



**Scoped Heritage Impact Assessment
5034, 5054 and 5080 Ninth Line, City of Mississauga
Heritage Impact Assessment
For Adjacent 5104 Ninth Line
City of Mississauga, Region of Peel
(Formerly Town of Milton, in the Regional Municipality of Halton), Ontario**

Prepared for
Your Home Developments
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Original Report

EXECUTIVE SUMMARY

Under a contract awarded in April 2020 by Your Home Developments, Archaeological Research Associates Ltd. was retained to complete a Heritage Impact Assessment related to the development of 5034, 5054 and 5080 Ninth Line, City of Mississauga (defined as the project location). The adjacent property at 5104 Ninth Line (defined as the subject property) is a listed property on the *City of Mississauga's Municipal Register of Property of Cultural Heritage Value or Interest*. As such, the City of Mississauga requested a scoped Heritage Impact Assessment. The City provided direction regarding completing a scoped assessment in accordance with the *City of Mississauga's Heritage Impact Assessment Terms of Reference* on April 16, 2020, indicating that Section 2.1 (a detailed site history to include a listing of owners from the land registry office, and a history of the site uses(s)) and Section 2.3 bullets 1 and 2 (internal photographs and measured drawings) were not required.

The properties at 5034, 5054, 5080 and 5104 Ninth Line (defined as the study area) were originally located within the boundaries of the Town of Milton. On January 1, 2010 lands situated east of Highway 407 were annexed to the City of Mississauga. The properties are located within part of Lot 1, Concession 9, New Survey, in the Geographic Township of Trafalgar, in the former Halton County, Ontario, currently the City of Mississauga, Regional Municipality of Peel.

The Heritage Impact Assessment approach consists of the following:

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

Research, consultation and field work completed for this report found that 5034, 5054 and 5080 Ninth Line did not possess potential cultural heritage value or interest. Following consultation, historical research, field survey and evaluation against the criteria set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*, it was determined that the property at 5104 Ninth Line does not meet any of the criteria for cultural heritage value or interest. Modifications have impacted architectural features of 5104 Ninth Line such that it is no longer a representative example of the Neoclassical style, nor is it an early example. The property is associated with the O'Haras, a long-time farming family in the area. Research conducted did not suggest any notable contributions to the community made by the individuals who lived on the property. The contextual value of the property has been diminished through adjacent and proposed contemporary suburban development and the construction of Highway 407.

The proposed development will have indirect impacts on the subject property due to its adjacency to the project location. The development entails the demolition and removal of the

existing dwellings and outbuildings from the project location at 5034, 5054 and 5080 Ninth Line and the proposed construction of residential condominium apartment buildings with two mid-rise apartment buildings fronting Ninth Line at six-and-eight storeys fronting the south side of Ninth Line and three twelve storeys buildings in the rear backing on the 407 Transitway. According to the Planning Justification Report a “ten-storey apartment building that creates a that transition towards the north-west quadrant and three-storey back-to-back townhouse blocks backing on to the future medium-density townhouse development at 5150 Ninth Line” (Korsiak 2021:4).

Although the property at 5104 Ninth Line was not found to meet the criteria of Ontario Regulation 9/06, it is an historic farmhouse, as such development considerations that are sympathetic to the existing historic fabric have been suggested. Mitigation measures have been recommended for the development at the project location that consider the existing historic fabric of the adjacent property at 5104 Ninth Line:

- That to ensure the adequate screening of the property at 5104 Ninth Line, as recommended by the Mississauga Urban Design Review Panel, a buffer zone was created between the project location and subject property through the placement of a park along the west portion of project location. The conservation of extant mature trees on the subject property or the planting of rows of vegetation along the east and south property lines of 5104 Ninth Line, directly adjacent to the proposed development is recommended to further screen the proposed development.
- There is an opportunity to draw drawing from and reflect the proportions, materials and design elements of 5104 Ninth Line, notably the brick cladding, brick voussoirs, square window and door openings and centrally placed front entrance with sidelights and/or transom as well as the red and white colour palette. Specifically these design elements could be considered for buildings “E” and the townhouse blocks (the closest buildings to the subject property). This can be accomplished by incorporating window and door openings as well as differing wall materials that provide horizontal and vertical visual relief into the buildings’ proposed podium or lower storeys and the design of the townhouses.

The 2020 *Provincial Policy Statement* notes that cultural heritage value or interest is bestowed upon cultural heritage resources by communities. Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining cultural heritage value or interest. It is hoped that the information presented in this report will be useful in those deliberations.

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
 BHR – Built Heritage Resource
 CHL – Cultural Heritage Landscape
 CHVI – Cultural Heritage Value or Interest
 HIA – Heritage Impact Assessment
 MHSTCI – Ministry of Heritage, Sport, Tourism and Culture Industries
 MUDAP – Mississauga Urban Design Advisory Panel
 OHA – Ontario Heritage Act
 OHT – Ontario Heritage Trust
 O. Reg. – Ontario Regulation
 PPS – Provincial Policy Statement
 ROW – Right of Way

VLA – Veteran's Land Act

PERSONNEL

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Two-page curriculum vitae (CV) that demonstrate the qualifications and expertise of key team members to perform cultural heritage work in Ontario are provided in Appendix C.

MINIMUM REPORT REQUIREMENTS CHART

City of Mississauga Minimum Requirements	ARA Equivalent
2.1 Site History	3.0 Site History
2.2 Description of Existing Structures	6.0 Description of Buildings and Structures – Project Location 7.0 Description of Buildings and Structures – Subject Property
2.2 Statement of Conclusions (Significance and Heritage Attributes of the Cultural Heritage Resource)	8.0 Heritage Assessment 13.0 Mandatory Statement
2.2 Location Map	1.0 Project Context
2.3 Documentation of Existing Conditions (Current External Photographs)	Appendix A: Project Location and Subject Property Images
2.3 Documentation of Existing Conditions (Measured Drawings – Elevations, Floor Plans, and a Site Plan or Survey)	6.0 Description of Buildings and Structures – Project Location 7.0 Description of Buildings and Structures – Subject Property
2.3 Documentation of Existing Conditions (Historical Photos, Drawings or Other Archival Material)	3.0 Site History Appendix B: Historical Photos, Drawings and Other Archival Material
2.4 Outline of the Proposed Development	9.0 Proposed Development
2.5 Full Architectural Drawings	9.0 Proposed Development
2.6 Assessment of Alternative Development Options and Mitigation Measures	10.0 Analysis of Potential Impacts 11.0 Assessment of Mitigation Measures
2.7 Summary of Conservation Principles	11.0 Assessment of Mitigation Measures 12.0 Summary Statement and Conservation Recommendations
2.8 Proposed Demolitions/Alterations	9.0 Proposed Development
2.9 Alternatives for Salvage Mitigation	11.0 Assessment of Mitigation Measures
3. Summary Statement and Conservation Recommendations	12.0 Summary Statement and Conservation Recommendations
4. Mandatory Recommendation	13.0 Mandatory Statement
5. Qualifications	Appendix C: Key Team Member Two-Page Curriculum Vitae

1.0 PROJECT CONTEXT

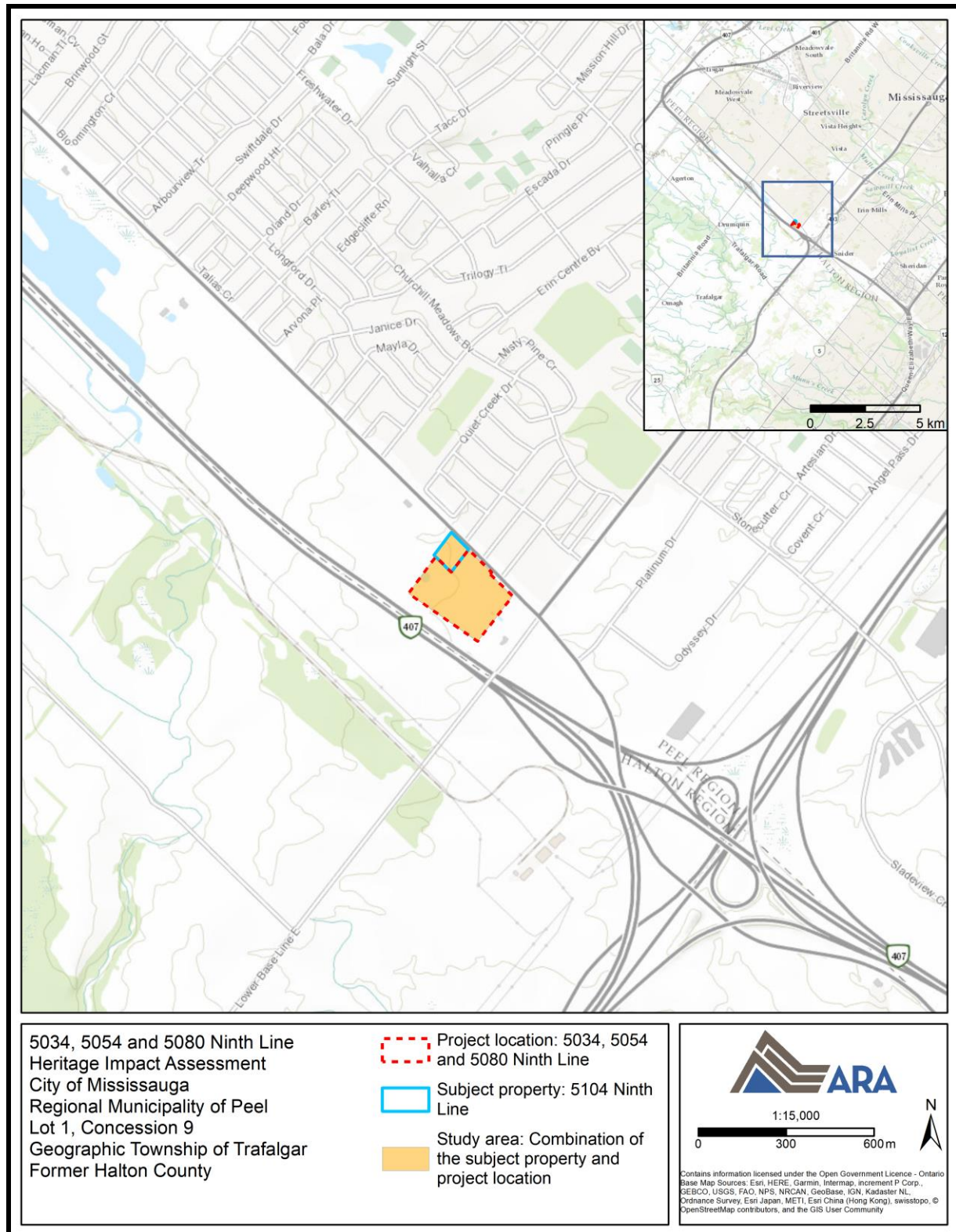
Under a contract awarded in April 2020 by Your Home Developments, Archaeological Research Associates Ltd. (ARA) was retained to complete a Heritage Impact Assessment (HIA) related to the development of 5034, 5054 and 5080 Ninth Line, City of Mississauga. The adjacent property at 5104 Ninth Line is a listed property on the *City of Mississauga's Municipal Register of Property of Cultural Heritage Value or Interest*. As such, the City of Mississauga requested a scoped HIA. On April 16, 2020, the City provided direction regarding completion of a scoped HIA in accordance with the *City of Mississauga's Heritage Impact Assessment Terms of Reference* and indicated that Section 2.1 (a detailed site history to include a listing of owners from the land registry office, and a history of the site uses(s)) and Section 2.3 bullets 1 and 2 (internal photographs and measured drawings) were not required (2017a). For the purposes of this assessment, the properties at 5034, 5054 and 5080 and 5104 Ninth Line will comprise the study area.

The study area was originally located within the boundaries of the Town of Milton. On January 1, 2010, lands situated east of Highway 407 were annexed to the City of Mississauga. The properties are located within part of Lot 1, Concession 9, New Survey, in the Geographic Township of Trafalgar, in the former Halton County, Ontario, currently the City of Mississauga, Regional Municipality of Peel (see Map 1).

The purpose of this assessment is to identify and evaluate the cultural heritage resources within the study area that may be impacted by the proposed development. This assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Policy Statement* (2020), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, *City of Mississauga Official Plan* (2019), and the *City of Mississauga Heritage Impact Assessment Terms of Reference* (2017a).

For the purposes of this assessment, the following terms are used to define the areas under study:

- **Subject property:** 5104 Ninth Line (adjacent to the project location);
- **Project location:** 5034, 5054 and 5080 Ninth Line; and
- **Study area:** Combination of the subject property and project location.



Map 1: Project Location and Subject Property in the City of Mississauga
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

2.0 POLICY AND APPROACH

The framework for this assessment report is provided by provincial planning legislation and policies as well as municipal Official Plans and guidelines. Section 2 of the *Planning Act* indicates that a council of a Municipality have regard for matters of provincial interest such as: “(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.” Section 3 of the *Planning Act* directs a municipal Council's decisions to be consistent with the *Provincial Policy Statement* (PPS 2020). Policy 2.6.1 states: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

With respect to cultural heritage, the *Mississauga Official Plan* Policy 7.4.1 states that “Mississauga’s cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such, are imperative to conserve and protect” (2019a:7.7). Additionally, Policy 7.4.1.12 states that “the proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource, or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment (HIA), prepared to the satisfaction of the City and other appropriate authorities having jurisdiction” (2019a:7.8). Additionally, the *City of Mississauga Heritage Impact Assessment Terms of Reference* (2017a) outlines the required elements for HIAs prepared on properties situated within the City of Mississauga.

2.1 Key Concepts

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

- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in Ontario Regulation (O. Reg.) 9/06 namely historic or associate value, design or physical value and/or contextual value. Provincial significance is defined under *Ontario Heritage Act* (OHA) O. Reg. 10/06.
- **Built Heritage Resource (BHR)** is 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 an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers” (MMAH 2020:41).
- **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). It is recognized that the heritage value of a CHL is often derived from its association with historical themes that characterize the development of human settlement in an area (Scheinman 2006). In Ontario, typical themes which may carry heritage value within a

community include, but are not limited to: 1) Pre-Contact habitation, 2) early European exploration, 3) early European and First Nations contacts, 4) pioneer settlement, 5) the development of transportation networks, agriculture and rural life, 6) early industry and commerce, and/or 7) urban development. Individuals CHLs may be related to a number of these themes simultaneously.

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

- **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 heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2020:41-42).
- **Heritage Attributes** are defined in the *Ontario Heritage Act* as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest” (Government of Ontario 2009).
- **Protected Heritage Property** “means 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 regard to cultural heritage and archaeology, 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).

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

- **Heritage Impact Assessment** is defined as “a statement that will identify all heritage resources of a property; describe and evaluate their heritage significance; and, evaluate their sensitivity to a proposed development, use or reuse, including, where possible, measures to mitigate deleterious consequences” (City of Mississauga 2019a:20-4).

2.2 Types of Recognition

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

The National Historic Sites program commemorates important sites, people or events that have had a nationally significant effect on, or illustrate a nationally important aspect of, the history of Canada. The Minister of Canadian Heritage on the advice of the Historic Sites and Monuments Board of Canada (HSMBC) makes recommendations to the program. Another form of recognition at the federal level is the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural and recreational heritage. It is important to note that both of these federal commemoration programs do not offer protection from alteration or destruction.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 plaques located across the province recognizing key people, places and events that shaped Ontario. Additionally, properties owned by the province may be recognized as a “provincial heritage property” (MHSTCI 2010). A cultural heritage resource may also be protected through an OHT or municipal easement. Many municipal heritage committees and historical societies provide plaques for local places of interest. One role of municipal heritage groups (i.e., municipal heritage committees, historical societies) is to educate and inform the community on local heritage and several ways this could occur could include: producing descriptive guides and newsletters or by installing commemorative plaques (MHSTCI 2006d:8).

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

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

2.2.1 Historical Research

Background information is obtained from aerial photographs, historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records), published secondary sources (online and print) and local historical organizations. The 1851 Census for the Township of Trafalgar has not survived (LAC 2018). Given that research is constrained to sources in the public record and conducted in a limited time frame, there is the possibility that additional historical information exists but may not have been identified.

2.2.2 Consultation

Consultation with the local community is essential for determining the community value of cultural heritage resources. At project commencement, ARA contacts the relevant local municipalities to inquire about: 1) protected properties in the study area, 2) properties with other types of recognition in the study area, 3) previous studies relevant to the current study, and 4) other heritage concerns regarding the study area or project. Where possible, information was sought directly from the MHSTCI and the OHT. In this case, the City of Mississauga was contacted to obtain feedback on the potential cultural heritage resources in the vicinity as well as the scope of the study.

2.3 Evaluation of Significance

In order to objectively identify cultural heritage resources, O. Reg. 9/06 made under the OHA sets out three principal criteria with nine sub-criteria for determining CHVI (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. These criteria include: 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).

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

2.4 Evaluation of Impacts

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

- Destruction of any, or part of any, significant heritage attributes;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and

- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

2.5 Mitigation Strategies

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:3) lists several specific methods of minimizing or avoiding a negative impact on a cultural heritage resource, including but not limited to:

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

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

2.6 Summary of Approach

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

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

- *Provincial Policy Statement* (2020);
- *Ontario Heritage Act* (R.S.O. 1990);
- *Ontario Heritage Tool Kit* series (MHSTCI 2006a);
- *City of Mississauga Official Plan* (2019); and
- *City of Mississauga Heritage Impact Terms of Reference* (2017a).

3.0 SITE HISTORY

The Township of Trafalgar has a long history of Indigenous land use and settlement including Pre-Contact and Post-Contact campsites and villages. It should be noted that the written historical record regarding Indigenous use of the landscape in southern Ontario draws on accounts by European explorers and settlers. As such, this record details only a small period of time in the overall human presence in Ontario. Oral histories and the archaeological record show that Indigenous communities were mobile across great distances, which transcend modern understandings of geographical boundaries and transportation routes.

Based on current knowledge, the cultural heritage resources located within the study area are tied to the history of the initial settlement and growth of Euro-Canadian populations in the Township of Trafalgar. The arrival of European explorers and traders at the beginning of the 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories.

3.1 Trafalgar Township, Former County of Halton

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

Table 1: County and Township Settlement History
(Wilson's Publishing Co. 2000; Warnock 1862; Cumming 1971; Town of Oakville 2008; City of Mississauga 2009)

Historical Event	Timeframe	Characteristics
Loyalist Influx	Late 18 th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; <i>Constitutional Act of 1791</i> creates Upper and Lower Canada.
Peel County Development	Late 18 th and early 19 th century	Area initially adjacent to York County's 'West Riding'; Became part of York County's 'West Riding' in 1798; Southern portion acquired as part of the 'First Purchase of the Mississauga Tract' in 1805; Northern portion acquired as part of the 'Second Purchase' or 'Ajetance Purchase' in 1818; Peel County established after the abolition of the district system in 1849.
Trafalgar Township Formation	Early 19 th century	First settlers arrived in southeastern part of Trafalgar (the 'Old Survey') ca. 1807; Prominent early families in the south included the Sovereigns, Proudfoots, Kattings, Freemans, Posts, Biggars, Mulhollands, Kenneys, Chalmers, Albertsons, Chisholms, Sproats, Browns and Hagars; Population reached 548 by 1817 with four saw mills and one grist mill in operation; the 'New Survey' comprised the northwestern lands acquired in 1818.
Trafalgar Township Development	Mid-19 th and early 20 th century	By 1846, 28,375 ha had been taken up in Trafalgar, with 11,404 ha under cultivation; 23 saw mills and seven grist mills in operation at that time; Population reached 4,513 by 1850; Traversed by the Hamilton & Toronto Branch of the Great Western Railway (1855), the Hamilton & North Western Railway (1877) and the Credit Valley Railway (1877); Communities at Milton, Homby, Auburn, Boyne, Omagh, Drumquin in the north and Oakville, Bronte, Palermo, Trafalgar, Munn's Corner and Sheridan in the south.
Town of Oakville Amalgamation & Transfer to Peel	Mid-20 th and early 21 st century	In 1962, the Township of Trafalgar and the Town of Oakville amalgamated to form a new Town of Oakville with four wards (Town of Oakville 2008:3); At this time, the Township of Trafalgar was part of the County of Halton; In 2010, lands from the Town of Milton were annexed to become part of the City of Mississauga (City of Mississauga 2009).

3.2 Study Area

As discussed in Section 1.0, 5034, 5054, 5080 and 5104 Ninth Line fall on part of Lot 1, Concession 9 in the Geographic Township of Trafalgar, in the former Halton County, Ontario.

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

Table 2: Maps and Aerial Photographs Consulted

Year	Map Title	Reference
1858	Tremaine's Map of the County of Halton, Canada West	Tremaine
1877	Northern Part of Trafalgar	Walker & Miles
1909	Brampton Sheet No. 35 [030M12] Topographic Map	OCUL
1975	Aerial Map	CTA

The limits of the study area are shown on georeferenced versions of the consulted historical maps (see Map 2-Map 5).

"Chas O'Hara" is indicated as the occupant of the east half of Lot 1, Concession 9. Structures are not depicted on the 1858 map; however, property occupants are indicated, as are major thoroughfares and waterways (see Map 2).

The 1877 map of Trafalgar Township indicates that William O'Hara was the occupant of the east half of Lot 1, Concession 9, with a farmhouse and orchard depicted on his property fronting Ninth Line (see Map 3).

By 1909, modern road alignments were well established with the project location indicated northwest along Ninth Line. The O'Hara's red brick residence is indicated on the map in red with the municipal address of 5104 Ninth Line (Map 4).

An aerial image from 1975 indicates the location of 5104, 5080 and 5034 Ninth Line. The extant residence along with some outbuildings are located at 5104 Ninth Line, the former residence and garage/outbuilding are located on the property at 5080 Ninth Line and the extant residence at 5034 Ninth Line is depicted. The extant residence at 5054 Ninth Line had not yet been constructed by 1975, and it appears that a different building occupied the property at that time (see Map 5).

3.3 Project Location

The project location on part of the east half of Lot 1, Concession 9 in the Township of Trafalgar was severed from the larger 100-acre farm, once belonging to the O'Hara family, in 1953. The O'Hara home remains extant on the property at 5104 Ninth Line. Ownership histories for each property within the project location are described in the subsections below (see Appendix B for detailed ownership charts).

3.3.1 5034 Ninth Line

Following the sale of the O'Hara farm to Toyne Grice in 1946, Grice sold off parcels of the 100-acre lot for development with land being sold to the Director of the *Veteran's Land Act* (VLA) in 1953. In 1978, the Director of the VLA sold the property at 5034 Ninth Line to John and Jean Castell who then sold the same to Fausto and Marcella Trinca (LRO #20 Instrument #478003). John Castell (Jr.) is the son of John Castell (Sr.) who owned the property at 5054 Ninth Line. The residence appears to have been constructed prior to the 1978 sale and is depicted on a 1975 aerial image of the property (see Map 5).

3.3.2 5054 Ninth Line

Following the sale of the O'Hara farm to Toyne Grice in 1946, Grice sold off parcels of the 100-acre lot for development. In 1953, Joseph Castell purchased part of the east half of Lot 9, Concession 1 from Grice. Joseph Castell was a rubber worker who owned the southeast part of the lot that fronted on Lower Base Line and Ninth Line (LRO #20 Instrument #162915). In 1969, Castell sold 7.889 acres of his land to Maria Latini (LRO #20 Instrument #280608). Latini owned the property at 5034 Ninth Line until 1986 when she sold it to Paul and Carmela Zambri. It appears that the extant residence on the property was constructed around the time of the purchase by the Zambri (see Map 5).

3.3.3 5080 Ninth Line

Following the sale of the O'Hara farm to Toyne Grice in 1946, Grice sold off parcels of the 100-acre lot for development. In 1953, Lajos and Jolan Kovacs purchased the property at 5080 Ninth Line from Grice. It appears that the house formerly located at 5080 Ninth Line was constructed during the period of ownership by the Kovacses. The property was sold to Denis Guiney and James O'Donnell in 1962, then to Joseph and Julia Civiero in 1964. The structures on the property were demolished around 2019.

3.4 Subject Property - 5104 Ninth Line

The Crown Patent for the east half (100 acres) of Lot 9, Concession 1 New Survey in the Township of Trafalgar, Halton County went to Charles O'Hara Sr. in April of 1830. Charles O'Hara, a Catholic farmer from Ireland, appears to have resided on the property prior to receipt of the Crown Patent. In 1819, O'Hara and early township settler Bartholomew O'Connor persuaded Father O'Reilly who was located 40 miles distant, to attend O'Hara's cabin on Lot 1, Concession 9 to celebrate mass. Shortly thereafter in 1823 a log church was erected on Lot 6, Concession 1 in the Township of Trafalgar (OGS 2019).

In July of 1830, O'Hara Sr. sold the property to his son, Charles O'Hara Jr. The O'Haras formed part of an Irish Catholic settlement in the Township of Trafalgar in the vicinity of Ninth Line and Britannia Road known colloquially as the "Catholic Swamp" for the flooded land conditions and Catholic inhabitants there (Heritage Mississauga 2010:198). An alternative name for the settlement was Nunan's Corners after one of the first settlers to the area, William Nunan (Heritage Mississauga 2010:198). Census records from 1851 have not survived for the Township of Trafalgar, however the 1861 census provides information that further details the O'Haras that resided on the property. Charles O'Hara Jr. (55) and his wife Mary (50) are enumerated in the 1861 census as living in a one-and-a-half storey brick house with their children Ellen (20), John (23), Lucinda (18), Anabella (16), James (15), Charles (14), Peter (12),

Michael (10) and William (8) (LAC 1861). The O'Hara family were Irish Catholic farmers that resided in the subject building at 5104 Ninth Line.

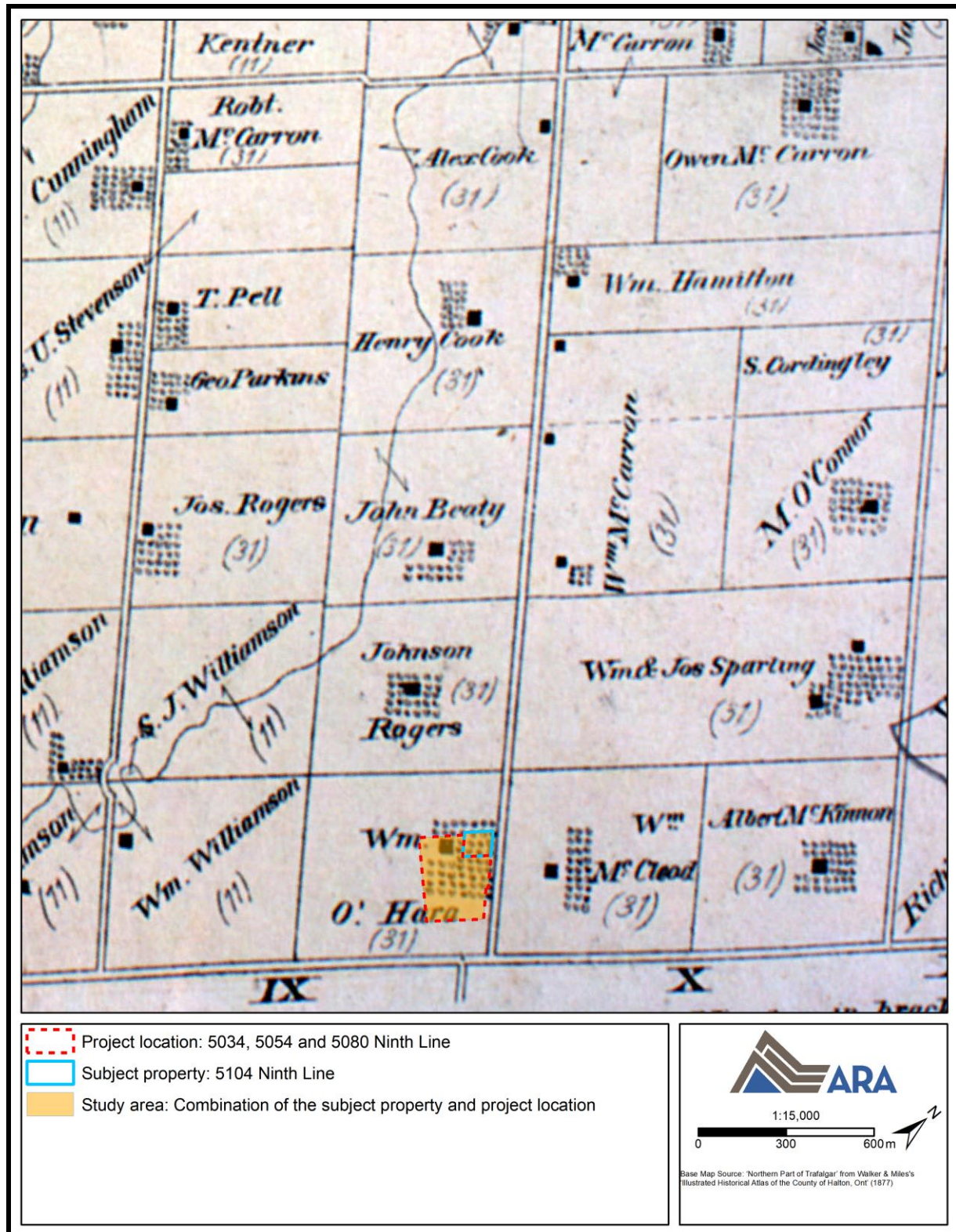
It appears as though Charles O'Hara died between 1861 and 1862, as his wife Mary and son William are listed as the occupants/owners of Lot 1, Concession 9 New Survey in 1862 (Warnock 1862:12). In 1875, Mary O'Hara sold the family farm to her youngest sons, William and Michael.

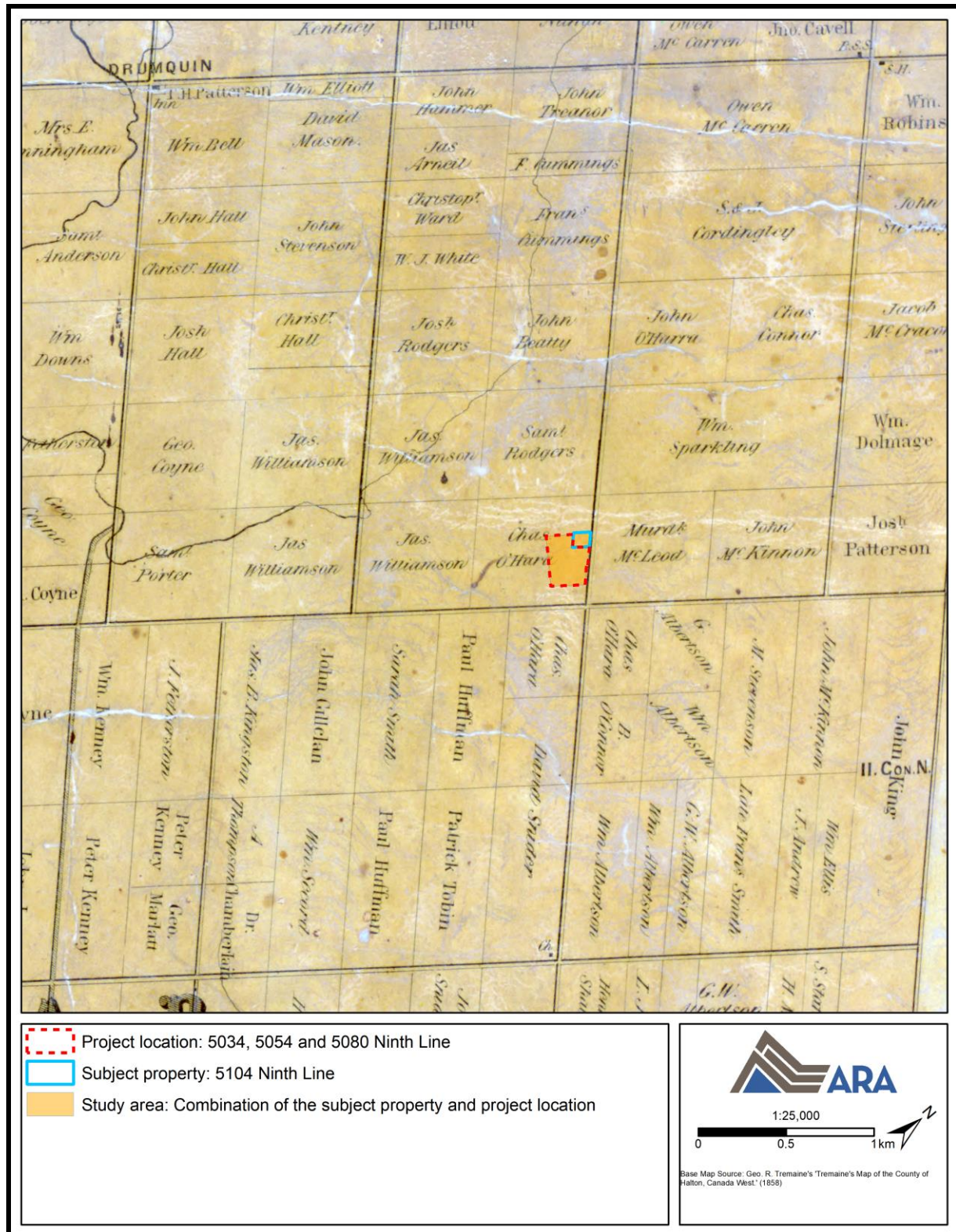
By 1875, the family farmstead had come under the ownership of Michael O'Hara. O'Hara and his family do not appear in the 1891 census for the Township of Trafalgar, however historic directories helped to corroborate that the Michael O'Hara family were residing at the property in 1893 (UPC 1893:35). According to the 1901 census, Michael O'Hara (54) and his wife Catherine (39) were residing in a nine-room brick house with their children William (18), Mary (15), Frederick (14), John (12), Wilfred (9), Charles (7), Catherine (5), Joseph (3) and Annie (7 months) (LAC 1901a). At that time, the Irish-Catholic O'Hara family had four barns on their farm property along with their residence (LAC 1901b).

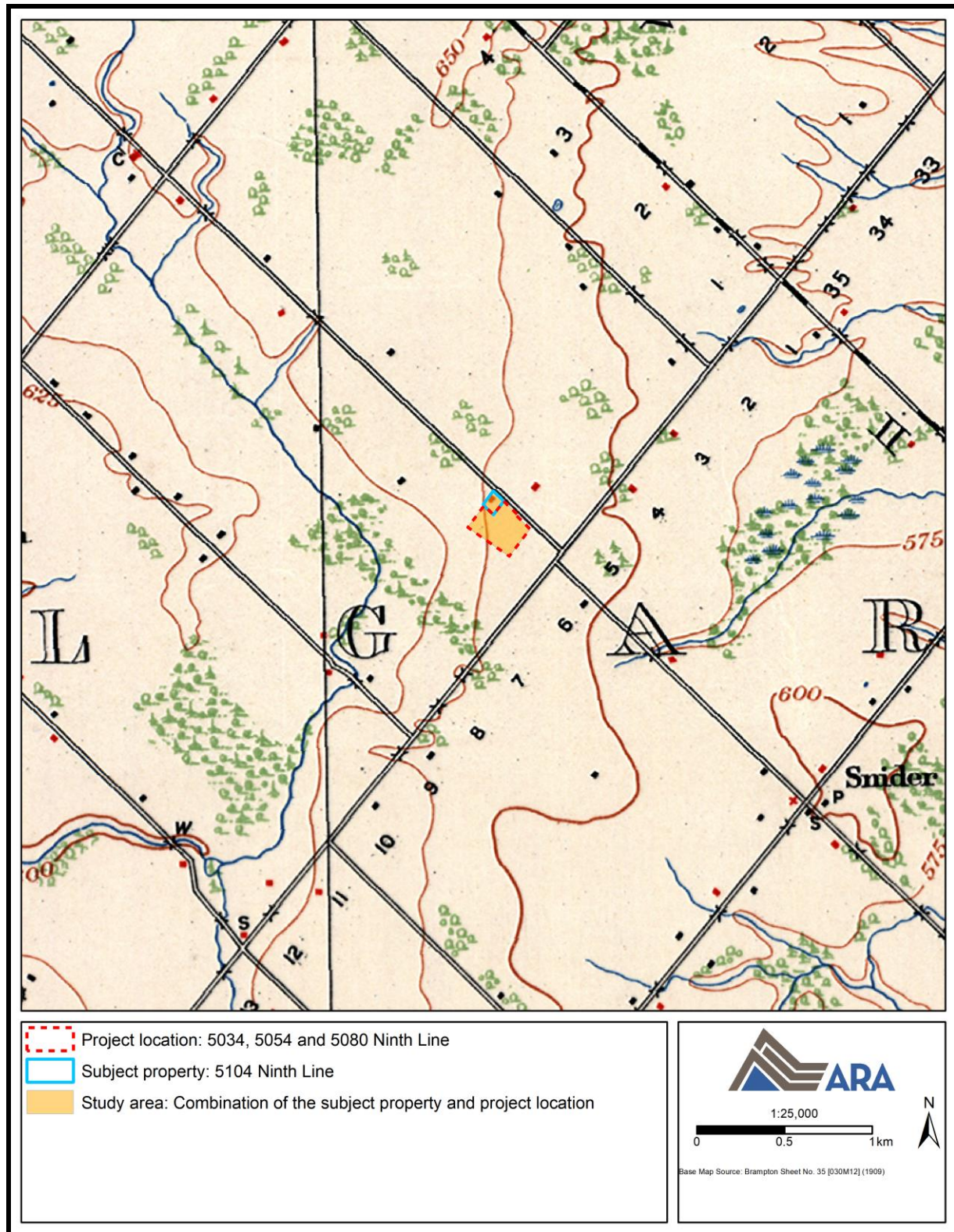
The O'Hara family is enumerated in both the 1911 and 1921 census as residing in the nine-room brick house with their family. Between 1901 and 1911, Michael and Catherine had additional children, though by 1921 all had left home with the exception of Joseph (33) and Lillian (16) (LAC 1911, LAC 1921). Michael O'Hara died in 1928, though his wife Catherine continued to reside at the farmstead until her passing in 1948 (Find a Grave 2019). In 1946 (registered in 1948), the executors of Michael O'Hara sold the 100-acre farm property to Toyne Grice. Grice sold off parcels of the 100-acre lot for development, with the O'Hara farmstead being sold to the Director of the VLA in 1953. The occupation history of the property from 1953-1973 is unclear, with the Director of the VLA selling the property to Allan and Catherine St. John in 1973. Weeks after the sale to the St. Johns, the property was again sold to Joseph and Nicole Burak. The property continued to change ownership two more times until 1994 when it came under the ownership of Robert Turnbull.

According to the City of Mississauga, the house was built in 1848 and is known as the "O'Hara House." Specifically, "This house is believed to have been built by Charles O'Hara Junior in 1848. His father was Charles O'Hara Senior who had originally petitioned for land from the Crown in 1830. This farm remained in the O'Hara family until 1948. This Georgian style house is one-and-a-half storeys with red brick and gable roof. An extension is built on the rear."

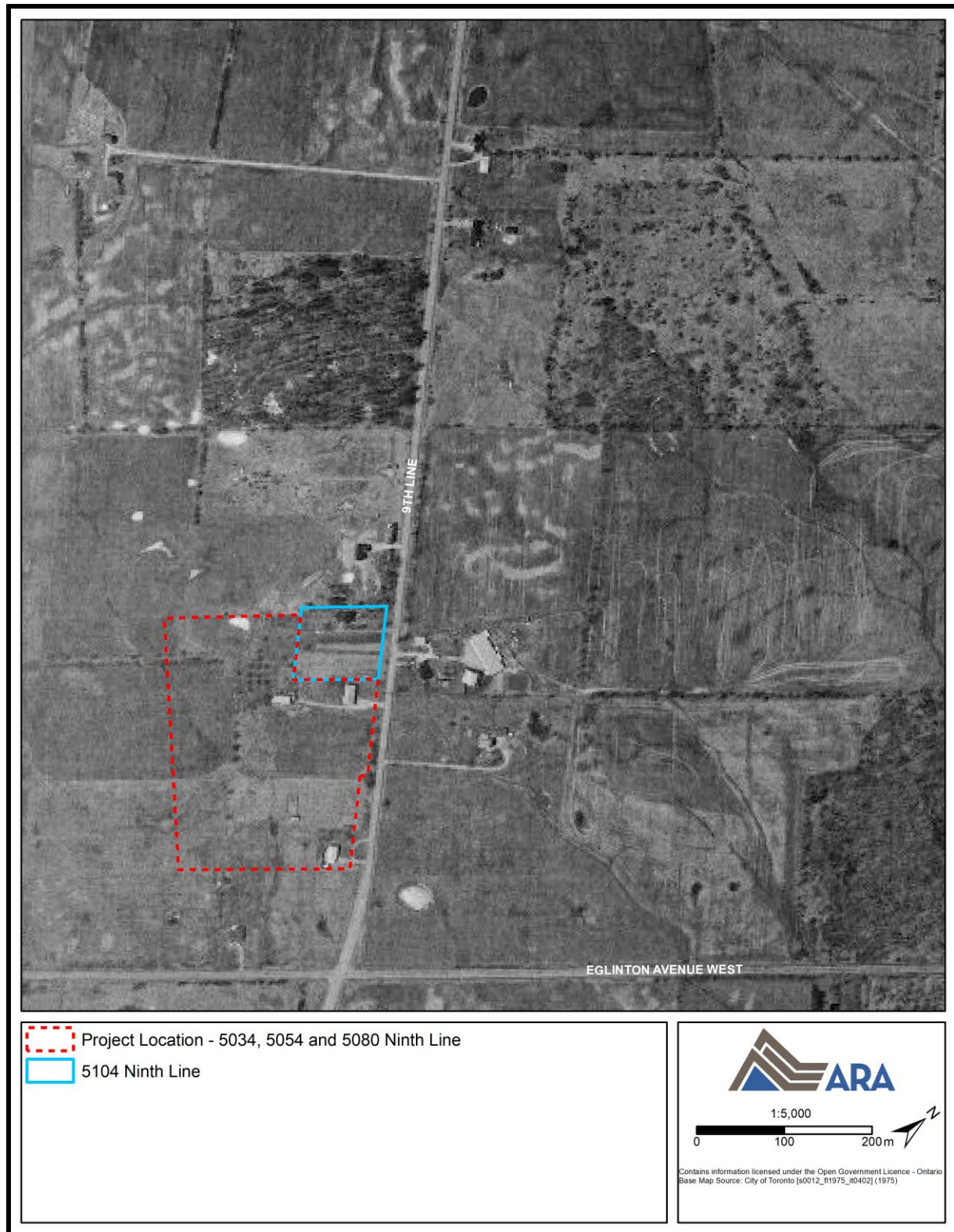
Research conducted, including a review of the Heritage Mississauga materials, business directories and census information, did not suggest any notable contributions to the community made by the individuals who lived on this property.







Map 4: Project Location and Subject Property on a 1909 Topographic Map
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OCUL 2018)



Map 5: Project Location and Subject Property on a 1975 Aerial Image
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; CTA 2020)

4.0 CONSULTATION

The MHSTCI's current list of Heritage Conservation Districts was consulted. No designated districts were identified in the study area (MHSTCI 2020). The list of properties designated by the MHSTCI under Section 34.5 of the OHA was consulted. No properties in the study area are listed. The OHT plaque database and the Federal Canadian Heritage Database were searched. None of the properties within the study area are commemorated with an OHT plaque or are federally designated.

ARA staff contacted the City of Mississauga via email on April 15, 2020. The City provided direction regarding completion of a scoped HIA in accordance with the *City of Mississauga Heritage Impact Assessment Terms of Reference* (2017a) and indicated that Section 2.1 (a detailed site history to include a listing of owners from the land registry office, and a history of the site uses(s)) and Section 2.3 bullets 1 and 2 (internal photographs and measured drawings) were not required. The City also confirmed that the project location does not contain resources of cultural heritage value or interest.

5.0 FIELD SURVEY

A site visit was conducted by ARA on May 27, 2020 to photograph and document the project location and subject property, to record any local features that could enhance ARA's understanding of their setting in the landscape and to contribute to the cultural heritage evaluation process. Earlier photographs of the subject property were taken on July 29, 2019 from public lands and the adjacent property at 5150 Ninth Line, with permission to enter from the property owner. Photographs of the project location and the subject property can be found in Appendix A. ARA staff received permission to enter 5034, 5054 and 5080 Ninth Line to conduct the site visit of those properties on May 27, 2020.

6.0 DESCRIPTION OF BUILDINGS AND STRUCTURES – PROJECT LOCATION

The following subsections detail a description of each property within the proposed project location, including their associated buildings and structures (see Appendix A for property photographs). On the next page, Figure 1 illustrates the location, address and lot size of each property parcel proposed for inclusion in the project location, and Figure 2 is a topographic survey of these properties.



Figure 1: Aerial Photo of Properties within Proposed Project Location
(KUP 2020a)

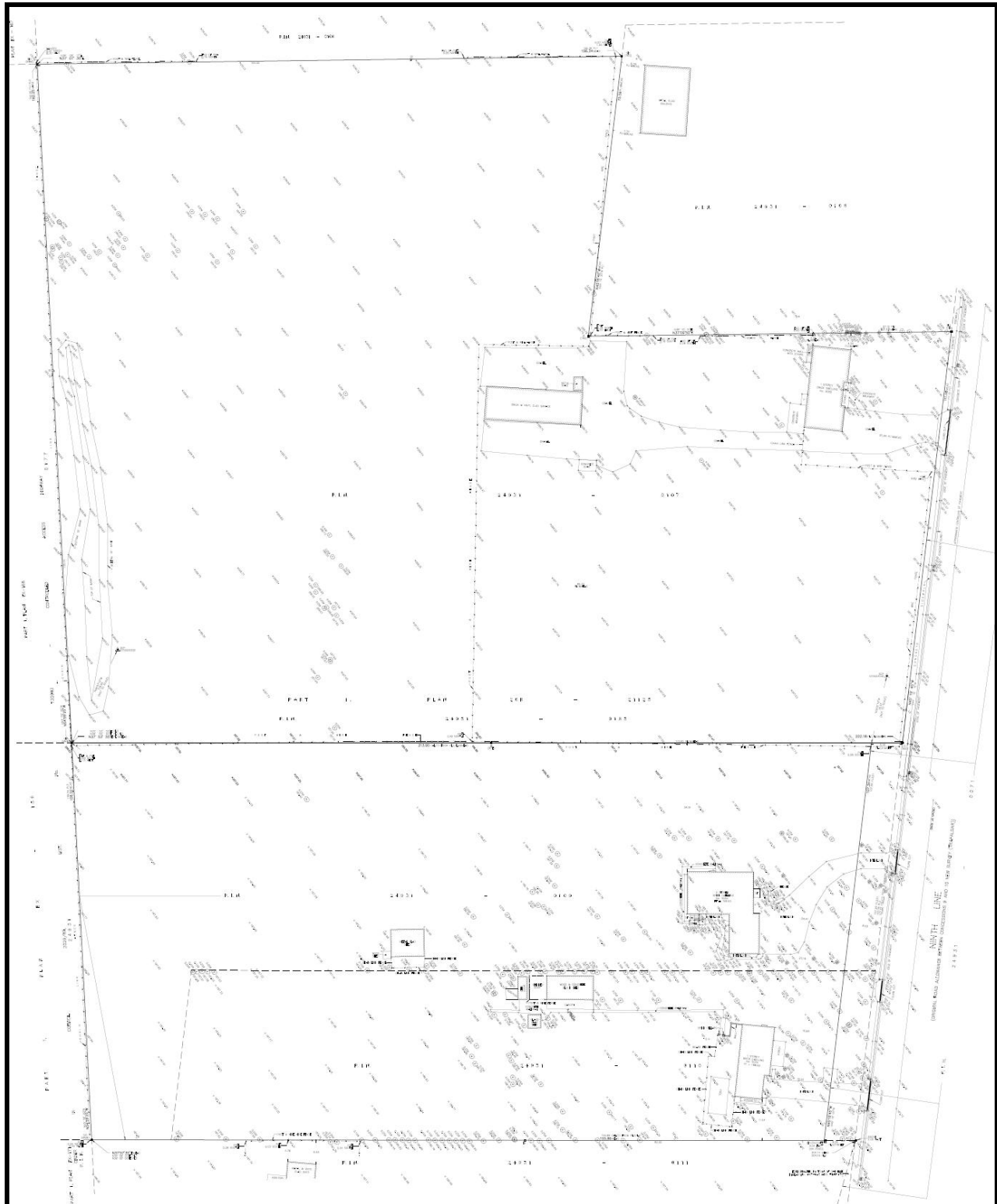


Figure 2: Topographic Survey of Project Location (Northeast orientation)
(P-PE Surveying Ltd. 2020)

6.1 5034 Ninth Line

The property at 5034 Ninth Line is 0.79 ha and contains a residence with a detached garage and other outbuildings (see Figure 1). The house is located on the north side of the narrow rectangular lot fronting Ninth Line, while the detached garage and outbuildings are located south of the residence in the centre of the lot along the west property line. A driveway leads to the residence on the east side of the lot, while a grassed drive is accessed from Ninth Line and runs along the west property line to the detached garage (see Image 23).

6.1.1 Context

The land adjacent to 5034 Ninth Line, on the north side of Ninth Line, has been subdivided and contains contemporary suburban dwellings (see Image 43). A residential property is located to the east and the residential property to the west at 5054 Ninth Line is also included within the project location. Highway 407 is located to the rear of the property.

6.1.2 Arrangement of Buildings and Structures

The property is accessed via two driveways from Ninth Line, the shorter of which is located on the east side of the lot and terminates at the residence's attached garage. The dwelling is located on the north side of the lot with the façade oriented to the north, facing Ninth Line. One detached garage is located south of the dwelling in the centre of the lot along the west property line (see Image 24). A number of outbuildings, including a chicken coop, are located further south behind the garage (see Image 25-Image 26).

6.1.3 Landscape Features

The property line and driveways at 5034 Ninth Line are lined with rows of intentionally planted deciduous trees (some of which are fruit trees), which also surround the house and garage. Four large coniferous trees are planted in a row in front of the building's façade, partially screening the residence from Ninth Line (see Image 17). The driveway leading to the residence is composed of interlocking brick while the drive to the garage is grassed. A concrete pathway runs north-south parallel to the grassed driveway from the house leading along the east elevation of the garage (see Image 27). A pool and patio area are located immediately behind the residence. A majority of the yard is grassed with the exception of two large, rectangular vegetable gardens, one in the centre of the lot and one at its southern extent (see Image 27-Image 28). A small round pond surrounded by trees has been constructed between the garden plots and a large circular compost area is located behind the outbuildings (see Image 29).

6.1.4 Dwelling Exterior

The dwelling at 5034 Ninth Line is a one-storey grey brick structure with a side gable roof clad in asphalt shingles and an attached garage projecting from the east elevation (see Image 17-Image 22). The foundation appears to be concrete block and green vinyl siding is located in the gable peaks of the east and west elevations. The north, four-bay façade features a central entrance flanked by two rectangular window openings to the east and a large rectangular window opening to the west (see Image 18). Narrow rectangular basement windows are observed in the foundation and a grey brick chimney projects from the west elevation. A large, simple slab concrete porch is located on the façade and a bricked porch extends from the rear elevation. A structure to support grape vines is located off of the east elevation of the garage (see Image 19).

6.1.5 Detached Garage Exterior

A large detached garage is located to the southwest of the dwelling (see Image 24). It has been built to a rectangular plan and features a low pitched front gable roof. It is clad in painted cinder blocks with red-painted plywood in the gable peaks. The garage features double entrance doors on the north elevation and a sloped overhang extending from the east elevation provides sheltered space for a man-door. An open air chicken coop extends from the south elevation of the garage and beyond that a smaller utilitarian outbuilding extends from the coop (see Image 26). Directly east of the outdoor chicken coop is a square wooden enclosed chicken coop clad glass (see Image 25).

6.1.6 Architectural Style/Design

The dwelling at 5034 Ninth Line is a vernacular structure constructed of utilitarian materials, likely in the last quarter of the 20th century. The garage is also of utilitarian design and construction. Neither structure is representative of a formal architectural style considered significant or rare provincially or in the City of Mississauga.

6.2 5054 Ninth Line

The property at 5054 Ninth Line is 1.39 ha and contains a residence with a detached workshop (see Figure 1). The house is located on the north side of the narrow rectangular lot along the east property line fronting Ninth Line, while the workshop is located south of the residence nearer the south end of the lot along the east property line. A curved driveway leads to the residence from Ninth Line.

6.2.1 Context

The land adjacent to 5054 Ninth Line, on the north side of Ninth Line, has been subdivided and contains contemporary suburban dwellings (see Image 43). A residential property, 5034 Ninth Line (a portion of the project location), is located to the east and the historic residential subject property at 5104 Ninth Line is located on the lot immediately to the west. Highway 407 is located to the rear of the property.

6.2.2 Arrangement of Buildings and Structures

The property is accessed via a curved driveway from Ninth Line that terminates at the residence (see Image 30). The dwelling is located on the north side of the lot with the façade oriented to the north, facing Ninth Line. One detached workshop is located south of the dwelling along the east property line.

6.2.3 Landscape Features

The dwelling at 5054 Ninth Line is screened from the road by a number of mature coniferous trees. A short rusticated concrete block retaining wall spans the property's frontage along Ninth Line. The east side of the property is lined with a row of intentionally planted deciduous trees (see Image 38). The west side is lined with a wire fence. A curved driveway constructed of interlocking brick leads from Ninth Line to the dwelling. A number of mature trees are growing throughout the property's backyard, a cluster of which screen the workshop from the house (see Image 37). An informal grassed drive leads from the concrete driveway in the north end of the lot, then meanders around the west side of the property's trees, terminating at the workshop in

the south. A concrete pathway runs north-south from the house terminating before the workshop to its west. The rear of the property features a patio area immediately behind the residence. The portion of the yard surrounding the dwelling and workshop is composed of manicured lawn, while the remainder of the property is of taller grass. A large square vegetable garden is located in the northwest corner of the lot and a small round pond is located directly south of the workshop on the east side of the lot (see Image 36).

6.2.4 Dwelling Exterior

The dwelling at 5054 Ninth Line is a two-storey red brick structure with a hip roof clad in asphalt shingles (see Image 31-Image 34). The north, three-bay façade includes a projecting one-storey attached three-car garage with a man-door on the shallow projection of its west elevation (see Image 31). The garage also features a hip roof. The façade includes a one-storey projecting addition containing a recessed main entrance with double doors and sidelights placed in the centre of the elevation that is accessed by concrete steps with metal railings. Multiple vertically oriented rectangular window openings are located on the first storey, while horizontally oriented rectangular windows are featured in the second storey. The dwelling features buff brick quoins, a red brick chimney on the west elevation (see Image 34) and a skylight in the north side of the roof. A one-storey addition projects from the structure's rear (south) elevation (see Image 33). It contains three skylights and four large multipaned rectangular window openings. The addition is accessed via a set of concrete steps on the east elevation (see Image 32).

6.2.5 Workshop Exterior

A detached workshop is located to the southeast of the dwelling (see Image 35). It has been built to a rectangular plan and features a front gable roof clad in blue-painted metal. It appears to be clad in metal sheets painted white and features a man-door and two two-over-two rectangular windows on the north elevation.

6.2.6 Architectural Style/Design

The dwelling at 5054 Ninth Line is a contemporary structure constructed of modern materials, likely in the late 20th century. Although dating earlier, the workshop is of a utilitarian design and construction. Neither structure is representative of a formal architectural style considered significant or rare provincially or in the City of Mississauga.

6.3 5080 Ninth Line

The property at 5080 Ninth Line is 3.64 ha and is currently vacant land (see Figure 1). The former residence and workshop on the property have been demolished. The residence was located on the northwest corner of the lot and a large workshop was located setback on the south side of the property (see Image 41). Evidence of a driveway is still visible on the northwest corner of the lot.

6.4 Context

The land adjacent to 5080 Ninth Line, on the north side of Ninth Line, has been subdivided and contains contemporary suburban dwellings (see Image 43). A residential property, 5054 Ninth Line (a portion of the project location), is located to the east and the historic residential subject

property at 5104 Ninth Line is located to the north and 5150 Ninth line is located to the west. Highway 407 is located to the rear of the property.

6.5 Landscape Features

The lot is vacant with the exception of mature trees clustered at a portion of the west property line near Ninth Line, including a large mature willow, and in a small north-south and east-west row in the southeast corner of the lot (see Image 39-Image 41).

7.0 DESCRIPTION OF BUILDINGS AND STRUCTURES – SUBJECT PROPERTY 5104 NINTH LINE

The subject property at 5104 Ninth Line contains a house oriented toward Ninth Line located in the centre of the west side of the lot along with a large detached workshop located to the rear of the house at the southern property boundary (see Image 2). The total lot area is 0.81 ha.

7.1 Context

The land adjacent to 5104 Ninth Line, on the north side of the roadway, has been subdivided and contains contemporary suburban dwellings (see Image 43). Vacant lots are located to both the east (5080 Ninth Line, a portion of the project location) and west (5150 Ninth Line, site of the proposed Mattamy (5150 Ninth Line) Ltd. development). Highway 407 is located to the south of the property.

7.2 Arrangement of Buildings and Structures

The property is accessed via a long driveway from Ninth Line (see Image 3). The dwelling is located on the west side of the lot with the façade oriented to the north, facing Ninth Line. Accessory structures include a large workshop, located to the south of the dwelling and a small shed located immediately to the west of the house.

7.3 Landscape Features

The dwelling at 5104 Ninth Line is set back from Ninth Line and is accessed via a long driveway that extends beyond the east side of the house to the workshop at the rear of the property. The dwelling is situated on a rise of land (see Image 3). The site's landscape includes remnant agricultural fields that were not under cultivation at the time of the site visit. Vegetation surrounding the dwelling was overgrown and formal plantings were not observed. A stand of mature trees flanks the house to the east, west and south.

7.4 Dwelling Exterior

The dwelling is a one-and-a-half storey red brick structure with a side gable roof clad in asphalt shingles (see Image 4-Image 12). The brick cladding is organized in a Common Bond pattern composed of stretchers with a header course every sixth course. The foundation construction material could not be determined. The north, three-bay façade features a central entryway with a single-pane transom and sidelights flanked by square window openings on either side (see Image 4). The brick voussoirs are obscured, or possibly removed on these openings. The roof line features overhanging eaves and a thick band of vinyl forming a frieze (see Image 5). The ghost of a former chimney is visible in the brick on the west elevation of the original portion of the house (see Image 10). The east and west elevations of the original structure contain two

window openings per floor (see Image 6, Image 9). It appears that all original windows and doors are early 21st century vinyl replacements. The windows now appear to be casement. Some of the contemporary units are smaller than the original openings, resulting in the extra space above the windows having been covered with vinyl cladding (see Image 11). The addition of new windows has resulted in the covering or interruption of brick voussoirs over the window openings. This has altered the overall fenestration of the house.

Two, one-storey additions have been constructed extending from the south elevation, the first clad in painted wood board and batten and the rear addition clad in light red brick (see Image 8, Image 9). The additions both include a gable roof as well as square window and door openings.

The few remaining exterior details of the structure that are indicative of its early construction date include its red brick cladding, entryway location and some brick voussoirs (see Image 6, Image 11).

7.5 Garage Exterior

The large detached workshop located to the rear of the house is likely of late-20th or early 21st century construction (see Image 13-Image 14). Clad in aluminum siding, it exhibits a utilitarian design built to a rectangular plan. The building features a side gable roof, two garage door access points in the north elevation as well as simple rectangular window and door openings.

7.6 Shed Exterior

A simple, utilitarian shed clad in aluminum siding with a sloped roof is situated on the west property line immediately adjacent to the dwelling (see Image 15).

7.7 Architectural Style/Design

The dwelling at 5104 Ninth Line is built in the Neoclassical architectural style (City of Mississauga 2012:4). The Neoclassical style typically describes “both residential and commercial buildings constructed on the traditional Georgian plan, but... [with] a new gaiety and light-heartedness. Detailing became more refined, delicate, and elegant” (Kyles 2017). When in vogue, Neoclassicism was thought to be an “advanced” style, as it was “popularly felt to be a fashionable refinement, and thus an improvement of the earlier Georgian look” (Fram 2003:24). Neoclassical architecture is similar to the Georgian style in symmetry but is often more delicate including detailing around door and window openings (UW 2009:5). The style was common between 1810-1850 (UW 2009:5; Kyles 2017).

The Neoclassical style was a direct result of the War of 1812 (Kyles 2017). Upper Canadians returning from the war were second or third generation Loyalists who had inherited land from their families and now had the opportunity to buy land and construct residences in Ontario. Pattern books from England illustrating Classical detailing were available and influenced many residential designs, notably introducing fine door and window ornaments (Kyles 2017).

The style is generally expressed in two or three storeys, with a three-bay façade, hip or end gable roofs with matching chimneys and a centred entrance decorated with pilasters and sidelights, transoms and/or fan lights around a single door (UW 2009:5). Many Neo-Classical buildings were built of brick and their detailing is always white (Kyles 2017). Exterior finishes and details can vary significantly across the province. Examples of Neoclassical architecture

observed in the City of Mississauga represent modest, vernacular interpretations of the style likely designed by local builders.

The red brick cladding, entryway location and some brick voussoirs are the only remaining features reflective of a Neoclassical style dwelling. The dwelling has undergone modifications including the replacement of windows and doors, as well as modification of their openings, the roof, chimney removal and rear additions. These modifications have impacted elements of the structure's original design such that it is no longer a representative example of the Neoclassical style. Constructed in 1848, the house is also not an early example of the style, which can date to 1810. Neoclassical style houses are found in the City of Mississauga, indicated by the style's inclusion in the City's architectural style guide, *Architectural Styles in Mississauga* (2012). Other more representative examples of the style are found in the City of Mississauga at 27 Mill Street and 1620 Orr Road (City of Mississauga 2012:4; see Image 44). These examples retain both their massing and fenestration as well as their detailing.

8.0 HERITAGE ASSESSMENT

Based on Sections 3.0 and 6.0, it does not appear that the properties that compose the project location at 5034, 5054 and 5080 Ninth Line possess potential cultural heritage value or interest. An evaluation of the subject property at 5104 Ninth Line according to O. Reg. 9/06 can be found in Table 3 below.

Table 3: Evaluation of 5104 Ninth Line Using O. Reg. 9/06

Evaluation of Property			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		The red brick cladding, entryway location and some brick voussoirs of 5104 Ninth Line are reflective of the Neoclassical architectural style. However, modifications have impacted the structure's architectural features such that it is no longer a representative example of the Neoclassical style. Other more representative examples of the style are found in the City of Mississauga at 27 Mill Street and 1620 Orr Road. These examples retain their massing, fenestration and detailing. Constructed in 1848, the house is not an early example of the Neoclassical style, which can date to 1810.
	Displays a high degree of craftsmanship or artistic value		5104 Ninth Line does not display a high degree of craftsmanship or artistic value.
	Displays a high degree of technical or scientific achievement		5104 Ninth Line does not display a high degree of technical or scientific achievement.
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		5104 Ninth Line is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to a community. The O'Haras built the farmhouse, established the farmstead and lived on the property for 100 years before selling it. It was then severed and subdivided in the mid-1900s. Although the property is associated with the O'Haras, an early farming family, research conducted did not suggest any notable contributions to the community made by the individuals who lived on this property.

	Yields or has the potential to yield information that contributes to the understanding of a community or culture	5104 Ninth Line does not yield information that contributes to the understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	5104 Ninth Line does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community. Research conducted did not locate an individual or firm associated with the construction of the building.
Contextual Value	Is important in defining, maintaining or supporting the character of an area	5104 Ninth Line is not important in defining, maintaining or supporting the character of an area. The rural character of the area has been diminished over time through the introduction of contemporary suburban development, the construction of Highway 407 and the ongoing proposed development of the Ninth Line Lands.
	Is physically, functionally, visually or historically linked to its surroundings	5104 Ninth Line is not physically, functionally, visually or historically linked to its surroundings. The adjacent properties to the east and west are now vacant following the demolition of residential structures. Contemporary suburban development is located to the north and Highway 407 is located to the south.
	Is a landmark	5104 Ninth Line is not a landmark.

5104 Ninth Line does not meet the criteria of O. Reg. 9/06. As such, it does not merit designation under Part IV of the *Ontario Heritage Act*.

It should be noted that this evaluation was completed without Permission to Enter the property and without an interior investigation. It is possible that a closer examination of the building may result in a revised evaluation.

9.0 PROPOSED DEVELOPMENT

9.1 Land Use Planning Context

The property located at 5104 Ninth Line was originally located within the boundaries of the Town of Milton. On January 1, 2010 lands situated east of Highway 407, including the subject property, were annexed to the City of Mississauga (City of Mississauga 2009).

The City of Mississauga's Official Plan notes the responsibility of the City and Province to conserve and protect cultural heritage resources (City of Mississauga 2019a:7-7). However, Section 7.4.1.12, states that, "The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction" (City of Mississauga 2019a:7-8).

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

Under the City of Mississauga's Official Plan, the area is designated as a Special Study Area (City of Mississauga 2019a). The City of Mississauga's *Shaping Ninth Line Urban Design Guidelines* (2017b) calls for Residential Medium Density of three to six storeys for the study area (City of Mississauga 2017b:7-8; see Figure 9, Figure 10). The new streetscape, as per the *Guidelines*, would include a range of housing types. This may include apartments and condominiums, as well as townhouse forms (City of Mississauga 2017b:27).

9.2 Description of Proposed Development

The materials provided by Your Home Developments detailing the proposed development project included an aerial map showing existing building locations (see Figure 1), a topographic survey (see Figure 2), a preliminary concept plan (see Figure 3-Figure 4), section drawings showing development's proximity to the subject property at 5104 Ninth Line (see Figure 5-Figure 6), 3D renderings (see Figure 7) and precedent project images (see Figure 8).

The development by Korsiak Urban Planning (KUP) is summarized as follows:

The subject lands are located on the west side of Ninth Line, east of the Highway 407 Express Toll Route (ETR), north of Eglinton Avenue West and south of Britannia Road West. The site has approximately 218 metres of frontage along Ninth Line, with a total site area of 5.82 hectares. Ninth Line is an arterial road, under the jurisdiction of the City of Mississauga, with a proposed 35-metre right-of-way (ROW) currently undergoing an Environmental Assessment. To the rear of the site is the Highway 407 with part of the lands occupying the future Transitway Corridor, under the jurisdiction of the Government of Ontario, with a completed and approved Environmental Assessment for lands required. The lands are mostly flat with a slight gradient from north to south and is currently occupied by three single-detached dwellings and accessory structures to be demolished and removed (2021: 2).

Your Home Developments (Mississauga) Inc. is proposing:

...a medium-density development with eight low-to-mid-rise residential buildings providing a mix of residential units, commercial/retail area, a Public Park, and a network of two Public and two Private Roads that intersect the site. To accommodate the planned 407 Transitway at the rear, ranging from 12.0 to 13.0 metres in depth will be dedicated to the Ministry of Transportation (MTO). A 14.0 metre building setback is provided to the Transitway Corridor block.

Access to the site will be gained from Ninth Line to the east at a new intersection across Skyview Street identified as Street 'B' (reserved as Mahoney Gate) and from the north through the future Mattamy development (5150 Ninth Line) with the extension of Street 'A' (reserved as Viola Desmond Drive). The two public streets ('A' and 'B') and private condominium roads create a grid network, with Street 'A' terminating at southern property line with a temporary turning circle, to be removed once the parcel to the south of the subject lands is developed.

The master plan (Figure 3 – Landscape Master Plan) provides for a new 0.44 hectare Public Park at the north-west intersection of Ninth Line and Street 'B' to

support the proposed medium-density development which consists of two mid-rise apartment buildings fronting Ninth Line at 6-and-8 storeys to the south; three 12-storey buildings at the rear accessed by private roads acting as a window road to the Highway 407 corridor; a 10-storey apartment building that creates a that transition towards the north-west quadrant and three-storey back-to-back townhouse blocks backing on to the future medium-density townhouse development at 5150 Ninth Line. Underground parking will be provided for residents and visitors of all buildings (KUP 2021:4).

The predominant construction materials proposed for use in the development by Kirkor Architects and Planners (Kirkor), and as illustrated in the precedent project images shown in Figure 8, will be precast concrete with coloured residential window wall glazed systems with glass spandrel panels (C. Korman, Personal Communication May 5, 2020). The masonry will be scored precast concrete with coloured brick treatment finishes (C. Korman, Personal Communication May 5, 2020).

A 0.44 hectare Public Park, placed adjacent to the existing heritage house at the north-west intersection of Ninth Line and Street “B” provides a large outdoor communal amenity spaces that permits programming and will be publicly accessible.

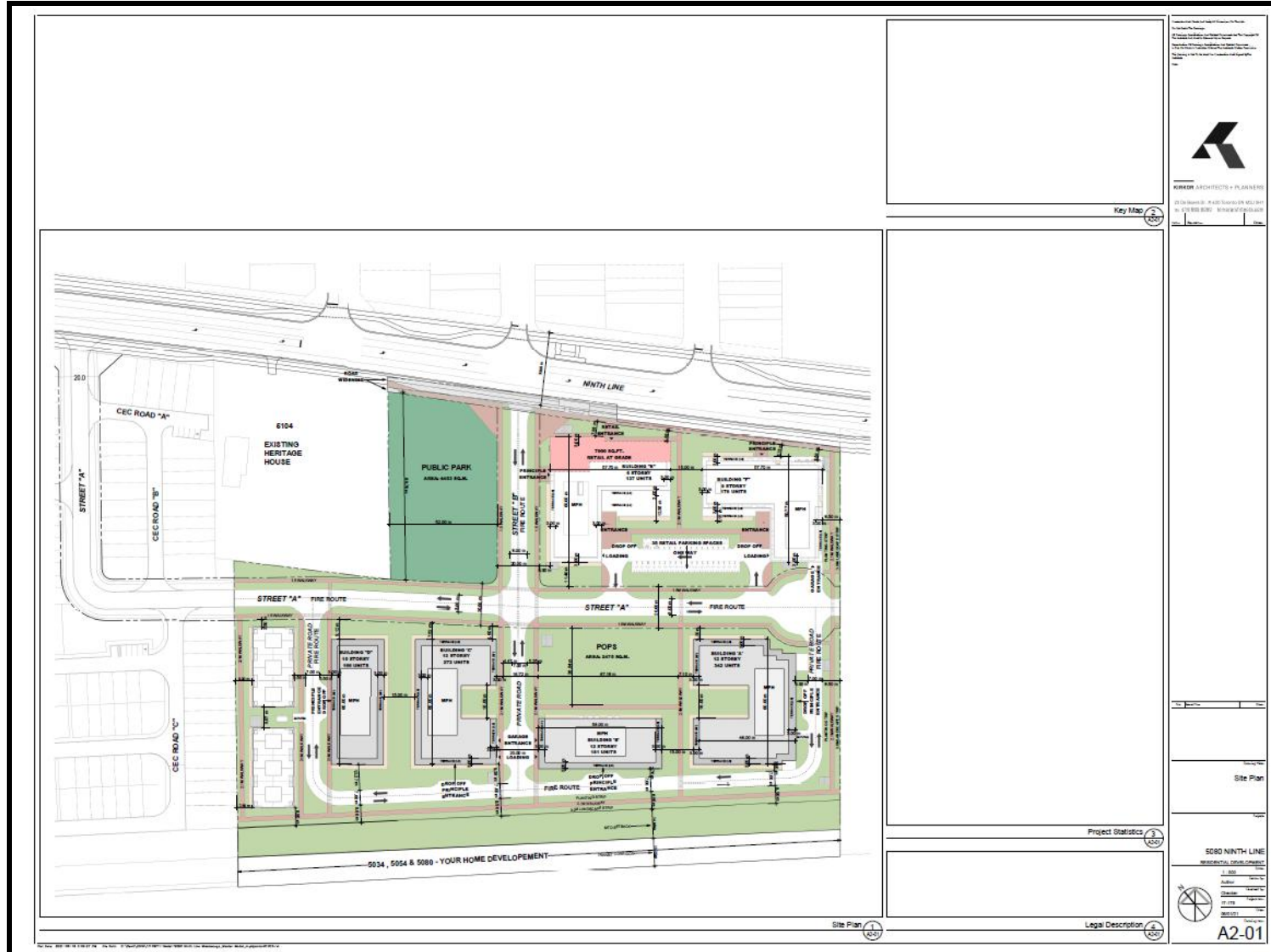
9.3 Purpose and Rationale for Proposed Development

The materials that detail the development plan outline the construction of medium-density residential buildings with eight low-to-mid-rise residential buildings composted of a mixture of residential units, commercial/retail area, a Public Park, and a network of two Public and Private Roads that intersect the site.

The Planning Justification Report completed outlines the rationale for the proposed development:

- *The proposal is consistent with the Provincial Policy Statement and conforms to the Parkway Belt West Plan and the Growth Plan for the Greater Golden Horseshoe;*
- *The proposal conforms to the vision of the adopted Region of Peel Official Plan Amendment 33;*
- *The proposal conforms to all policies of the City of Mississauga Official Plan except for Section 16.20.4.1 and Map 16.20-2, which limits development to a mid-rise apartment built form;*
- *The proposed Amendment to the City of Mississauga Official Plan to permit 12-storey apartment buildings that are consistent with Provincial directives to achieve density targets and make efficient use of land, existing and planned infrastructure and public service facilities;*
- *The proposed Amendment is consistent with the objectives of the Ninth Line Character Area and the intent of the Community Park/Residential Area (Precinct 5) ;*
- *The proposal will help to achieve the minimum density target for the Ninth Line Character Area;*
- *The proposal protects lands to be used for the proposed 407 Transitway and accommodates an appropriate buffer;*

- *The proposal provides appropriate and compatible growth that adds to the mix of housing options including the provision of a purpose built rental building;*
 - *The proposal provides cost effective development that minimizes land consumption and servicing costs;*
 - *The density of development and road fabric is supportive of existing and future transit services and active transportation;*
 - *The interconnected road pattern will establish an efficient and safe pedestrian movement system via sidewalks, walkways and trails; and,*
- The proposal complements and benefits from many of the adjacent services and amenities (KUP 2021:26).*



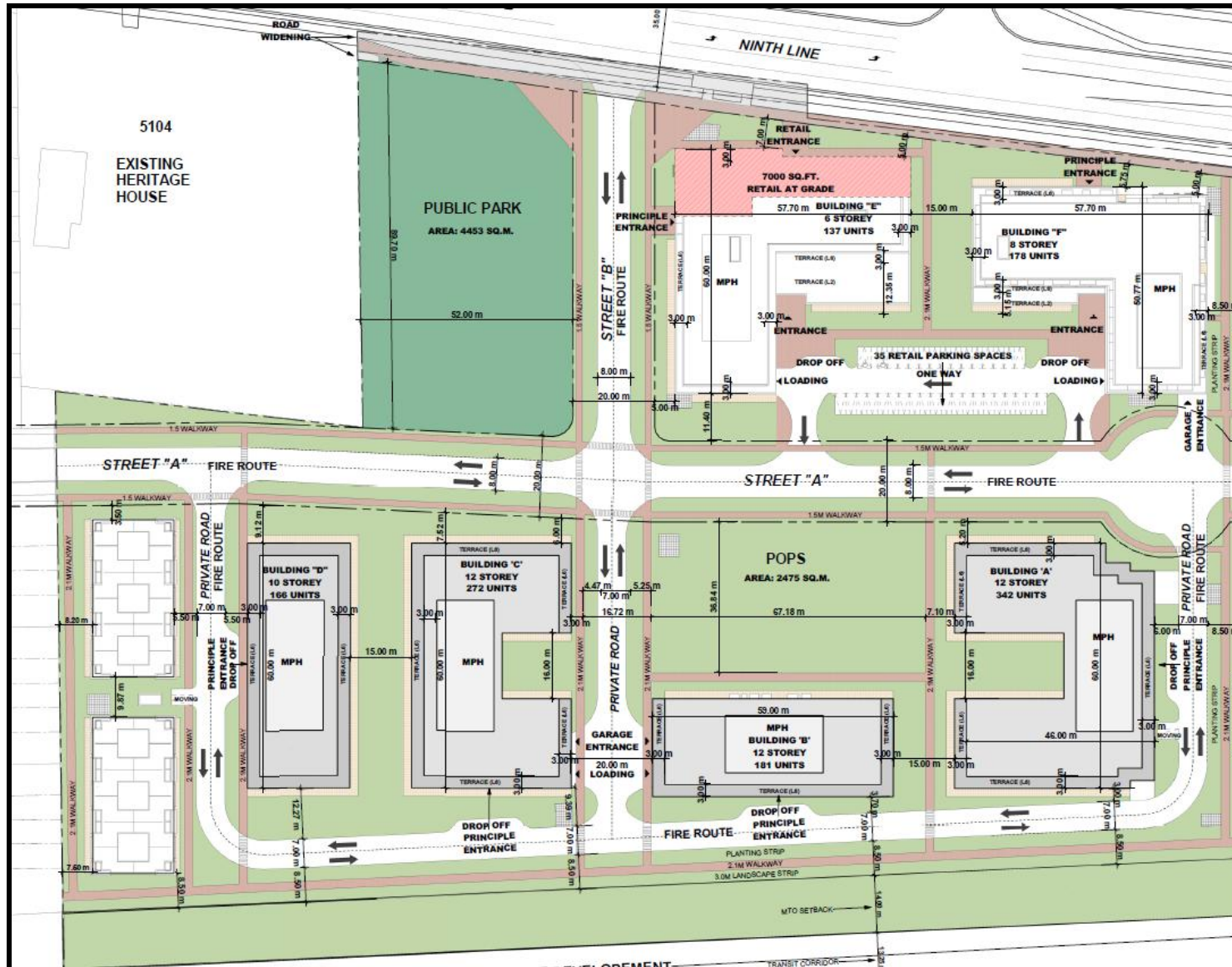


Figure 4: Detail of Site/Concept Plan for Project Location
(Kirkor 2021a)

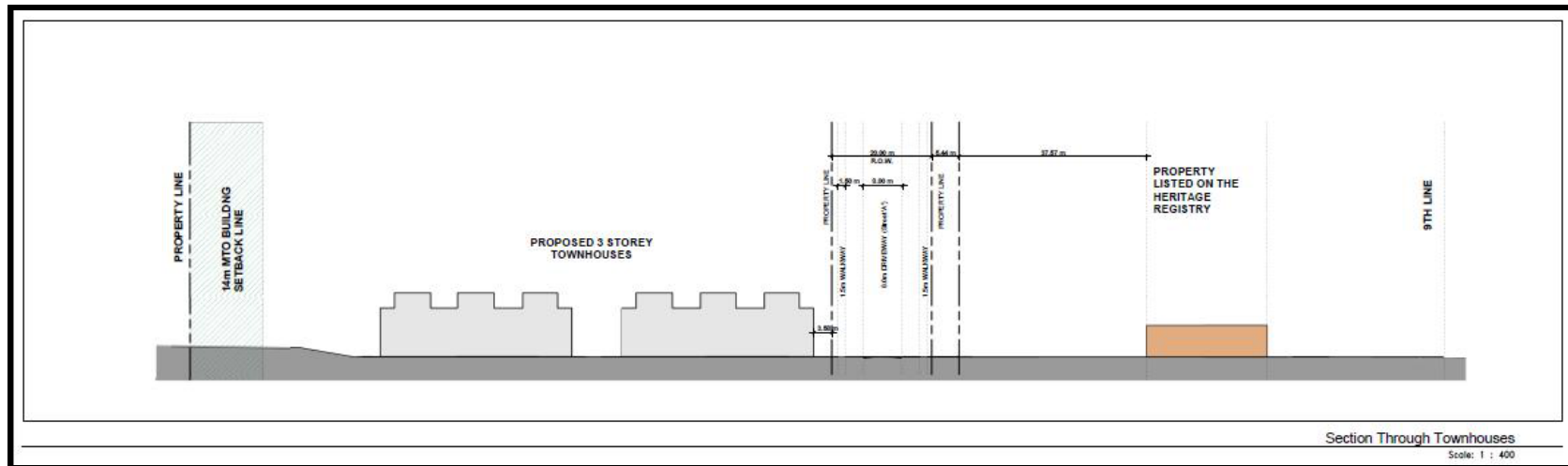


Figure 5: July 2021 Proposal Section Showing Proximity of Townhouses to 5104 Ninth Line, looking Northeast (Kirkor 2021b)

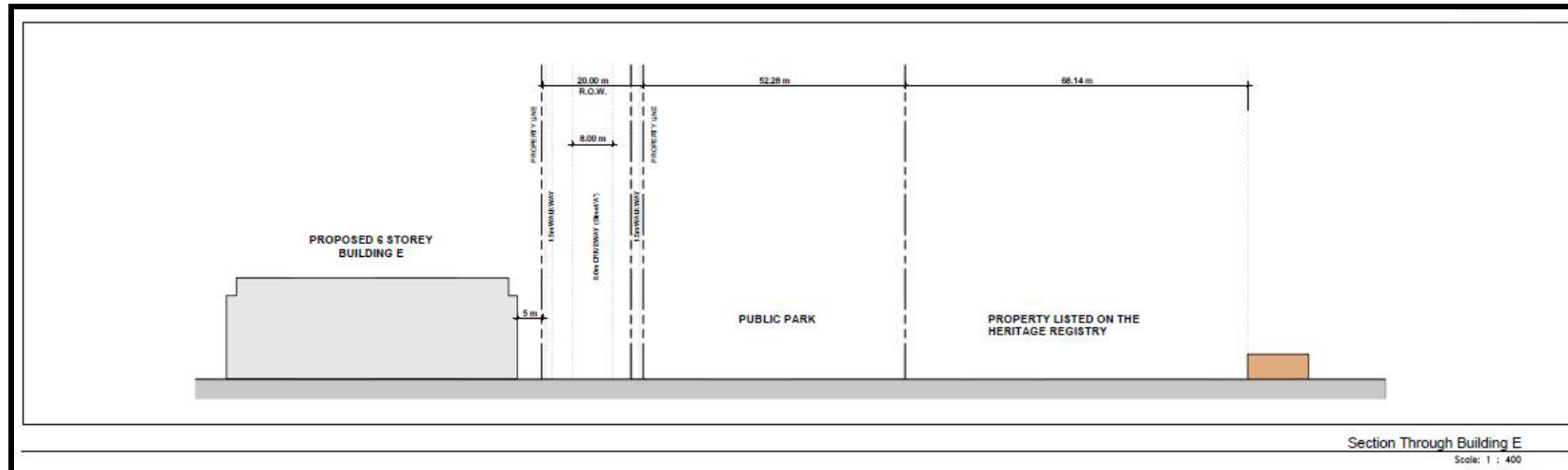


Figure 6: July 2021 Proposal Section Showing Proximity of Building E to 5104 Ninth Line, looking Southwest (Kirkor 2021b)

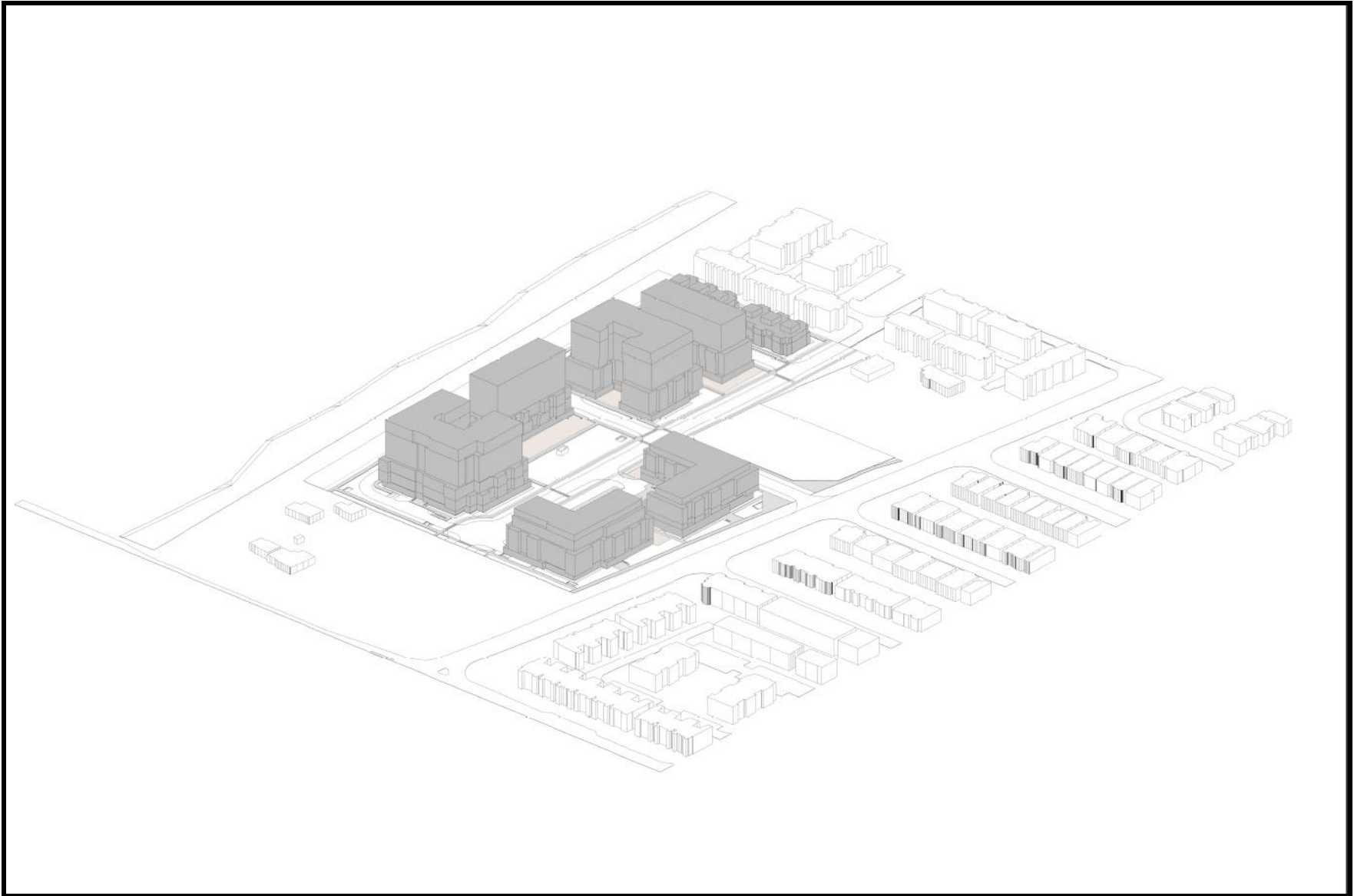


Figure 7: 3D Massing of Proposed Development
(Kirkor 2021c)

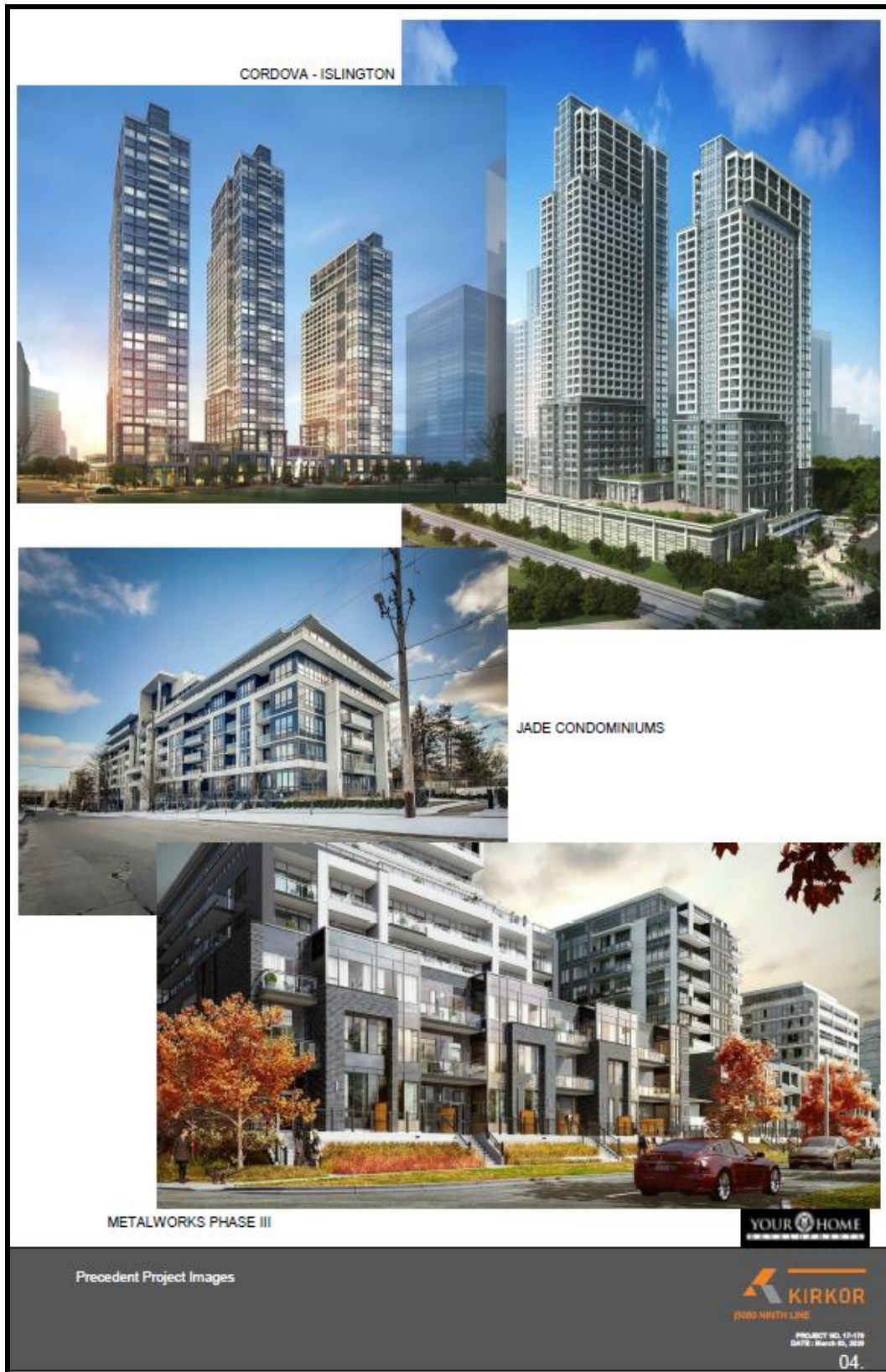


Figure 8: Precedent Project Images Inspiring Design of Proposed Development
(Kirkor 2020b)

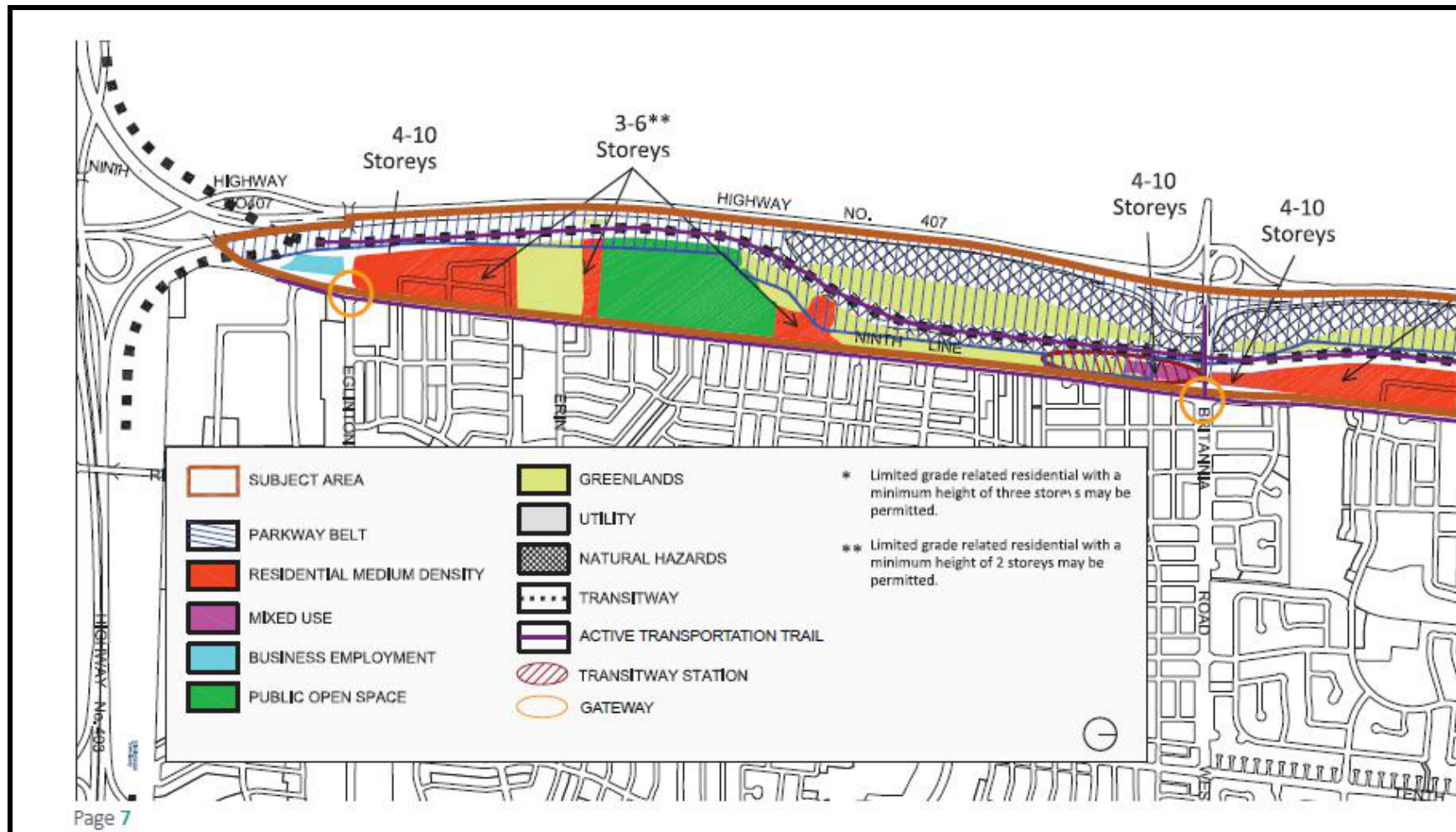


Figure 9: Concept from City of Mississauga's *Shaping Ninth Line Urban Design Guidelines*
(City of Mississauga 2017b:7)

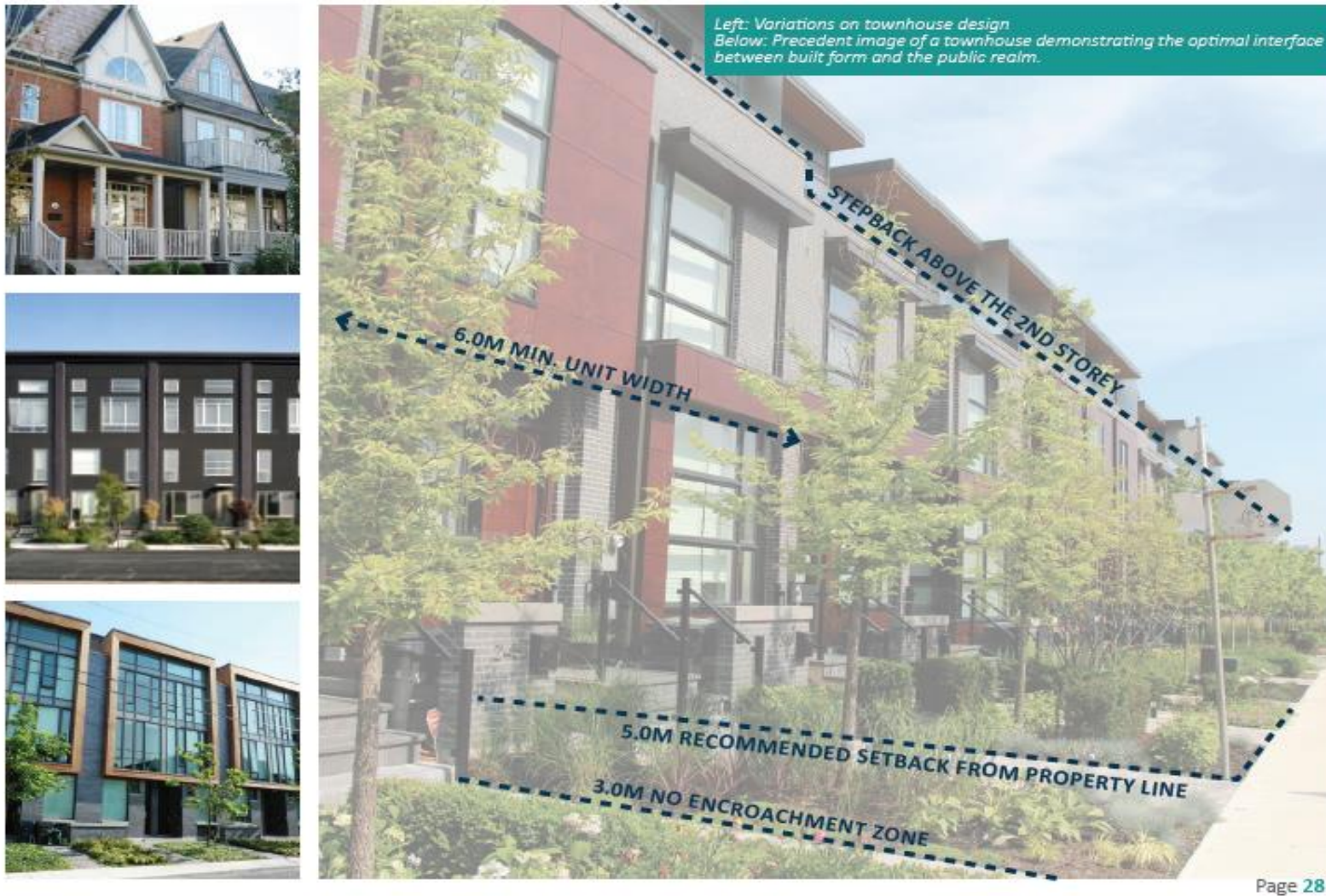


Figure 10: Private Realm Design Guidelines from City of Mississauga's *Shaping Ninth Line Urban Design Guidelines* (City of Mississauga 2017b:2)

10.0 ANALYSIS OF POTENTIAL IMPACTS

The development entails the demolition and removal of the existing dwellings and outbuildings from the project location at 5034, 5054 and 5080 Ninth Line and the proposed construction of residential condominium apartment buildings with two mid-rise apartment buildings fronting Ninth Line at six-and-eight storeys fronting the south side of Ninth Line and three twelve storeys buildings in the rear backing on the 407 Transitway. According to the Planning Justification Report a “ten-storey apartment building that creates a that transition towards the north-west quadrant and three-storey back-to-back townhouse blocks backing on to the future medium-density townhouse development at 5150 Ninth Line” (KUP 2021:4). The adjacent subject property at 5104 Ninth Line will be retained *in situ*. The following analysis of project impacts is based upon the drawings and development description provided by Your Home Developments as outlined in Section 9.0.

Based on Section 3.0 and 6.0, it does not appear that 5034, 5054 or 5080 Ninth Line possess potential cultural heritage value or interest. Although the property at 5104 Ninth Line was not found to meet the criteria of O. Reg. 9/06, it is an historic farmhouse, as such development considerations sympathetic to the existing historic fabric can be suggested. The best mitigation option for historic properties is generally retention. Retention allows cultural heritage resources to be retained in their original location and encourages adaptive re-use and sympathetic or compatible development (i.e., mass, setback, setting and materials). The adjacent property at 5104 Ninth Line will be retained *in situ*, as such no direct impacts are anticipated.

With the implementation of the development's land use concept and plan, and the destruction of the remaining extant buildings at 5034 and 5054 Ninth Line, the property would no longer be a remnant agricultural landscape and the adjacent subject property's context would be impacted. However, due to the presence of Highway 407 to the rear (south) of the property and a suburban subdivision to the north, the lands adjacent to 5034, 5054, 5080 and 5104 Ninth Line are no longer within an agricultural context. As a result, all properties have lost any contextual value that they may have possessed in the past.

The current design concept proposes a significant buffer between the proposed six storey residential building “E” with a Public Park separating the building from the subject property. The residence on the subject property and proposed building “E” will be separated by approximately 77.00 m, including a 52.00 m park, a 20.00 m ROW, and an 5.00 m setback to the new building as well as the width of the subject property's side yard (Kirkor 2021a). The townhouse blocks to the rear of the subject property will be separated from 5104 Ninth Line by approximately 25 m including the width of the subject property's rear yard, 1.50 m walkway, a 20.00 ROW and a 3.50 m setback to the to the new (Kirkor 2021a). As a result of this significant buffer, no direct impacts are anticipated to affect 5104 Ninth Line.

Indirect impacts, such as shadows cast by adjacent buildings on 5104 Ninth Line, were evaluated through a Sun Shadow Study prepared by Kirkor on May 28, 2020. Several shadow models were illustrated for time increments from 9:18 to 16:18 on March/September 21, June 21 and December 21 and were used to assess incremental shadow impacts. The diagrams demonstrate that most shadows will remain within the project location while shifting throughout the day. As a result, the Sun Shadow Study found that proposed adjacent buildings will have minimal impacts on the subject property, with shadows cast only on the dwelling by 9:18 until after 10:18 on December 21. No shadow impacts were modeled in March/September or June. It

should be noted that there are currently mature trees along the west lot line casting shadows on the house.

Upon review of the preliminary concept drawings circulated by Your Home Developments for the proposed development, visual indirect impacts to the adjacent property at 5104 Ninth Line are anticipated (Kirkor 2020b). The architectural design, construction materials and colour palate of the condominium apartment buildings and double-storey townhouses are not reflective of, or sympathetic to, the design of the neighbouring dwelling at 5104 Ninth Line. At heights ranging from six to twelve storeys, the proposed development is also at a scale that is in contrast to the one storey subject property.

11.0 ASSESSMENT OF MITIGATION MEASURES

Mitigation measures are described below to address the approaches outlined in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006b) and the City of Mississauga *Heritage Impact Assessment Terms of Reference* (2017a). The feasibility of each of the mitigation suggestions is described based on materials provided by Your Home Developments and considers the character of the subject property as outlined in Section 7.0. Due to the adjacency of the subject property to the project location, mitigation measures focus on ensuring that the concept plan and building designs for the proposed development are visually sympathetic with the property at 5104 Ninth Line.

11.1 Buffers

The creation of buffer zones is noted as a method of minimizing or avoiding negative impacts to a property and should be incorporated into the concept plan for the proposed development (MHSTCI 2006b:4). To ensure the adequate screening of the property at 5104 Ninth Line, as recommended by the Mississauga Urban Design Review Panel (MUDRP) a buffer zone (a 0.44 acre Public Park) was created between the project location and subject property through the placement of a park along the west portion of project location. The conservation of extant mature trees on the subject property or the planting of rows of vegetation along the east and south property lines of 5104 Ninth Line, directly adjacent to the proposed development is recommended to further screen the proposed development.

11.2 Density

Lower density towers of six and ten storeys have been planned closest to 5104 Ninth Line, mitigating, in a minor way, the dramatic difference in scale between properties. The three tallest towers, building “A” (12 storeys) building “B” (12 storeys), building “C” (12 storeys) are proposed to the rear of the project location and oriented toward the southeast portion of the project location, backing onto the 407 Transitway (Kirkor 2020b).

11.3 Architectural Design Elements

The precedent project images provided for the development indicate that the predominant construction materials will be precast concrete with coloured residential window wall glazed systems with glass spandrel panels and the masonry will be scored precast concrete with coloured brick treatment finishes (see Figure 8) (C. Korman, Personal Communication May 5, 2020).

There is an opportunity to draw drawing from and reflected the proportions, materials and design elements of 5104 Ninth Line, notably the brick cladding, brick voussoirs, square window and door openings and centrally placed front entrance with sidelights and/or transom as well as the red and white colour palette. Specifically these design elements could be considered for buildings “E” and the townhouse blocks (the closest buildings to the subject property). Specifically, modifications could be made to the Building “E” street walls (i.e., podiums or lower storeys) to create compatible building or architectural treatments, elements, rhythm, cadence, materials, colours or style that draws from and subtly reflects the proportions, materials and design elements of 5104 Ninth Line. It is also beneficial to the street character to avoid long, monotonous façades (San Diego 2014). The reference document, *Urban Design: Street Wall Articulation*, outlines that “articulation of building facades...creating visual interest and maintaining the pedestrian scale” should be accomplished, and that it is beneficial to “vary and articulate building massing and façades to contribute to a fine-grained, pedestrian scale environment at the street level while avoiding uninterrupted blank walls along all building facades” (San Diego 2014).

In practical terms, the above may be achieved by incorporating window and door openings as well as differing wall materials providing horizontal and vertical visual relief into the building’s podiums or lower storeys and the design of the townhouses. Specifically, architectural elements of the subject property, such as the brick cladding, brick voussoirs, square window and door openings and centrally placed front entrance with sidelights and/or transom as well as the red and white colour palate, could inform the design inspiration of the proposed development.

11.4 Options Considered

In August 2020, Your Home Developments (Mississauga) Inc. proposed to construct residential condominium apartment buildings with three six-storey buildings fronting Ninth Line and six buildings ranging from ten-to-twenty storeys in the rear backing on the 407 Transitway, with the four taller buildings integrating double-storey townhouses.

This initial proposal contained numerous private condominium lanes to provide internal connectivity and a 20-metre wide public road from Ninth Line at Stardust Drive to the abutting lands at 5150 Ninth Line, to the north, that loops back to Ninth Line (see Figure 11 to Figure 15).

In December 2020, the project team met with the City of Mississauga Urban Design Advisory Panel (MUDAP) via Webex to review the proposal. MUDAP provided several suggestions to improve the proposed development, targeting road networks, architecture, density, and park space.

In response to the comments provided by MUDAP, the Your Home Development (Mississauga) Inc. revised the Conceptual Site Plan, which included second road access to Ninth Line, relocation of and increased area for the Public Park, reducing maximum heights closer to 10 storeys with transition to abutting low-rise areas and reorientation of buildings (KUP 2020b).

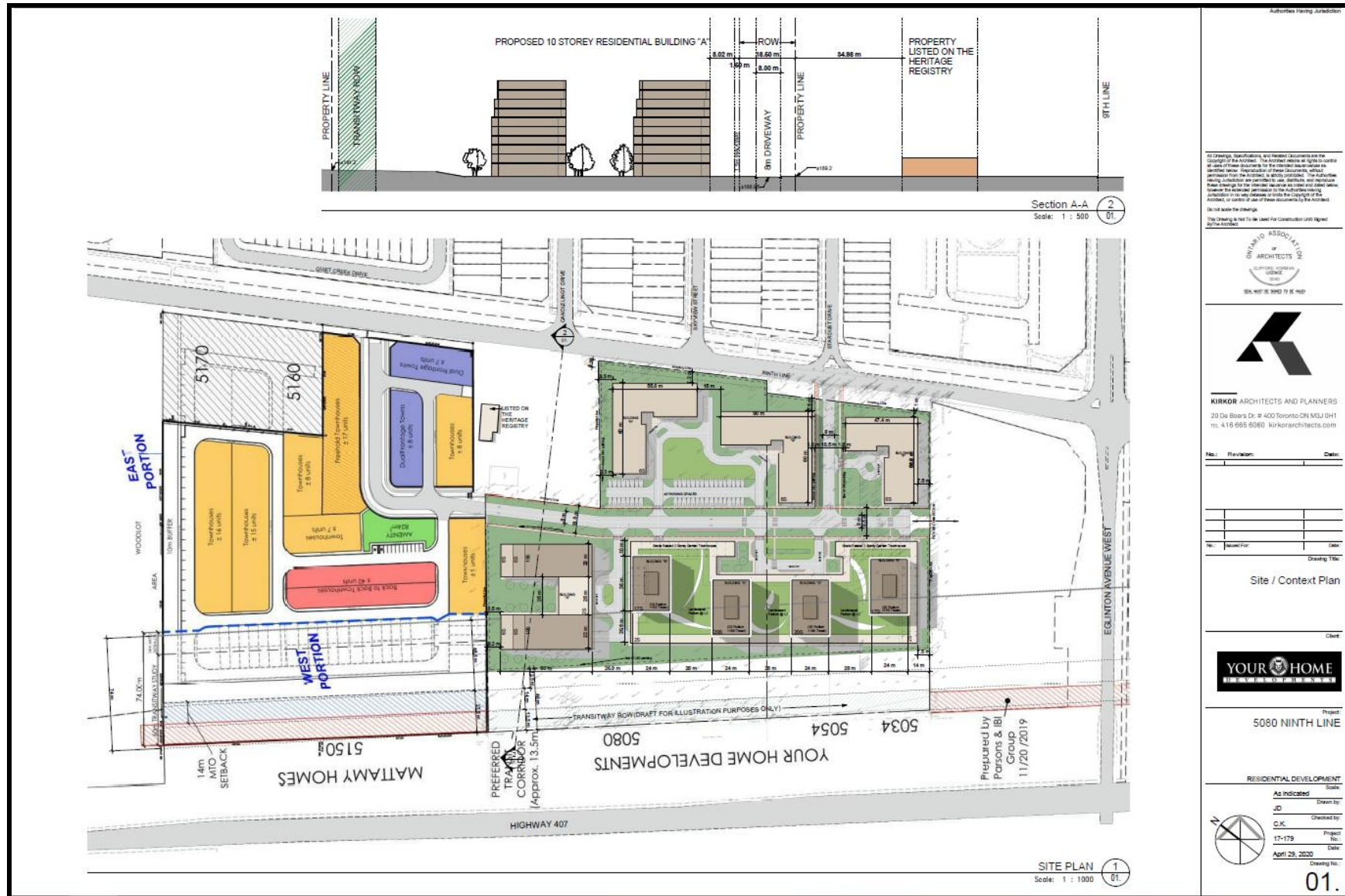
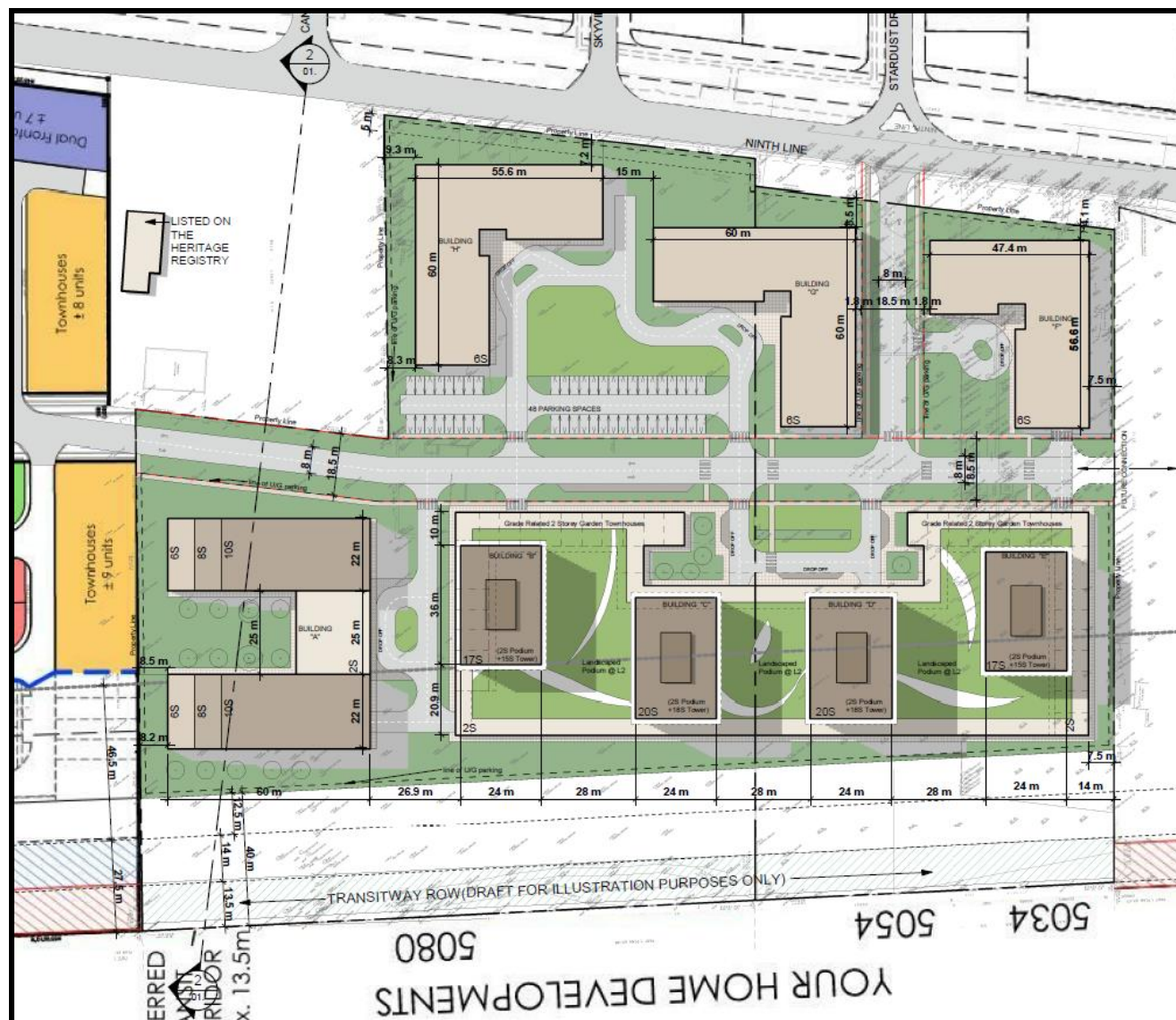


Figure 11: Site/Concept Plan August 2020 Draft Proposal
(Kirkor 2020b)



**Figure 12: Detail of Site/Concept Plan August 2020 Draft Proposal
(Kirkor 2020b)**

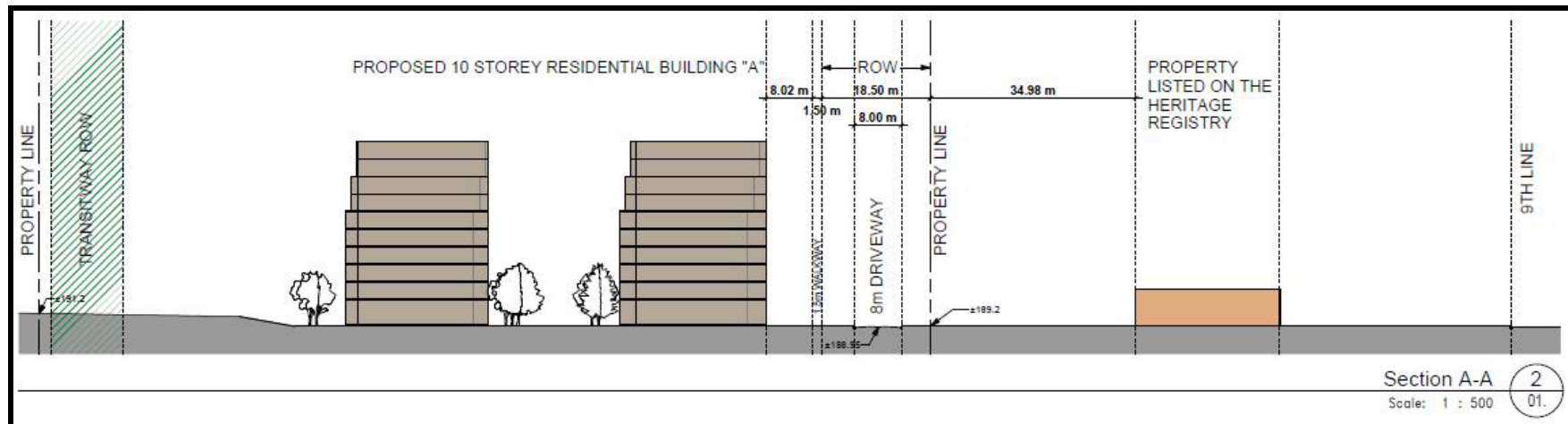


Figure 13: August 2020 Draft Proposal Section Showing Proximity of Proposed Development to 5104 Ninth Line (Kirkor 2020b)



Figure 14: August 2020 Draft Proposal Showing Site 3D Massing of Proposed Development Design Looking East
(Kirkor 2020b)

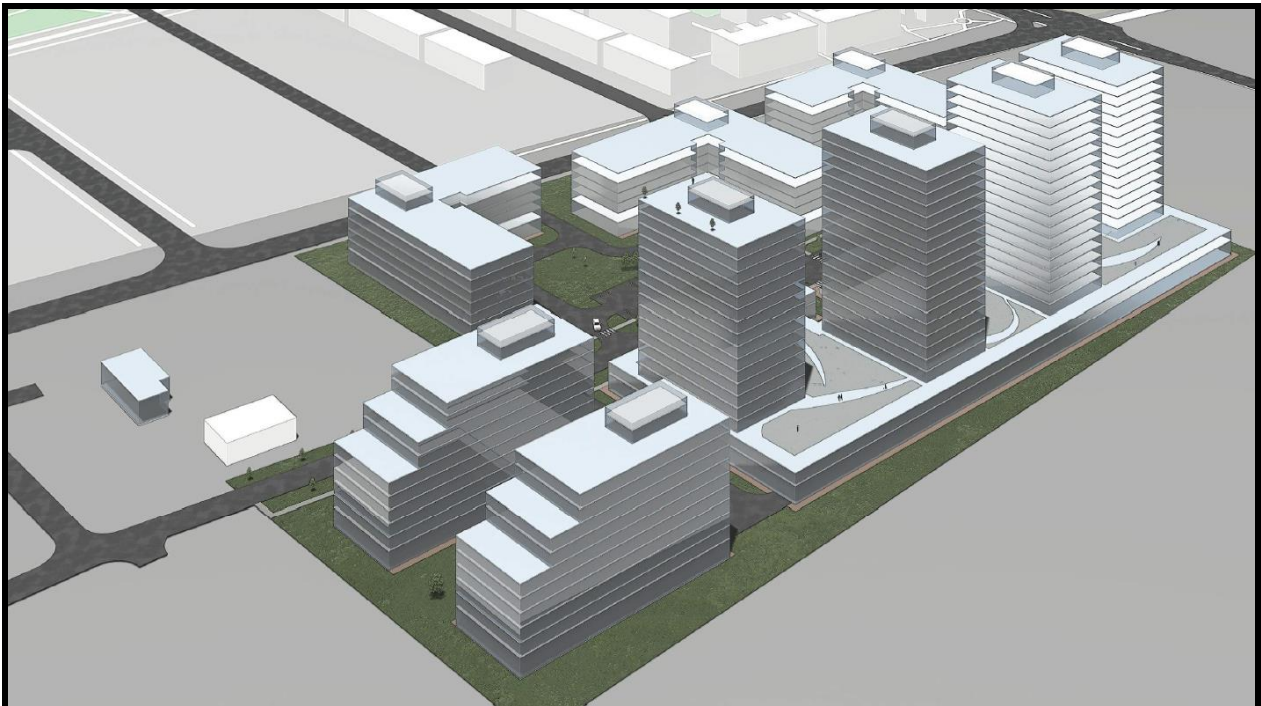


Figure 15: August 2020 Draft Proposal Showing Site 3D Massing of Proposed Development Design Looking North
(Kirkor 2020b)

12.0 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

Research, consultation and field work completed for this report found that 5034, 5054 and 5080 Ninth Line do not possess potential cultural heritage value or interest. 5104 Ninth Line is a listed property on the *City of Mississauga's Municipal Register of Property of Cultural Heritage Value or Interest*. Following consultation, historical research, field survey and evaluation against the criteria set out in O. Reg. 9/06 of the OHA, the property at 5104 Ninth Line was not found to possess CHVI. Although the property was not found to meet the criteria of O. Reg. 9/06, it is an historic farmhouse, as such development considerations sympathetic to the existing historic fabric have been suggested.

As outlined in Section 9.0, the proposed development will have indirect impacts on the adjacent heritage property. The development entails the demolition and removal of the existing dwellings and outbuildings at 5034 and 5054 Ninth Line (the property at 5080 Ninth Line has already been cleared of buildings) and the proposed construction of residential condominium apartment buildings with two mid-rise apartment buildings fronting Ninth Line at six-and-eight storeys fronting the south side of Ninth Line and three twelve storeys buildings in the rear backing on the 407 Transitway. According to the Planning Justification Report a "ten-storey apartment building that creates a that transition towards the north-west quadrant and three-storey back-to-back townhouse blocks backing on to the future medium-density townhouse development at 5150 Ninth Line" (KUP 2021:4)..

Mitigation measures have been suggested for the development that consider the existing historic fabric of the adjacent property at 5104 Ninth Line:

- That to ensure the adequate screening of the property at 5104 Ninth Line, as recommended by the Mississauga Urban Design Review Panel, a buffer zone was created between the project location and subject property through the placement of a park along the west portion of project location. The conservation of extant mature trees on the subject property or the planting of rows of vegetation along the east and south property lines of 5104 Ninth Line, directly adjacent to the proposed development is recommended to further screen the proposed development.
- There is an opportunity to draw drawing from and reflect the proportions, materials and design elements of 5104 Ninth Line, notably the brick cladding, brick voussoirs, square window and door openings and centrally placed front entrance with sidelights and/or transom as well as the red and white colour palette. Specifically these design elements could be considered for buildings "E" and the townhouse blocks (the closest buildings to the subject property). This can be accomplished by incorporating window and door openings as well as differing wall materials that provide horizontal and vertical visual relief into the buildings' proposed podium or lower storeys and the design of the townhouses.

The 2020 *Provincial Policy Statement* notes that cultural heritage value or interest is bestowed upon cultural heritage resources by communities. Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining cultural heritage value or interest. It is hoped that the information presented in this report will be useful in those deliberations.

13.0 MANDATORY STATEMENT

Based on the results of consultation, historical research, field survey and assessment of the study area, 5104 Ninth Line was evaluated against the criteria in O. Reg. 9/06 and was not found to meet any of the criteria. It should be noted that this evaluation was completed without Permission to Enter the property and without an interior investigation. It is possible that a closer examination of the building may result in a revised evaluation.

13.1 Design or Physical Value

The dwelling at 5104 Ninth Line was built in the Neoclassical style (City of Mississauga 2012:4). Constructed in 1848, the structure is not an early example of the style, which was common in the period between 1810-1850. Neoclassical architecture typically describes “both residential and commercial buildings constructed on the traditional Georgian plan, but ...[with] a new gaiety and light-heartedness. Detailing became more refined, delicate, and elegant” (Kyles 2017). When in vogue, Neoclassicism was thought to be an “advanced” style, as it was “popularly felt to be a fashionable refinement, and thus an improvement of the earlier Georgian look” (Fram 2003:24). Neoclassical architecture is similar to the Georgian style in symmetry but is often more delicate including detailing around door and window openings (UW 2009:5). The red brick cladding, entryway location and some brick voussoirs of 5104 Ninth Line are reflective of the Neoclassical architectural style. The dwelling has undergone extensive alterations including the replacement of windows (and modification of their openings), doors, the roof, chimney removal and rear additions. These modifications have impacted elements of the structure’s original design such that it is no longer a representative example of the Neoclassical style.

13.2 Historical or Associative Value

In 1830, the Crown Patent for the east half of Lot 9, Concession 1 originally in the Township of Trafalgar, Halton County went to Charles O’Hara, who then sold the property to his son, Charles O’Hara Jr. The O’Hara family were Irish Catholic farmers that formed part of an Irish Catholic settlement in the area. According to the *Census of 1861*, Charles O’Hara Jr. and his wife Mary lived in a one-and-a-half storey brick house, the subject building, at 5104 Ninth Line with their nine children. After O’Hara Jr.’s death, his wife Mary and son William owned and occupied the property until 1875 when Mary sold the land to her youngest sons, William and Michael. According to the 1901 census, Michael O’Hara and his wife Catherine lived on the property in a nine-room brick house until his death in 1928. Catherine continued to live on the property until her passing in 1948 after which the property changed hands many times until it was sold to Robert Turnbull in 1994. Although the subject property is associated with the O’Haras, a long-time farming family in the area, currently available resources do not suggest any notable contributions to the community made by members of the family.

13.3 Contextual Value

The house, accessed via a driveway, is set back from Ninth Line on a rise of land. While the dwelling was originally part of a farming complex, the associated barn and other farm structures have been removed. The rural character of the area has been diminished overtime with the introduction of contemporary suburban development, Highway 407 and the ongoing proposed development of the Ninth Line Lands.

13.4 Conclusion

In summary, alterations made to the dwelling at 5104 Ninth Line have impacted its architectural elements such that it is no longer a representative example of the Neoclassical style. In addition, it is not an early example of the style. The property is associated primarily with the O'Haras, a long-time farming family in the area. Research conducted did not suggest any notable contributions to the community made by the individuals who lived on the property. The contextual value of the property has been diminished through adjacent and proposed contemporary suburban development. As such, based on the current information the property does not meet any of the criteria included in O. Reg. 9/06 and does not merit designation under Part IV of the *Ontario Heritage Act*.

14.0 BIBLIOGRAPHY AND SOURCES

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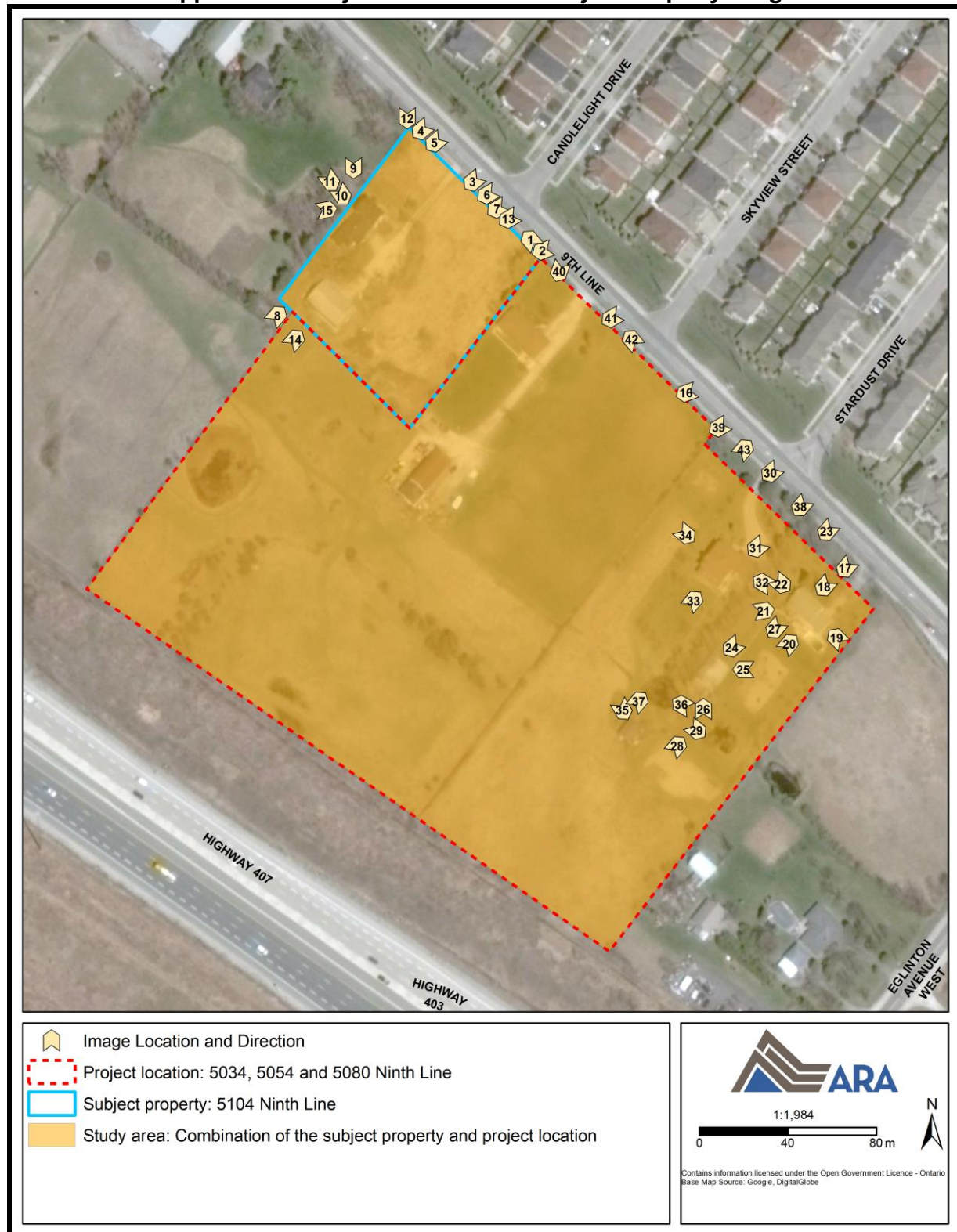
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Appendix A: Project Location and Subject Property Images



Map 6: Photo Location Map of Project Location and 5104 Ninth Line
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

Subject Property – 5104 Ninth Line



Image 1: Contextual View to 5104 Ninth Line from 5080 Ninth Line
(Photo taken on July 29, 2019; Facing Northwest)



Image 2: Contextual View to 5104 Ninth Line
(Photo taken on May 27, 2020; Facing West)



Image 3: Contextual View of 5104 Ninth Line from Ninth Line
(Photo taken on July 29, 2019; Facing Southwest)



Image 4: Façade of 5104 Ninth Line
(Photo taken on May 27, 2020; Facing Southwest)



Image 5: Detailed View of Cladding, Window and Roofline, 5104 Ninth Line
(Photo taken on July 29, 2019; Facing Southwest)



Image 6: Northeast Corner of 5104 Ninth Line
(Photo taken on May 27, 2020; Facing West)



Image 7: Northeast Corner and Addition of 5104 Ninth Line
(Photo taken on May 27, 2020; Facing West)



Image 8: South Elevation of 5104 Ninth Line
(Photo taken on July 29, 2019; Facing North)



Image 9: West Elevation of 5104 Ninth Line
(Photo taken on July 29, 2019; Facing South)



Image 10: Detail of Chimney Ghost, 5104 Ninth Line
(Photo taken on July 29, 2019; Facing South)



Image 11: Detail of first storey window opening
(Photo taken on July 29, 2019; Facing South)



Image 12: Northwest Corner of 5104 Ninth Line
(Photo taken on May 27, 2020; Facing South)



Image 13: Northeast Corner of Workshop at 5104 Ninth Line
(Photo taken on May 27, 2020; Facing West)



Image 14: West Elevation of Workshop at 5104 Ninth Line
(Photo taken on July 29, 2019; Facing East)

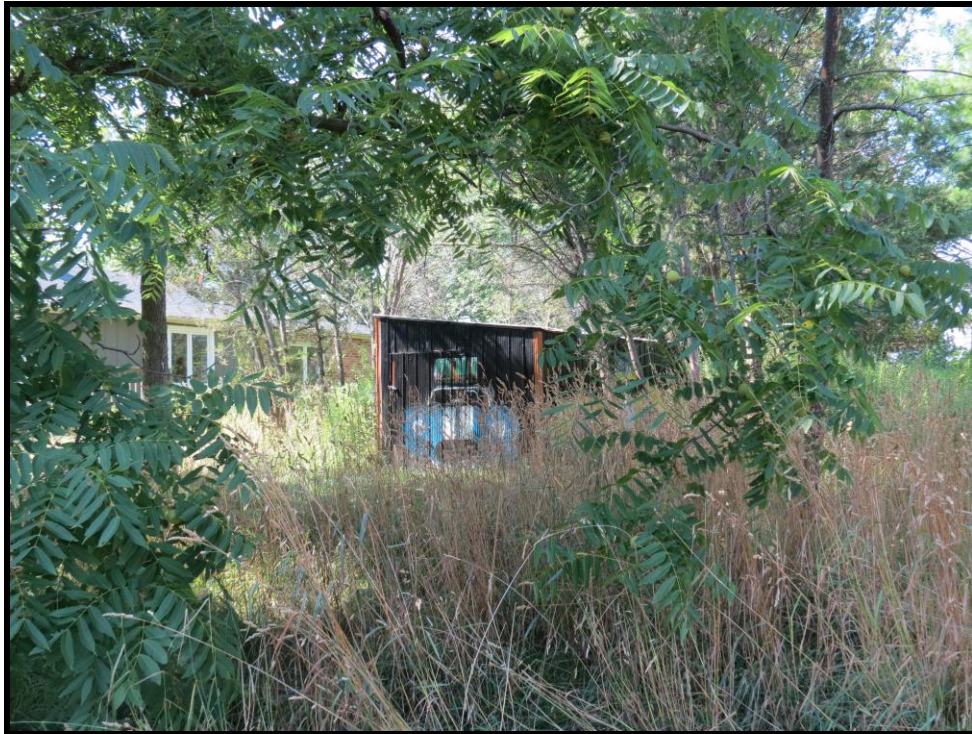


Image 15: Northwest Corner of Shed at 5104 Ninth Line
(Photo taken on July 29, 2019; Facing South)

Project Location Panorama – 5034, 5054 and 5080 Ninth Line



Image 16: Panoramic View of Project Location at 5034, 5054 and 5080 Ninth Line
(Photo taken on July 29, 2019; Facing Southwest)

Project Location - 5034 Ninth Line



Image 17: Façade (North Elevation) at 5034 Ninth Line
(Photo taken on May 27, 2020; Facing Southwest)



Image 18: Detail of Façade (North Elevation) at 5034 Ninth Line
(Photo taken on May 27, 2020; Facing Southwest)



Image 19: East Elevation at 5034 Ninth Line
(Photo taken on May 27, 2020; Facing Northwest)



Image 20: South Elevation at 5034 Ninth Line
(Photo taken on May 27, 2020; Facing Northeast)



Image 21: Southwest Corner at 5034 Ninth Line
(Photo taken on May 27, 2020; Facing Northeast)



Image 22: West Elevation at 5034 Ninth Line
(Photo taken on May 27, 2020; Facing Southeast)



Image 23: Grassed Drive to Detached Garage at 5034 Ninth Line from Ninth Line
(Photo taken on May 27, 2020; Facing Southwest)



Image 24: Façade (North Elevation) of Detached Garage at 5034 Ninth Line
(Photo taken on May 27, 2020; Facing Southwest)



Image 25: Northeast Corner of Detached Garage and Chicken Coop at 5034 Ninth Line
(Photo taken on May 27, 2020; Facing Southwest)



Image 26: Outbuildings and Chicken Coop at 5034 Ninth Line
(Photo taken on May 27, 2020; Facing Northeast)



Image 27: View of 5034 Ninth Line from Residence Looking to Rear of Property
(Photo taken on May 27, 2020; Facing Southwest)



Image 28: View of 5034 Ninth Line from Rear of Property
(Photo taken on May 27, 2020; Facing Northeast)



Image 29: Pond at Rear of Property at 5034 Ninth Line
(Photo taken on May 27, 2020; Facing East)

Project Location - 5054 Ninth Line



Image 30: Contextual View to 5054 Ninth Line

(Photo taken on May 27, 2020; Facing Southwest)



**Image 31: Façade (North Elevation) of 5054 Ninth Line
(Photo taken on May 27, 2020; Facing Southwest)**



**Image 32: East Elevation of 5054 Ninth Line
(Photo taken on May 27, 2020; Facing West)**



Image 33: South Elevation of 5054 Ninth Line
(Photo taken on May 27, 2020; Facing Northwest)



Image 34: West Elevation of 5054 Ninth Line
(Photo taken on May 27, 2020; Facing East)



Image 35: Northwest Corner of Workshop at 5054 Ninth Line
(Photo taken on May 27, 2020; Facing Southeast)



Image 36: Pond at 5054 Ninth Line
(Photo taken on May 27, 2020; Facing West)

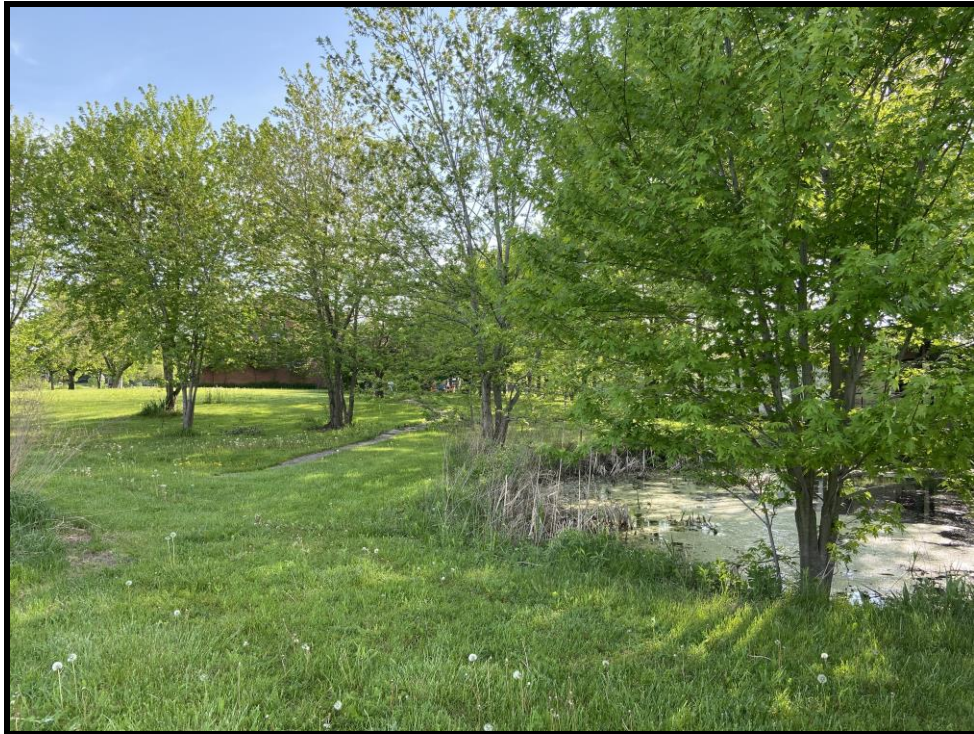


Image 37: View from the Rear of the Property at 5054 Ninth Line
(Photo taken on May 27, 2020; Facing Northeast)



Image 38: View of Row of Trees Lining East Property Line at 5054 Ninth Line
(Photo taken on May 27, 2020; Facing Southwest)

Project Location - 5080 Ninth Line



Image 39: View of Vacant Land at 5080 Ninth Line
(Photo taken on May 27, 2020; Facing West)



Image 40: View of Vacant Land at 5080 Ninth Line

(Photo taken on May 27, 2020; Facing Southeast)



Image 41: Site of Former Residence at 5080 Ninth Line
(Photo taken on May 27, 2020; Facing West)

Project Location - 5080 Ninth Line



Image 42: Contextual View of Study Area Along Ninth Line
(Photo taken on July 29, 2019; Facing Northwest)



**Image 43: Contextual View of Suburban Residential Development North of Study Area
Across Ninth Line**
(Photo taken on May 27, 2020; Facing North)

Neoclassical (1800-1860)



Abigail Street House (c.1840s),
27 Mill Street



Bradley House (c.1830),
1620 Orr Road

Image 44: Examples of Neoclassical Architectural Style in City of Mississauga
(City of Mississauga 2012:4)

Appendix B: Historical Photos, Drawings and Other Archival Material

**Table 4: Ownership History of 5104 Ninth Line
(LRO 20)**

Instrument Number	Instrument	Date	Grantor	Grantee	Comments
	Patent	30 Apr 1830	Crown	Charles O'Hara	E ½, 100 acres
662	B&S	13 Jul 1830	Charles O'Hara Sr.	Charles O'Hara Jr.	E ½, 100 acres
813	B&S	24 Dec 1861	Heirs of Charles O'Hara	Mary O'Hara	E ½, 100 acres
3356	B&S	15 May 1875	Mary O'Hara	Michael and William O'Hara	E ½, 100 acres
3941	Quit Claim	15 Nov 1880	William O'Hara	Michael O'Hara	E ½, 100 acres
4024	B&S	12 Mar 1884	Michael O'Hara	William O'Hara	E ½, 100 acres
4415	B&S	26 Aug 1885	William O'Hara	Michael O'Hara	E ½, 100 acres
3343	Probate of Will	2 Aug 1928	Michael O'Hara		E ½, 100 acres
22500	Grant	9 Jul 1946	Executors of Michael O'Hara	[Toyne] Grice	E ½, 100 acres
28611	Grant	4 Aug 1953	Toyne Grice	Director of the Veteran's Land Act	
133411	Amalgamation	18 Oct 1962	Re: Oakville – Trafalgar		
370555	Grant	1 Aug 1973	Director of the Veteran's Land Act	Allan and Catherine St. John	
370556	Grant	13 Aug 1973	Allan and Catherine St. John	Joseph and Nicole Burak	Pt. E ½
541656	Deed	15 Jun 1981	Joseph and Nicole Burak	Michael and Renata Pustina, Ivan and Zlata Rozic; joint tenants	Pt. E ½
639747	Grant	29 Apr 1986	Michael and Renata Pustina, Ivan and Zlata Rozic	Robert and Deborah Turnbull	
828362	Transfer	9 Sep 1994	Deborah and Robert Turnbull	Robert Turnbull	Pt. E ½

**Table 5: Ownership History of 5034 Ninth Line
(LRO 20)**

Instrument Number	Instrument	Date	Grantor	Grantee	Comments
	Patent	30 Apr 1830	Crown	Charles O'Hara	E ½, 100 acres
662	B&S	13 Jul 1830	Charles O'Hara Sr.	Charles O'Hara Jr.	E ½, 100 acres
813	B&S	24 Dec 1861	Heirs of Charles O'Hara	Mary O'Hara	E ½, 100 acres
3856	B&S	15 May 1875	Mary O'Hara	Michael and William O'Hara	E ½, 100 acres
3941	Quit Claim	15 Nov 1880	William O'Hara	Michael O'Hara	E ½, 100 acres
4024	B&S	12 Mar 1884	Michael O'Hara	William O'Hara	E ½, 100 acres
4415	B&S	26 Aug 1885	William O'Hara	Michael O'Hara	E ½, 100 acres
3343	Probate of Will	2 Aug 1928	Michael O'Hara		E ½, 100 acres
22500	Grant	9 Jul 1946	Executors of Michael O'Hara	[Toyne] Grice	E ½, 100 acres
27882	Grant	24 Mar 1953	Toyne Grice	Joseph Castell	Part E ½
28611	Grant	4 Aug 1953	Toyne Grice	Director of the Veteran's Land Act	Part E ½
133411	Amalgamation	18 Oct 1962	Re: Oakville – Trafalgar		
478002	Deed	25 Jan 1978	Director of the Land Veteran's Land Act	Joseph and Jean Castell	Part E ½
478003	Deed	7 Apr 1978	Joseph and Jean Castell	Fausto and Marcella Trinca	Part E ½

**Table 6: Ownership History of 5054 Ninth Line
(LRO 20)**

Instrument Number	Instrument	Date	Grantor	Grantee	Comments
	Patent	30 Apr 1830	Crown	Charles O'Hara	E ½, 100 acres
662	B&S	13 Jul 1830	Charles O'Hara Sr.	Charles O'Hara Jr.	E ½, 100 acres
813	B&S	24 Dec 1861	Heirs of Charles O'Hara	Mary O'Hara	E ½, 100 acres
3856	B&S	15 May 1875	Mary O'Hara	Michael and William O'Hara	E ½, 100 acres
3941	Quit Claim	15 Nov 1880	William O'Hara	Michael O'Hara	E ½, 100 acres
4024	B&S	12 Mar 1884	Michael O'Hara	William O'Hara	E ½, 100 acres
4415	B&S	26 Aug 1885	William O'Hara	Michael O'Hara	E ½, 100 acres
3343	Probate of Will	2 Aug 1928	Michael O'Hara		E ½, 100 acres
22500	Grant	9 Jul 1946	Executors of Michael O'Hara	[Toyne] Grice	E ½, 100 acres
27882	Grant	24 Mar 1953	Toyne Grice	Joseph Castell	Part E ½
133411	Amalgamation	18 Oct 1962	Re: Oakville – Trafalgar		
162915	Grant	15 Jan 1964	Joseph Castell	Joseph Edward and Jean Aileen Castell	Part E ½ with easement
280608	Grant	8 Sep 1969	Joseph Castell	Maria Latini (married woman)	Part E ½ (7.899 acres)
638785	Grant	10 Apr 1986	Maria Latini	Paul and Carmela Zambri	Part (7.889 acres)

**Table 7: Ownership History of 5080 Ninth Line
(LRO 20)**

Instrument Number	Instrument	Date	Grantor	Grantee	Comments
	Patent	30 Apr 1830	Crown	Charles O'Hara	E ½, 100 acres
662	B&S	13 Jul 1830	Charles O'Hara Sr.	Charles O'Hara Jr.	E ½, 100 acres
813	B&S	24 Dec 1861	Heirs of Charles O'Hara	Mary O'Hara	E ½, 100 acres
3356	B&S	15 May 1875	Mary O'Hara	Michael and William O'Hara	E ½, 100 acres
3941	Quit Claim	15 Nov 1880	William O'Hara	Michael O'Hara	E ½, 100 acres
4024	B&S	12 Mar 1884	Michael O'Hara	William O'Hara	E ½, 100 acres
4415	B&S	26 Aug 1885	William O'Hara	Michael O'Hara	E ½, 100 acres
3343	Probate of Will	2 Aug 1928	Michael O'Hara		E ½, 100 acres
22500	Grant	9 Jul 1946	Executors of Michael O'Hara	[Toyne] Grice	E ½, 100 acres
28069	Grant	17 Apr 1953	Toyne Grice	Lajos and Jan Kovacs	Part E ½
133411	Amalgamation	18 Oct 1962	Re: Oakville – Trafalgar		
146757	Grant	27 Dec 1962	Lajos and Jan Kovacs	Denis Guiney and James O'Donnell	Pt. E ½
174029	Grant	17 Sep 1964	Denis Guiney and James O'Donnell	Joseph and Julia Civiero	Pt. E ½
843367	Charge	22 Sep 1995	Joseph and Julie Civiero	Canada Trustco Mortgage Company	Pt. E ½

Appendix C: Key Team Member Two-Page Curriculum Vitae

Kayla Jonas Galvin, MA, MCIP, RPP, CAHP

Heritage Operations Manager

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Email: kjgalvin@arch-research.com Web: www.arch-research.com

Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the MHSTCI's 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), 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) Professional Member, Ontario Professional Planners Institute (OPPI) Board Member, 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

- 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 Transforming Public Apathy to Revitalize Engagement, Webinar, MetorQuest
- 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 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 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. *In print*.
- 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 "Mad about Modernism." *Municipal World*, September 2014.

Sarah Clarke, BA
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Biography

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

Education

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

Professional Memberships and Accreditations

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

Work Experience

Current	Team Lead – Research; Team Lead – Archaeology, Archaeological Research Associates Ltd. Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments.
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- 2013-2015 **Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd.**
Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.
- 2010-2013 **Historic Researcher, Timmins Martelle Heritage Consultants Inc.**
Report preparation, local and offsite research (libraries, archives); correspondence with the MHSTCI; report submission to the MHSTCI and clients; and administrative duties (PIF and Borden form completion and submission, data requests).
- 2008-2009 **Field Technician, Archaeological Assessments Ltd.**
Participated in field excavation and artifact processing.
- 2008-2009 **Teaching Assistant, Wilfrid Laurier University.**
Responsible for teaching and evaluating first year student lab work.
- 2007-2008 **Field and Lab Technician, Historic Horizons.**
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.
- 2006-2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

Professional Development

- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Grand River Watershed 21st Annual Heritage Day Workshop & Celebration
- 2018 Mississaugas of the New Credit First Nation Historical Gathering and Conference
- 2017 Ontario Genealogical Society Conference
- 2016 Ontario Archaeological Society Symposium
- 2015 Introduction to Blacksmithing Workshop, Milton Historical Society
- 2015 Applied Research License Workshop, MHSTCI
- 2014 Applied Research License Workshop, MHSTCI
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON. Professor: Meagan Brooks.

Presentations

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

Volunteer Experience

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

Jacqueline McDermid, BA
Technical Writer
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Biography

In the spring of 2018, Jacqueline completed a six-month contract with the Ministry of Transportation as a Heritage Specialist for Central Region, returning to her permanent position at ARA in the Fall 2018 where she had been the acting Heritage Team Lead for the year previous. As the lead, she directed the preparation and oversaw the submission of deliverables to clients. Currently, she is the Heritage Team Technical Writer and Researcher, where she continues to research and evaluate the significance of cultural heritage resources using *Ontario Regulation 9/06* and *10/06*, most recently completing designation reports for the City of Burlington, City of Kingston and Town of Newmarket and the Town of Whitchurch-Stouffville. Further, Jacqueline has overseen the completion of many Built Heritage and Cultural Heritage Landscape Studies as well as Heritage Impact Assessments including reports for a proposed aggregate pit, road widening, the LRT in the Region of Waterloo and a National Historic Site in St. Catharines. As well as being a proficient technical writer, Jacqueline is skilled at writing in approachable language demonstrated by my crafting of 30 properties stories and 35 thematic stories for Heritage Burlington's website. She holds an Honours Bachelor of Arts in Near Eastern Archaeology from Wilfrid Laurier University. In addition to heritage experience, Jacqueline also has archaeological experience working as field crew, as an Assistant Lab Technician and archaeological technical writer.

Education

2000-2007 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario
Major: Near Eastern Archaeology

Work Experience

2015-Present **Technical Writer and Researcher – Heritage, Archaeological Research Associates Ltd., Kitchener, ON**
Research and draft designation by-laws, heritage inventories, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations using Ontario Regulation 9/06, 10/06 and the Ontario Heritage Bridge Guidelines.

2018 **Environmental Planner – Heritage Ministry of Transportation, Central Region – Six-month contract.**
Responsibilities included: project management and coordination of MTO heritage program, managed multiple consultants, conducted and coordinated field assessments and surveys, estimated budgets including \$750,000 retainer contracts. Provided advice on heritage related MTO policy to Environmental Policy Office (EPO) and the bridge office.

2017-2018 **Acting Heritage Team Lead – Heritage Archaeological Research Associates Ltd., Kitchener, ON**
Managed a team of Heritage Specialists, oversaw the procurement of projects, retainers; managed all Heritage projects, ensured quality of all outgoing products.

- 2014-2015 **Technical Writer – Archaeology, Archaeological Research Associates Ltd., Kitchener, ON**
Report preparation; correspondence with the MHSTCI; report submission to the Ministry and clients; and administrative duties (PIF and Borden form completion).
- 2012-2013 **Lab Assistant, Archaeological Research Associates Ltd., Kitchener, ON**
Receive, process and register artifacts.
- 2011-2012 **Field Technician, Archaeological Research Associates Ltd., Kitchener, ON**
Participated in field excavation and artifact processing.
- 2005-2009 **Teaching Assistant, Wilfrid Laurier University, Waterloo, ON**
Responsible for teaching and evaluating first, second, third- and fourth-year student lab work, papers and exams.
- 2005-2007 **Lab Assistant, Wilfrid Laurier University – Near Eastern Lab, Waterloo, ON**
Clean, Process, Draw and Research artifacts from various sites in Jordan.

Selected Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Information Session: Proposed Amendments to the OHA, MHSTCI
- 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Transforming Public Apathy to Revitalize Engagement, Webinar, MetorQuest
- 2018 How to Plan for Communities: Listen to the Them, Webinar, CIP
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2015 Introduction to Blacksmithing (One day)
- 2015 Leadership Training for Managers Course, Dale Carnegie Training