



**City of Mississauga**  
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We acknowledge the lands, which constitute the present-day City of Mississauga as being part of the Treaty Lands and Traditional Territory of the Mississaugas of the Credit First Nation, Haudenosaunee and the Huron-Wendat First Nation. We recognize the ancestors of these peoples as the inhabitants of these lands since time immemorial. The City of Mississauga is home to First Nations, Métis and Inuit peoples.

Statement regarding Indigenous perspectives on the project:

Throughout this project, the City of Mississauga engaged with the Anishinaabe peoples through the Mississaugas of the Credit First Nation and the Williams Treaty Nations, the Haudenosaunee Confederacy Chiefs, Six Nations of the Grand River, Huron-Wendat Nation, and the Métis Nation of Ontario. During the engagement the City heard that the process of dividing the land and specifically identifying distinct parts as having cultural heritage value and interest were not compatible with the world views expressed by these distinct communities. Instead, the City understands that for Indigenous peoples, all lands have cultural heritage value and interest as expressed in Treaty and Traditional territory rights and claims.



# Conserving Heritage Landscapes

## Cultural Heritage Landscape Project – Volume 1

Prepared for the City of Mississauga  
January 2022

**Final Report**



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Cover Image: Aerial view of Mississauga (Hunting Survey Corporation Limited 1954a)



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# Table of Contents

Executive Summary .....	3
1.0 Introduction .....	5
1.1 Cultural Landscape Inventory (2005) Background .....	5
1.2 Study Purpose.....	6
2.0 Context and Policy Framework for Cultural Heritage Landscapes .....	8
2.1 Planning Act and Provincial Policy Statement.....	8
2.2 Growth Plan for the Greater Golden Horseshoe.....	9
2.3 Region of Peel’s Official Plan .....	10
2.4 City of Mississauga’s Official Plan.....	10
2.5 What are Cultural Heritage Landscapes? .....	14
3.0 Methodology and Approach.....	16
3.1 Phased Approach.....	16
3.2 Low Stone Walls Features .....	17
3.3 Screening Methodology .....	17
3.4 Historical and Background Research.....	19
3.5 Field Survey .....	19
3.6 Community Engagement.....	20
3.7 Indigenous Engagement.....	21
3.8 Evaluation Criteria .....	21
3.9 Boundary Criteria .....	22
3.10 Policies and Legislation Toolkit and Non-Regulatory Strategies.....	23
4.0 Results .....	24
4.1 Significant Cultural Heritage Landscapes .....	24
4.2 Areas of Interest .....	28
4.3 Areas Requiring Further Review.....	28
4.4 Areas Found to Not Possess Significance as Cultural Heritage Landscapes.....	30
5.0 Recommendations .....	31
5.1 Recommended Strategies for Significant Cultural Heritage Landscapes .....	31
5.2 Recommended Strategies for Areas of Interest.....	36
5.3 Recommendations for Low Stone Walls .....	38
5.4 Overall Recommendations .....	39
6.0 Implementation.....	42
6.1 Prioritization and Ease of Implementation .....	42



- 6.2 Implementation for Significant Cultural Heritage Landscapes .....45
- 6.3 Implementation for Areas of Interest .....47
- 6.4 Implementation for Low Stone Walls.....48
- 6.5 Implementation for Areas Requiring Further Review .....48
- 6.6 Roles and Responsibilities .....49
- 7.0 Interpretation.....51
- 7.1 Timeline of Key Dates in Mississauga’s History.....52
- 7.2 The Value of C.H.L.s to the City of Mississauga.....54
- 7.3 Detailed Interpretation Options for Significant C.H.L.s and Areas of Interest.....57
- 8.0 References.....63

Volume 2: Appendices

Volume 3: Significant Cultural Heritage Landscapes



## Executive Summary

Archaeological Services Inc. (A.S.I.), in collaboration with Goldsmith Borgal and Company Ltd. Architects, The Landplan Studio Inc., S.G.L. Planning and Design Inc., and Fotenn Planning and Design, was retained by the City of Mississauga to undertake a review of the City of Mississauga's Cultural Landscape Inventory (2005), including 39 cultural landscapes and 22 cultural features. The Conserving Heritage Landscapes: Cultural Heritage Landscape Project was undertaken in two phases. Phase One of the study (2018-2019) evaluated eight landscapes and two cultural features prioritized by the City of Mississauga, including the Credit River Corridor, Creditview Road Scenic Route, Erindale Village, Lorne Park Estates, Mineola Neighbourhood, Mississauga Road Scenic Route, Sheridan Research Park, Streetsville Village Core, Trelawny Community, and Wartime Housing (Malton) Cultural Landscapes. Phase Two of the study (2019-2021) examined the remaining 33 cultural landscapes and 22 cultural features. Phase Two also included the review of a number of sites nominated by the community. Internal Technical Memorandums were prepared at the end of each Phase for review by the City of Mississauga. This report presents the results of both phases of work and provides an implementation plan and interpretation strategy.

The screening, background research, data collection, field survey, and evaluation conducted as part of this study resulted in the identification of 28 Significant Cultural Heritage Landscapes (C.H.L.s). These include cultural landscapes which were identified on the Cultural Landscape Inventory (2005) and sites brought forward by the community as part of this study. The study also determined that 11 cultural landscapes or cultural features identified in the Cultural Heritage Inventory (2005) do not meet the criteria established through the study to be identified as Significant C.H.L.s and determined that these cultural landscapes/features should be identified as Areas of Interest with characteristics that should be appropriately managed. Additionally, four sites nominated by the community which moved forward to evaluation were found to not meet the criteria established through the study. Finally, Lorne Park Estates, Mississauga Golf and Country Club, University of Toronto Mississauga (U.T.M.), and Credit Valley Golf and Country Club have not been fully evaluated to determine their significance as the sites were not able to be accessed to conduct a field survey.

The Low Stone Walls cultural features were addressed separately. This type of feature is typically located near to the street and acts as fencing and, in some cases, retaining walls. It was determined that many of the Low Stone Walls are located within identified Significant C.H.L.s Mississauga Road Scenic Route and Mineola Neighbourhood and have been incorporated as heritage attributes. Where walls are extant and part of individual properties not associated with Significant C.H.L.s, recommendations have been made to evaluate the property for its cultural heritage value to determine if designation under Part IV of the *Ontario Heritage Act* (O.H.A.) is warranted. Where the walls are no longer or minimally extant, recommendations



have been made to remove those individual properties from the Inventory of Cultural Heritage Landscapes.

Priority legislative strategies for protection, additional legislative strategies for protection, and non-regulatory strategies for protection and stewardship were recommended for the 28 Significant C.H.L.s to ensure the long-term conservation of each landscape's identified heritage attributes. Legislative and non-regulatory strategies for protection and stewardship were also developed for some of the landscapes identified as Areas of Interest.

An Implementation Plan has been developed to provide a framework for the conservation and management of the Significant C.H.L.s and Areas of Interest. The Implementation Plan sets out the priorities and mechanisms (legislative and non-regulatory) for both Significant C.H.L.s and Areas of Interest.

An Interpretation Strategy has been developed based on the results of this project. To be of interest to the public, a wide range of interpretation measures are at the City's disposal and warrant consideration and implementation. While plaques have traditionally been the most straightforward form of educating the public about heritage sites, cultural heritage landscapes provide a fascinating opportunity to consider heritage interpretation that goes "beyond the plaque." A range of options have been described and recommended herein.



## 1.0 Introduction

A.S.I., in collaboration with Goldsmith Borgal and Company Ltd. Architects, The Landplan Studio Inc., S.G.L. Planning and Design Inc., and Fotenn Planning and Design, was retained by the City of Mississauga to undertake a review of the City of Mississauga’s Cultural Landscape Inventory (The Landplan Collaborative Ltd. et al. 2005). The current study was initiated following the completion of the *Heritage Management Strategy* (2016), which recommended that the existing Cultural Landscape Inventory and applicable policies be revised (Recommendation 6).

The Conserving Heritage Landscapes: Cultural Heritage Landscape Project was undertaken in two phases. Phase One of the study (2018-2019) evaluated eight landscapes and two cultural features prioritized by the City of Mississauga, including the Credit River Corridor, Creditview Road Scenic Route, Erindale Village, Lorne Park Estates, Mineola Neighbourhood, Mississauga Road Scenic Route, Sheridan Research Park, Streetsville Village Core, Trelawny Community, and Wartime Housing (Malton) Cultural Landscapes. Phase Two of the study (2019-2021) examined the remaining 33 cultural landscapes and 22 cultural features. Phase Two also included the review of a number of sites nominated by the community. Internal Technical Memorandums were prepared at the end of each Phase for review by the City of Mississauga’s Project Team. This report presents the results of both phases of work and provides an implementation plan and interpretation strategy.

### 1.1 Cultural Landscape Inventory (2005) Background

In 2005, the City of Mississauga adopted its Cultural Landscape Inventory based on a study prepared by The Landplan Collaborative Ltd. in association with Goldsmith Borgal and Company Ltd. Architects (G.B.C.A.), North South Environmental Inc., and Geodata Resources Inc. (The Landplan Collaborative Ltd. et al. 2005). The Cultural Landscape Inventory (2005), initiated by the Community Services Department of the City of Mississauga, analyzed landscapes within the city using the United Nations Educational, Scientific and Cultural Organization’s (U.N.E.S.C.O.) definition of cultural landscapes:

Cultural landscapes represent the combined works of nature and of man... They are illustrative of the evolution of human society and settlement over time, under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal.

The U.N.E.S.C.O. definition provided context for the inventory that resulted in that study stating, “in Mississauga that natural environment is frequently subsumed by human intervention.” This led to two outcomes: 1) that “man-made areas of the City are distinct and powerful resulting in their inclusion in the database” and 2) “the sense of loss of natural environment... remaining natural areas in the City should be protected to the greatest extent



possible.” It is important to note that the full build out of the city boundaries had happened within the previous ten years (1995-2005) ahead of the completion of the inventory. The inventory also stressed that “none of the descriptions presented in the database should be considered complete. Rather they should be considered open ended and a work in progress” (The Landplan Collaborative Ltd. et al. 2005:20). The authors envisioned that the identified cultural landscapes and cultural features would be described in more detail and that the extent of the cultural heritage landscapes within the city had the potential to be expanded. It is in this spirit that this review of that inventory has been conducted, along with fifteen more years of history.

The Cultural Landscape Inventory (2005) resulted in the identification of a total of 39 cultural landscapes and 22 cultural features<sup>1</sup>, encompassing thousands of individual properties within the city. Following the adoption of the Cultural Landscape Inventory, these properties were added to the City of Mississauga’s Heritage Register as non-designated (“listed”) properties if they were not already listed or designated by the City.

## 1.2 Study Purpose

The purpose of this study is to re-evaluate the cultural landscapes and cultural features identified in the Cultural Landscape Inventory (2005) and to determine whether these landscapes are Significant Cultural Heritage Landscapes (C.H.L.) through the application of criteria developed following a review of best practice throughout Ontario and across Canada. This study assesses those tools adopted by the City of Mississauga in response to the 2005 study and which were intended to recognize and manage landscapes identified at that time. The primary tool adopted by the City of Mississauga at that time was listing every property within each identified cultural landscape on the City of Mississauga’s Heritage Register. Finally, this study makes recommendations for conservation of the Significant C.H.Ls. through the *Ontario Heritage Act, Planning Act* and other tools and provides an implementation plan.

The purpose of this report is to present the findings of this study, including the identification of Significant C.H.Ls and Areas of Interest, proposed priority strategies for protection, and additional recommended strategies, such as interpretation and commemoration strategies. Section 2.0 of this report provides an overview of the City of Mississauga’s existing policy context for conserving cultural heritage landscapes. Section 3.0 outlines the methodology and

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<sup>1</sup> The 2005 Cultural Landscape Inventory defines “cultural features” as “visually distinctive objects and unique places within a cultural landscape. They are not necessarily consistent with their immediate natural surroundings, adjacent landscape, or adjacent buildings or structures. These features can include objects, paths, trees, woodlands, viewpoints and may include features such as rail lines, historic highways, and airports” (The Landplan Collaborative Ltd. et al. 2005:6).



approach used to identify and evaluate Significant C.H.L.s as part of the current study. Section 4.0 provides a summary of the results of the evaluation, and Section 5.0 identifies recommended strategies for Significant C.H.L.s, Areas of Interest, Low Stone Walls as well as overall recommendations. Section 6.0 provides an implementation plan. Section 7.0 presents an interpretation strategy.



## 2.0 Context and Policy Framework for Cultural Heritage Landscapes

Considerations of C.H.L.s in land use and infrastructure planning is a requirement of provincial, regional, and municipal policy. The *Provincial Policy Statement (P.P.S.)*, *Growth Plan for the Greater Golden Horseshoe (Growth Plan)*, the Region of Peel's *Official Plan* and the City of Mississauga's *Official Plan* require that Significant C.H.L.s be conserved. The following sections provide more detailed information regarding specific C.H.L. policies, guidelines, and definitions.

### 2.1 Planning Act and Provincial Policy Statement

The *Planning Act* (1990) and related *Provincial Policy Statement (P.P.S. 2020)* make a number of provisions relating to heritage conservation (Ministry of Municipal Affairs and Housing 1990; Government of Ontario 2020a). One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. To inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

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

The P.P.S. provides for land-use policy direction across Ontario, requiring that communities are healthy, livable, and safe. Generally, the P.P.S. recognizes and highlights the important links between all matters related to land use planning, including growth and cultural heritage, and provides for policies to manage growth in the context of these other matters.

Section 1.2 of the P.P.S. requires that a coordinated approach to planning must be used when dealing with planning matters within municipalities, including but not limited to managing cultural heritage resources.

Section 1.7 of the P.P.S. encourages long-term economic prosperity in Ontario, including encouraging a sense of place by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Those policies of relevance for the conservation of heritage features are contained in Section 2- Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.



## 2.2 Growth Plan for the Greater Golden Horseshoe

The 2019 *Growth Plan for the Greater Golden Horseshoe (Growth Plan)* identifies several policies relating to the conservation of cultural heritage resources. Section 1.1 of the *Growth Plan* speaks to the challenges faced by increased growth in the Greater Golden Horseshoe (G.G.H.), and that “unmanaged growth can degrade the region’s air quality; water resources; natural heritage resources, such as rivers, lakes, woodlands, and wetlands; and cultural heritage resources.

Section 1 describes how the *Growth Plan* addresses all matters affecting land use planning and growth, including cultural heritage resources. The plan states that unmanaged growth can degrade important elements that contribute to healthy communities, including cultural heritage resources, and that cultural heritage resources and open spaces are important in providing people with a sense of place in their communities.

Section 2.2.1 of the *Growth Plan* identifies policies for managing growth, and states that most new growth must be directed to settlement areas where there is existing or planned municipal water and wastewater systems and where the achievement of complete communities can be realized.

Section 4 of the *Growth Plan* speaks to the protection of valuable resources, including cultural heritage resources, in Section 4.1:

The *G.G.H.* contains a broad array of important hydrologic and *natural heritage features and areas*, a vibrant and diverse agricultural land base, irreplaceable *cultural heritage resources*, and valuable renewable and non-renewable resources. These lands, features and resources are essential for the long-term quality of life, economic prosperity, environmental health, and *ecological integrity* of the region. They collectively provide essential ecosystem services, including water storage and filtration, cleaner air and habitats, and support pollinators, carbon storage, adaptation and resilience to climate change. [...]

Through their historic relationship with the lands and resources in this region, Indigenous communities have gained traditional knowledge that is of value to the planning decisions being made today. A balanced approach to the wise use and management of all resources, including those related to water, natural heritage, agriculture, cultural heritage, and mineral aggregates, will be implemented in the *G.G.H.* [...]

The *G.G.H.* also contains important *cultural heritage resources* that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through *development* and *site alteration*. It is necessary to plan in a way that protects



and maximizes the benefits of these resources that make our communities unique and attractive places to live.

Section 4.2.7 of the *Growth Plan* provides specific policy guidance relating to cultural heritage resources:

*Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of *cultural heritage resources*.

Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making (Government of Ontario 2020b).

### 2.3 Region of Peel’s Official Plan

The Region of Peel’s *Official Plan* sets out policies for the sustainable development of the Region (Mississauga, Brampton, and Caledon), and includes policies addressing all matters related to land use planning, as addressed in the P.P.S. and *Growth Plan* (Region of Peel 2018).

With respect to cultural heritage in Mississauga, the Region of Peel’s *Official Plan* addresses this throughout the plan. Chapter 1 of the *Official Plan* highlights the importance of enriching the natural and cultural heritage of Peel Region, while Chapter 2 contains policies on the natural environment and primarily addresses the protection of natural heritage. These policies make the connection between natural heritage and cultural heritage and highlight the importance and interrelationship between these resources in providing a sense of place and identity.

Chapter 5 of the Region of Peel’s *Official Plan* describes the Region’s urban system. Within this chapter, there are policies promoting the preservation and enhancement of cultural heritage. However, these policies are limited to the context of rural settlements and the rural area, which are not applicable to Mississauga.

The Region of Peel’s *Official Plan* also contains definitions for “built heritage,” “cultural heritage landscapes,” “cultural heritage resources,” “cultural heritage master plan,” and “significant”.

### 2.4 City of Mississauga’s Official Plan

The City of Mississauga’s *Official Plan* (August 1, 2018 consolidation) provides specific direction for the conservation of the city’s natural and cultural heritage resources. Chapter 4 of the *Official Plan* states that Mississauga will be a beautiful sustainable city that protects its natural



and cultural heritage resources, particularly the Lake Ontario waterfront, Credit River and other valley corridors, and its established, stable neighbourhoods. Specifically, Policy 4.4.3 states that Mississauga will preserve the character, cultural heritage and livability of its communities, while Policy 4.5 states that growth will not be directed to areas of the city that need to be preserved and protected, such as stable residential areas, natural heritage systems, and cultural heritage resources.<sup>2</sup>

Chapter 5 of the *Official Plan* “describes the Urban System that will be used as the framework for determining where population and employment growth will be encouraged and, conversely, those areas of the city that are expected to remain relatively stable” (City of Mississauga 2018). Policy 5.1.5 states that “Mississauga will ensure that the City’s natural, environmental, and cultural resources are maintained for present and future generations”, while Section 5.2 of the *Official Plan* notes that Mississauga’s Green System provides opportunities for “passive and active recreation, entertainment, and social interaction, as well as for respite and appreciation of nature”, and that it “plays a role in preserving and enhancing the city’s cultural, archaeological, and natural heritage for residents, employees and tourists” (City of Mississauga 2018:5–3).

Chapter 6 of the *Official Plan* contains policies on the environment and the protection of the Urban Forest. Section 6.3 includes policies to protect the Urban Forest, which apply to all trees in the city, both on private and public lands:

#### Urban Forest

Trees are a fundamental component of a healthy city and sustainable community. As such, trees are a valuable asset to the city and contribute to community pride and cultural heritage. The Urban Forest within Mississauga consists of 2.1 million trees on both private and public property.

A summary of the natural heritage systems protected under Chapter 6 of the *Official Plan* within some of the cultural landscapes, cultural features, or community-identified areas under review is included as Appendix B of this study.

Chapter 7 of the *Official Plan* contains policies promoting and requiring the creation of complete communities in Mississauga, while Section 7.4 focuses specifically on the importance of heritage planning and the responsibility of the City to protect heritage resources. The plan aims to ensure culture, artifacts, and archaeological resources are preserved for present and future generations. The chapter outlines policies for cultural heritage resources and properties,

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<sup>2</sup> The City of Mississauga’s *Official Plan* is currently under review. Through the Official Plan Review, the City is assessing the urban structure to allow for housing options in all neighbourhoods. As Mississauga neighbourhoods grow and evolve, natural heritage systems and cultural heritage resources will continue to be conserved and protected.



Heritage Conservation Districts, archaeological resources and protection areas, and cultural infrastructure:

7.1.8 Mississauga will recognize the significance and act responsibly in the identification, protection and enhancement of structures, sites, cultural heritage landscapes, environments, artifacts, traditions, and streetscapes of historical, architectural or archaeological significance.

7.4.1.1 The heritage policies are based on two principles:

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

The remaining policies of Section 7.4.1 are specific to the requirements for protecting cultural heritage resources; however there are a few relevant policies of note, specifically Policy 7.4.1.9. recognizing that Character Area policies (Appendix B) may identify means of protecting significant cultural heritage resources by prohibiting detrimental development and encouraging development that enhances existing cultural heritage resources. Policy 7.4.1.18 recognizes the Credit River and Etobicoke Creek as heritage corridors with prehistoric and historic significance, which is of relevance to this study as many of the identified cultural heritage landscapes are along or include elements of the rivers and creeks.

Figure 7-6 in Chapter 7 of the *Official Plan* highlights one of the study's cultural heritage landscapes: the Bradley Museum, as an example of a heritage site, providing a brief historic context of the house.

Section 7.5 of the *Official Plan* outlines cultural infrastructures and the properties used for creation and presentation which themselves can be considered cultural artifacts. The development of such structures should be community focused and provide a wide range of opportunities that pertain to different demographics. Section 7.5.1 outlines that these cultural infrastructures should be focused to Intensification Areas, be a part of creating complete communities, and recognize and strengthen distinct identities.

Section 7.5.2 addresses Community Improvement Plans which should be used to offer incentives to guide development of cultural infrastructural clusters. These incentives should be given as loans or grants to preserve and reuse heritage buildings, initiate façade improvement programs, encourage conversion of spaces, and to encourage public art.

Section 7.6 addresses preserving the distinct character of existing areas within Mississauga for present and future generations. This section acknowledges the importance of creating a unique identity for Community Nodes, based on the history, needs, and characteristics of residents. The major valley feature associated with the former Lake Iroquois Shoreline, a cultural landscape reviewed in this study, is described as an important physical element that creates a distinct identity for both the city and individual communities. Also described is Port Credit



Harbour, identified as a cultural heritage landscape as well, which takes up a large portion of the Port Credit Community Node. This section also encourages the development of unique identities for Corporate Centres, with reference to Meadowvale Business Park, which contains the Hustler Farm cultural heritage landscape. Section 7.6.2 addresses the unique properties and opportunities the Lake Ontario Waterfront provides, which encompasses portions of many of the study's identified cultural heritage landscapes within the Clarkson-Lorne Park, Port Credit, and Lakeview Character Areas (Appendix B). The plan highlights that Mississauga will aim to protect and enhance the character of areas with distinct identities.

Chapter 9 of the *Official Plan* contains policies related to the Urban Form of development, requiring an appropriate urban form to guide development, infill, and redevelopment in a manner that protects, enhances and restores the green system and cultural heritage features, while sensitively integrating these features into the city pattern. Section 9.2.4 contains policies specific to built form and cultural heritage resources in Mississauga. Section 9.3 applies to the public realm, and Section 9.5 applies to site development and buildings. Both sections contain specific policy direction for the protection of cultural heritage resources.

#### Cultural Heritage Landscapes in Focus in the Official Plan – Trends and Gaps

While certain cultural heritage landscapes are described and identified in greater detail than others, such as those located within Character Areas with Local Area Plans like Southdown, Lakeview, Port Credit, and Downtown, or those with Site Specific Policies like Britannia Farm, Cawthra Estate, Adamson Estate, Riverwood, Port Credit Harbour, and Lakefront Promenade Park, there is a common theme throughout the various Character Area policies to preserve and protect the important defining elements that contribute to the identity of each Character Area. Many of these policies are fairly broad and high-level, requiring development to be generally compatible with existing built form and to preserve views. In some cases, the policies are more specific, requiring development to respect the historic and open space elements that help to define character, such as in Streetsville, Sheridan Park, Wartime Housing (Malton), and the Lakeview Neighbourhood.

However, there is no consistency with respect to how character is maintained in the context of a cultural heritage landscape, wherever that cultural heritage landscape may be located in Mississauga. In fact, with reference to the areas and features addressed in this study, the term “cultural landscape” is only used in the context of the Wartime Housing (Malton) C.H.L.” and within the Local Area Plan policy documents of two Neighbourhood Character Areas: the Lakeview Local Area Plan and its corresponding Built Form Standards, along with the Port Credit Local Area Plan and its corresponding Built Form Guide. As such, the relationship between “Character Areas” and “cultural heritage landscapes” can be improved to better recognize the value of protecting and preserving the elements of character that define them.



## 2.5 What are Cultural Heritage Landscapes?

The term cultural heritage landscape (C.H.L.) initially evolved out of investigations centred on cultural geography and was officially coined in 1926 to describe any place modified by humankind. By the mid-twentieth century, the concept and its comprehensive approach to the investigation of resources emerged at the international level by the United Nations Education, Scientific, and Cultural Organization (U.N.E.S.C.O.).

In 1992, the World Heritage Convention was amended to include the concept of cultural heritage landscapes, resulting in the first legal instrument able to recognize and protect cultural heritage landscapes. Article 1 of the World Heritage Convention now acknowledges that cultural heritage landscapes represent the ‘combined works of nature and man’. The World Heritage Convention further developed this concept by identifying three categories of cultural heritage landscapes. While the definitions of cultural heritage landscape varies within Canada, the U.N.E.S.C.O. categories are broadly recognized in federal and provincial guidance (Parks Canada 2010:49; Ontario Heritage Trust 2012; M. H. S. T. C. I. 2006). The three cultural heritage landscape categories identified by U.N.E.S.C.O. are:

1. **Clearly defined landscapes designed and created intentionally by man:** These embrace garden and parkland landscapes constructed for aesthetic reasons which are often (but not always) associated with religious or other monumental buildings and ensembles.
2. **Organically evolved landscapes:** This results from an initial social, economic, administrative, and/or religious imperative and has developed its present form by association with and in response to its natural environment. Such landscapes reflect that process of evolution in their form and component features. These landscapes fall into two sub-categories:
  - a) **Relict (Fossil) Landscape:** one in which an evolutionary process came to an end at some time in the past, either abruptly or over a period. Its significant distinguishing features are, however, still visible in material form.
  - b) **Continuing Landscape:** one which retains an active social role in contemporary society closely associated with the traditional way of life, and in which the evolutionary process is still in progress. At the same time, it exhibits significant material evidence of its evolution over time.
3. **Associative cultural landscapes:** The inclusion of such landscapes on the World Heritage List is justifiable by virtue of the powerful religious, artistic or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent.

The P.P.S. provides the following definition of a cultural heritage landscape:

**Cultural heritage landscape:** means 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. (Government of Ontario 2020a).

The Region of Peel's *Official Plan* defines:

**Cultural heritage landscapes:** any discrete aggregation of features altered through human activity which has been identified as being important to a community. They can provide the contextual and spatial information necessary to preserve, interpret or reinforce the understanding of important historical settings and changes to past patterns of land use. Cultural landscapes include any heritage area perceived as an ensemble of culturally derived features such as a neighbourhood, townscape, farmscape or waterscape that illustrates noteworthy relationships between people and their surrounding environment.

**Significant:** means:

g) in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

The City of Mississauga *Official Plan* does not separately define the term cultural heritage landscape as part of its Glossary section.



## 3.0 Methodology and Approach

C.H.L.s can be evaluated within the commonly used categories of design, history, and context. However, they must be examined in their entirety as they are often greater than the sum of their parts. C.H.L.s must also be reviewed through the lens of local knowledge and collective memory. Furthermore, because cultural and natural heritage are inextricably linked, it is imperative to consider aspects such as land use, evidence of traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features, vegetation, landform, water features, and built features, among others, and how these are related and may have developed and changed over time.

The following section provides an overview of the methodology and approach for the evaluation, inventory, and protection of Significant C.H.L.s in the City of Mississauga.

### 3.1 Phased Approach

This study was conducted using a phased approach. Phase One (April 2018 – April 2019) of this study involved the evaluation of eight cultural landscapes and two cultural features identified in the Cultural Landscape Inventory (2005), prioritized by the City of Mississauga (Volume 2, Appendix A).

Phase Two of this study (April 2019 – December 2020) addressed the remaining cultural landscapes and cultural features identified in the 2005 inventory (Volume 2, Appendix A). To assist in organizing the information contained in the Phase Two Technical Memorandum, some of the cultural features identified in the Cultural Landscape Inventory (2005) were incorporated within and assessed as part of larger cultural landscapes, such as the clock tower in the City Centre Precinct. Other sites identified as cultural features were extensive and were evaluated on their own, such as Pearson International Airport. The common names of several cultural landscapes have changed since 2005. For the purposes of the Phase Two study and for the ongoing inventory, the names of these landscapes have been updated. Phase Two of the study did not address Streetsville Memorial Park or several features associated with the Credit River including the Q.E.W. Bridge over Credit River, C.N. Bridge over Credit River and Credit River Geological Formation as these were adequately addressed in Phase One of this study as part of the Streetsville Village Core and the Credit River Corridor. Finally, three cultural landscapes have been demolished since 2005 and were not included in this review. These are Madill Farm 1 and 2 and Lakeview Generation Plant.

Phase Two of this study also included the assessment of community-nominated sites. These sites were identified as potential cultural heritage landscapes by members of the public during public engagement activities throughout Phase One and Phase Two. Some of these identified sites were already under review as part of the study, protected under the *O.H.A.*, or of recent construction. In two cases, the community identified areas adjacent to cultural landscapes or



features on the existing inventory. In these cases, the broadest possible area was reviewed to determine if the whole constituted a Significant C.H.L. or if there were Significant C.H.L.s within. These include the Meadowvale West area which incorporated the Lake Aquitaine Park cultural landscape and the Lake Aquitaine and Lake Wabukayne cultural features, and the Port Credit Harbour Area which incorporated Old Port Credit cultural landscape, Port Credit Harbour cultural landscape, and associated cultural features.

To draw out those sites with the most likely potential to be Significant C.H.L.s, a screening methodology was developed. Following the application of the screening process, eleven of the sites identified by the community were selected for further evaluation.

### 3.2 Low Stone Walls Features

The Cultural Landscape Inventory (2005) identified many properties with Low Stone Walls. These walls are located near to the street and act as fencing and, in some cases, retaining walls. The Cultural Landscape Inventory (2005) stated:

Some of the older residential neighbourhoods in the City have a variety of stone wall designs associated with individual homes and streetscapes. The earliest of these walls are constructed of shale either from the Credit River Valley or from the bottom of Lake Ontario. These walls add a special character to their associated neighbourhoods. Stone walls are identified as a significant cultural feature because they contribute to the visual diversity and character of the streets and neighbourhoods where they are located.

The City of Mississauga provided the location of known stone walls throughout the city. These properties were reviewed through field survey and Google Streetview to determine if the wall was extant and conservation recommendations were made.

### 3.3 Screening Methodology

A screening methodology was established for Phase Two of the study to assist with managing the vast number of landscapes and features to be evaluated. In the majority of cases, sites were screened based on whether they are extant or not, their age, and their existing level of protection. In a few cases, however, some sites were screened out based on other factors, described below.

#### Demolition

Three cultural landscapes have been demolished since 2005 and were not included in this review. These are Madill Farm 1 and 2 and Lakeview Generation Plant.



## Age

Use of a 40-year threshold is a guiding principle when conducting a preliminary identification of cultural heritage resources (M.H.S.T.C.I. 2016). While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may have heritage value. Similarly, if a resource is slightly less than 40 years old, this does not preclude the resource from having heritage value. Due to the relatively recent incorporation of Mississauga as a city in 1974, a 25-year threshold was employed to screen properties. It was determined that sites with features constructed in the last 25 years would not be evaluated as part of this study. One site from the 2005 Inventory, Britannia Hills Golf Course and Britannia Landfill Site (now known as BraeBen Golf Course), was not reviewed as part of this screening process. Six community-nominated sites, including Danville Park, Lakeside Park, Lisgar, Osprey Marsh, and the Trail Network along Fletchers Creek, were similarly not reviewed as part of this screening process.

## Existing Protection

The cultural landscapes and cultural features were reviewed against the existing protection in place for each area. Cultural landscapes and cultural features which are protected under Part IV or Part V of the *O.H.A.* were determined to be Significant Cultural Heritage Landscapes and further evaluation was not conducted. These include Adamson Estate, Arsenal Lands, Benares, Bradley Museum, Britannia Farm, Cawthra Estate, Harding Estate, Hustler Farm, Lakeview Golf Course, Meadowvale Valley Ridge, Meadowvale Village H.C.D., Middle Road Bridge, Old Port Credit Village H.C.D., Pinchin Farm, Riverwood, Robertson Farm, and Sanford Farm.

Recommendations have been made where the Significant C.H.L. would benefit from a By-law review to update the Statement of Significance for the property (Volume 3). Areas identified by the community as potential C.H.L.s which were found to be protected under Part IV or Part V of the *O.H.A.* were not further considered as part of this study. This included Kindree Cemetery.

## Other Screening Processes

1. One of the cultural landscapes, BraeBen Golf Course, and one of the cultural features, Vista Heights Scenic View, were not evaluated as part of this study though a field review was conducted. It was determined that both sites should be removed from the Cultural Heritage Landscape Inventory and the City of Mississauga's Heritage Register on the basis of age considerations and alternate means of protection. There are significant views of the city from these sites which should be protected through the Official Plan. Due to its recent date of construction BraeBen Golf Course should be considered an Area of Interest.
2. It was determined that sites which were identified by the community but were already under review, in whole or in part, would be integrated into the related cultural landscapes. These include Agricultural lands along Creditview Road south of Old Derry



Road, the Bridge along Culham Trail, J.C. Saddington Park, Kariya Park, Lakefront Promenade Park, and Riverwood.

3. In a few instances, sites identified by the community were not fully reviewed after field review found that the area did not have sufficient integrity to warrant further evaluation. These include Goodwin Road, Montbeck Road, and Byngmount Road and Lorne Woods.
4. It was also determined that some sites identified by the community would not be evaluated further as a C.H.L. because other protective measures would better apply. These include Confederation Bridge over 403, Etobicoke Creek, and St. Peter's Mission Church.

The results of the screening of the community-identified sites are included as Appendix C.

### 3.4 Historical and Background Research

The goal of the historical and background research was to support the identification, documentation, and evaluation of cultural landscapes, cultural features, and community-nominated sites. Research was conducted to identify the overarching themes and periods of development which shaped the development of the former Toronto Township and the evolution of its cultural heritage landscapes. This Thematic History of the City of Mississauga (Appendix D) informed the evaluation of individual sites. The Thematic History was compiled based on a review of primary and secondary source documents, historical maps, aerial photography, and local history files. The historical research was directed to identify early land use and settlement patterns and broad agents of change within the city and to generate an understanding of various historical events, themes, and processes that have shaped neighbourhoods, public spaces, and areas in the city.

### 3.5 Field Survey

Field survey of the cultural landscapes, cultural features, and community-nominated sites being assessed was undertaken on several occasions by various team members throughout the duration of the project. The purpose of the field survey was to document the existing conditions and account for any changes since 2005. Field survey informed the assessment of the current condition of the property, determination and/or review of boundaries, and identification of heritage attributes. Where field survey was not feasible due to lack of access, mapping and high-resolution aerial photography and survey from the public right-of-way was utilized. In some cases, such as when aerial photography was unclear and/or vegetation obscured views from the right-of-way, it was determined that without access to the site, evaluation of the area was not feasible.



Access was not granted for purposes of this study to the following properties during the course of this project: Lorne Park Estates, Mississauga Golf and Country Club, University of Toronto Mississauga, and Credit Valley Golf and Country Club. Therefore, these areas were not evaluated as part of this study. Recommendations for addressing these properties are included in Section 5.4.

### 3.6 Community Engagement

Consultation allows for members of the community to contribute to the identification of heritage objectives for a heritage study. People who live and work in the area can express and communicate the value of the area and are often best able to identify important landmarks, boundaries, and defining characteristics.

A.S.I. and the City of Mississauga held three Public Information Centres (P.I.C.s) as part of the project. The first was held in September 2018 (Phase 1) and the second was held in May 2019 (Phase 2). The first two P.I.C.s provided a presentation, gathered feedback from key stakeholders and the general public on work to date and the cultural heritage areas being studied, and included a question-and-answer period. A final virtual P.I.C. was held on October 13, 2021, to present the final results of the study and recommendations, and to allow participants the chance to ask questions and provide comments.

Public Workshops were also held for both Phase 1 and Phase 2. The working sessions were held to garner feedback from key stakeholders and the general public on Mississauga's Cultural Heritage Landscape Study's sites, areas, and features being assessed. The Phase 1 workshops, which occurred in November 2018 and included a focused mapping activity, were held in three locations across the city focusing on the neighbourhoods being assessed during that phase. The Phase 2 workshop was held in September 2019 and included an extended question-and-answer period rather than a mapping session.

Digital engagement was another avenue for community involvement both before and during the COVID-19 pandemic. The project website has featured project information and notices, photographs, archival images, and proposed boundaries for the landscapes being assessed as well as surveys and mapping tools where the community was able to identify places of importance and why these places are considered unique or valuable.

As part of the public consultation outreach efforts for Phase 2 of the study, and to ensure the public has the opportunity to provide feedback on all potential C.H.L.s assessed as part of the study, a survey was developed to solicit feedback on community-nominated sites. The survey was available on the project website and a hard copy was mailed out to key property owners.

Further details about the approach to and results of the community consultation are provided in Appendix E.



### 3.7 Indigenous Engagement

The Indigenous engagement program for the Conserving Cultural Heritage Landscapes Project followed the approach of separate and direct engagement with rights-bearing Indigenous communities or organizations. A list of Indigenous communities or nations that have established or potential Aboriginal or Treaty rights within the City of Mississauga, or who have an established interest in the region, has been consolidated from several sources. These sources include contact lists maintained by the City of Mississauga and A.S.I. Based on these criteria, nine communities or organizations were contacted about the project:

- Alderville First Nation
- Curve Lake First Nation
- Hiawatha First Nation
- Conseil de la Nation Huronne-Wendat (*Huron-Wendat Nation*)
- Haudenosaunee Confederacy Chiefs Council via Haudenosaunee Development Institute
- Mississaugas of Scugog Island First Nation
- Mississaugas of the Credit First Nation (*formerly Mississaugas of the New Credit First Nation*)
- Métis Nation of Ontario
- Six Nations of the Grand River First Nation Elected Council

The approach to and results of the Indigenous program is described in Appendix F.

### 3.8 Evaluation Criteria

This study adopted a three-pronged approach for evaluation of the areas, as well as evaluating the areas against the U.N.E.S.C.O definitions to ensure the cultural landscapes and cultural features appropriately demonstrated a high degree of significance. The three-pronged approach was developed by the Region of Waterloo and provides criteria in three categories: Cultural Heritage Value or Interest (using Ontario Regulation 9/06), Community Value, and Historical Integrity (Region of Waterloo 2013) (Figure 1). The cultural landscapes and cultural features were evaluated to determine whether they met criteria in all three categories. Criteria used within each evaluation category are described in Appendix G.

A landscape that has been evaluated and found to have cultural heritage value or interest, community value, and historical integrity is a Significant Cultural Heritage Landscape (C.H.L.). Significant C.H.L.s are recommended for classification as Cultural Heritage Landscapes within the City of Mississauga and/or protection under the *O.H.A.* or other appropriate tools identified in Section 5.0 of this report. Landscapes assessed that were not determined to constitute a Significant C.H.L. have been identified as Areas of Interest, which may be considered unique or defined areas and are recommended for protection, management, or stewardship as identified in Section 5.0 of this report.



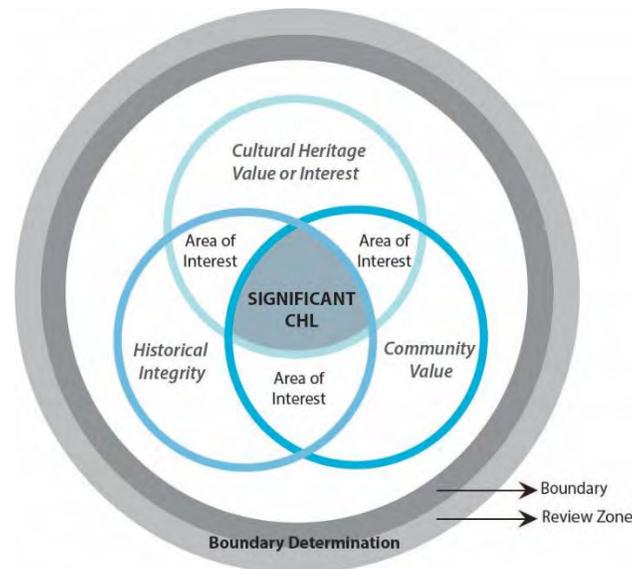


Figure 1: Methodology used to evaluate prioritized cultural landscapes and cultural features.

### 3.9 Boundary Criteria

The study area boundaries for the cultural landscapes and cultural features evaluated were based on those boundaries identified in the 2005 inventory and, where applicable, incorporated sites identified by the community. Boundary determination criteria were then applied for each Significant C.H.L. Boundary determination criteria used were:

- a. Historic/Existing Legal Boundaries
- b. Historic Land Use Boundary Demarcations
- c. Roads, Right of Ways, Rail Lines, Paths
- d. Natural Features
- e. Mature Vegetation Marking the Edges
- f. Changes in Development Pattern/Spatial Organization
- g. Edges of New Development
- h. Historic Themes, Physical Linkages
- i. Spiritual Associations, Cultural Tradition/Practice, Kinship/Social Relationships
- j. Community Input
- k. Zones: Boundary, Review Zone

Where applicable boundaries were developed with regard for existing studies, such as the boundary for the Credit River Corridor C.H.L., identified as part of the Credit River Parks Strategy.



### 3.10 Policies and Legislation Toolkit and Non-Regulatory Strategies

The best practice review undertaken as part of this study identified a range of potential protection tools and approaches municipal jurisdictions may adopt and/or enable for the long-term conservation of C.H.L.s. These include tools enabled under the *O.H.A.* and *Planning Act* to create municipal by-laws, in addition to non-regulatory approaches such as implementation of strategies designed to increase community awareness and stewardship for cultural heritage landscapes or creation of financial incentives.

A range of policies, legislation, and additional non-regulatory strategies have been recommended for the protection and conservation of the Significant C.H.L.s and Areas of Interest.

Regulatory tools are:

- Individual Property Designation
- Heritage Conservation District Designation
- Cultural Heritage Landscape Designation in the Official Plan
  - Identification as a Significant C.H.L. in the Official Plan through mapping
  - Official Plan policies related to the identified heritage attributes as stated in the Statement of Significance
- Scenic Road or Corridor Designation
- Special Policy Areas, Character Area Policies, and Local Area Plans
- Urban Design Guidelines
- Protected Views and View Corridors
- Tree Protection By-Law
- Zoning By-Law

Non-regulatory strategies are:

- Interpretation and Commemoration Strategy
- Canadian Heritage River Designation
- Marketing and Promotions Strategy
- Fantastic Tree Program

Descriptions of these tools and strategies are included as Appendix H.



## 4.0 Results

The cultural landscapes, cultural features, and community-nominated sites were evaluated using the three-pronged approach described above in Section 3.8 to determine whether they have Cultural Heritage Value or Interest, Community Value, and Historical Integrity. Landscapes, features, and sites found to substantially meet the criteria for each value were determined to be Significant C.H.L.s, while those landscapes and features that minimally met or did not meet these criteria were considered Areas of Interest. Community-nominated sites which minimally or did not meet these criteria are neither Significant C.H.L.s nor Areas of Interest. Background research, data collection, community consultation, and field review informed the evaluation.

### 4.1 Significant Cultural Heritage Landscapes

It was determined that 28 of the landscapes reviewed are Significant C.H.L.s. The evaluation results for each of the Significant C.H.L.s as well as a Statement of Significance and proposed boundaries are contained in Volume 3.

A brief description of the Significant C.H.L.s follows.

#### Significant C.H.L.s Protected Under Parts IV or V of the *Ontario Heritage Act*

Sixteen Significant C.H.L.s are protected under Parts IV or V of the *O.H.A.* Two of these Significant C.H.L.s are Heritage Conservation Districts representing groups of cultural heritage resources protected through policies and guidelines applicable to the area. The remaining are individual properties of significance, which are protected through By-laws registered on title of the property. These properties include former estates, farms, parks, and industrial complexes. Significant C.H.L.s protected under the *O.H.A.* include:

- Adamson Estate (Part IV)
- Arsenal Lands including Water Tower (Part IV)
- Benares (Part IV)
- Bradley Museum (Part IV)
- Britannia Farm (Part IV)
- Cawthra Estate (Part IV)
- Harding Waterfront Estate (Gairdner Estate) (Part IV)
- Hustler Farm (Part IV)
- Lakeview Golf Course (Part IV)
- Middle Road Bridge (Part IV)
- Pinchin Farm (Leslie Log House) (Part IV)
- Riverwood (Mississauga Garden Park/Chappell Estate) (Part IV)
- Robertson Farm (Part IV)



- Sanford Farm (Part IV)
- Meadowvale Village H.C.D. (including Meadowvale Valley Ridge) (Part V)
- Old Port Credit Village H.C.D. (Part V)

#### City Centre Precinct

The City Centre Precinct C.H.L. is an important civic complex in the centre of Mississauga. It is an amalgam of several buildings and open spaces, including the Civic Centre (City Hall), Celebration Square, the Central Library, and the Living Arts Centre. The distinct buildings, in part and in combination, give the area a landmark quality. This site features valued public spaces for city administration, community gatherings, access to knowledge, and arts and culture.

#### Credit River Corridor

The Credit River Corridor C.H.L. runs for approximately 24 kilometres through Mississauga and is the most significant natural landscape and wildlife habitat in the city. The river has had a significant impact on the history and development of the area, including as a site for food, trade, mill development, electrical power, recreation, and town sites, amongst others. Its topography varies from sharply sloping valley walls to wide floodplains. The landscape is noted for its scenic quality and its parks and trail system have enormous community value.

#### Dickson Park Crescent

Located north of the Q.E.W. between Hurontario Street and the Credit River, the Dickson Park Crescent C.H.L. is valued as a unique set of residences with a consistent and high-quality design. The homes are exemplary 1950s Contempo buildings, a post-war modernist style that is distinguished by low-pitched roofs with long and linear or innovative profiles. The varied yet harmonious collection of homes and high quality of the design contributes to a street with a high degree of aesthetic appeal. The street's location on Kenollie Creek and separation from the surrounding neighbourhood makes this a distinct enclave.

#### Erindale Village

Erindale Village began c. 1820 as a stagecoach stop between neighbouring Toronto and Hamilton. It is located along three historic transportation routes: the Credit River, Dundas Street, and Mississauga Road. The Erindale Village C.H.L. is noted for its aesthetic and scenic qualities, including mature trees, large lots, and the historical residential and commercial buildings. The community value is tied to its picturesque and peaceful sense of place. The Erindale Village C.H.L. also encompasses the ruins of the Erindale Power Dam, which provided electricity to surrounding areas in the early twentieth century, and Erindale Park, which opened just north of the village in 1986 and is the largest park in the City of Mississauga.



### Gordon Woods

Gordon Woods is a densely wooded residential neighbourhood southwest of the historic town of Cooksville. The Gordon Woods C.H.L. consists mainly of single detached houses on large lots and is known to have a diverse array of trees, including maple, oak, birch, ash, and poplar, which contribute to its attractive character. Gordon Woods is valued for its rural qualities with curbsless streets, narrow roadways, natural topography, and dense tree canopy. The siting of the residential buildings with very deep setbacks and thus expansive front yards enhances the feeling of a rural place.

### Hancock Woodlands

Located along Camilla Road between the Queensway East and the Queen Elizabeth Way, the Hancock Woodlands C.H.L. consists of a former woodlot and nursery as well as two private residences associated with the Hancock family, who made significant contributions to Canada's horticulture industry, landscape architecture, and urban planning. The grounds are laid out with winding roads and circulation paths which connected this former nursery's network of buildings and landscape features. The site has been described as an oasis and a cocoon, providing a calm space in a highly trafficked area of the city.

### Kariya Park

Kariya Park was officially opened in 1992 as a tribute to the 1981 friendship agreement between Mississauga and Kariya, Japan. The Kariya Park C.H.L. embodies the philosophy, design principles, and styles that were used to create traditional Japanese gardens and it continues to evolve to achieve its original design intent. It is important to users of the City Centre, including residents and people working and shopping in the Centre. Its unusual design and landscape and public art features contrast dramatically with the surrounding urban landscape, fostering its landmark value. Kariya Park is particularly important to the Japanese community in Mississauga and surrounding communities.

### Lakefront Promenade Park

Lakefront Promenade Park officially opened in 1994. This 100-acre park is built on landfill on the Lake Ontario shoreline in the Lakeview area of Mississauga. Besides being home to peninsulas, protected beaches, greenspace, and recreational activities, the Lakefront Promenade Park C.H.L. is home to the Port Credit Yacht Club, the Lakefront Promenade Marina, and the Mississauga Sailing Club. It was designed over many years by prominent landscape architecture firm Hough, Stansbury, and Michalski Ltd. (and its successors) who incorporated scientific and ecological knowledge into the landscape design.



### Meadowvale West

Built in the 1970s, Meadowvale West is a large-scale neighbourhood in northwest Mississauga, part of a planned residential, commercial, and cultural community with interconnected parkland, substantial open spaces, and a notable circulation network. Among the key features of the Meadowvale West C.H.L. are Lake Aquitaine Park and Lakes Aquitaine and Wabukayne, two storm water treatment ponds encircled by parks and green space and which are connected by bicycle paths and pedestrian walkways. Meadowvale West was designed by the influential Project Planning Associates Limited, a firm headed by renowned urban planning architect Macklin Hancock.

### Mineola Neighbourhood

The Mineola Neighbourhood C.H.L. is bounded by Hurontario Street to the east, the railway corridor to the south, the Credit River to the west, and the Queen Elizabeth Way to the north. This landscape has a distinct character as a residential neighbourhood with houses of varying ages, setbacks, and architectural styles set amongst a dense and mature tree canopy, undulating topography, and street patterns with rural cross-sections.

### Mississauga Road Scenic Route

Mississauga Road is one of Mississauga's oldest north-south transportation corridors and has historically connected some of the City's oldest communities, including Port Credit, Erindale, and Streetsville. While the roadway extends the entire north-south extent of Mississauga, the Mississauga Road C.H.L. runs from Lakeshore Road West in the south to Britannia Road in the north. In the southern half of the C.H.L., the road follows an Indigenous trail along the top of bank of the Credit River. This C.H.L. is known for its scenic quality with views to the Credit River and associated valley, varied topography and land use, significant residential neighbourhoods, and mature trees and natural vegetation.

### Streetsville Village Core

The boundary of the Streetsville Village Core C.H.L. is from Britannia Road West to the north, the railway tracks to the west and south, and the east side of the Credit River to the east. This area encapsulates the commercial core along Queen Street South, some of the residential side streets, and Streetsville Memorial Park. This C.H.L. is home to the largest concentration of historical buildings in Mississauga, with a relatively consistent scale of buildings and shopfronts within the village core and residential side streets providing a consistent historical aesthetic and scenic quality that provides a visual reminder of the early rural community. It is a distinct historic district in Mississauga and is known locally as "The Village in the City."



## 4.2 Areas of Interest

It was determined that eleven of the landscapes reviewed are Areas of Interest. A description of findings related to the Areas of Interest is included as Appendix I.

The Areas of Interest are:

- BraeBen Golf Course
- Creditview Scenic Route
- Sheridan Research Park
- Trelawny Community
- Wartime Housing (Malton)
- Creditview Wetland
- C.R.H. Canada Mississauga Cement Plant
- Lake Iroquois Shoreline
- Pearson International Airport
- Petro-Canada Lubricants
- Rattray Marsh

## 4.3 Areas Requiring Further Review

Several sites are recommended for further review as detailed below. Information gathered as part of this study is included as Appendix J.

### Areas Requiring Access

Access was not granted for purposes of this study to the following properties: Lorne Park Estates, Mississauga Golf and Country Club, University of Toronto Mississauga (U.T.M.), and Credit Valley Golf and Country Club. In addition, vegetation obscured views from the right-of-way, and review of aerial photography was insufficient for evaluation purposes. As such, these sites have not been fully evaluated to determine their significance.



### Area Recommended for Further Public Consultation

Applewood Acres is a post-World War II era subdivision built on formerly agricultural lands and apple orchards. Applewood Acres is characterized by a rural cross section with curbsless roads, shallow ditches, and street trees. The neighbourhood has an orderly quality in the rhythm of the homes and trees. The area reflects the work of the builder Harold Shipp, whose company grew to become one of Mississauga's most influential developers and community philanthropists. Applewood Acres was the first subdivision to be built by the company in then Toronto Township and it is important in defining the character of the southeastern portion of Mississauga. Applewood Acres meets the criteria to be considered a Significant C.H.L.

Applewood Acres is a community-nominated site and public consultation outreach for this neighbourhood included a survey which was available online and mailed out to property owners. While Applewood Acres meets the criteria to be considered a Significant C.H.L., this particular neighbourhood would benefit from further consultation with property owners and the public given the high level of interest from the community and the almost 50/50 split between those interested in policy or by-law to protect the landscape's characteristic features, and those who are opposed (see Appendix E for further details). A workshop, whether virtual or in person if/when permissible, would also allow further refinement of boundary and attributes and the identification of the most appropriate tools to manage change and protect identified attributes.

### Area Recommended for Future Consideration

The Toronto Golf Club is home to one 9-hole course and one 18-hole course, as well as a Club House and other buildings, on Dixie Road, north of the railway corridor and next to the Etobicoke Creek. While the club itself dates to 1876, golfing started at this property in 1911 and is valued as an early example of a heathland golf course in Canada. It was designed by renowned golf course architect Harry S. Colt and the area has a distinctive atmosphere which is characterized by its rolling topography, circulation network and designed pathways, course design and layout, siting on Etobicoke Creek, and views of Lake Ontario.

Toronto Golf Club is a community-nominated site, and the property owner has been engaged in the process. At this time, this property will not be conserved as a Significant C.H.L. It is recommended that this determination be reviewed in 5 years.



#### 4.4 Areas Found to Not Possess Significance as Cultural Heritage Landscapes

Four sites nominated by the community over the course of the Conserving Cultural Heritage Landscapes Project and which moved forward to evaluation were found to not meet the criteria established through the study. These sites are:

- Clarkson Road (Benares to Bradley Museum)
- Credit Grove
- Jack Darling Memorial Park
- Mineola East



## 5.0 Recommendations

All Significant C.H.L.s are recommended to be, at a minimum, identified in the Mississauga Official Plan through a map of Significant C.H.L.s., in addition to being conserved through appropriate protection measures. Legislative protection strategies and appropriate planning control tools, in addition to several non-regulatory strategies, were identified for each Significant C.H.L. and Area of Interest based on the results of evaluation, the level of significance, the location of the landscape, and the attributes or characteristics to be protected and/or managed, in addition to feedback received from the City of Mississauga. These recommended strategies have been categorized as priority legislative strategies for protection, additional legislative strategies for protection, and non-regulatory strategies for protection and stewardship.

### 5.1 Recommended Strategies for Significant Cultural Heritage Landscapes

Table 1: Recommended Strategies for Significant Cultural Heritage Landscapes

<b>Significant Cultural Heritage Landscape</b>	<b>Priority Legislative Strategies for Protection</b>	<b>Additional Legislative Strategies for Protection</b>	<b>Non-Regulatory Strategies for Protection and Stewardship</b>
Part IV Designated Properties	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> <li>2. Review By-law where indicated in Volume 3 in order to update the Statement of Significance with the goal of defining or refining the list of heritage attributes (if necessary).</li> </ol>	N/A	<ol style="list-style-type: none"> <li>1. Interpretation and Commemoration Strategy</li> </ol>
Part V Designated Heritage Conservation Districts	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> </ol>	N/A	<ol style="list-style-type: none"> <li>1. Interpretation and Commemoration Strategy</li> </ol>
Dickson Park Crescent	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> <li>2. Official Plan policies relating to the identified heritage attributes as stated in the draft Statement of Significance</li> </ol>	<ol style="list-style-type: none"> <li>1. Cultural Heritage Resource Assessment within the C.H.L. boundary to identify properties for potential designation under Part IV of the <i>O.H.A.</i></li> <li>2. Urban Design Guidelines</li> <li>3. Additional Character Area policies to protect heritage attributes following development and implementation of recommended protection strategies</li> </ol>	<ol style="list-style-type: none"> <li>1. Interpretation and Commemoration Strategy</li> <li>2. Review of existing tree inventory within the study area for nominations for the Fantastic Tree program</li> <li>3. Marketing and Promotion</li> </ol>

Significant Cultural Heritage Landscape	Priority Legislative Strategies for Protection	Additional Legislative Strategies for Protection	Non-Regulatory Strategies for Protection and Stewardship
Erindale Village	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> <li>2. Official Plan policies relating to the identified heritage attributes as stated in the draft Statement of Significance.</li> <li>3. Dundas Street – Scenic Corridor Designation in the Official Plan, with guidelines including, but not limited to, civic infrastructure, the scale, form, and massing of historic buildings along Dundas Street, identified views through the commercial core to the steeple of St. Peter’s Anglican Church, and the physical, visual, and historical associations and connections with the Credit River and Mississauga Road.</li> </ol>	<ol style="list-style-type: none"> <li>1. Cultural Heritage Resource Assessment within the C.H.L. boundary to identify individual properties for potential designation under Part IV of the <i>O.H.A.</i>, including, but not limited to: <ul style="list-style-type: none"> <li>o Those properties listed on the City’s Heritage Register prior to the 2005 Cultural Landscape Inventory</li> <li>o 1532 Adamson Street</li> <li>o 2505 Jarvis Street</li> <li>o 2470 Jarvis Street</li> </ul> </li> <li>2. Consider enhanced Private Tree Protection By-law, requiring a permit for the removal of every tree 15cm (6in) or greater.</li> <li>3. Additional Character Area policies to protect heritage attributes following development and implementation of recommended protection strategies.</li> </ol>	<ol style="list-style-type: none"> <li>1. Interpretation and Commemoration Strategy</li> <li>2. Review of existing tree inventory, including identified Norway Spruce Tree row, within the study area for potential nomination for the Fantastic Tree Program</li> <li>3. Marketing and Promotion</li> </ol>
Gordon Woods	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> <li>2. Official Plan policies relating to the identified heritage attributes as stated in the draft Statement of Significance and zoning regulations to provide detailed direction for conservation.</li> </ol>	<ol style="list-style-type: none"> <li>1. Consider enhanced Private Tree Protection By-law, requiring a permit for the removal of every tree 15 cm (6 in) or greater</li> <li>2. Cultural Heritage Resource Assessment within the C.H.L. boundary to identify properties for potential designation under Part IV of the <i>O.H.A.</i></li> <li>3. Additional Character Area policies to protect heritage attributes following development and implementation of recommended protection strategies.</li> </ol>	<ol style="list-style-type: none"> <li>1. Interpretation and Commemoration Strategy</li> <li>2. Review of existing tree inventory within the study area for nominations for the Fantastic Tree program</li> <li>3. Marketing and Promotion</li> </ol>
Meadowvale West <sup>3</sup>	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> <li>2. Official Plan policies relating to the identified heritage attributes as stated in the draft Statement of Significance</li> </ol>	<ol style="list-style-type: none"> <li>1. Consider enhanced Private Tree Protection By-law, requiring a permit for the removal of every tree 15 cm (6 in) or greater</li> <li>2. Urban Design Guidelines<sup>4</sup></li> <li>3. Additional Character Area policies to protect heritage attributes following development and implementation of recommended protection strategies</li> </ol>	<ol style="list-style-type: none"> <li>1. Interpretation and Commemoration Strategy</li> <li>2. Review of existing tree inventory within the study area for nominations for the Fantastic Tree program</li> <li>3. Marketing and Promotion</li> </ol>

<sup>3</sup> Implementation and interpretation of the Meadowvale West Cultural Heritage Landscape can be tailored to respond to the attributes within the distinct boundaries of the Cultural Heritage Landscape and the Review Zone. The overall boundary of the Meadowvale West Master Planned Community should be acknowledged in interpretation and future planning for the area.

<sup>4</sup> This work is currently being completed as part of the Meadowvale Neighbourhood Character Study.

Significant Cultural Heritage Landscape	Priority Legislative Strategies for Protection	Additional Legislative Strategies for Protection	Non-Regulatory Strategies for Protection and Stewardship
Mineola Neighbourhood	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> <li>2. Official Plan policies relating to the identified heritage attributes as stated in the draft Statement of Significance, with guidelines to be implemented as part of Site Plan control</li> <li>3. Heritage Conservation District Study (Part V of the <i>O.H.A.</i>) or Scenic Corridor Designation for Stavebank Road in the Official Plan, with guidelines including, but not limited to, storm water management, infrastructure, the conservation of the mature tree canopy and natural landscaping, roadway widths and locations, undulating topography, residential building setbacks, built form and stone walls and fencing.<sup>5</sup></li> </ol>	<ol style="list-style-type: none"> <li>1. Urban Design Guidelines for those properties within the Port Credit GO Station vicinity that are adjacent to the Mineola Neighbourhood.</li> <li>2. Consider enhanced Private Tree Protection By-law, requiring a permit for the removal of every tree 15cm (6in) or greater-</li> <li>4. Cultural Heritage Resource Assessment within the C.H.L. boundary to identify individual properties for potential designation under Part IV of the <i>O.H.A.</i>, including those properties listed on the City's Heritage Register prior to the 2005 Cultural Landscape Inventory and those properties along early roads including Stavebank Road, Indian Valley Trail Road, Mineola Road West, and Hurontario Street</li> <li>5. Additional Character Area policies to protect heritage attributes, following development and implementation of recommended protection strategies.</li> </ol>	<ol style="list-style-type: none"> <li>1. As part of Phase Two of the Cultural Heritage Landscapes Project, evaluating the Mineola neighbourhood as it extends to Cawthra Road from the east side of Hurontario Street, based on community feedback that the area of significance extends to this boundary.<sup>6</sup></li> <li>2. Interpretation and Commemoration Strategy</li> <li>3. Review of existing tree inventory within the study area for nominations for the Fantastic Tree program</li> <li>4. Marketing and Promotion</li> </ol>
Streetsville Village Core	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> <li>2. Heritage Conservation District Study (Part V of the <i>O.H.A.</i>)</li> </ol>	<ol style="list-style-type: none"> <li>1. Scenic Corridor Designation in the Official Plan for Queen Street (Mississauga Road) if a Heritage Conservation District is not implemented.</li> <li>2. Review Streetsville Community Node and Streetsville Neighbourhood Character Area policies and boundaries to ensure conformity with any potential Heritage Conservation District policies and guidelines, following development and implementation of recommended protection strategies.</li> <li>3. Continued Property Standards By-law Implementation</li> </ol>	<ol style="list-style-type: none"> <li>1. Interpretation and Commemoration Strategy</li> <li>2. Review of existing tree inventory within the study area for nominations for the Fantastic Tree program</li> <li>3. Marketing and Promotion</li> </ol>
City Centre Precinct	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> <li>2. Official Plan policies relating to the identified heritage attribute as stated in the draft Statement of Significance.</li> </ol>	<ol style="list-style-type: none"> <li>1. Additional Character Area/Local Plan Area policies to protect heritage attributes following development and implementation of recommended protection strategies.</li> </ol>	<ol style="list-style-type: none"> <li>1. Interpretation and Commemoration Strategy</li> <li>2. Marketing and Promotion</li> </ol>

<sup>5</sup> City has determined Scenic Corridor Designation will be implemented.

<sup>6</sup> Completed during Phase Two of the project.

Significant Cultural Heritage Landscape	Priority Legislative Strategies for Protection	Additional Legislative Strategies for Protection	Non-Regulatory Strategies for Protection and Stewardship
Hancock Woodlands	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> <li>2. Official Plan policies relating to the identified heritage attributes as stated in the draft Statement of Significance in particular attributes related to the relationships between the individual properties.</li> <li>3. Designation under Part IV of the O.H.A for 2151 Camilla Road (Park, including the property previously known as 2182 Corsair Road)<sup>7</sup>, 2171 Camilla Road (Residence), and 2179 Camilla Road (Residence).</li> </ol>	<ol style="list-style-type: none"> <li>1. Continued implementation and maintenance of Official Plan policies regarding the maintenance of access, trail connectivity, and restoration of trees and vegetation</li> <li>2. Consider enhanced Private Tree Protection By-law, requiring a permit for the removal of every tree 15 cm (6 in) or greater.</li> <li>3. If not designated under Part IV of the O.H.A. additional Character Area policies to protect heritage attributes following development and implementation of recommended protection strategies.</li> </ol>	<ol style="list-style-type: none"> <li>1. Interpretation and Commemoration Strategy</li> <li>2. Review of existing tree inventory within the study area for nominations for the Fantastic Tree program</li> <li>3. Marketing and Promotion</li> </ol>
Kariya Park	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> <li>2. Designation under Part IV of the O.H.A. As noted in the Draft Statement of Significance, heritage attributes within the designation by-law should reflect the philosophy and principles of design used to create traditional Japanese gardens.</li> </ol>	<ol style="list-style-type: none"> <li>1. If not designated under Part IV of the O.H.A. additional Character Area/Local Area Plan policies to protect heritage attributes following development and implementation of recommended protection strategies</li> </ol>	<ol style="list-style-type: none"> <li>1. Interpretation and Commemoration Strategy</li> <li>2. Marketing and Promotion</li> </ol>
Lakefront Promenade Park	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> <li>2. Official Plan policies relating to the identified heritage attributes as stated in the draft Statement of Significance</li> </ol>	<ol style="list-style-type: none"> <li>1. Continued implementation and maintenance of Official Plan policies regarding the maintenance of access, trail connectivity, and restoration of trees and vegetation</li> <li>2. Continued implementation and maintenance of Official Plan policies regarding environmental protection</li> <li>3. Additional Character Area policies to protect heritage attributes following development and implementation of recommended protection strategies</li> </ol>	<ol style="list-style-type: none"> <li>1. Interpretation and Commemoration Strategy</li> <li>2. Marketing and Promotion</li> </ol>

<sup>7</sup> The residence at 2182 Corsair Road has recently been demolished and the property is now part of the Park.

Significant Cultural Heritage Landscape	Priority Legislative Strategies for Protection	Additional Legislative Strategies for Protection	Non-Regulatory Strategies for Protection and Stewardship
Credit River Corridor	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> <li>2. Official Plan policies relating to the identified heritage attributes as stated in the draft Statement of Significance</li> </ol>	<ol style="list-style-type: none"> <li>1. Consider enhanced Private Tree Protection By-law, requiring a permit for the removal of every tree 15cm (6in) or greater.</li> <li>2. Continued implementation and maintenance of Official Plan policies identifying significant natural areas for long-term permanent protection, buffer areas.</li> <li>3. Continued implementation and maintenance of Official Plan policies regarding the maintenance of access and trail connectivity on private lands</li> <li>4. Evaluation of the Credit River bridge crossings, including but not limited to the Barbertown Road Bridge and the pedestrian bridge connecting the trails that intersect with Creditview Road, south of Highway 401, for potential designation under Part IV of the <i>O.H.A.</i></li> </ol>	<ol style="list-style-type: none"> <li>1. Interpretation and Commemoration Strategy</li> <li>2. Review of existing tree inventory within the study area for nominations for the Fantastic Tree program</li> <li>3. Canadian Heritage River Designation</li> <li>4. Marketing and Promotion</li> </ol>
Mississauga Road Scenic Route	<ol style="list-style-type: none"> <li>1. Identification as a Significant C.H.L. in the Official Plan through mapping.</li> <li>2. Official Plan policies relating to the identified heritage attributes as stated in the draft Statement of Significance.</li> <li>3. Continued implementation of Official Plan policies and associated Urban Design Guidelines regarding the protection of the Mississauga Road Scenic Route.</li> </ol>	<ol style="list-style-type: none"> <li>1. Consider Enhanced Private Tree Protection By-law, requiring a permit for the removal of every tree 15cm (6in) or greater.</li> </ol>	<ol style="list-style-type: none"> <li>1. Interpretation and Commemoration Strategy</li> <li>2. Review of existing tree inventory within the study area for nominations for the Fantastic Tree program</li> <li>3. Marketing and Promotion</li> </ol>

## 5.2 Recommended Strategies for Areas of Interest

Area of Interest	Legislative Strategies for Protection	Non-Regulatory Strategies for Protection and Stewardship
Sheridan Research Park	1. Cultural Heritage Resource Assessment within study area boundary to identify individual properties for potential designation under Part IV of the <i>O.H.A.</i> , including, but not limited to: <ul style="list-style-type: none"> <li>○ 2599 Speakman Drive</li> <li>○ 2660 Speakman Drive</li> <li>○ 2489 North Sheridan Way</li> <li>○ 2060 Flavelle Boulevard</li> <li>○ 2270 Speakman Drive</li> <li>○ 2240 Speakman Drive</li> <li>○ 2525 Speakman Drive</li> </ul>	1. Evaluation of Sheridan Research Park as a potential cultural heritage landscape in 5 years, based on the potential for the community value for this landscape to change 2. Interpretation and commemoration strategy integrated into the existing policy for the Sheridan Park Corporate Centre Character Area 3. Marketing and Promotion
C.R.H. Canada Mississauga Cement Plant	1. Maintain as a non-designated (listed) property on the City of Mississauga's Heritage Register	N/A
Pearson International Airport	1. Maintain as a non-designated (listed) property on the City of Mississauga's Heritage Register	N/A
Petro-Canada Lubricants	1. Maintain as a non-designated (listed) property on the City of Mississauga's Heritage Register	N/A
Creditview Scenic Route	1. Designation as a Scenic Corridor in the Official Plan, with guidelines including, but not limited to, infrastructure, roadway width and alignment, the protection of scenic views of agricultural landscapes and the Credit River, natural elements and vegetation, with a recommended boundary extending along Old Derry Road from the west boundary of the Meadowvale Village Heritage Conservation District, south along Old Creditview Road, and south to Creditview Road at the Credit River 2. Evaluation of 6545 Creditview Road for potential designation under Part IV of the <i>O.H.A.</i>	N/A
Lake Iroquois Shoreline	1. Conduct a viewshed study to identify significant views for protection	1. Interpretation and Commemoration Strategy
Creditview Wetland	1. Continued implementation and maintenance of Official Plan policies regarding environmental protection	N/A
Port Credit Harbour Area	1. Continued implementation and maintenance of the Old Port Credit Heritage Conservation District and the Credit River Corridor C.H.L.	N/A
Rattray Marsh	1. Continued implementation and maintenance of Official Plan policies regarding environmental protection	N/A
Trelawny Community	1. Maintain existing policy guidance for compatible development, including transitions in height and density between high- and low-density development.	N/A

Area of Interest	Legislative Strategies for Protection	Non-Regulatory Strategies for Protection and Stewardship
Wartime Housing (Malton)	1. Evaluation of Victory Hall and Victory Park for potential designation under Part IV of the <i>O.H.A.</i>	1. Collaborate with Heritage Mississauga to create an Interpretation and Commemoration Plan for the Wartime Housing (Malton) study area, including: <ul style="list-style-type: none"> <li>○ extensive community consultation to develop comprehensive interpretive strategies accessible within the public realm;</li> <li>○ a prioritization of potential locations for those interpretive strategies in the area in and around Victory Hall and Victory Park; and,</li> <li>○ a comprehensive documentation report for the study area including existing conditions, to be kept on file with the City of Mississauga and PAMA</li> </ul> 2. Collaborate with Heritage Mississauga to create an Interpretation and Commemoration Plan for the larger historical Malton Area with regard for the City of Mississauga’s Public Art Master Plan

### 5.3 Recommendations for Low Stone Walls

Where the walls are extant and contribute to an overall streetscape, recommendations have been made to include those properties and the walls as heritage attributes of the related Significant Cultural Heritage Landscape, such as the Mississauga Road Scenic Route C.H.L. or the Mineola Neighbourhood C.H.L. These recommendations have been developed to aid in the management and conservation of these features (Appendix K).

To further assist in the conservation of the stone walls, it is recommended that the City develop an information booklet for property owners and City staff for managing Low Stone Walls. There is a rich tradition in Canada, Britain, and the United States related to the conservation of masonry walls as landscape features. It is recommended to have a practitioner in mortared and dry-stone walls develop the content for the booklet. The booklet can include:

- Protocols for the conservation of stone walls, i.e., when a heritage impact assessment is required in the maintenance and repair of stone walls, expectations for dialogue between property owners and planning staff or other department and planning staff.
- Discussion of the structure and styles of stone walls including the difference between dry stone walls (stone walls built without mortar) and stone walls built with mortar.
- Best practice for conservation of stone walls.
- References to associations, training programs and resources which educate people in the conservation of this type of construction, such as:
  - Associations: Dry Stone Canada, Dry Stone Walling Across Canada, Dry Stone Walling Association of Great Britain, Dry Stone Conservancy, Stone Wall Initiative, The Stone Trust
  - Training programs: Algonquin College, Ottawa, Ontario; Willowbank, Queenston, Ontario
  - Books: John Shaw-Rimington, *How to build dry-stacked stone walls*, 2016; Alan Brooks, *Dry stone walling: a practical handbook*, 2010; Dan Snow, *Listening to stone*, 2008; Dan Snow, *In the company of stone: the art of the stone wall: walls and words*, 2001; Lawrence Garner, *Dry Stone Walls*, 1999; Robert M. Thorson, *Exploring Stone Walls*, 2005
  - Videos: National Centre for Preservation Technology and Training (National Park Service, U.S. Department of the Interior) including “Walls of Stone”, “Building Dry Stone Retaining Walls”



## 5.4 Overall Recommendations

The following recommendations should be implemented by the City of Mississauga for the cultural landscapes, cultural features, and community-nominated sites to ensure the long-term conservation of identified Significant C.H.L.s and the protection of identified characteristics in each identified Area of Interest:

1. A total of 28 Significant C.H.L.s were identified, as listed in Volume 3.
  - i) All of the previously inventoried cultural landscapes and cultural features protected under Part IV or Part V of the *O.H.A.* should remain on the inventory as Significant C.H.L.s and that, where indicated in Volume 3, a review of the By-law be completed to update the Statement of Significance with the goal of defining or refining the list of heritage attributes (if necessary).
  - ii) The City of Mississauga should maintain the existing listed properties within the Significant C.H.L.s on the City's Heritage Register until such time as the Priority Legislative Strategies for Protection recommended in Section 5.0 of this report are implemented. City Centre Precinct should remain listed after implementation. If protected through specific C.H.L. policies and not designated under the *O.H.A.*, any listed properties within Hancock Woodlands C.H.L. should be maintained as listed properties, and any unlisted properties should be considered for listing on the Heritage Register.
  - iii) This study determined that the Mississauga Road Scenic Route Significant C.H.L. extends from Lakeshore Road West to the south to Britannia Road to the north. Notwithstanding Recommendation 1.i), those properties located along Mississauga Road north of Britannia Road that were listed on the City's Heritage Register as a result of the 2005 Cultural Landscape Inventory can be immediately removed from the Heritage Register. Any properties that were listed on the Heritage Register prior to the 2005 Cultural Landscape Inventory should be maintained.<sup>8</sup>
  - iv) To ensure the long-term conservation, management, and stewardship of these Significant C.H.L.s, all strategies as outlined in Section 5.0 of this report should be considered and implemented, including priority legislative strategies, additional legislative strategies, and non-regulatory strategies. As part of some implementation strategies (e.g., Heritage Conservation District study or other study), the statements of significance and the boundaries provided in Volume 3 of this report may be refined.

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<sup>8</sup> This recommendation was approved by City of Mississauga's Heritage Advisory Committee June 9, 2019.



2. A total of eleven Areas of Interest were identified as listed above.
  - i) The City of Mississauga should consider removal of Creditview Wetland and Rattray Marsh as listed properties that were added to the Heritage Register as a result of the 2005 Cultural Landscape Inventory.
  - ii) The City of Mississauga should consider removing Pearson International Airport, Petro-Canada Lubricants, and C.R.H. Canada Mississauga Cement Plant from the Cultural Heritage Landscape Inventory though they should remain as listed properties on the Heritage Register as these properties met Ontario Regulation 9/06 criteria.
  - iii) To ensure the long-term conservation, management, and stewardship of these Areas of Interest, all strategies as outlined in Section 5.0 of this report should be considered and implemented, including legislative strategies and non-regulatory strategies.
3. Lorne Park Estates, Mississauga Golf and Country Club, University of Toronto Mississauga (U.T.M.), and Credit Valley Golf and Country Club should be further evaluated against the established criteria for Significant C.H.L.s when access is granted to these sites. Lorne Park Estates, Mississauga Golf and Country Club, and University of Toronto Mississauga (U.T.M.), should remain listed on the Heritage Register and on the Inventory of Cultural Heritage Landscapes until they are evaluated.
4. Further consultation should be undertaken for Applewood Acres prior to identifying it as a Significant C.H.L. and development of appropriate protection measures given the high level of interest from the community and a review of survey results. A workshop, whether virtual or in person if/when permissible, would also allow further refinement of boundary and attributes and the identification of the most appropriate tools to manage change and protect identified attributes.
5. Toronto Golf Club will not be conserved as a Significant C.H.L. at this time. It is recommended that this determination be reviewed in 5 years and appropriate protection measures be developed.
6. The City of Mississauga should consider removing BraeBen Golf Course and the Vista Heights Scenic View from the Cultural Heritage Landscape Inventory and the City of Mississauga's Heritage Register as these sites were not identified as Significant C.H.L.s. Significant views from these sites, however, should be protected through appropriate Official Plan policies.
7. Low stone wall cultural features identified in 2005 were reviewed to determine if they were extant and if they contributed to an overall streetscape:



- i) Where walls are extant and contribute to an overall streetscape, the associated properties and the walls should be heritage attributes of the related Significant Cultural Heritage Landscape, if such a C.H.L. is applicable.
  - ii) Where the walls are extant and part of individual properties not associated with a Significant C.H.L, it is recommended to evaluate the property for its cultural heritage value to determine if designation under Part IV of the *O.H.A.* is warranted as detailed in Section 4.3.1.
  - iii) Where the walls are no longer or are minimally extant, it is recommended that the individual properties be removed from the Inventory of Cultural Landscapes.
  - iv) To assist in the conservation of the stone walls, it is recommended that the City develop an information booklet and protocols for property owners and City staff for managing Low Stone Walls. It is recommended to have a practitioner in mortared and dry stone walls develop the content for the booklet.
8. Several of the Significant C.H.L.s have a heritage attribute related to the rural cross section of their rights-of-way (e.g., narrow widths, lack of curbs, lack of sidewalks, etc.). To assist in the conservation of these features, it is recommended that the City develop an information booklet and protocols for City staff to assist in managing potential changes to rights-of-way with rural cross sections. This information should be compiled in consultation with a qualified heritage specialist and be informed by a review of existing local, provincial, national, and international guidelines and best practices.
9. Two sites identified by the community were not evaluated as Significant C.H.L.s, however, other actions are recommended as follows:
- i) Etobicoke Creek forms much of the eastern boundary of the City of Mississauga and is a waterway which has potential cultural heritage value or interest. The creek is currently protected under the Conservation Authority Act. This potential should be further explored in coordination with the City of Toronto in recognition of its cross-municipality location.
  - ii) The property known as St. Peter's Mission Church may have cultural heritage value or interest which would be best protected under Part IV of the *O.H.A.* A Cultural Heritage Evaluation Report should be completed for this property to determine if the property has cultural heritage value or interest.
10. Should the City of Mississauga accept the findings and recommendations of this report, Priority Strategies for Protection for each Significant C.H.L. and Area of Interest should be initiated according to the Implementation Plan.



## 6.0 Implementation

The following Implementation Plan provides a framework for the conservation and management of the Significant C.H.L.s and Areas of Interest. The Implementation Plan sets out the recommendations (legislative and non-regulatory) for both Significant C.H.L.s and Areas of Interest. General recommendations for prioritization and ease of implementation for the C.H.L. itself have also been provided.

Each table of the Implementation Plan sets out the responsible business areas, timing, and priority for each recommendation.

The general timing for each recommendation reflects a target for when each department should begin the implementation process:

- Immediate-Term: 1 year or less
- Short-Term: 2 – 4 years<sup>9</sup>
- Medium-Term: 4 – 5 years
- Long-Term: 6+ years away

The priority for each recommendation as set out in the Implementation Plan is based on each individual Significant C.H.L. and Areas of Interest, with **(A)** being the highest priority and **(C)** being the lowest. These priorities may affect the timing of each general recommendation on an individual basis, however it is anticipated that all priorities would be completed within the general timeframe noted for each recommendation.

### 6.1 Prioritization and Ease of Implementation

Prioritization and ease of implementation of the Significant C.H.L.s can be based on speed of implementation or based on the degree of potential threat of the loss of the elements that contribute to the significance of each C.H.L. Recognizing that each C.H.L. is unique and comprises its own challenges and opportunities for implementation, this section of the report attempts to prioritize the implementation of Significant C.H.L.s for the City's planning purposes.

#### Highest Priority

Of all the Significant C.H.L.s identified, each is subject to a varying degree of change in the immediate term and long term. This change is usually related to development pressures and potential associated impacts of development on the heritage attributes of the C.H.L. However,

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<sup>9</sup> Short-term implementation is anticipated to begin no sooner than 2023 due to global Covid-19 pandemic.



it is important to recognize that where the greatest threats exist in relation to C.H.L.s, there are often an increased number of stakeholders affected (including residents, business owners, developers, builders, etc.). This leads to the need for comprehensive and thorough public consultation, which may extend the timelines associated with the implementation of a Significant C.H.L or increase the complexity of implementation.

Of the Significant C.H.L.s identified within the study, the following should be considered high priority with respect to implementation, based on level of threat from potential change through development and redevelopment:

- Erindale Village; and
- Mineola Neighbourhood.

Based on our observations, these C.H.L.s should be considered the highest priority for implementation given the level of development interest in these areas and the potential threat to the heritage attributes of the C.H.L.s. In addition, these areas do not have the same level of policy and regulatory protection in place compared to many of the other C.H.L.s that have some degree of protection, such as environmental, infrastructure and design policies, regulations, and guidelines to manage change.

In addition to the C.H.L.s, the City should also prioritize the protection of the Low Stone Walls, as many of the walls are privately owned. It is reasonable to expect that the level of public engagement with respect to the walls will be minimal as compared to the level of public engagement required for the C.H.L.s.

#### Medium Priority

The following Significant C.H.L.s are identified as medium priority for implementation:

- Meadowvale West
- Streetsville Village Core
- City Centre Precinct
- Dickson Park Crescent
- Gordon Woods
- Mississauga Road Scenic Route

Within these C.H.L.s, development and redevelopment are still a potential threat to the heritage attributes of the C.H.L.s. However, based on our observations and analysis, these C.H.L.s are less prone to development that would result in detrimental change to the C.H.L. due to the existing policies, regulations and guidelines that apply. Similar to the highest priority C.H.L.s identified above; it is anticipated that the implementation of these medium priority C.H.L.s will also require a fair amount of stakeholder engagement which may increase the complexity of implementation.



### Lowest Priority

The following Significant C.H.L.s are identified as lowest priority for implementation:

- Hancock Woodlands
- Kariya Park
- Lakefront Promenade Park
- Credit River Corridor

It is important to note that while these areas are important and have significant cultural heritage value, each are of these C.H.L.s are individually well-protected within the City's Official Plan and Zoning By-law with respect to permitted uses and the conservation of these lands as important parks, open spaces, and environmental corridors.

In the meantime, the City should continue to proactively plan for the various identified Areas of Interest and Areas Requiring Further Review by conducting the required studies to advance the protection goals related to relevant elements identified for each area.



## 6.2 Implementation for Significant Cultural Heritage Landscapes

Table 2: Implementation for Significant Cultural Heritage Landscapes

Recommendation	Strategy	Business Areas Responsible for Implementation	Timeline for Implementation	Existing Cultural Landscapes Protected Under Part IV or Part V	Dickson Park Crescent	Erindale Village	Gordon Woods	Meadowvale West	Mineola Neighbourhood	Streetsville Village Core	City Centre Precinct	Hancock Woodlands	Kariya Park	Lakefront Promenade Park	Credit River Corridor	Mississauga Road Scenic Route
Identification as a Significant C.H.L. in the Official Plan through mapping.	Official Plan	Heritage Planning and City Planning Strategies	Short-Term	A	A	A	A	A	A	A	A	A	A	A	A	A
Official Plan policies relating to the identified heritage attribute as stated in the draft Statement of Significance	Official Plan	Heritage Planning and City Planning Strategies	Short-Term		A	A	A	A	A		A	A		A	A	A
Official Plan Scenic Road/Corridor Designation	Official Plan	Heritage Planning and City Planning Strategies	Short-Term			A			A	A <sup>10</sup>						
Review/Create Additional Existing Character Area/Special Policy Area/Local Area Plan Official Plan Policies per recommendations	Official Plan	Heritage Planning and City Planning Strategies	Short-Term		B	B	B	B	B	B	B	B	B	B		
Create new Urban Design Guidelines	Official Plan	City Planning Strategies	Long-Term		C			C <sup>11</sup>	C							
Heritage Conservation District Study <i>O.H.A.</i> Part V	Ontario Heritage Act	Heritage Planning	Short-Term							A						
Cultural Heritage Resource Assessment to Identify Individual Properties for Protection <i>O.H.A.</i> Part IV	Ontario Heritage Act	Heritage Planning	Medium-Term		B	B	B		B						B <sup>12</sup>	B <sup>13</sup>
Designation of Individual Properties under <i>O.H.A.</i> Part IV	Ontario Heritage Act	Heritage Planning	Medium-Term									A	A			
By-law Review	Ontario Heritage Act	Heritage Planning	Medium-Term	A												

<sup>10</sup> If a Heritage Conservation District is not implemented.

<sup>11</sup> This work is currently being completed as part of the Meadowvale Neighbourhood Character Study.

<sup>12</sup> Evaluation of Credit River Bridge Crossings

<sup>13</sup> To identify historic fencing and stone walls

Recommendation	Strategy	Business Areas Responsible for Implementation	Timeline for Implementation	Existing Cultural Landscapes Protected Under Part IV or Part V	Dickson Park Crescent	Erindale Village	Gordon Woods	Meadowvale West	Mineola Neighbourhood	Streetsville Village Core	City Centre Precinct	Hancock Woodlands	Kariya Park	Lakefront Promenade Park	Credit River Corridor	Mississauga Road Scenic Route
Zoning Regulations Providing Detailed Direction for Conservation	Other Legislative	Heritage Planning and Development and Design, Special Projects	Short-Term				A									
Enhanced Private Tree Protection By-law <sup>14</sup>	Other Legislative	Parks, Forestry and Environment	Medium-Term			B	B	B	B			B			B	B
Review of Existing Tree Inventory for Nominations for Fantastic Tree program	Non-Regulatory	Parks, Forestry and Environment	Medium-Term		C	C	C	C	C	C		C			C	C
Interpretation and Commemoration Strategy and Marketing and Promotion	Non-Regulatory	Heritage Planning	Medium-Term		C	C	C	C	C	C	C	C	C	C	C	C
Canadian Heritage River Designation	Non-Regulatory	Heritage Planning	Long-Term												C	

<sup>14</sup> This project is currently underway.

### 6.3 Implementation for Areas of Interest

Many of the Areas of Interest have adequate protection in place and continued maintenance of those protection mechanisms have been recommended (Section 0). The following implementation applies to Areas of Interest where new protection mechanisms have been recommended.

Table 3: Implementation for Areas of Interest

Recommendation	Strategy	Business Areas Responsible for Implementation	Timeline for Implementation	Wartime Housing Malton	Sheridan Research Park	Lake Iroquois Shoreline
Conduct a viewshed study to identify significant views for protection	Official Plan	Heritage Planning and City Planning Strategies	Long-Term			A
Evaluation of Victory Hall and Victory Park for Part IV Designation	Ontario Heritage Act	Heritage Planning	Short-Term	A		
Cultural Heritage Resource Assessment to Identify Individual Properties for Protection <i>O.H.A.</i> Part IV	Ontario Heritage Act	Heritage Planning	Short-Term		A	
Interpretation and Commemoration Strategy and/or Marketing and Promotion	Non-Regulatory	Community Services and City Planning Strategies	Medium-Term	B <sup>15</sup>	B <sup>16</sup>	B

<sup>15</sup> For the Wartime Housing Malton study area and for the larger historical Malton Area

<sup>16</sup> Integrated into the existing policy for the Sheridan Park Corporate Centre Character Area

## 6.4 Implementation for Low Stone Walls

Table 4: Implementation for Low Stone Walls

Recommendation	Strategy	Business Areas Responsible for Implementation	Timeline for Implementation	Low Stone Walls
Assessment of low stone walls not included within C.H.L.s on private properties to determine whether designation under Part IV is warranted	Ontario Heritage Act	Heritage Planning	Short-Term	A
Development of an Information Booklet	Non-Regulatory	Heritage Planning	Short-Term	A

## 6.5 Implementation for Areas Requiring Further Review

Table 5: Implementation for Areas Requiring Further Review

Recommendation	Strategy	Business Areas Responsible for Implementation	Timeline for Implementation	Lorne Park Estates	University of Toronto Mississauga	Mississauga Golf and Country Club	Credit Valley Golf and Country Club	Applewood Acres	Toronto Golf Club	Creditview Road Scenic Route	Sheridan Research Park
Evaluate against the established criteria for Significant C.H.L.s when access is granted to the site	N/A	Heritage Planning	Short-Term	A	A	A	A				
Conduct further consultation with property owners and the public	N/A	Heritage Planning	Short-Term					A			
Review area described in Section 5.2	Official Plan	City Planning Strategies	Short-Term							A	
Evaluation of protection options in 5 years	N/A	Heritage Planning	Long-Term						A		
Evaluation of Area of Interest as a Significant C.H.L. in 5 Years	Official Plan	Heritage Planning	Long-Term								A

## 6.6 Roles and Responsibilities

All applicable members of departments and divisions are responsible for reviewing and understanding the Statement of Significance for the Significant C.H.L.s and the qualities of the Areas of Interest and how these elements are to be managed and conserved. Where a department or division is responsible for overall management of the site, they are to be the primary department responsible for the ongoing conservation of its cultural heritage values and heritage attributes. These departments will work closely with Heritage Planning to carry out conservation work which from time to time may include heritage impact assessments, as required, or close dialogue and decision making when changes or alterations are being made. Where properties are privately owned, the City will collaborate with property owners to ensure the long-term conservation of these sites.

In addition to the overall responsibilities outlined above, the following table identifies additional roles specific to each department.

Table 6: Roles in Conservation by Department

Department	Division	Business Sections	Role
Community Services	Parks & Forestry	Parks & Forestry Operations Park Development	<ul style="list-style-type: none"> <li>Work with Heritage Planning and Communications as applicable</li> <li>Review of measures to protect private trees (Private Tree Protection By-law)</li> <li>Continue Existing Tree Inventory for Nominations for Fantastic Tree program</li> <li>Maintenance of city parks and park bridges</li> </ul>
Community Services	Culture Division	Museums	<ul style="list-style-type: none"> <li>Work with Heritage Planning and Communications on recommended Interpretation and Commemoration Strategies</li> </ul>
Community Services	Culture Division	Heritage Planning	<ul style="list-style-type: none"> <li>Assess and Implement Designation of Individual Properties for Protection (<i>O.H.A.</i> Part IV)</li> <li>Conduct Cultural Heritage Resource Assessments to Identify Individual Properties for Protection (<i>O.H.A.</i> Part IV)</li> <li>Conduct Heritage Conservation District Studies where recommended (<i>O.H.A.</i> Part V)</li> <li>Work with Museums and Communications on recommended Interpretation and Commemoration Strategies</li> <li>Assess and Implement Canadian Heritage River Designation, where appropriate</li> <li>Address recommendations for Low Stone Walls, coordinate with Transportation &amp; Works</li> </ul>
Transportation & Works	Works Operations & Maintenance	Works Administration, Maintenance and Operations Technical Services	<ul style="list-style-type: none"> <li>Work with Heritage Planning to ensure maintenance of Low Stone Walls</li> <li>Work with Heritage Planning to ensure maintenance of Rural Cross Sections</li> <li>Work with Heritage Planning to ensure maintenance of X patterned sidewalks (City Centre)</li> <li>Work with Heritage Planning to ensure maintenance of Lake Aquitaine and Lake Wabukayne</li> </ul>
Transportation & Works	Infrastructure Planning & Engineering	Transportation Infrastructure Management Environmental Services Development Engineering and Construction Services	<ul style="list-style-type: none"> <li>Work with Heritage Planning to ensure protection and improvements to Low Stone Walls when planning for infrastructure projects</li> <li>Work with Heritage Planning to ensure maintenance of Rural Cross Sections</li> <li>Work with Heritage Planning to ensure maintenance of X patterned sidewalks (City Centre)</li> <li>Work with Heritage Planning to ensure maintenance of Lake Aquitaine and Lake Wabukayne</li> </ul>
Planning & Building	City Planning Strategies	Official Plan	<ul style="list-style-type: none"> <li>Identify Significant C.H.L.s in the Official Plan through mapping</li> <li>Work with Heritage Planning to develop and implement Official Plan policies relating to the identified heritage attributes as stated in the draft Statements of Significance for Significant C.H.L.s</li> <li>Implement Additional Character Area Official Plan Policies</li> <li>Continued Implementation and Maintenance of Official Plan Policies</li> </ul>

Department	Division	Business Sections	Role
<b>Planning &amp; Building</b>	Development & Design	Special Projects (Zoning), Urban Design	<ul style="list-style-type: none"> <li>• Implement additional recommended Zoning Regulations</li> <li>• Work with Heritage Planning to review Existing Character Area/Special Policy Area/Scenic Road and Corridor Official Plan Policies, as recommended</li> </ul>
<b>Transportation &amp; Works</b>	Compliance and Licensing	Enforcement	<ul style="list-style-type: none"> <li>• Continue to enforce Property Standards By-law</li> </ul>
<b>Corporate Services</b>	Facilities & Property Management	Capital Design & Construction, Asset Management, Facilities Maintenance	<ul style="list-style-type: none"> <li>• Maintain City-owned Heritage buildings and properties</li> </ul>
<b>Community Services</b>	Business & Marketing Solutions	Business Planning	<ul style="list-style-type: none"> <li>• Undertake Promotion as recommended.</li> </ul>

## 7.0 Interpretation

As noted in the City of Mississauga's 2016 *Heritage Management Strategy Final Report*, interpretation is a crucial component of managing cultural landscapes (City of Mississauga 2016). Interpretation provides an opportunity to educate the public about the value of cultural heritage resources, including Cultural Heritage Landscapes (C.H.L.s), and why caring for them is necessary and worth the public's investment. Essentially, ensuring the public is aware and knowledgeable about these vital landscapes will assist in their preservation. As the Heritage Management Strategy notes, "Through education and understanding, the community will find greater appreciation in, and will support efforts to maintain and protect these sites" (City of Mississauga 2016).

The Interpretation and Commemoration Strategy emerged out of the Conserving Heritage Landscapes: Cultural Heritage Landscapes Project. To be of interest to the public, a wide range of interpretation measures are at the City's disposal and warrant consideration. While plaques have traditionally been the most straightforward form of educating the public about heritage sites, cultural heritage landscapes provide a fascinating opportunity to consider heritage interpretation that goes "beyond the plaque." For instance, online media such as StoryMaps or other apps, guided walking tours, brochures, public art and/or murals, speakers, workshops, exhibits and displays, etc. should all be considered.

Furthermore, the Interpretation and Commemoration Strategy ought to capitalize upon the City of Mississauga's *Culture Master Plan*, with its aim of fostering "high-quality cultural experiences" and acknowledging that "culture is at the heart of the city and embedded everywhere" (City of Mississauga 2019). The strategic priorities of the *Culture Master Plan* include the goal of enhancing and improving cultural spaces and places, since they "play an important role in bringing people together to create more connected and vibrant communities" (City of Mississauga 2019). The Significant C.H.L.s identified below provide unique locations for cultural uses and experiences in Mississauga and may provide exciting opportunities for collaboration and partnerships between the City, the arts and culture community, residents' associations, and the public. Further, an Interpretation and Commemoration Strategy associated with C.H.L.s provides an opportunity to celebrate, and enhance our understanding of, local history and the distinctive character of neighbourhoods which is another main priority outlined in the *Culture Master Plan*. Through the C.H.L.s, the City of Mississauga has the opportunity to further "create a shared identity that builds on the Indigenous history of this land, the waves of settlers and the new Canadians who continue to create Mississauga's story."



In an effort to support the Truth and Reconciliation Calls to Action and the City’s broader Indigenous engagement strategy, the *Culture Master Plan* also recommends that staff “build relationships, learn more about and enhance visibility of Indigenous culture and history by engaging the Indigenous community directly” (City of Mississauga 2019). The Significant C.H.L.s and Areas of Interest provide the opportunity for City staff to engage directly with Indigenous communities on specific landscapes to ensure that any interpretation or commemoration includes an Indigenous lens and that Indigenous voices, histories, and stories are fully acknowledged and represented.

Similarly, Significant C.H.L.s and Areas of Interest provide the opportunity for staff to engage directly with diverse communities throughout the city to further recognize and interpret the diverse histories and stories imbedded in these places. Finally, the benefits of, and appreciation for, C.H.L.s goes beyond interpretation for the general public. For instance, councillors and City staff, including members of the Planning and Building, Transportation and Works, Community Services, and Corporate Services Departments, need to understand the identification process, the protection measures, and the value that C.H.L.s provide to the community. Doing so will enable more informed decisions that correspond with the goals of heritage planning in the City of Mississauga.

## 7.1 Timeline of Key Dates in Mississauga’s History

This brief timeline includes some of the key dates in Mississauga’s history. The timeline provides some social, political, and cultural context to help situate the origins and development of the Significant C.H.L.s. This timeline provides context for the Significant C.H.L.s and may be used in their individual or collective interpretation. For a more detailed overview of the history of Mississauga, please see the Thematic History in Appendix D.

- c. 11,000-9,000 B.C.E.: The former Lake Iroquois begins to recede, rivers (such as the Credit) begin to take shape, and human occupations begin to occupy Southern Ontario
- c. 9,000-1,000 B.C.E.: Small, nomadic, and non-hierarchical groups are living in Southern Ontario, with extensive trade networks
- c. 1,000 B.C.E. to 1650 C.E.: Groups living in Southern Ontario are larger, their settlements occupy more territory, and there is a major shift to agriculture and permanent villages in some regions
- 1650s: The Haudenosaunee begin to settle along the north shores of Lakes Erie and Ontario



- 1690s: The Mississaugas begin to have a presence at the mouth of the Credit River
- 1776-1783: The American Revolutionary War takes place, and Loyalists begin to arrive in the remaining British territories to the north
- 1791: The colony of Upper Canada is established
- c. 1800: Dundas Street through what is now Mississauga is completed, connecting neighbouring communities to the east and west
- 1806: The Head of the Lake Purchase (Treaty #14) is negotiated between the Mississaugas and British authorities and contributes to European settlement and formation of Toronto Township, the precursor to Mississauga
- 1806: The first survey (Old Survey) is conducted and contributes to a road network, population growth, and emergence of small villages in Toronto Township
- 1818: The Ajetance Purchase (Treaty #19) sees the British purchase more land from the Mississaugas, thereby expanding colonial control over land north of what is now Eglinton Avenue
- 1819: A second survey (New Survey) is conducted and organization of major thoroughfares such as Mississauga Road and Creditview Road begins
- 1819-1850: More villages begin to form across all of Toronto Township, with those along the Credit River (such as Streetsville and Erindale) among the most important
- 1826-1847: Mississaugas inhabit a village site on the Credit River Reserve
- 1830s: Port Credit emerges as an important village and harbour site
- 1851: Toronto Township becomes part of Peel County
- 1858: Streetsville is incorporated as a Town
- 1860s-1900: Depopulation of Toronto Township, with agriculture dominating the landscape
- 1910s-1940s: Small subdivisions with large properties (i.e., Credit Grove, Mineola, and Gordon Woods) begin
- 1937: Toronto Harbour Commission purchases land in Malton for an aircraft manufacturing plant and a new airport, now Lester B. Pearson International Airport



- 1940s: Malton’s Wartime Housing begins, providing workers in the community’s war industries with homes
- 1940s-1950s: Significant industrial growth begins in Toronto Township, particularly along the waterfront with the Clarkson Refinery (now Petro-Canada Lubricants) and St. Lawrence Cement (now C.R.H. Canada Mississauga Cement Plant)
- 1950s: Intentionally designed large-scale subdivisions emerge such as Applewood Acres
- 1956: Sheridan Research Park opens on a large campus in the City’s southwest and is dedicated to industrial research and development
- 1968: Town of Mississauga is formed with a population of approximately 100,000
- 1974: City of Mississauga is formed, uniting Towns of Port Credit and Streetsville with Town of Mississauga
- 1970s: Massive master planned communities such as Meadowvale West and Erin Mills begin
- 1987: Mississauga Civic Centre is the first building erected on what is now the site of the City Centre Precinct
- 1992: Kariya Park is officially opened, celebrating Mississauga’s 1981 friendship agreement with the city of Kariya, Japan
- 1970s-2020: Mississauga waterfront shifts away from industry toward greenspaces, including the addition of landfill to create large parks such as Lakefront Promenade Park

## 7.2 The Value of C.H.L.s to the City of Mississauga

Cultural Heritage Landscapes are treasured sites – both large and small – in the City of Mississauga. Interpretation includes opportunities to convey not only the history and/or importance of specific sites, but also an understanding of the value that C.H.L.s have in general. The following three sub-sections provide various formats for City of Mississauga staff to easily describe, share, and/or distribute materials about C.H.L.s.

- An elevator pitch: for inclusion in public materials such as presentations, plaques, tourism brochures, etc.
- A bulleted list: for inclusion in internal and external presentations



- A one-page explanation: for inclusion in briefs for Councillors, City staff, or external consultants

#### Elevator Pitch

A C.H.L. is a defined geographical area that may have been modified by human activity and that is of cultural heritage significance and is valued by a community, including an Indigenous nation or community. These sites include but are not limited to parks and open spaces such as Hancock Woodlands and Kariya Park, signature neighbourhoods such as Dickson Park Crescent and Mineola, or river corridors such as the Credit River.

#### Bulleted List

A C.H.L. is a defined geographical area that may have been modified by human activity and that is of cultural heritage significance and is valued by a community, including an Indigenous nation or community. These sites include but are not limited to parks and open spaces such as Hancock Woodlands and Kariya Park, signature neighbourhoods such as Dickson Park Crescent and Mineola, or river corridors such as the Credit River. They should be celebrated and managed because:

- They are hallmarks of a community.
- They contribute to the character of a community.
- They are places for tourism, environmental stewardship, recreation, and community collaboration.

#### One Page Explanation

C.H.L.s reflect Mississauga's past and are an important backdrop to the city. A C.H.L. is a defined geographical area that may have been modified by human activity and that is of cultural heritage significance and is valued by a community, including an Indigenous nation or community.



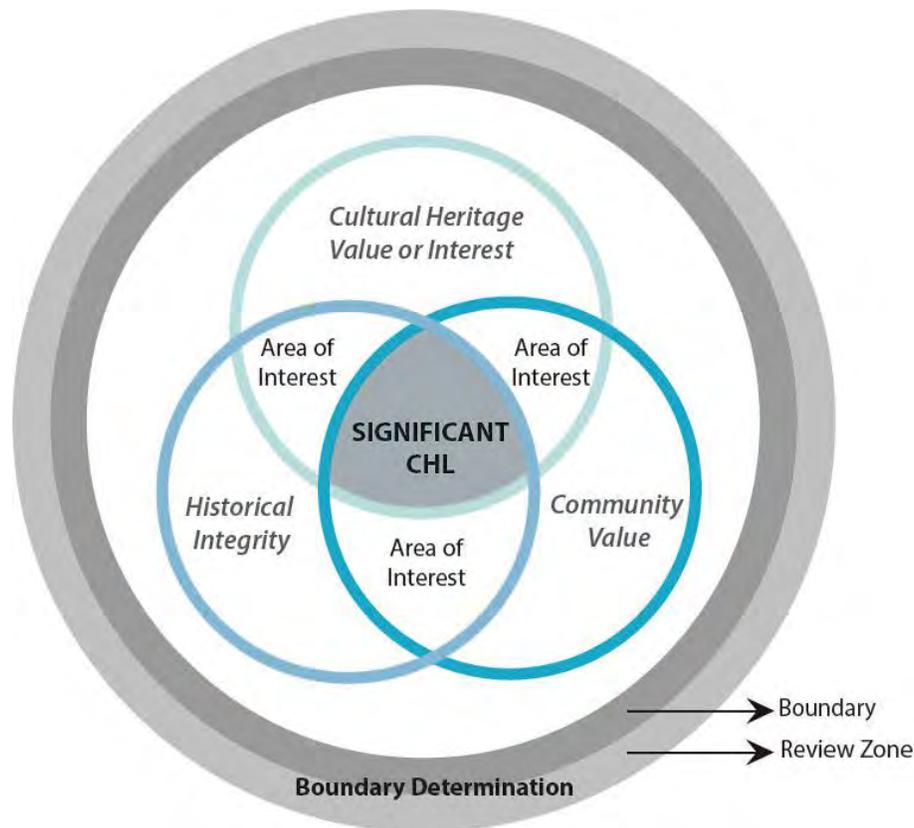


Figure 2: Methodology used to evaluate prioritized cultural landscapes and cultural features.

Mississauga is to be commended for being a leader in Ontario in terms of identifying and protecting C.H.L.s. The City first recognized C.H.L.s in the 2005 Cultural Landscape Inventory, which was a catalogue of the city's cultural landscapes and features and served as a planning tool in the assessment and management of these resources. However, all properties that fell under the C.H.L. designation were considered "Listed Properties" which ultimately has not been the most effective form of protection. As such, the Inventory needed to be reevaluated against current definition and best practices. The 2018-2021 Conserving Heritage Landscapes project revisited the 2005 Inventory and its associated protection measures and sought to determine whether other planning tools should be put in place to protect each area's special character.

These sites include but are not limited to parks and open spaces, signature neighbourhoods, and river corridors. In Mississauga, those C.H.L.s that have cultural heritage value or interest, maintain their historical integrity, and have community value are described as Significant Cultural Heritage Landscapes. Think, for instance, of the blending of the residences within the undulating topography and dense tree canopy in Gordon Woods or Mineola. Think of the pathways through the Hancock Woodlands, the plants and ponds in Kariya Park, or the windswept Waterfront Trail at Lakefront Promenade Park. Each one provides a beautiful escape and is in marked contrast with their urban surroundings. But remember, too, that urban places



can also be C.H.L.s. Consider the scale, form, massing, and architectural details of the commercial buildings along Queen Street in Streetsville or Dundas Street in Erindale. Or think of the orderly quality and rhythm of the homes of the Dickson Park Crescent neighbourhood. Each Significant C.H.L. is remarkable in its own right, and each should be managed because they are hallmarks of a community, they contribute to the character of a community, and they are places for tourism, environmental stewardship, recreation, and community collaboration.

### 7.3 Detailed Interpretation Options for Significant C.H.L.s and Areas of Interest

In much the same way as other cultural and heritage sites, C.H.L.s help to tell the history of Mississauga and continue to shape the development of the city as a whole. An interpretation and commemoration strategy allows for the history and stories of Significant Cultural Heritage Landscapes and Areas of Interest to be shared, understood, and appreciated by members of the public through a variety of means. These include, but are not limited to, interpretive signage, exhibits, plaques, cultural festivals and events, public art, tours, apps and social media campaigns, and educational programs.

The City of Mississauga could consider an integrated plan that connects all the Significant C.H.L.s and Areas of Interest together into a compelling narrative as opposed to developing disparate approaches for individual C.H.L.s. Doing so requires a marketing and promotional strategy, including branding. The City's branding strategy will need to be developed by considering its aims and objectives, its intended audience, its messaging, what tactics will be employed to achieve desired outcomes, the story that is trying to be conveyed, and why and how that story is communicated. Ideally, the branding strategy should ensure that all interpretation for the Significant C.H.L.s and Areas of Interest looks like it comes from the same place. This may involve the creation of a logo, catchphrase, wayfinding maps, and/or historic timeline that could be used in all marketing materials. This means that even if individual organizations or community groups may choose to develop their own interpretation, it could all be done under the same branding banner.

Branding for C.H.L.s ought to provide meaningful historical and educational experiences for visitors. This is especially important since so many visitors to C.H.L.s will come for only brief visits and may only have a cursory knowledge of the landscape and/or history of the area. Moreover, C.H.L.s should be interpreted alongside other cultural and heritage sites and branding strategies could be linked to them. Consider, for instance, the linkages between the Streetsville Village Core C.H.L. and the individual buildings in Streetsville that are included on the Heritage Register. Similarly, linkages between the Credit River Corridor C.H.L. as well as other Significant C.H.L.s and Areas of Interest, and known Indigenous archaeological sites provide the opportunity to further enhance the visibility and interpretation of Indigenous



history in the City of Mississauga. Linkages could also be made with other known Indigenous archaeological sites located throughout the City of Mississauga.

Linkages can also be made with other existing initiatives and programs that speak to Indigenous history and experience. For example, the "Credit Valley Trail Indigenous Experience Implementation Plan" (Neegan Burnside Ltd. 2020) identifies five key sites along the Credit Valley Trail, three of which are located within the City of Mississauga and the Credit River Corridor C.H.L., including the Meadowvale Conservation Area, Riverwood, and J.C. Saddington Park. Riverwood is a Part IV designated C.H.L. and J.C. Saddington Park is part of the Old Port Credit Village H.C.D. which is also a C.H.L.

Significant C.H.L.s and Areas of Interest could be drawn together into cohesive groups based on their typology. The chart below outlines some potential options for interpretation, as well as groups and organizations that could be contacted for potential ideas and collaboration.

The options for an Interpretation and Commemoration Strategy outlined below need to be carefully considered and may take some time to organize and implement. Given this reality, in the short term, an immediate next step to share the results of the Conserving Heritage Landscapes: Cultural Heritage Landscapes Project and the value of C.H.L.s is to create a Story Map of the Significant C.H.L.s and/or Areas of Interest.

#### Interpretation Options

- **Story Maps:** ArcGIS StoryMaps provides a platform to tell stories with custom maps that inform and inspire. Maps are an integral part of storytelling. ArcGIS StoryMaps can provide a stronger sense of place, illustrate spatial relationships, and add visual appeal. Maps can be supplemented with text, photos, and videos to create an interactive narrative that is easy to publish and share.
- **Walking Tours:** A guided tour, by foot, led by a local volunteer tour guide or expert with knowledge of the C.H.L.(s) in question. The length can vary depending on the size of the site(s).
- **Brochure:** An informative document that can briefly introduce readers to the history and importance of the C.H.L.(s) in question. They can be distributed by a tour guide, left in an enclosed and weather-proof box at the site(s), and found on the City's website for printing at home.
- **Social Media campaign:** A series of coordinated posts over a wide array of platforms to advertise upcoming interpretive actions at C.H.L. sites, increase traffic to the sites, build



up the branding strategy, and solicit feedback from residents and/or users of the C.H.L.(s) in question.

- **Smartphone App:** Introducing readers to the history and importance of the C.H.L.(s) in question by creating an accessible online and mobile app for iOS and Android devices. The app can include archival photos, old maps, a “then and now” feature, and other historical information, and in so doing, build awareness about the C.H.L.(s).
- **Interpretive Signage:** This could include a plaque or other form of placard to display text and/or art related to the history and importance of the C.H.L.
- **Moccasin Identifier Project:** Developed by Carolyn King from the Mississaugas of the Credit First Nation, this program uses different styles of footwear worn by various First Nations to mark and/or identify sites, making visual the past and present occupation of an area by Indigenous peoples. Seeing the moccasin markers acknowledges the land as their traditional territory and informs the viewer that the First Nations and the Métis were and are still living in the area. The markers also coincide with a curriculum program for local elementary school students to learn some of the history of the Indigenous people in the area.
- **Gathering Circle:** A circular seating area with interpretive story panels to convey the history and importance of the C.H.L. Indigenous design elements can be selected in consultation with Indigenous nations and communities.
- **Wayfinding Maps:** Signage, including mapping that uses landmarks to help with orientation and directional information for users. This can include mapping and other navigational information within an individual C.H.L. or between multiple C.H.L.s.
- **Public Art:** This can refer to a wide variety of art and artistic representations in terms of size, scope, material, location, etc. It has the power to enhance our appreciation for and build awareness of the value of C.H.L.s. The art includes but is not limited to murals, sculptures, memorials, performances, and cultural festivals.



Table 7: Potential Interpretation for Significant Cultural Heritage Landscapes

C.H.L. Typologies	Significant Cultural Heritage Landscapes	Department Responsible	Potential additional groups to contact re. interpretation plan ideas and execution	Potential Interpretation
Historic Villages and Signature Neighbourhoods	Dickson Park Crescent Erindale Village Gordon Woods Meadowvale West Mineola Neighbourhood Streetsville Village Core	Community Services	Streetsville BIA, <a href="https://villageofstreetsville.com/">https://villageofstreetsville.com/</a> Streetsville Historical Society, <a href="http://www.streetsvillehistoricalsociety.ca/">http://www.streetsvillehistoricalsociety.ca/</a> Erindale Village Association, <a href="https://erindalevillage.ca/">https://erindalevillage.ca/</a> Credit Reserve Association, <a href="http://credit-reserve.com/wordpress/credit-reserve-association-who-are-we/">http://credit-reserve.com/wordpress/credit-reserve-association-who-are-we/</a> Gordon Woods Homeowners' Association, <a href="https://www.gordonwoods.ca/">https://www.gordonwoods.ca/</a> Meadowvale parkrun, <a href="https://parkpeople.ca/listings/groups/?n=meadowvale-parkrun&amp;id=1312">https://parkpeople.ca/listings/groups/?n=meadowvale-parkrun&amp;id=1312</a> Heritage Mississauga, <a href="https://heritagemississauga.com/">https://heritagemississauga.com/</a> Mississauga South Historical Society Friends of Lake Wabukayne, <a href="http://wabukayne.com/">http://wabukayne.com/</a>	<ul style="list-style-type: none"> <li>Walking tours with local expert speakers and/or a brochure</li> <li>Public Art</li> <li>Social media campaigns</li> <li>Smartphone app virtual tour, mapping of heritage sites, and archival images</li> </ul>
Early Transportation Corridor	Mississauga Road Scenic Route	Community Services	Peel Region Roads staff Heritage Mississauga Mississaugas of the Credit First Nation, <a href="http://mncfn.ca/">http://mncfn.ca/</a>	<ul style="list-style-type: none"> <li>Roadside stops featuring interpretive signage</li> <li>Public art program along roadway that can be seen by passing motorists</li> </ul>
River Corridor	Credit Valley Corridor	Community Services	Credit River Conservation, <a href="https://cvc.ca/">https://cvc.ca/</a> Mississaugas of the Credit First Nation, <a href="http://mncfn.ca/">http://mncfn.ca/</a> Heritage Mississauga	<ul style="list-style-type: none"> <li>Interpretive signage to complement the Credit Valley Trail</li> <li>Moccasin Identifier Project, <a href="https://moccasinidentifier.com/">https://moccasinidentifier.com/</a></li> <li>Gathering Circle</li> <li>Walking tours with local expert speakers and/or a brochure</li> <li>Canadian Heritage River Designation</li> </ul>
Parks, Gardens, and Open Spaces	Hancock Woodlands Kariya Park Lakefront Promenade Park	Community Services	Friends of Hancock Woodlands, <a href="https://parkpeople.ca/listings/groups/?n=friends-of-hancock-woodlands&amp;id=3473&amp;tdgrant=true">https://parkpeople.ca/listings/groups/?n=friends-of-hancock-woodlands&amp;id=3473&amp;tdgrant=true</a> Homeowners on adjacent properties Toronto and Region Conservation Authority, <a href="https://trca.ca/">https://trca.ca/</a> Heritage Mississauga	<ul style="list-style-type: none"> <li>Wayfinding maps</li> <li>Cultural events and exhibits</li> </ul>
Institutional Campus	City Centre Precinct	Community Services	Heritage Mississauga	<ul style="list-style-type: none"> <li>Public Art</li> <li>Cultural events and exhibits</li> <li>Interpretive signage</li> </ul>

C.H.L. Typologies	Significant Cultural Heritage Landscapes	Department Responsible	Potential additional groups to contact re. interpretation plan ideas and execution	Potential Interpretation
Part IV Designated Properties	Adamson Estate Arsenal Lands including Water Tower Benares Bradley Museum Britannia Farm Cawthra Estate Gairdner Estate Hustler Farm Lakeview Golf Course Middle Road Bridge Pinchin Farm Riverwood Robertson Farm Sanford Farm	Community Services  Registered Owners of designated properties	Heritage Mississauga Local History Room, Mississauga Central Library Toronto and Region Conservation Authority Credit Valley Conservation, <a href="https://cvc.ca/">https://cvc.ca/</a> Conservation Halton, <a href="https://www.conservationhalton.ca/">https://www.conservationhalton.ca/</a> Mississaugas of the Credit First Nation, <a href="http://mncfn.ca/">http://mncfn.ca/</a>	<ul style="list-style-type: none"> <li>Public Art</li> <li>Interpretive signage</li> <li>Smartphone app virtual tour, mapping of heritage sites, and archival images</li> <li>Social media campaigns</li> <li>Walking tours with local expert speakers and/or a brochure</li> </ul>
Part V Designated Heritage Conservation District	Meadowvale Valley Ridge (part of Part V) Meadowvale Village H.C.D. Old Port Credit Village H.C.D.	Community Services  Individual Property Owners within the H.C.D.	Heritage Mississauga Toronto and Region Conservation Authority Mississaugas of the Credit First Nation, <a href="http://mncfn.ca/">http://mncfn.ca/</a> Meadowvale Village Residents' Association, <a href="https://www.emvra.com/">https://www.emvra.com/</a> Town of Port Credit Association, <a href="https://www.topca.net/about.htm">https://www.topca.net/about.htm</a>	<ul style="list-style-type: none"> <li>Public Art</li> <li>Interpretive signage</li> <li>Smartphone app virtual tour, mapping of heritage sites, and archival images</li> <li>Social media campaigns</li> <li>Walking tours with local expert speakers and/or a brochure</li> </ul>

Table 8: Potential Interpretation for Areas of Interest

C.H.L. Typologies	Areas of Interest	Department Responsible	Potential additional groups to contact re. interpretation plan ideas and execution	Potential Interpretation
Historic Villages and Signature Neighbourhoods	Wartime Housing (Malton)	Community Services (Parks Division) on an as needed basis	Malton BIA, <a href="http://www.maltonbia.com/">http://www.maltonbia.com/</a> Heritage Mississauga	<ul style="list-style-type: none"> <li>Walking tours with local expert speakers and/or a brochure</li> <li>Public Art</li> <li>Social media campaigns</li> <li>Smartphone app virtual tour, mapping of heritage sites, and archival images</li> <li>In Malton, prioritize interpretive strategies in the area around Victory Hall and Victory Park</li> </ul>

C.H.L. Typologies	Areas of Interest	Department Responsible	Potential additional groups to contact re. interpretation plan ideas and execution	Potential Interpretation
Institutional Campus	Sheridan Research Park	Community Services	Sheridan Park Association, <a href="http://www.sheridanpark.ca/about-us">http://www.sheridanpark.ca/about-us</a> Heritage Mississauga	<ul style="list-style-type: none"> <li>• Public Art</li> <li>• Interpretive signage</li> <li>• In Sheridan Research Park, integrate interpretive strategy into the existing policy for the Sheridan Park Corporate Centre Character Area</li> </ul>
Other	Lake Iroquois Shoreline	Community Services (Parks Division)	Credit Valley Conservation Mississaugas of the Credit First Nation, <a href="http://mncfn.ca/">http://mncfn.ca/</a>	<ul style="list-style-type: none"> <li>• Interpretive Signage</li> <li>• Public Art</li> </ul>

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