interest
 CHL – Cultural Heritage Landscape
 DBH- Diameter Breast Height
 HIA – Heritage Impact Assessment
 HSMBC – Historic Sites and Monuments Board of Canada
 MHSTCI – Ministry of Heritage, Sport, Tourism and Culture Industries
 OHA – Ontario Heritage Act
 OHT – Ontario Heritage Trust
 O. Reg. – Ontario Regulation
 PPS – Provincial Policy Statement
 TPZ- Tree Protection Zone

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Two-page Curriculum Vitae (CV) for key team members that demonstrate the qualifications and expertise necessary to perform cultural heritage work in Ontario are provided in Appendix B.

CITY OF MISSISSUGA MINIMUM REPORT REQUIREMENTS CHART

City of Mississauga Heritage Impact Assessment Terms of Reference (2017) Minimum Requirements	Relevant ARA Section
2.1 Detailed Site History	Waived
2.2 Full written description of all existing structures, natural or man-made, on the property. Chronology of history of the structure(s) development (waived). Clear statement of the conclusions regarding the significance of the heritage attributes of the cultural heritage resource. Location map, with existing land use, zoning for property and adjacent property.	1.0. Project Context 5.0 Field Survey 6.0 Property Description 8.0 Heritage Assessment Appendix A: Photographic Documentation
2.3 Documentation of the existing conditions	6.0 Property Description
2.4 Proposed Development Description	9.0 Description of Proposed Development
2.5 Full architectural drawings of proposed development	Waived for Subject Property 9.0 Description of Proposed Development
2.6 Assessment of Alternatives and Mitigation Measures	Assessment of Alternatives (Waived) 11.0 Mitigation Measures
2.7 Summary of Conservation Principles	2.0 Legislation and Policy Review 12.0 Summary Statement and Conservation Recommendations
2.8 Proposed Demolition and impact on streetscape	10.0 Analysis of Impact Assessment
2.9 If Conservation not possible, alternatives for mitigation	11.0 Mitigation Measures
Additional Requirements	Relevant ARA Section
3.0 Summary Statement and Conservation Recommendations	12.0 Summary Statement and Conservation Recommendations
4.0 Mandatory Recommendations	12.0 Summary Statement and Conservation Recommendations
5.0 Qualifications	Appendix B: Key Team Member Two Page CV

1.0 PROJECT CONTEXT

Under a contract awarded in September 2021 by HFH Inc., Archaeological Research Associates Ltd. (ARA) carried out a scoped Heritage Impact Assessment (HIA) as part of the proposed redevelopment at 1694 Wedmore Way (the subject property), City of Mississauga.

The subject property is 0.31 acres (1271 sq m) in size and located on the south side of Wedmore Way, between Camelford Road (east) and Clarkson Road North (west) and Crombie Road (north-west) (see Map 1) (City of Mississauga 2021b). The subject property contains a single-family residential dwelling and is adjacent to 1507 Clarkson Road North, known as the Benares Historic House (henceforth Benares Historic House) (see Map 2). The subject property is currently zoned Residential (R2) (see Map 3) (City of Mississauga, 2021b).

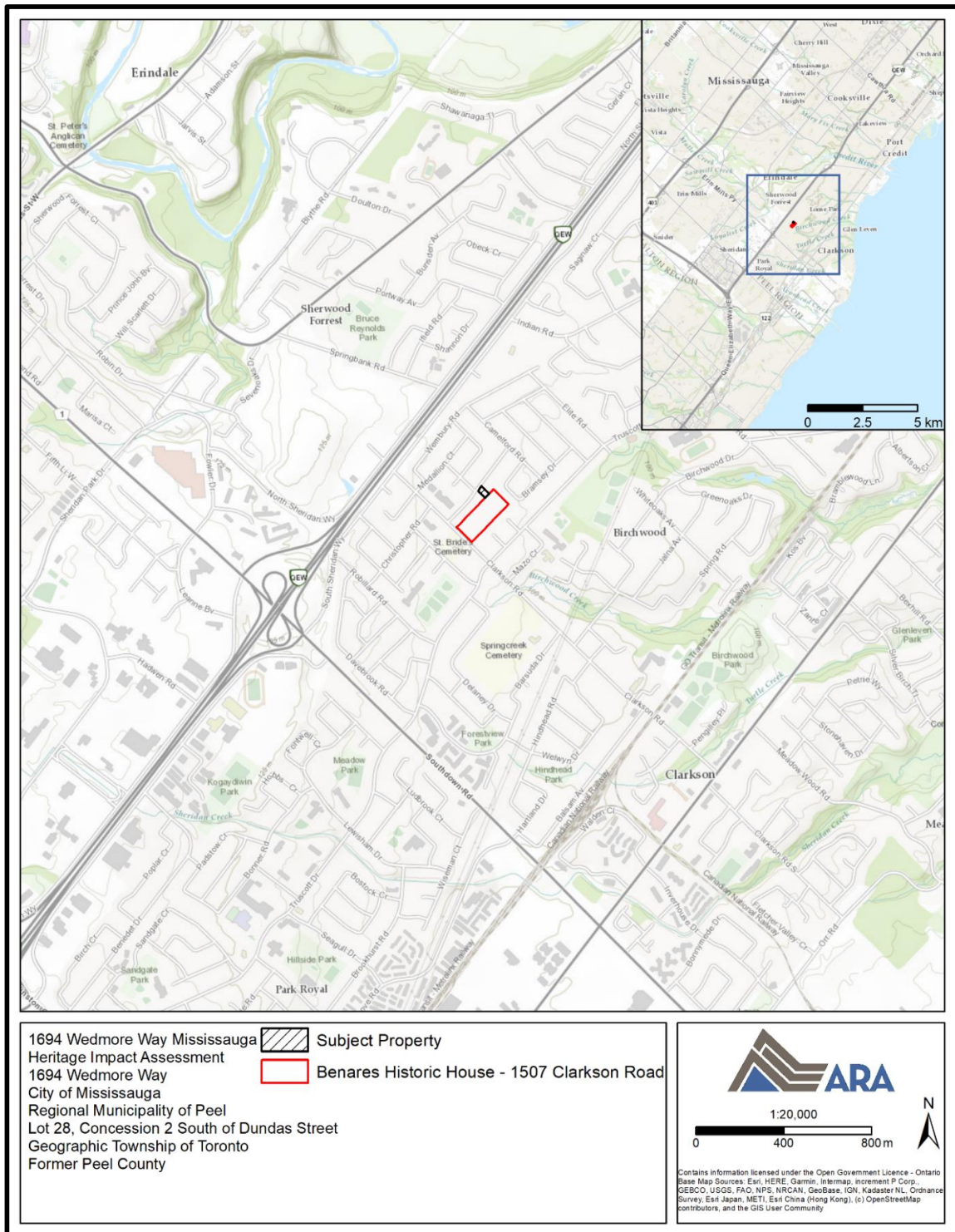
The subject property is not recognized as listed (Section 27) or designated under Part IV or Part V of the Ontario Heritage Act (OHA). The subject property is located adjacent to the Benares Historic House (1507 Clarkson Road North). Benares Historic House is designated under Part IV of the *Ontario Heritage Act* (By-law Number 493-77 in 1977) and protected by an Ontario Heritage Trust (OHT) Conservation Easement (2000). The City of Mississauga owns the Benares Historic House, and the property is zoned "Open Space" (OS1). As such, the City of Mississauga has requested the completion of a scoped HIA.

The current property owner is proposing a redevelopment of the subject property, including the removal of the existing residential structure and the construction of a new detached two-storey single family residential structure.

The project is being facilitated by HFH Inc. and the contact information is as follows:

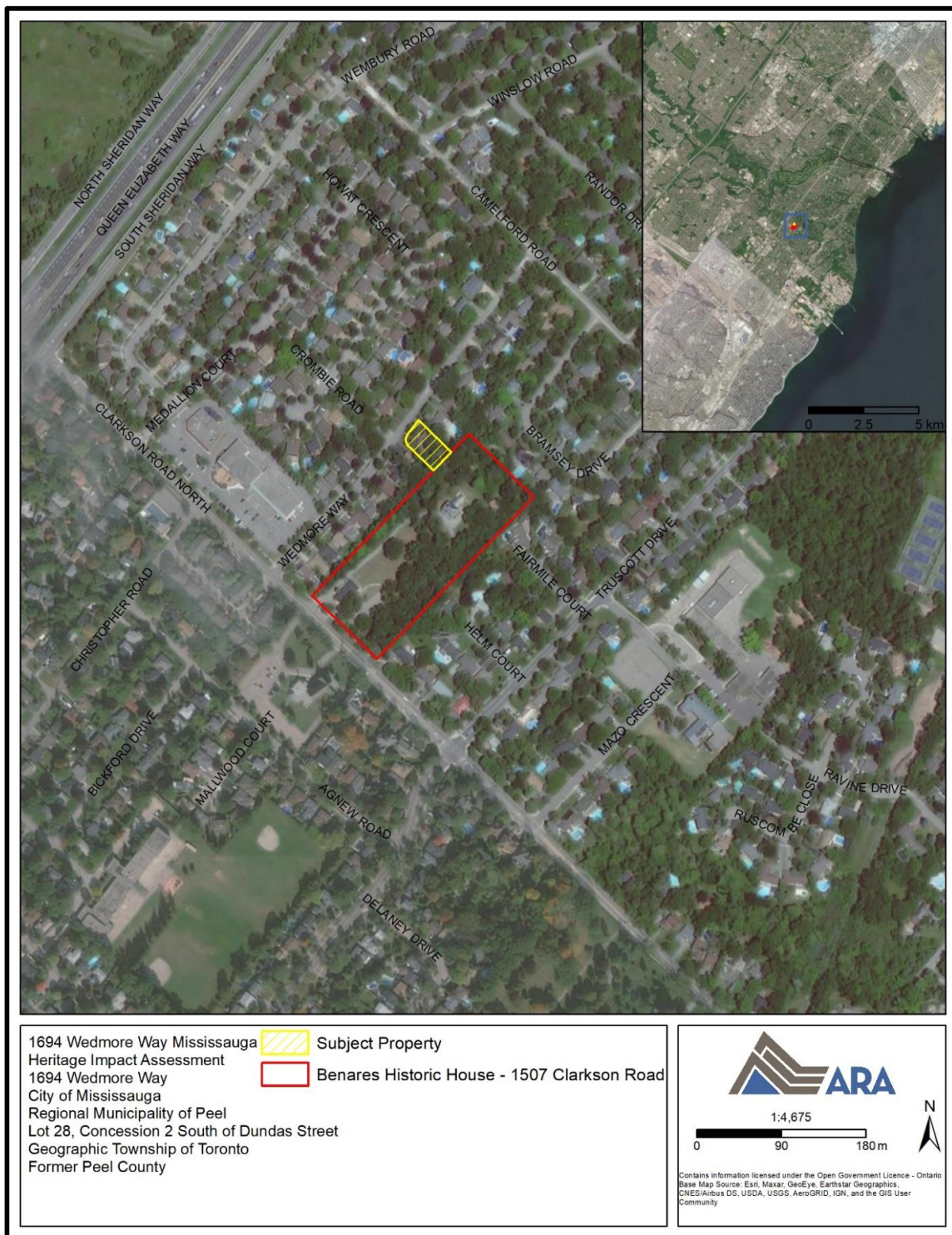
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The purpose of the HIA is to determine if the proposed development will impact the adjacent heritage property. The HIA will consider the Designation By-law 493-1977 and the information associated with the property entry for Benares Historic House on Parks Canada (2009) *Canadian Register of Historic Places*. This assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Policy Statement* (2020), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, and *City of Mississauga Official Plan* (2021). In consultation with City of Mississauga Heritage Planners, the report will follow a scoped version of the *City of Mississauga Heritage Impact Assessment Terms of Reference* (2017).

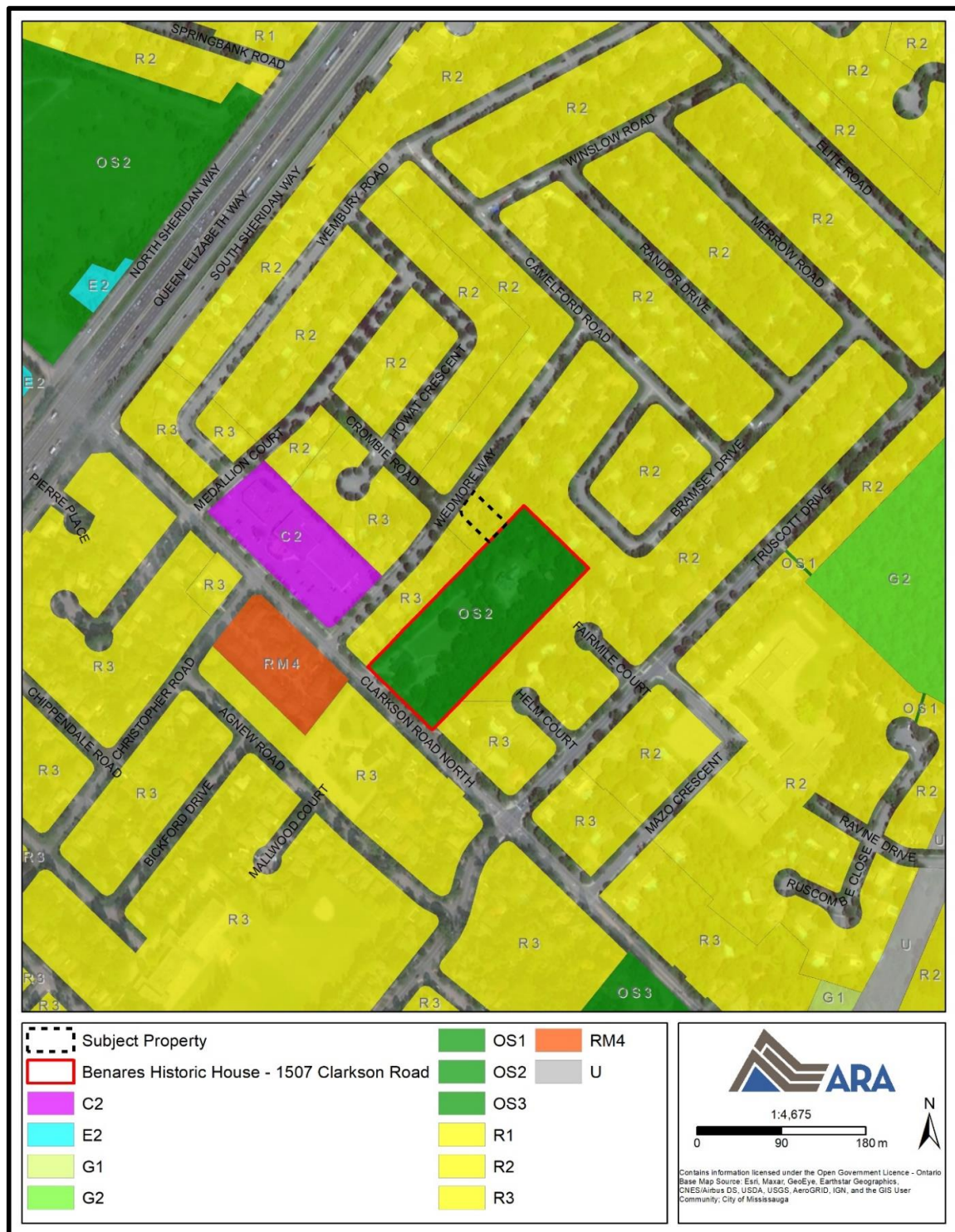


Map 1: Study Area showing location of Subject Property and Adjacent Property, City of Mississauga

(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Aerial View of Subject Property and Adjacent Property in City of Mississauga
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



2.0 LEGISLATION AND POLICY REVIEW

The framework for this report is provided by provincial planning legislation and policies as well as municipal Official Plans and guidelines.

2.1 Provincial Policies and Guidelines

2.1.1 The Planning Act

In Ontario, the *Planning Act* is legislation used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

- 1.1** *The purposes of this Act are,*
- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;*
 - (b) to provide for a land use planning system led by provincial policy;*
 - (c) to integrate matters of provincial interest in provincial and municipal planning decisions;*
 - (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;*
 - (e) to encourage co-operation and co-ordination among various interests;*
 - (f) to recognize the decision-making authority and accountability of municipal councils in planning.* 1994, c. 23, s. 4.

Part I Provincial Administration, Section 2 states:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest.* 1990: Part I (2. d)

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.* 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current Provincial Policy Statement (PPS), issued under section 3 of the Planning Act, came into effect May 1st, 2020.

2.1.2 The Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS 2020) contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use

planning issues including cultural heritage outlined in Section 1.7 c) as including: “Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits” (Section 1.7 e) MMAH 2020:24). The PPS 2020 promotes the conservation of cultural heritage resources through detailed policies in Section 2.6, such as “2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved” and “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” (MMAH 2020:31).

2.1.3 Ontario Heritage Act

The Ontario Heritage Act, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The Act has policies which address individual properties (Part IV), heritage districts (Part IV), and allows municipalities to create a register of non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 made under the *OHA* sets out three principal criteria with nine sub-criteria for determining Cultural Heritage Value or Interest (CHVI) (MHSTCI 2006a:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. In the absence of specific Cultural Heritage Landscape (CHL) evaluation criteria, O. Reg 9/06 is also applied to consider the built and natural features and the property as a whole. The O. Reg. 9/06 criteria includes: design or physical value, historical or associative value and contextual value.

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 historical value or associative value because it,*
 - i. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - ii. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
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. O. Reg. 9/06, s. 1 (2).*

The *OHA* provides three key tools for the conservation of built heritage resources (BHRs) and cultural heritage landscapes (CHLs). It allows for protection as:

1. A single property (i.e., farmstead, park, garden, estate, cemetery), a municipality can designate BHRs and CHLs as individual properties under Part IV of the *OHA*.
2. Multiple properties or a specific grouping of properties may be considered a CHL, as such, a municipality can designate the area as a Heritage Conservation District (HCD) under Part V of the *OHA*.
3. Lastly, a municipality has the authority to add an individual or grouping of non-*OHA* designated property(ies) of heritage value or interest on their Municipal Heritage Register.

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources.

2.1.4 Summary of Provincial Policies

The PPS addresses cultural heritage resources, including development adjacent to significant cultural heritage resources. The PPS notes that significant heritage resources “shall be conserved.” As 1694 Wedmore Way is adjacent to the Benares Historic House which is considered a significant heritage resource as it is designated under the *OHA*, PPS Policy 2.6.3, as described above, applies.

2.2 Municipal Policies

2.2.1 City of Mississauga Official Plan

The *Mississauga Official Plan* (2021a:7-1) indicates that one of the “Strategic Plan pillars” is to have “Complete Communities” within the City of Mississauga. Many policies are provided that address elements that are important to complete communities. One of the goals of these policies is provided in Policy 7.1.8 which states:

Mississauga will recognize the significance of and act responsibly in the identification, protection, and enhancement of structures, sites, cultural heritage landscapes, environments, artifacts, traditions, and streetscapes of historical, architectural or archaeological significance (City of Mississauga 2021a:7-3).

With respect to cultural heritage, the *Mississauga Official Plan* section 7.4 “Heritage Planning” states: “Mississauga’s cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such, are imperative to conserve and protect.” (Policy 7.4.1 - City of Mississauga 2021a:7.7). Cultural heritage resources are considered to be, but not limited to be:

- *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;*
- *artifacts and assemblages from an archaeological site or a museum; and*
- *traditions reflecting the social, cultural, or ethnic heritage of the community (City of Mississauga 2021a:7.7).*

Development and potential alterations to cultural heritage resources, or development adjacent to cultural heritage resources, is addressed in Policy 7.4.1.12 which states that “the proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource, or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment (HIA), prepared to the satisfaction of the City and other appropriate authorities having jurisdiction” (2021a:7.8).

The *City of Mississauga Heritage Impact Assessment Terms of Reference* (2017) also outline the components needed in a CHIA report and description of the City of Mississauga’s approvals process, which include:

- 2.1 Detailed site history;
- 2.2 Description of all existing structures, natural or man-made;
- 2.3 Documentation of existing conditions;
- 2.4 Outline of proposed development;
- 2.5 Full architectural drawings
- 2.6 Assessment of alternative development options and mitigation measures;
- 2.7 Summary of conservation principles;
- 2.8 Explanation of proposed demolition/alterations and impact on streetscape;
- 2.9 If needed, details of the alternatives of salvage mitigation, relocation, ruinification, or symbolic conservation;
- 3. Summary Statement of Conservation Recommendations;
- 4. Mandatory Recommendation;
- 5. Qualifications;
- 6. Approvals process; and
- 7. References (City of Mississauga 2017:2-6).

2.2.2 Summary of Municipal Policies

The municipal official plan policies of the *Mississauga Official Plan* and the *City of Mississauga Heritage Impact Assessment Terms of Reference* call for the identification, evaluation and conservation of cultural heritage resources; addressing potential development impacts to, and adjacent to, heritage resources and the importance of conserving cultural heritage resources. This HIA will address these cultural heritage policies and guidelines as it examines the development proposed at 1694 Wedmore Way.

3.0 KEY CONCEPTS

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

- **Adjacent lands** mean “for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan” (MMAH 2020:39).
- **Built Heritage Resource (BHR)** can be defined in the *PPS* as: “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial and/or federal and/or international registers” (MMAH 2020:41).

- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06 namely historic or associate value, design or physical value and/or contextual value. Provincial significance is defined under *Ontario Heritage Act (OHA)* O. Reg. 10/06.
- **Cultural Heritage Landscape (CHL)** is defined in the *PPS* as: “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural Heritage Landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms” (MMAH 2020:42).
- **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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or a cultural heritage impact assessment that has been approved, accepted or adopted by relevant planning authority and/or decision-makers. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2020:41).
- **Heritage Attributes** are defined in the *PPS* as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property)” (MMAH 2020:44-45).
- **Protected heritage property** is defined as “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” (MMAH 2020:49).
- **Significant** in reference to cultural heritage is defined as: “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*” (MMAH 2020:51).

The City of Mississauga OP also provides definitions to terms that relate to cultural heritage resources such as:

- **Heritage Easement** means “means a legal agreement between the property owner and the City or the property owner and the Ontario Heritage Trust whereby a set of regulations regarding the heritage conservation of the property are established in perpetuity” (2021:20-4).
- **Heritage Impact Assessment** means “a statement that will identify all heritage resources of a property; describe and evaluate their heritage significance; and, evaluate their sensitivity to a proposed development, use or reuse, including, where possible, measures to mitigate deleterious consequences” (2021:20-4).
- **Streetscape** means “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.” (2021:20-8).

4.0 CONSULTATION

BHRs and CHLs are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario. As part of consultation ARA reviews relevant online sources and databases to determine if the subject property is recognized.

The Minister of the Environment, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to declare a site, event or person of national significance. The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. The Parks Canada's (2021b) online *Directory of Federal Heritage Designations* captures these national commemorations as well as lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses.

Another form of recognition at the federal level is the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural and recreational heritage. It is important to note that federal commemoration programs do not offer protection from alteration or destruction. Additionally, there is the *Canadian Register of Historic Places* which contains properties recognized by federal, provincial and territorial governments. As noted above, recognition in the Register does not offer protection from alteration/destruction but these properties may have other government designations that do offer protections.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province. Additionally, properties owned by the province may be recognized as a “provincial heritage property” (MHSTCI 2010). The OHT also holds over 200 conservation easements throughout Ontario. A Conservation easement is “a voluntary legal agreements between heritage property owners and the Ontario Heritage Trust that protect significant features of a property” (OHT 2021a)

The OHT plaque database, Canadian Heritage River System database, and the Federal Canadian Heritage Database were searched. The subject property is not commemorated with an OHT plaque, nor is it recognized as a National Historic Site (OHT 2021b; Parks Canada 2021). The adjacent property, Benares Historic House, was listed on the *Canadian Register of Historic Places* in 2009 and has been subject to an OHT easement since 2000. Benares Historic House is commemorated with a plaque associated with City of Mississauga and Ontario Heritage foundation (now OHT) (see Image 10).

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

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

MHSTCI's current list of Heritage Conservation Districts was consulted. The property was not found to be located within a designated district (MHSTCI 2019). The list of properties designated by the MHSTCI under *Section 34.5* of the *OHA* was consulted and the subject property is not included in this list. The adjacent property, Benares Historic House, is recognized under Part IV of the *OHA* by way of By-Law 493-77 enacted in 1977. The City of Mississauga Heritage Register was consulted, and it was confirmed that subject property is not included on the register. The *City of Mississauga Cultural Heritage Landscapes Inventory* (2005) was consulted. The subject property and adjacent property are not located within a recognized CHL.

In consultation with City of Mississauga planning staff, a scoped HIA was approved on August 30, 2021 (Pers. Comm). The City agreed that the scope would not include a O. Reg 9/06 evaluation of the subject property or architectural elevations or floor plans. Furthermore, no additional historic research on the recognized adjacent heritage property was required as information about the CHVI should be derived from the existing By-Law and entry on the Canadian Register. Lastly, no alternative development approaches were required, however, it is understood that as a result of the impact assessment, identified mitigation measures may result in alternative design approaches. No additional consultation was conducted for the scoped HIA.

5.0 FIELD SURVEY

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

A field survey was conducted on September 9, 2021, to photograph and document the subject property and adjacent property as well as the surrounding area and record any local features that could enhance ARA's understanding of their setting in the landscape and contribute to the impact assessment. Permission to enter was granted by the 1694 Wedmore Way property owner and confirmation that the adjacent property is considered public lands was obtained in order to access 1507 Clarkson Road North. Map 4 illustrates the location and direction of each photograph taken of the study area and the surrounding context. The map and photos can be found in Appendix A.

6.0 PROPERTY DESCRIPTION

The subject property, which consists of a single family residential house, is located on the southeastern side of Wedmore Way (see Image 2 - Image 9). The subject property is located adjacent to 1686 Wedmore Way to the northeast, the Benares Historic House property to the southeast, and 1702 Wedmore Way to the southwest.

6.1 1694 Wedmore Way

6.1.1 Exterior

1694 Wedmore Way is a side split style split level bungalow. The residence is set back approximately 60 feet from Wedmore Way, which is consistent with the surrounding properties on that Road (see Image 1). The residence has a hip roof and is clad in vinyl siding and red brick (see Image 2). A red brick chimney is located on the southwest wall of the building and is visible from the roadway. The residence entrance is centrally placed and slightly raised on the façade. The entrance is accessed from a pedestrian pathway off the asphalt driveway. A bow window is located right off of the doorway on the façade. A basement window opening of the same length as the bow window is located directly below the bow window.

A single car garage is located on the sublevel of the bungalow on the northern corner of the façade. A sublevel window opening is located to the right of the garage door. There are two windows located on the upper storey above the garage that are flanked by decorative brown shutters.

The northeast elevation contains four rectangular window openings of the same size. There are two windows located on the sublevel and two on the upper floor. The two lower windows have brick sills (see Image 3).

The southeast elevation contains two window openings on the upper storey (see Image 4). There are two glass door openings located on the ground storey that open to a raised deck in the rear yard (see Image 5). One window opening is located between these glass doors. There is one doorway located on the residence's sublevel located on the right side of the façade.

The southwest elevation was mostly obscured by overgrown vegetation however no openings were observed during the field study (see Image 6).

6.1.2 Landscape Features

The property is relatively flat and largely covered in grass. The property's driveway connecting the property to Wedmore Way is paved in asphalt and lined with concrete brick (see Image 2). A cluster of birch trees is located at the centre of the front lawn area. A coniferous bush is located along the southwest boundary of the property in the front yard.

Similar to the front yard, the rear yard's topography is flat, and the area is primarily grassed (see Image 7). There is a raised deck located directly behind the existing residence. The gardens surrounding the raised deck are largely overgrown with locust trees. There are some ornamental shrubs located on the lawn area to the southwest of the southwest elevation.

There are a small number of trees, coniferous and deciduous, located in the rear yard which are located on the northeastern property boundary. The remaining property boundaries to the

southeast and southwest are framed by overgrown shrubbery which do not appear to be designed or selected plantings (see Image 8 and Image 9).

6.2 Benares Historic House - 1507 Clarkson Road North

Exterior

The house is set back a considerable distance from Clarkson Road North at approximately 165 metres and is set within a 5.7-acre property. A historical plaque is located on Clarkson Road that details the history of the property (see Image 10). There is an administrative office and parking lot associated with the historic property that is located immediately off Clarkson Road (see Image 11). Benares Historic House is a two-storey, five-bay Georgian style residence with Queen Anne detailing and is oriented southwest towards Clarkson Road North (see Image 13 and Image 14). The house has a hip roof and four tall brick chimneys with decorative brickwork patterns. The house is constructed of brick masonry laid in a common bond pattern. The symmetrical façade has an open pediment located at centre. The house has a decorative denticulated cornice that wraps around the building.

The six-over-six wooden sash windows are each framed by louvered wooden shutters which have been painted green. The window openings are topped with brick flat or jack arches and stone sills. There is a balcony located at center on the second storey on the façade and a verandah that stretches the length of the ground floor. There are decorative brackets, cambered posts, balusters and lattice framework located on both these porch areas (see Image 15).

The northwest elevation of the house contains four rectangular windows, two on the ground storey and two on the second storey. This elevation view reveals a one-storey rectangular wing conjoined to the northeastern wall of the brick house (see Image 16). This wing has a gable roof and is constructed of stone masonry.

The rear elevation of the brick block of the Benares Historic House contains three windows on the second storey. The stone wing obscures most of the first storey of the rear elevation of the brick block. There is a small stone building referred to as the Dairy located to the immediate west of the northern corner of the stone wing (see Image 17). The stone wing's rear elevation has one small window opening located below a stone chimney located on the roof ridge (see Image 18).

The southeast elevation of the brick block is similar to the northwest elevation with the appearance of four rectangular window openings framed by green louvered shutters. One of the window's openings is a false opening with shutters over the window area to maintain the elevation's symmetry (see Image 19). A ramped entrance to the rear stone elevation is accessed from this elevation. The chimney brickwork details are visible from this elevation (see Image 20).

Landscape Features

A large front lawn is located between the historic house and this administrative building. A gravel driveway leads from Clarkson Road to the historic house along the northwest property boundary (see Image 13). There are some short pedestrian trail pathways that lead through the site.

The landscape contains many mature trees that frame views of the historic house and the associated outbuildings that are dotted around the surrounding landscape. The mature trees and plantings along all sides of the property boundaries create a vegetative boundary that almost entirely obscure views of the adjacent properties that front Wedmore Way, Bramsey Drive,

Fairmile Court and Helm Court creating an immersive experience of the historic site (see Image 21, Image 22, and Image 23). There are several outbuildings on the property that have been reconstructed based on archaeological investigations on the property (see Image 24, and Image 26). The potting shed, located in the northern corner of the property is the closest building to the rear yard of 1694 Wedmore Way (see Image 24). The view of 1694 Wedmore Way is entirely obscured due to vegetation located on the Benares Historic House property (see Image 25).

7.0 CONTEXT

The study area is located adjacent to the Benares Historic House property which is a designated heritage property owned by the City of Mississauga with an easement through the Ontario Heritage Trust. The Benares Historic House is a large rectangular lot which generally follows a north-south orientation, while the subject property is a rectangular lot which generally follows an east-west orientation. The two properties share 27.10 meters of property line. There is approximately 30 meters between the rear lot line of the subject property and the Benares Historic House (City of Mississauga, 2021c).

The surrounding neighbourhood is suburban and primarily residential. There is a small commercial strip located at the northern corner of Clarkson Road North and Wedmore Way. The study area is located within the Clarkson-Lorne neighbourhood. Clarkson-Lorne contains a mix of buildings which include residential, commercial and institutional structures, representing periods of development ranging between the early 19th century to contemporary suburban developments.

The section of Wedmore Way immediately around the subject property contains two lanes with no curbs or sidewalks. The homes in this area have a generally consistent setback.

8.0 HERITAGE ASSESSMENT – BENARES HISTORIC HOUSE

No heritage evaluation was required by the City of Mississauga for the subject property. The following section outlines the cultural heritage value or interest associated with the adjacent property, known as Benares Historic House (1507 Clarkson Road North), and designated under Part IV of the OHA.

8.1 Designation By-Law

Benares Historic House was designated in under Part IV of the OHA through By-Law 493-77 in 1977. The reason for designation is listed as:

“Benares” property is recommended for designation on the architectural grounds that it is a substantial house built in the Georgian style with such vernacular adaptations as the veranda and balcony. The main brick block incorporates the original cut stone house as a rear wing. There are also interesting outbuildings on this property. Historically, the original stone wing is believed to have been started in 1835 by Edgar Neave. The property was then sold to Captain James B. Harris in 1837 who built the main block in 1857. The house has added interest in that it is believed to have been the model for Jalna in Mazo de la Roche's White Oakes series (Schedule A 1977).

8.2 Canadian Register of Historic Places Entry

Benares Historic House was added to the *Canadian Register of Historic Places* in 2009 and the Statement of Significance, also known as the cultural heritage value or interest or reason for designation, is noted as:

Description of Historic Place

Benares is located at 1507 Clarkson Road North, on the east side of Clarkson Road North, south of Wedmore Way and Truscott Drive, in the Clarkson area, in the City in Mississauga. The two-storey honey-coloured brick and stone residence was constructed in 1857. Parts of the home are believed to date back to circa 1835 along with several of the outbuildings.

The property was designated, by the City of Mississauga, in 1977, for its heritage value, under Part IV of the Ontario Heritage Act, By-law Number 493-77. The building is also protected by an Ontario Heritage Trust conservation easement (2000).

Heritage Value

Located on Clarkson Road in Mississauga, Benares is an important visual link to Mississauga's agrarian past. Its historic elements, mature trees and open spaces are all within an urban context.

Benares is important for its association with Mississauga's agricultural roots, as well as one of the most prominent families in Clarkson, the Harris Family. Edgar Neave is believed to have hired the local firm Leslie and Dingwall to start construction of the residence in circa 1835. It was sold to Captain James B. Harris in 1837, who settled there with his wife. The residence, reconstructed in circa 1857, following a fire, incorporated elements of the circa 1835 residence. Benares remained under the ownership of the Harris family for several generations. Elizabeth and Lucy Letitia, two of Harris' single daughters, are notable for having become society ladies, dividing their time between Benares in Clarkson and Toronto. Later generations of the family were important in seeing the house preserved for interpretive purposes, in order to protect its links with Clarkson's cultural heritage.

As added interest, it is believed that the house was the model for the 'Jalna Estate' in Mazo de la Roche's, "White Oakes Chronicles (1944-1958)". De la Roche and her cousin, Caroline Clement, owned a cottage which was near the Harris home.

Benares represents Georgian style architecture with Queen Anne detailing along with vernacular adaptations, such as the veranda and balcony. The main house is a two-storey brick and stone structure, rectangular in shape, with a long single-storey stone portion to the rear that is believed to be part of the original structure built in circa 1835. Captain James B. Harris had the main block built in circa 1857 following a fire that destroyed the original circa 1835 stone building.

The facade of the house presents a symmetrical view in typical Georgian style. Along the complete width of the facade there is an open veranda, which was a common architectural feature to the area, when it was constructed. The posts are cambered and the cornice is trimmed with brackets. Above the front entrance there is a small balcony with turned balusters, spool work and lattice frame work and a gable. Windows, with their original shutters, line the house and four internal double-linked chimneys protrude from the medium hip roof. The property also boasts several interesting outbuildings, many of which are thought to date back to the original Edgar Neave Estate, circa 1835.

Source: City of Mississauga By-Law 493-77.

Character-Defining Elements

Character defining elements that contribute to the heritage value of Benares include its:

- *symmetrical two-storey honey-coloured brick and stone construction of the main block*
- *single-storey stone construction of the rear portion*
- *hip roof on the main block with central gable*
- *6 over 6 and 3 over 3 double-hung sash windows*
- *original shutters*
- *internally-bracketed, double-linked brick chimneys*
- *open veranda along the front facade with no balustrade*
- *small balcony above the entrance with turned balusters, spool work and lattice*
- *outbuildings, including the drive shed, dairy and potting shed*
- *slate roof*
- *zinc-over-tin roof of the rear portion of house*
- *location on Clarkson Road*
- *landscaping of mature trees and spacious lawns*
- *relationship of the drive shed, the dairy and the potting shed (Parks Canada 2009).*

8.3 Ontario Heritage Trust Easement

Since 2000, the Ontario Heritage Trust holds an easement on Benares Historic House. The easement is described as:

Benares is associated with the early settlement of the north shore of Lake Ontario. The house, home of Captain James Harris, is located on one of the earliest settled sites in the village of Clarkson's Corners (later shortened to Clarkson).

The house itself dates from the late 1850s. Benares takes its name from a holy city in India and maintains a literary connection with one of the best-selling Canadian works ever published. Between 1927 and 1960, 16 books were written by Mazo de la Roche known as the "Jalna" books that chronicle the life of the fictional Whiteoak Family.

This late-Georgian red brick house has seen few changes since its construction. The residence commands a 5.7-acre site (2.3 hectares) with stable and outbuildings. The house allows for a significant understanding of the evolution of a 19th- and 20th-century rural Ontario lifestyle. The house is currently operated by the City of Mississauga as a museum.

The City of Mississauga designated the residence under the Ontario Heritage Act in 1977, and, in 2000, the Ontario Heritage Trust secured a conservation easement on the building. The easement agreement was the final result of a transfer of ownership from the Trust to the City of Mississauga following a complete restoration of the building in the 1990s (OHT 2021c).

9.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development includes the removal of the existing residential structure and the construction of a two-storey residence and will have a similar set back to the existing house although on a slightly different angle in relation to the street than the original orientation (see Figure 1 and Figure 2). A pool and pool shed is also proposed in the rear yard.

The proposed structure is generally a rectangular shape with various bump outs and recessed areas. The proposed structure includes a hipped roof and is proposed to be clad in stained wood, stone (grey), and a mix of grey and white prefinished vertical wood siding. Various sized glass windows are proposed throughout all elevations (see Figure 3 and Figure 8). The structure contains a finished basement, first floor, second storey, and attached garages (see Figure 4, Figure 5, Figure 6, and Figure 7):

9.1 Landscape

The existing landscape is proposed to be heavily redeveloped. An Arborist Report and subsequent Planting and Restoration Plan have been prepared and provide additional recommendations to ensure the preservation of retained trees during all stages of the proposed development.

The Arborist Report and Tree Preservation Plan were prepared by Glenwood Tree Service Inc. on June 28, 2021. The report noted that no trees listed under the Canadian Species at Risk Act, 2002, or the Ontario Endangered Species Act, S.O. 2007 were observed. A total of 20 trees were inventoried within the report which include:

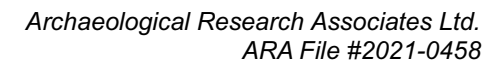
- 13 individual trees privately owned and located within the subject property
- 6 individual trees privately owned and located on the neighbouring property
- 1 individual tree owned by City of Mississauga

A total of nine trees are proposed for preservation and 11 trees proposed for removal. The arborist report notes that "All trees recommended for removal are subject to the City of Mississauga's private tree by-law" (Glenwood Tree Service Inc., 2021:4). The report supplied recommendations and guidance regarding the methodology and best practices as it related to pre-construction, during construction and post construction to ensure trees proposed for preservation are maintained.

Of particular note Tree 17 and Tree 18 are located on the Benares Historic House property and located to the rear of the subject property. Both of these mature trees were inventoried as part of the arborist report and the following information was noted:

- Tree 17 *Pinus strobus* (White pine) with a DBH (Diameter Breast Height) of 44 cm and a dripline of 8 meters.
- Tree 18 *Pinus strobus* (White pine) with a DBH of 54 cm and dripline of 8 meters.

Both of these trees are proposed for preservation with specific Tree Protection Zone recommendations.



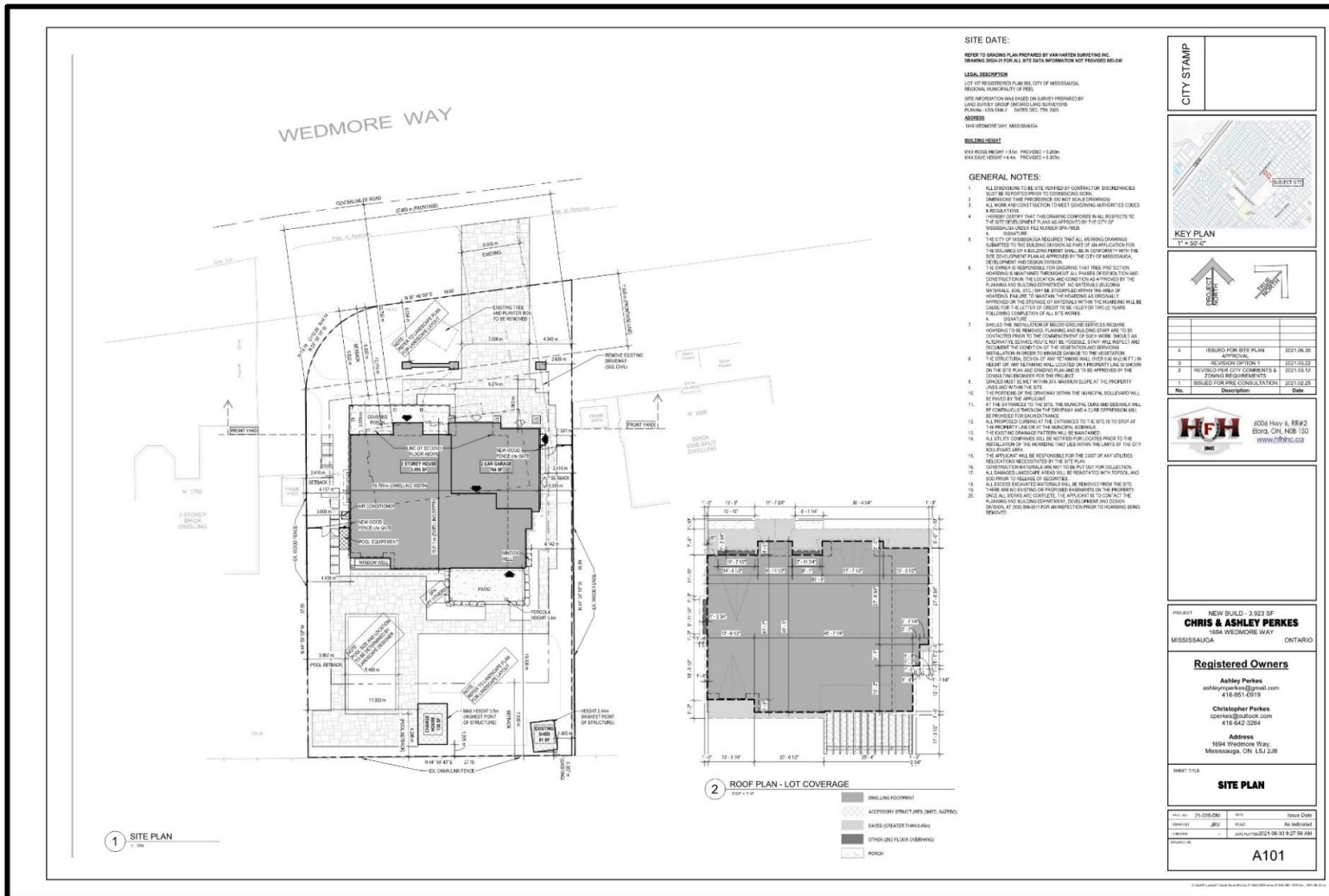


Figure 2: Proposed Development – Site Plan
(H4H Inc. 2021)

Figure 3: Proposed Development – Elevations
(H4H Inc. 2021)

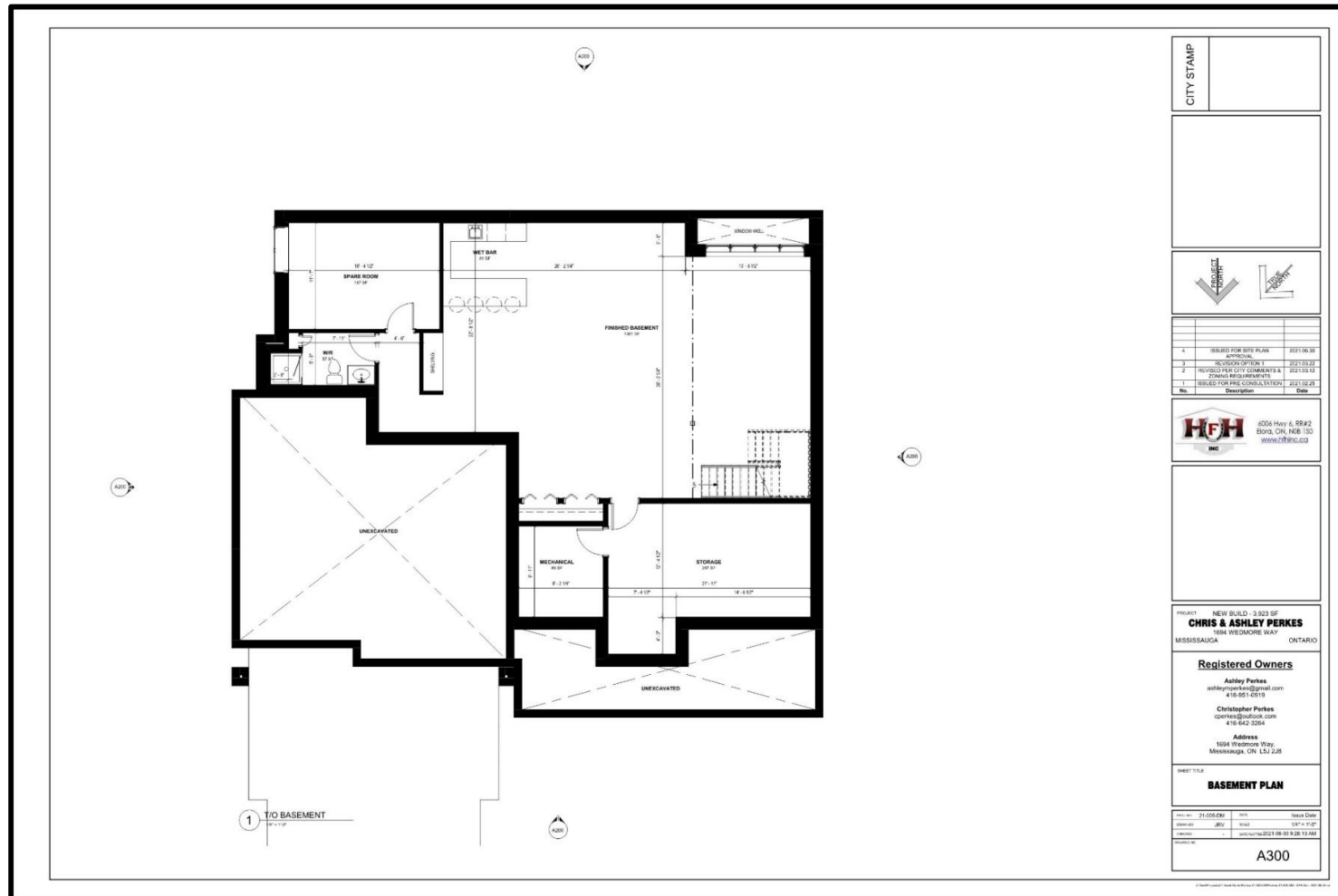


Figure 4: Proposed Development – Basement Plan
(H4H Inc. 2021)

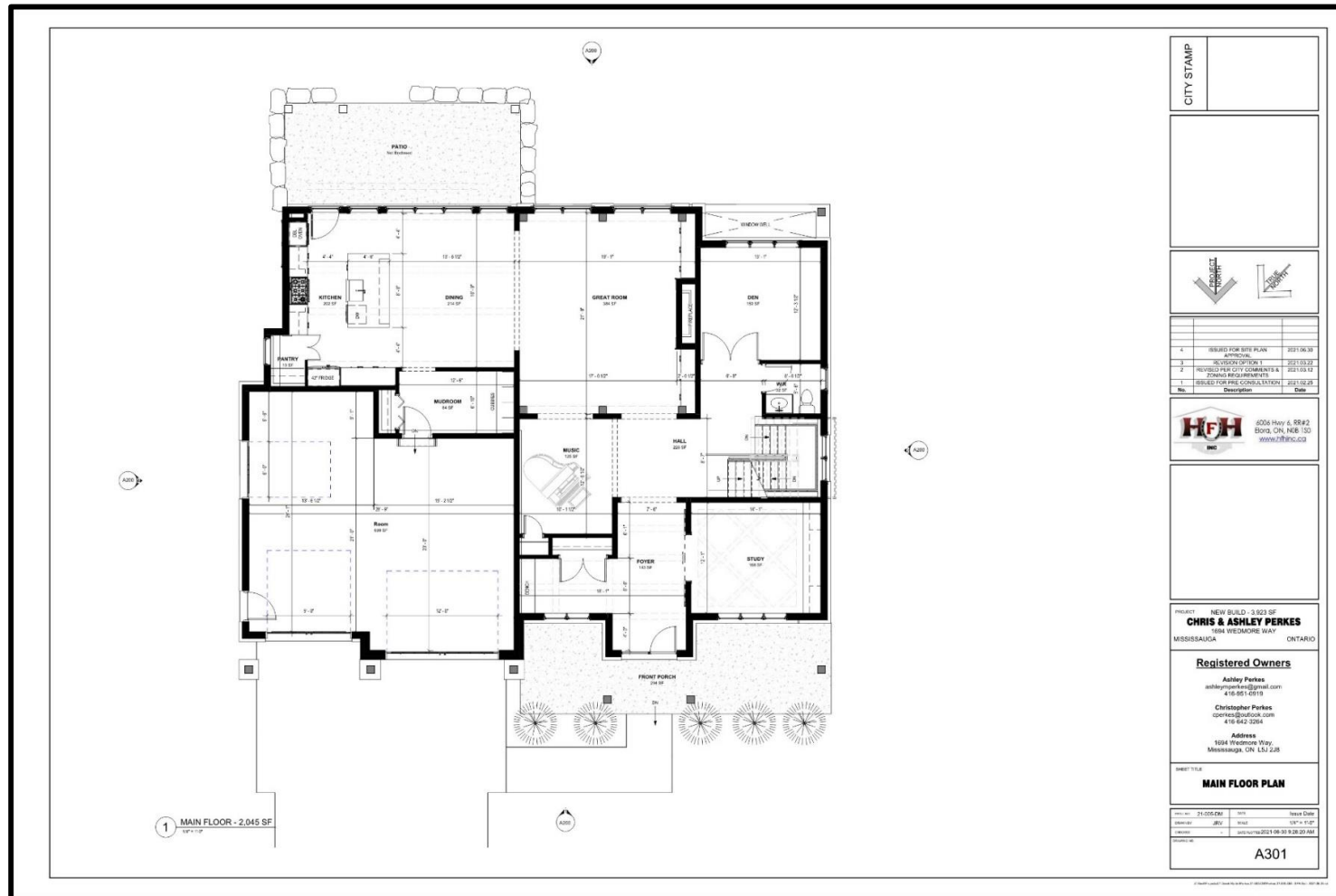


Figure 5: Proposed Development – Main Floor Plan
(H4H Inc. 2021)

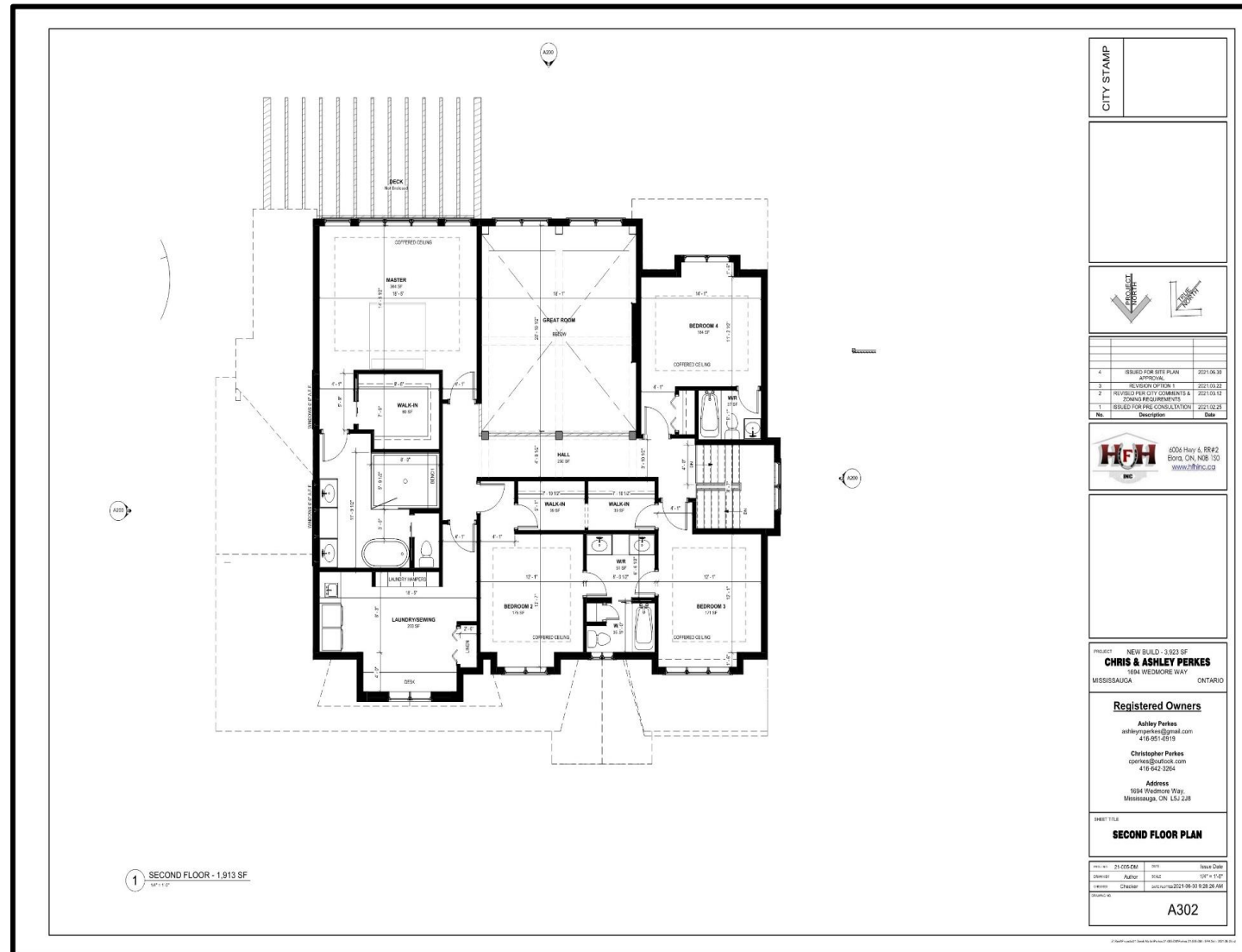


Figure 6: Proposed Development – Second Floor Plan
(H4H Inc. 2021)

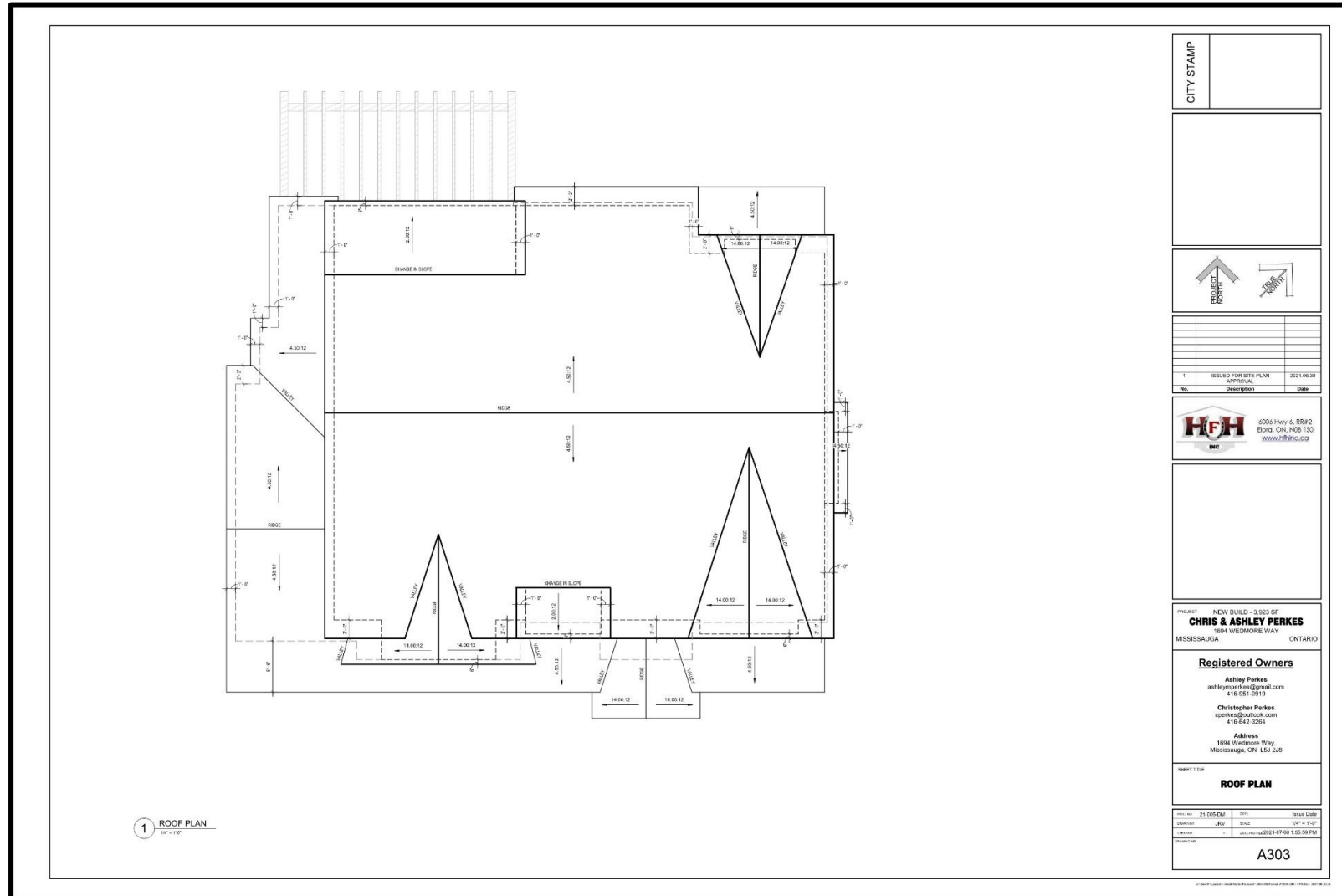


Figure 7: Proposed Development – Roof Plan
(H4H Inc. 2021)



**Figure 8: Proposed Development – 3D Perspective Renderings
(H4H Inc. 2021)**

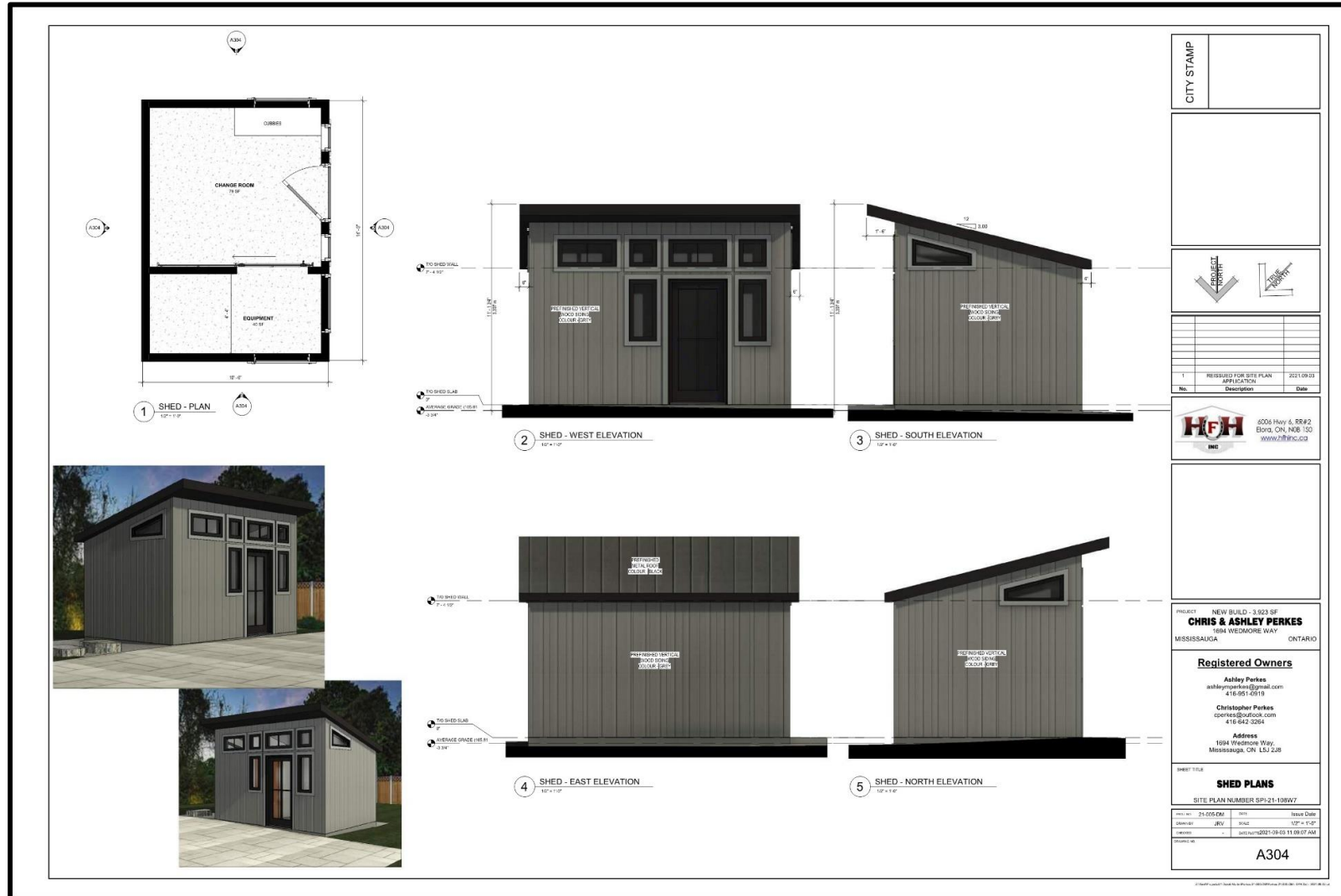
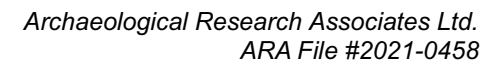
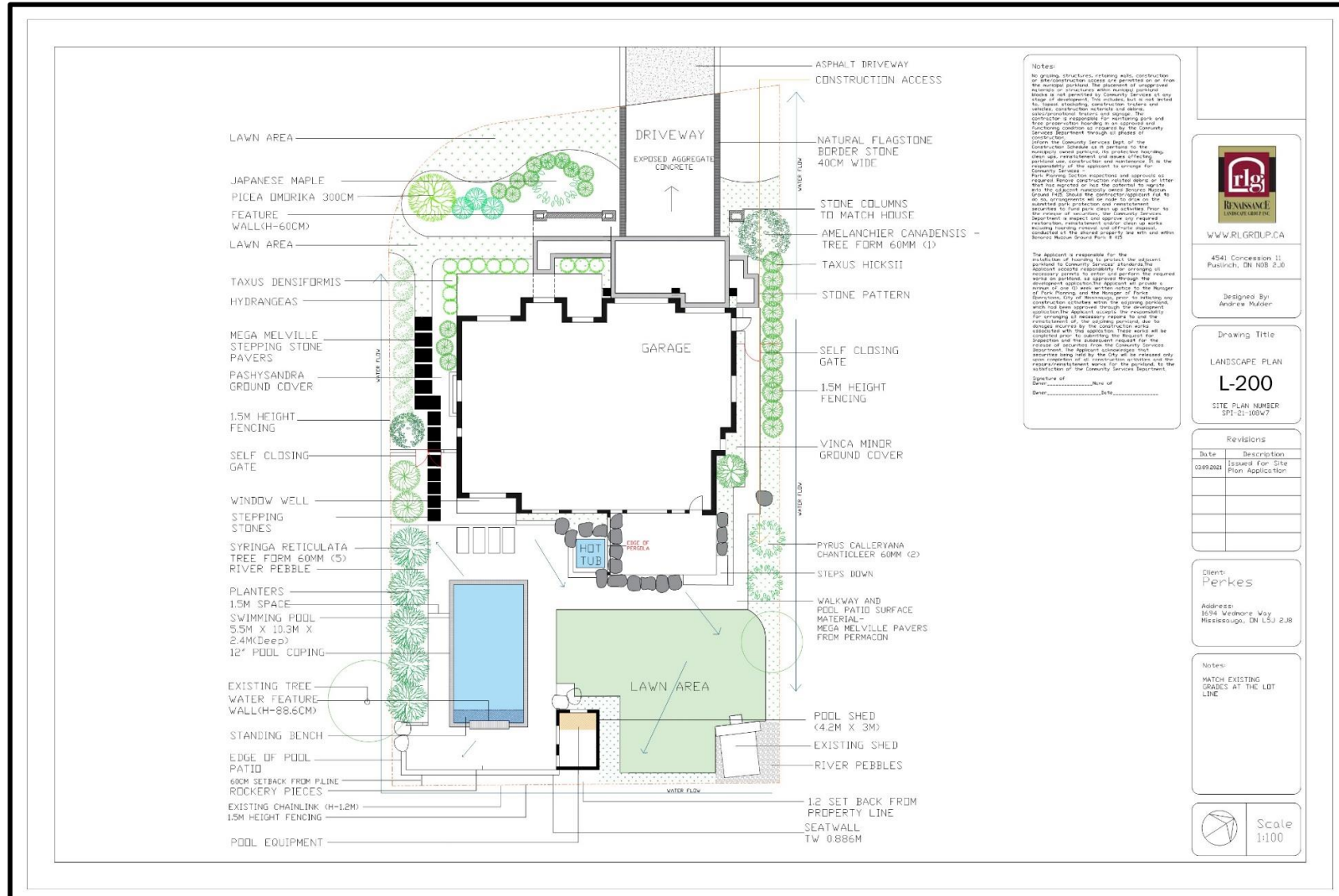


Figure 9: Proposed Development – Shed Plans
(H4H Inc. 2021)





**Figure 11: Proposed Development – Landscape Plan
(H4H Inc. 2021)**

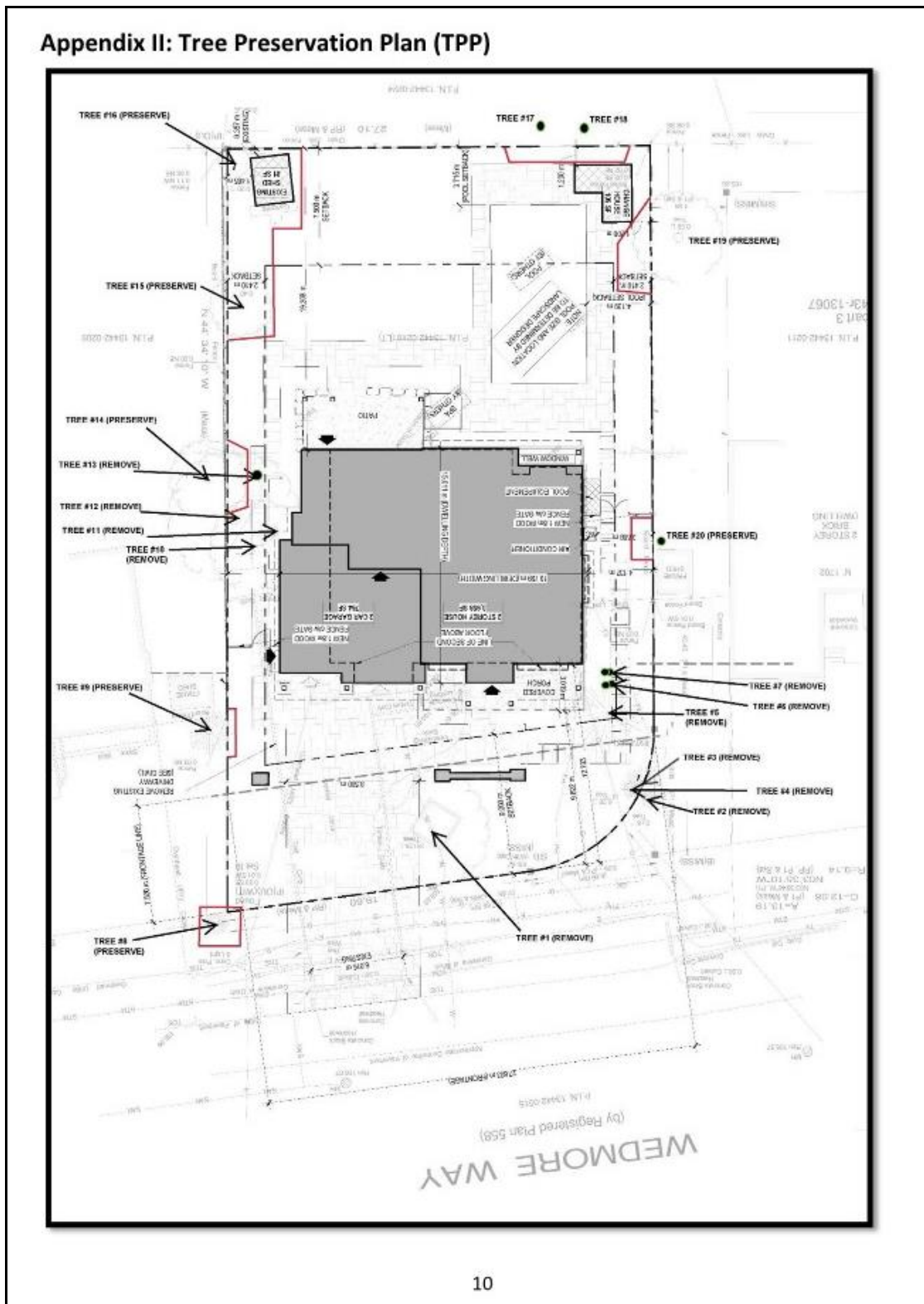


Figure 12: Arborist Report – Tree Preservation Plan
(Glenwood Tree Service Inc. 2021)

10.0 ANALYSIS OF IMPACT ASSESSMENT

The proposed development under study in this HIA entails the removal of the existing building and 11 trees on site. The following analysis of project impacts is based on the drawings and development description provided by the proponent as described in Section 9.0.

Any potential project impacts on identified BHRs or CHLs must be evaluated, including positive and negative indirect impacts.

Direct impacts (those that physically affect the heritage resources themselves) include, but are not limited to: initial project staging, excavation/levelling operations, construction of access roads and renovations or repairs over the life of the project. These direct impacts may destroy some or all significant heritage attributes or may alter soils and drainage patterns and adversely impact unknown archaeological resources.

Indirect impacts include but are not limited to: alterations that are not compatible with the historic fabric and appearance of the area; alterations that detract from the cultural heritage values, attributes, character or visual context of a heritage resource. This could include the construction of new buildings; the creation of shadows that alter the appearance of an identified heritage attribute; the isolation of a heritage attribute from its surrounding environment; the obstruction of significant views and vistas; and other less-tangible impacts.

InfoSheet #5: Heritage Impact Assessments and Conservation Plans (MHSTCI 2006b:3) provides an overview of several major types of negative impacts, including but not limited to:

- Destruction of any, or part of any, significant heritage attributes;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource (MHSTCI 2006b).

An assessment of impacts of the proposed development associated with adjacent heritage property can be evaluated using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006b). The impacts are examined below in Table 1.

Table 1: Impact Evaluation of Adjacent Property- Benares Historic House
(Adapted from MHSTCI 2006:3)

Type of Negative Impact	Applicable? (Y/N)	Comments
Destruction of any, or part of any, significant heritage attributes.	Y	<p>There is no proposed destruction of any or part of any significant heritage attributes associated with Benares Historic House. There are no proposed changes to any of the built features associated with Benares Historic House. The landscape of mature trees and spacious lawn will not be directly impacted as no trees associated with the Benares Historic House are proposed for removal. These trees and vegetation will continue to serve as a visual buffer between the two properties.</p> <p>There is the potential for impacts to/destruction of the mature trees associated with the Benares Historic House property as a result of accidental impacts that may happen due to the movement of construction equipment and/or damage to the tree roots of trees on the Benares Historic House property.</p>
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource; such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	N	The proposed development will not impact the attributes, character or visual context of the heritage resource. The mature trees which line the edges of the property will remain in situ and continue to act as a vegetative buffer against the surrounding adjacent properties. There were no significant views associated with the Benares Historic House and the primary view observed during the field survey will not be altered.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	N	The proposed development includes a two-storey residential house which is in keeping with the residential neighbourhood. There are no anticipated shadows which will alter the appearance of the heritage attributes or change the viability of natural features on the Benares Historic House property.
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	N	The proposed development will not isolate a heritage attribute from the surrounding context. It will not interfere with any significant relationships between the buildings or landscape on the Benares Historic House property.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	N	No significant view identified as a character defining element of Benares Historic House. The proposed development will not obstruct any of the primary views noted during the field survey associated with Benares Historic House.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	N	The proposed development is currently zoned for residential use and will remain residential in use. This is in keeping with the residential character of the neighbourhood.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	N	The proposed development includes the construction of a new structure which will result in land disturbance. No archaeological requirements were noted in by the City of Mississauga during the pre-consultation review.

10.1 Impact Summary

As Table 1 summarizes, the cultural heritage value and the heritage attributes associated with the Benares Historic House may have potential to be adversely impacted by the current proposed development as defined by MHSTCI *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b). Impacts may include:

- Impact 1: The proposed development has the potential to cause damage during the construction phase to the roots of the mature trees located in the northwest corner of Benares Historic House (1507 Clarkson Road North) adjacent to the rear of the subject property.

11.0 MITIGATION MEASURES

11.1 Mitigation Measures

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

The MHSTCI's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:4) lists several specific methods of minimizing or avoiding a negative impact on a cultural heritage resource. These mitigation measures are also echoed in the *City of Mississauga Heritage Impact Assessment Terms of Reference* (2017). These methods include:

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

11.2 Arborist Report Recommendations (Impact 1)

To mitigate any potential impacts to the mature trees associated with the Benares Historic House which may happen due to accidental damage during the construction process of the proposed development, the recommendations outlined in the Arborist Report should be followed. This includes ensuring that the Temporary Tree Protection methods are followed and maintained for the entire construction process. This will work to ensure that the tree roots are fenced adequately to allow them to be protected during construction.

11.3 Landscape Design (General)

The vegetation and mature trees associated with the adjacent property will not be impacted and will continue to serve as a natural buffer between the two properties. Additional landscaping elements or screening features may increase the visual buffer along the rear of the subject property and Benares Historic House property. The inclusion of screening elements is encouraged but not required.

12.0 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

The subject property is not recognized under the OHA; however it is adjacent to the Benares Historic House which is recognized under Part IV of the OHA and protected by an Ontario Heritage Trust Conservation Easement.

Based on the results of the field survey, the location of the proposed development, and the existing vegetative buffers between the two properties, no direct impacts of the proposed development on the cultural heritage value or heritage attributes associated with Benares Historic House were identified. Potential indirect impacts to the existing buffer zone of mature trees were identified. Potential impacts associated with the proposed development include:

- Impact 1: The proposed development has the potential to cause damage during the construction phase to the roots of the mature trees which act as a visual buffer and are located at 1507 Clarkson Road North (Benares Historic House).

The following conservation/mitigation strategies are recommended:

- To ensure that there is no accidental damage to the mature trees associated with Benares Historic House and to ensure they continue to serve as visual buffer between the two properties, the recommendations outlined in the Tree Protection Plan should be followed.

The following conservation/mitigation strategies are encouraged:

- The inclusion of additional vegetative and/or landscape screening along the rear of the subject property is encouraged.

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2005 *Cultural Landscape Inventory: City of Mississauga.* Accessed online at: http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI)

2006a *Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities.* Ontario Heritage Tool Kit Series. Toronto: Ministry of Culture.

2006b *InfoSheet #5: Heritage Impact Assessments and Conservation Plans.* Ontario Heritage Tool Kit Series. Toronto: Ministry of Culture.

2010 *Standards and Guidelines for the Conservation of Provincial Heritage Properties.* Accessed online at: http://www.mtc.gov.on.ca/en/heritage/heritage_s_g.shtml

2019 *List of Heritage Conservation Districts.* Accessed online at: www.mtc.gov.on.ca/en/heritage/heritage_conserving_list.shtml.

Ministry of Municipal Affairs and Housing (MMAH)

2020 *Provincial Policy Statement, 2020.* Toronto: Ministry of Municipal Affairs and Housing.

Ontario Heritage Trust (OHT)

2021a *Conservation Easements.* Accessed online at: <https://www.heritagetrust.on.ca/en/pages/tools/conservation-easements>

2021b *Ontario Heritage Plaque Guide.* Accessed online at: www.heritagetrust.on.ca/en/index.php/online-plaque-guide.

2021c *Benares House*. Accessed online at:

<https://www.heritagetrust.on.ca/en/properties/benares>

Parks Canada

2009 *Benares. Canadian Register of Historic Places*. Accessed online at:
<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=13907&pid=0>

2010 *The Standards and Guidelines for the Conservation of Historic Places in Canada 2nd Edition*. Accessed online at: www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf.

2021 *Directory of Federal Heritage Designations*. Accessed online at:
https://www.pc.gc.ca/apps/dfhd/search-recherche_eng.aspx.

Appendix A: Photographic Documentation

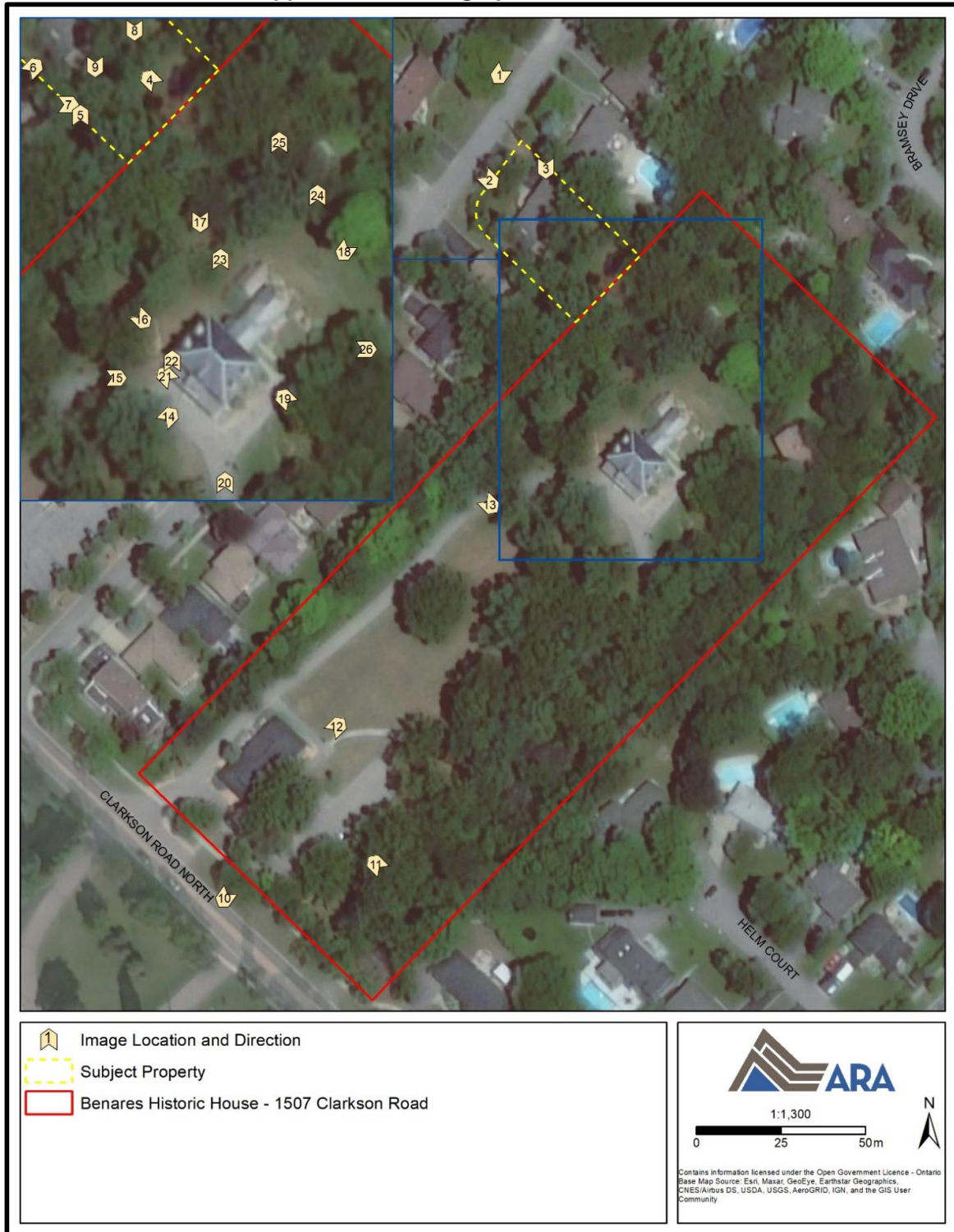




Image 1: Wedmore Way Streetscape – Subject Property from Wedmore Way
(Photo taken September 9, 2021; Facing South)



Image 2: Subject Property – Facade
(Photo taken September 9, 2021; Facing Southeast)



Image 3: Subject Property – Northeast Elevation and Façade
(Photo taken September 9, 2021; Facing South)



Image 4: Subject Property – Southeast (Rear) Elevation
(Photo taken September 9, 2021; Facing Northwest)



Image 5: Subject Property – South Corner Showing Rear Deck
(Photo taken September 9, 2021; Facing North)

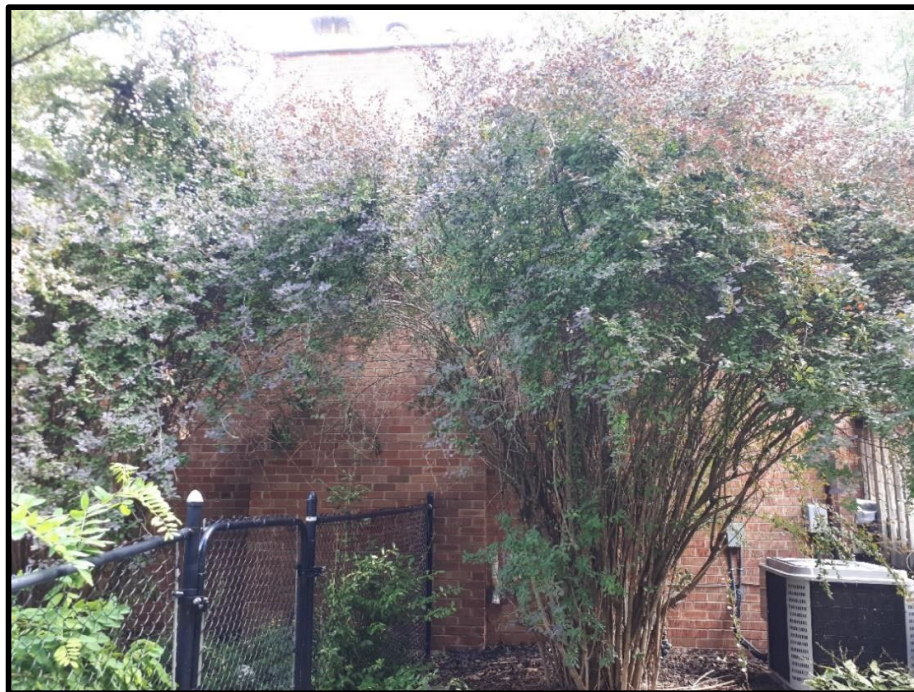


Image 6: Subject Property – Southwest Elevation
(Photo taken September 9, 2021; Facing Northeast)



Image 7: Subject Property – Rear Yard and Shed
(Photo taken September 9, 2021; Facing East)



Image 8: Subject Property – Rear Yard
(Photo taken September 9, 2021; Facing South)



Image 9: Subject Property – View of Benares Historic House (Obscured by Vegetation)
(Photo taken September 9, 2021; Facing Southeast)



Image 10: Adjacent Heritage Property – Benares Historic House Plaque
(Photo taken September 9, 2021; Facing Southwest)



**Image 11: Adjacent Heritage Property – View of Benares Historic House
Administrative Building**
(Photo taken September 9, 2021; Facing Northwest)



Image 12: Adjacent Heritage Property – Large Lawn Area
(Photo taken September 9, 2021; Facing Northeast)



Image 13: Adjacent Heritage Property – View of Benares Historic House from Driveway
(Photo taken September 9, 2021; Facing East)



Image 14: Adjacent Heritage Property – Façade
(Photo taken September 9, 2021; Facing Northeast)



Image 15: Adjacent Heritage Property – West Elevation and Facade
(Photo taken September 9, 2021; Facing East)



Image 16: Adjacent Heritage Property – Northwest Elevation
(Photo taken September 9, 2021; Facing Southeast)



Image 17: Adjacent Heritage Property – North Elevation and rear wings
(Photo taken September 9, 2021; Facing South)



Image 18: Adjacent Heritage Property – Northeast (Rear) Elevation
(Photo taken September 9, 2021; Facing Southwest)



Image 19: Adjacent Heritage Property – Southeast Elevation
(Photo taken September 9, 2021; Facing Northwest)



Image 20: Adjacent Heritage Property – South Elevation
(Photo taken September 9, 2021; Facing North)



Image 21: Adjacent Heritage Property Landscape – View Towards Subject Property
(Photo taken September 9, 2021; Facing Northwest)



Image 22: Adjacent Heritage Property – View Towards Rear of Subject Property from Porch
(Photo taken September 9, 2021; Facing North)



**Image 23: Adjacent Heritage Property – View Towards Rear of Subject Property from
Rear of Benares House**
(Photo taken September 9, 2021; Facing Northwest)



**Image 24: Adjacent Heritage Property – Potting Shed Outbuilding Located on
Northern Corner Property**
(Photo taken September 9, 2021; Facing North)



Image 25: Adjacent Heritage Property – View of Rear of Subject Property from Potting Shed (Obscured by Vegetation)
(Photo taken September 9, 2021; Facing Northwest)



Image 26: Adjacent Heritage Property – Barn Located on Eastern Corner of Property
(Photo taken September 9, 2021; Facing East)

Appendix B: Key Team Member Two-Page Curriculum Vitae

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP
Heritage Operations Manager
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Biography

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

Education

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

Professional Memberships and Accreditations

Current	Professional Member, Canadian Association of Heritage Professionals (CAHP) Member of the Canadian Institute of Planners (MCIP) Registered Professional Planner (RPP) President, Ontario Association of Heritage Professionals.
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Work Experience

Current	Heritage Operations Manager, Archaeological Research Associates Ltd. Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2009-2013	Heritage Planner, Heritage Resources Centre, University of Waterloo Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.
2008-2009,	Project Coordinator–Heritage Conservation District Study, ACO

- 2012 Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.
- 2007-2008 **Team Lead, Historic Place Initiative, Ministry of Culture**
Liaised with Ministry of Culture Staff, Centre's Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

Selected Professional Development

- 2020 "Shaping The Public Realm: The Intersection Of Design & Planning" by Ontario Professional Planners Institute
- 2020 "Bill 189: The Coronavirus Support and Protection Act, 2020 and LPAT Update: All In An Hour" by Ontario Professional Planners Institute
- 2020 "COVID-19 and Planning" by Canadian Institute of Planners
- 2020 "Cities in the Age of COVID: What are the impacts on urban design and architecture?" by Canadian Urban Institute
- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Information Session: Proposed Amendments to the OHA, by MHSTCI
- 2018 Indigenous Canada Course, University of Alberta
- 2018 Volunteer Dig, Mohawk Institute
- 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 How to Plan for Communities: Listen to the Them, Webinar, Canadian Institute of Planners
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2017 Cultural Heritage, Archaeology and Planning Symposium
- 2017 Capitalizing on Heritage, National Trust Conference, Ottawa, ON.
- 2016 Cultural Heritage, Archaeology and Planning Symposium
- 2016 Heritage Rising, National Trust Conference, Hamilton
- 2016 Ontario Heritage Conference St. Marys and Stratford, ON.
- 2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects
- 2015 Cultural Heritage, Archaeology and Planning Symposium
- 2015 City of Hamilton: Review of Existing Heritage Permit and Heritage Designation Process Workshop.
- 2015 Ontario Heritage Conference, Niagara on the Lake, ON.
- 2015 Leadership Training for Managers Course, Dale Carnegie Training

Selected Publications

- 2018 "Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach." *Ontario Association of Heritage Professionals Newsletter*, Winter 2018.
- 2018 "Restoring Pioneer Cemeteries" *Ontario Association of Heritage Professionals Newsletter*. Spring 2018.
- 2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, Sept. 2015.
- 2015 "Bringing History to Life." *Municipal World*, February 2015, pages 11-12.
- 2014 "Inventorying our History." *Ontario Planning Journal*, January/February 2015.
- 2014 "Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada." with R. Shipley and J. Kovacs. *Cities*.

Amy Barnes, M.A., CAHP
Heritage Project Manager
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Biography

Amy Barnes, a Project Manager with the Heritage Team, has over ten years of experience evaluating cultural heritage resources and leading community engagement. Amy has extensive experience working with provincial and municipal legislation and guidelines, including the Ontario Heritage Act, Official Plans, the Standards and Guidelines for the Conservation of Historic Places, and the Ontario Heritage Toolkit. Ms. Barnes has completed over fifty heritage related projects including 150+ cultural assessments and has been qualified as an expert witness at the Ontario Superior Court of Justice. Amy has worked in the public and private sector where her duties included project management, public consultation, facilitator, research, database and records management, and report author. Amy has worked with the Town of Oakville, City of Cambridge, City of Kitchener, Niagara-on-the-Lake, City of London, and the City of Kingston on projects which range in size, scale and complexity. Amy Barnes holds an M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario. Amy has successfully completed the International Association of Public Participation (IAP2) Foundations in Public Participation, the IAP2 Planning and Techniques for Effective Public Participation, and Indigenous Awareness Training through Indigenous Awareness Canada. Amy is a professional member of the Canadian Association of Heritage Professionals (CAHP) and previously served as the Vice-Chair of the Cambridge Municipal Heritage Advisory Committee.

Education

2009	MA in Heritage Conservation, School of Canadian Studies, Carleton University, Ottawa, Ontario.
2006	Honours BA, Carleton University, Ottawa, Ontario Canadian Studies (Major) and Psychology (Minor).

Professional Memberships and Accreditations

Current	Professional Member, Canadian Association of Heritage Professionals (CAHP) Member, International Network for Traditional Building, Architecture & Urbanism, Guelph Chapter.
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Work Experience

Current	Heritage Project Manager, Archaeological Research Associates Ltd. Coordinates the completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2020	Principal Heritage Consultant, Amy Barnes Consulting.
2012-2015	Coordinated the completion of various contracts associated with built heritage, cultural heritage landscapes, including Heritage Impact Assessments, Cultural Heritage Evaluation Reports, Designation Reports and professional consultation.
2019-2020	Manager of Operations- Outreach and Engagement, Yorklands Green Hub. Coordinated the development of a feasibility study and strategic planning initiatives for the anticipated purchase of a Provincial Property of Provincial Heritage Significance. Coordination of workshops and community events, external outreach and communications and implementing strategic planning initiatives. Liaison with

- 2015-2019 Infrastructure Ontario, Ministry of Heritage, Sport, Tourism and Cultural Industries, non-profits, charities, school boards and community members.
Project Manager and Senior Cultural Heritage Specialist – Letourneau Heritage Consulting Inc.
Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations, and public engagement activities. Served as the firm's Public Engagement Specialist.
- 2011-2012 **Creative Content Developer, Virtual Museums Canada.**
Worked as part of an interdisciplinary team to help create an online virtual exhibit for Virtual Museums Canada. Responsible for historical research, record management, creative design, narrative and content development and internal coordination for the Archives and Research Team.
- 2010 **Junior Heritage Planner, Municipality of North Grenville.**
Responsible for historic research, public consultation and engagement and community development for heritage related projects. Worked with local heritage committees, Council and planning staff in accordance with the Ontario Heritage Act, Official Plans and other guiding policies.
- 2009 **Heritage Planner Intern, City of Kingston.**
Aided in heritage related projects and worked closely with heritage committees, Council, and planning staff.

Selected Professional Development

- 2020 Indigenous Awareness Training and Certification, Indigenous Awareness Canada.
– Indigenous Awareness Certification
– Indigenous Peoples and Cultures
– Indigenous Communication & Consultation
– Indigenous Employment Outreach, Recruit, and Retain
- 2019 Enviroseries “Creating a Heritage Landmark Park For Guelph at The Former Ontario Reformatory”. Yorklands Green Hub.
- 2017 International Association of Public Participation Certification
- Foundations in Public Participation
- Planning and Techniques for Effective Public Participation.

Publications

- 2013 “Landmark Series.” Cambridge Times. Selected Issues.
“Alice King Sculthorpe.” Acorn Magazine, 2013.

Selected Presentations

- 2020 “Heritage Planning”, University of Guelph Speaker Series.
2019 “Understanding Municipal Heritage Planning”, City of Cambridge Heritage Day.
2018 “Heritage Planning in Ontario”, Willowbank School of Restorative Arts, Queenston.
2016 “Jane’s Walk- Preston Heritage”, Cambridge Ontario.
2016 “Jane’s Walk Promotion”, Rogers TV, Kitchener, Ontario

Penny M. Young, MA, CAHP (#P092)
Project Manager - Heritage
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Biography

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

Education

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

Professional Memberships and Accreditations

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

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

Aly Bousfield Bastedo, B.A., Dip. Heritage Conservation
Heritage Technical Writer and Researcher
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Aly Bousfield-Bastedo, ARA's Heritage Technical Writer and researcher has four years of experience in evaluating cultural heritage resources, conducting historical research and providing conservation recommendations on a variety of projects. She holds an Honours BA in Sociology from the University of Guelph as well as a post-graduate certificate in Urban Design from Simon Fraser University. Building on these experiences, Aly received a graduate Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Aly has gained substantial experience in provincial and municipal legislation and guidelines, including the *Ontario Heritage Act*, *Official Plans*, the *Standards and Guidelines for the Conservation of Historic Places*, and the *Ontario Heritage Toolkit*. Aly has gained considerable experience in evaluating potential impacts and recommending mitigation strategies for a variety of resources such as farmsteads, bridges, houses, churches, cultural heritage landscapes and heritage districts in urban and rural areas. Aly's breadth of work has demonstrated her ability in conducting consultations with heritage stakeholders including interviews and surveys.

Education

2017-2020	Post-Graduate Diploma in Heritage Conservation, Willowbank School of Restoration Arts. Queenston, ON
2016-2017	Post-Graduate Certificate in Urban Design, Simon Fraser University, Vancouver, BC
2009-2013	Honours BA, University of Guelph, Guelph, ON Sociology

Select Work Experience

Current	Technical Writer and Researcher, Archaeological Research Associates Ltd. Produce deliverables for ARA's heritage team, including historic research, heritage assessment and evaluation for designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2021	Cultural Consultant, Ministry of Heritage, Sport, Tourism and Culture Provided liaison and advisory services to municipalities and stakeholders in the heritage sector on cultural heritage legislation in Ontario.
2020	Heritage Planning Consultant, Megan Hobson & Associates Provided heritage consulting services, including site investigation and documentation. Provided cultural heritage value assessment and evaluations.
2019-2020	Cultural Heritage Planning Intern, ERA Architects Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations.
2016-2017	Heritage Vancouver, Programs and Communications Conducted research and analysis of heritage properties and neighbourhoods in Vancouver. Assisted in the creation of a cultural heritage landscape assessment of Vancouver's Chinatown neighbourhood through historical research and community engagement.

Select Professional Development

- 2021 International Network for Traditional Building and Urbanism (INTBAU) membership
- 2021 "Drafting Statements of Significance." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students.
- 2021 "Architectural Styles." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students.
- 2021 "Perspectives on Cultural Heritage Landscapes". Cultural Heritage, Archaeology and Planning Symposium. ARA Ltd.
- 2019 University of Toronto, Mark Laird "Selected topics on Landscape Architecture", Course audit
- Messors, "Fornello Sustainable Preservation Workshop", Cultural Landscape Field School
- 2018 Points of Departure. Association for Preservation Technology (APT) Conference. Buffalo, NY.

Presentations

- 2018 Essential issues or themes for education in heritage conservation: Montreal Roundtable on Heritage (Canada Research Chair on Built Heritage)