

HULRT-MBLX-ENV-RPT-00372 RC



Heritage Impact Assessment (Britannia Farm), 5490,5520,5576,5650 Hurontario Street, Lot 3, Concession 1 West of Center Road, Toronto Township, Peel County, now City of Mississauga, Regional Municipality of Peel, Ontario

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Proponents: Mobilinx – Hurontario LRT (Project Co.)

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EXECUTIVE SUMMARY

Parslow Heritage Consultancy, Inc. (PHC) was retained by Mobilinx (Project Co.) to prepare a Heritage Impact Assessment (HIA) for a property located on Lot 3, Concession 1 West of Center Road (Hurontario Street), City of Mississauga; the property is locally known as Britannia Farm. The Project Co. is undertaking the HIA in advance of the installation of the Hurontario Light Rail Transit (HuLRT) project.

Britannia Farm is municipally known as 5490, 5520, 5576, 5650 Hurontario Street, City of Mississauga, Ontario. The Subject Property is owned by the Peel Board of Education.

This HIA has been prepared at the request of the Project Co. to meet the requirements of the *Mobilinx-Hurontario Procedure Cultural Heritage Risk Management Plan* (Mobilinx, 2020). The work has been conducted to meet the *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* (MHSTCI, 2017) as stipulated in the *Mobilinx-Hurontario Procedure Cultural Heritage Risk Management Plan* (Mobilinx, 2020).

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest, identify cultural heritage resources and assess potential impacts, and recommend mitigation options. To evaluate potential cultural heritage value or interest and recommend mitigation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

A site visit was conducted on January 22, 2021 to document the property, structures, and surrounding landscape; only the exteriors of the buildings were assessed as internal assessment was not deemed necessary given the negligible impact the proposed scope of work poses to the property.

The proposed construction will have no direct impact to the designated structures located at the Britannia Farm Heritage Landscape. The construction and use of the HuLRT may have the potential to indirectly impact the heritage structures. The nature of the construction activities that will be occurring in the Hurontario Street ROW will produce vibrations that have the potential to impact the structure. Vibration directly resulting from construction activities, as well as long-term impacts related to vibrations resulting from traffic patterns, are the primary concern.

Given the potential indirect impacts due to vibrations, it is recommended the designated structures located at the Britannia Farm Heritage Landscape undergo a pre-construction evaluation and a vibration monitoring program be implemented to mitigate any potential impacts to the designated structure.

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PERSONNEL

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Wilson West, Ph.D., CAHP	Senior Cultural Heritage Specialist
Christopher Lemon, B.Sc., Dip. Heritage	Cultural Heritage Specialist
<i>Bios and CVs for PHC staff are provided in Appendix B.</i>	

ACKNOWLEDGEMENTS

Antonio Araujo	Mobilinx
Richard Booth, PH.D.	Mobilinx
Paula Wubbenhorst MA, CAHP	City of Mississauga
John Dunlop, M.A., CAHP	City of Mississauga

1. Introduction

Parslow Heritage Consultancy, Inc. (PHC) was retained by Mobilinx (Project Co.) to prepare a Heritage Impact Assessment (HIA) for a property located on Lot 3, Concession 1 West of Center Road (Hurontario Street), City of Mississauga; the property is locally known as Britannia Farm. The Project Co. is undertaking the HIA in advance of the installation of the Hurontario Light Rail Transit (HuLRT) project (**Figure 1**).

The Hurontario Light Rail Transit (HuLRT) will provide communities across Mississauga and Brampton better, more convenient ways in which to live, work, and play. The Project is being delivered by Mobilinx (Project Co.) to the Contracting Authority using a Design-Build-Finance-Operate Maintain (DBFOM) model and includes:

- ▶ 18 km of LRT from Port Credit GO Station to Brampton Gateway Terminal, including 1 Station, 19 Stops, 14 traction power substations, an Operations Control Centre (OCC)/Backup OCC, and a Leadership in Energy and Environmental Design (LEED)-certified Operations, Maintenance and Storage Facility (OMSF);
- ▶ Design, construction, and commissioning of any additional Third-Party Infrastructure;
- ▶ Manufacturing, delivery, storage, and maintenance of Revenue Vehicles; and
- ▶ A 30-year Service Contract to perform operations, maintenance, and rehabilitation per the specifications in the Project Specific Output Specifications (PSOS), Schedule 15-3 – Operations and Maintenance Requirements (Execution Version).

Britannia Farm is municipally known as 5490, 5520, 5576, 5650 Hurontario Street, City of Mississauga, Ontario.

The Britannia Farm property is subject to three distinct City of Mississauga Heritage Designations and one City of Mississauga Cultural Landscape Designation under the *Ontario Heritage Act* (OHA RSO 1990) and Designating By-Laws Nos 634-78, 0442-2001, and 166-92. The property is currently owned by the Peel School District.

The activities being proposed that will indirectly impact the Subject Property consists of heavy construction associated with the installation of subsurface and surface infrastructure to facilitate the installation of the HuLRT system. All construction activities will be confined to the existing Hurontario Street Right of Way (ROW). Construction will only be occurring adjacent to the Subject Property; no construction activities will be occurring on the Subject Property.

Given that the proposed construction activities pose no direct impacts to the Subject Property, it is recommended that the property and all structures located on Subject Property undergo a pre-construction evaluation and a vibration monitoring program be implemented to ensure that construction-related vibrations do not impact the integrity of the Subject Property.

In preparing this HIA the following key documents have been consulted:

- ▶ Hurontario-Main LRT Project, *Cultural Heritage Assessment Report* (2014)
- ▶ Cultural Heritage Evaluation Report Britannia Farm Field Center, CHL 5 Mississauga Ontario

- ▶ City of Mississauga, *Heritage Register* (2020)
- ▶ City of Mississauga, *Cultural Landscape Inventory* (2005)
- ▶ City of Mississauga, *Official Plan* (2019)
- ▶ Britannia Farm Master Plan Refresh (2016)
- ▶ Standards & Guidelines for the Conservation of Provincial Heritage Properties- Information Bulletin 3 (2017)
- ▶ Hurontario-Main LRT Project, *Preliminary Design/TPAP: Cultural Heritage Assessment Report* (2014)

1.1 Site Description and Context

The Subject Property is situated on the west side of Hurontario Street, south of Matheson Boulevard East, in the former Toronto Township, Historic County of Peel, now City of Mississauga, Regional Municipality of Peel, Ontario (**Figure 2**). The Subject Property is approximately 81 hectares (ha) or 200 acres (ac) in size and is bound by Hurontario Street (Center Line), McLaughlin Road (Concession Road 1 West) and the original historic lot lines of Lot 3, Concession 1, Toronto Township, County of Peel. The Subject Property has never been severed and remains largely as it was at the time of survey; the only exception being a small encroachment of the Peel District School Board parking lot in the northwest corner of the property. Apart from the Peel District School Board parking lot, the Subject Property is comprised largely of open agricultural fields, a sugar bush bordering McLaughlin Road and four free standing structures. The property also contains a creek whose water course runs largely parallel to Hurontario Street and bisects the property.

Of the four free standing structures two are original to the property and two were relocated to the property in the late 20th century. The two original structures are the Britannia Farmhouse (c.1850) and the Britannia School House (c. 1876). Gardner-Dalton house (c.1830) and the Conover Barn (c.1900) were relocated to the property in 1989 to preserve the structures, slated for demolition, and to serve as teaching aids to depict the development of multi-generational rural Euro-Canadian lifeways (AECOM, 2017; USI, 2016).

The 200 ac. Britannia Farm property is identified on the City of Mississauga Cultural Heritage Landscape Inventory (City of Mississauga, 2005). In addition to being identified as a Cultural Heritage Landscape (CHL) Britannia Farmhouse, Britannia School House and Gardner-Dalton House are all designated under Part IV of the Ontario Heritage Act (City of Mississauga, 2020). The Conover Barn is not designated or listed under the Ontario Heritage Act but is indirectly referenced as a contributing structure to the larger CHL (City of Mississauga, 2005). The Britannia Farm complex has been identified by Metrolinx as a Heritage Property of Provincial Significance (PHPPS). The classification of the property as a PHPPS is based on the Metrolinx Interim Heritage Committee (MIHC) decision from 28 August 2017. The MIHC decision is based on the 2017 Cultural Heritage Evaluation Report (CHER) completed by AECOM. Given the Britannia Farms property is not owned by a prescribed public body as defined by Part III.1 of the OHA, this report relies on the existing municipal designation bylaws.

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The Subject Property is currently surrounded by recent development; Britannia Farm stands out as the last remaining large scale agricultural landscape in the immediate area and the larger City of Mississauga.

Table 1: Municipal Address and Associated City of Mississauga Designations

Structure	Municipal Address	By-Law	Cultural landscape Inventory Designator
Britannia Farm Property	5490-5576 Hurontario St	N/A	L-AG-3
Britannia School House	5576 Hurontario St	634-78	L-AG-3
Britannia Farmhouse	5490 Hurontario St	0442-2001	L-AG-3
Dalton-Gardner House	5520 Hurontario St	166-92	L-AG-3

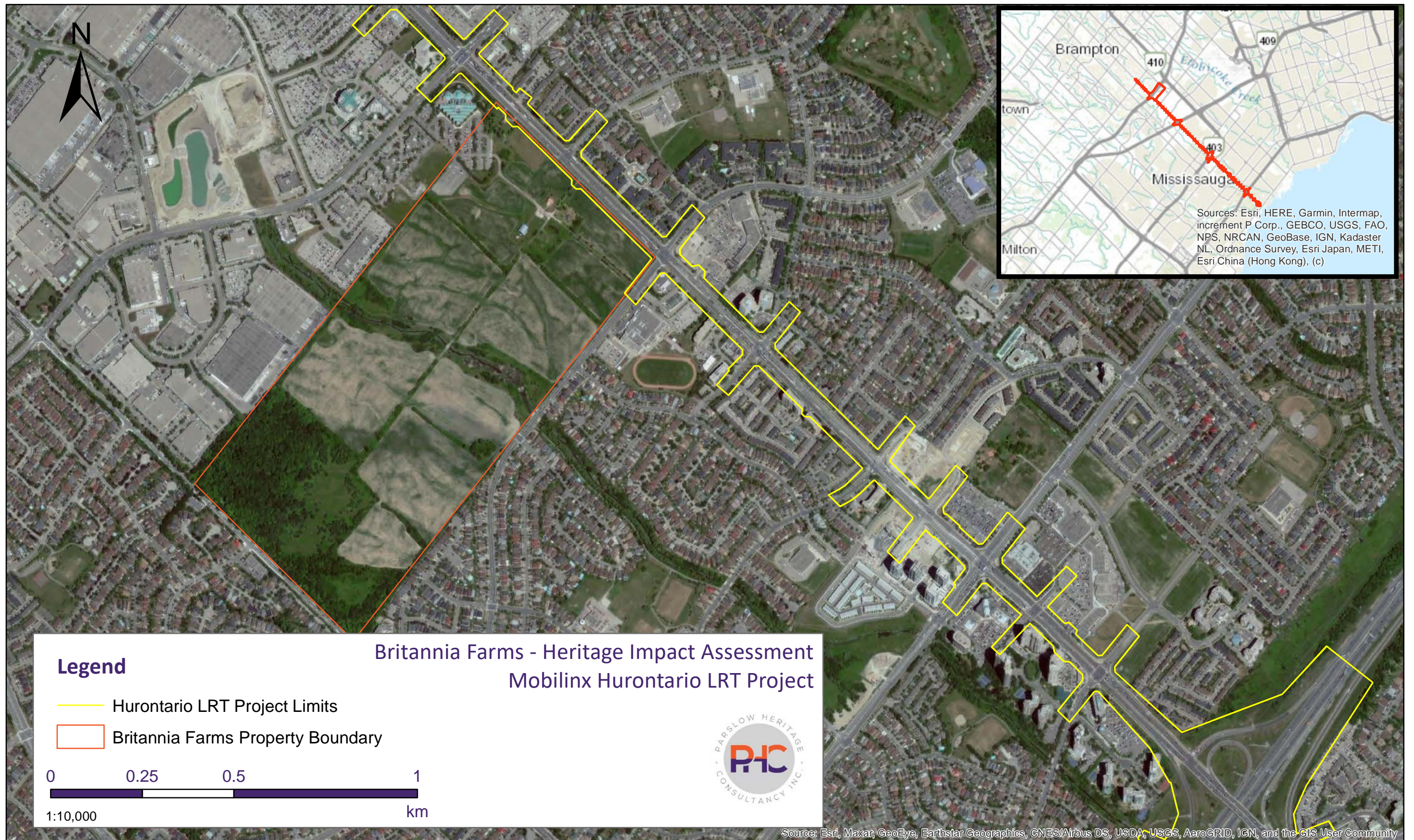
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Figure 1: General Location of the HuLRT



Figure 2: Location of Britannia Farm

Figure 2: Location of Britannia Farms



2. Statements of Cultural Heritage Value

2.1 Britannia Farm Property

Britannia Farm is one of a few remaining agricultural properties within the City of Mississauga. The property includes 200 ac. of land and four structures, two of which are original to the site, the farmhouse and schoolhouse, and two which were moved to the site from other locations within the City in 1989. The farm buildings are of a consistent scale and are representative of their period of construction. An additional heritage feature on the site is the remnant rail bed of the Suburban Electric Radial Railway, which ran from Guelph to Toronto. The original field pattern, hedgerows, sugar bush and fence lines are also significant in terms of the agricultural history of the site. In 1989 a master plan to preserve the agricultural landscape as a teaching resource was prepared by The Landplan Collaborative Ltd. In 2016 the Master Plan was revisited as part of a consideration for development of a portion of the property (UCL 2016). The farm was dedicated to the local Board of Education in 1833 by William the Fourth of England as an educational trust. The property is one of the last remaining agricultural landscapes in the City of Mississauga.

2.2 Britannia Farmhouse

As per City of Mississauga By-law 0442-2001:

The Britannia Farmhouse, 5520 Hurontario Street, is being recommended for heritage designation under the terms and conditions of the Ontario Heritage Act, for reasons of its historical, architectural and contextual significance.

Historically the property, 200 acres, was granted by the Crown to be held in trust for the “endowment, support and maintenance of a school in the Township of Toronto”. In 1987 an Ad Hoc Britannia Farm Review Committee was established and it was decided that no part of the property be sold. It was also decided that the property be maintained in an authentic a state as possible and that restoration of the house be included in an overall site master plan. The Farm house was fully refurbished in 1989 under the supervision of restoration architect Peter John Stokes. The actual date of construction is not known, but it suspected that a portion of the house could be as early as 1840 with renovations and additions in the 1880’s.

The house is a one and a half story red brick veneer structure, with polychromatic brickwork on the flush quoins and hood outlines of the windows and doorways. The house is T-Shaped, facing east with a high-pitched roof, finished in wood shingles, and chimneys of red rug brick in the cable ends. To the rear is a single story addition that was rebuilt in 1989 and covered in siding. The gable ends and front gable exhibit a decorative vergeboard that enhances the overall character of the farm house. The round headed window in the front gable is also typical of the local 19th century farm houses.

The windows are double hung with two-over-two panes. The front entrance has a double leaf door with transom above.

Contextually this property is important because of its relationship to the neighboring Conover Barn and Dalton House. This property is noted for the open space and rural character once prevalent within Mississauga.

2.3 Britannia School House

As per City of Mississauga By-law 634-78:

The Britannia School House located at 5576 Hurontario Street is recommended for designation on the architectural grounds that, in design, it represents a typical nineteenth century Ontario school house and, in its attention to details such as the blind rose window, the imbrication, and the decorative brickwork around the windows and door, it is a fine example of nineteenth century building skills. Historically, it as used as a school for more then half a century and it has long been a landmark on Hurontario Street.

2.4 Gardner-Dunton House

As per City of Mississauga By-law 166-92:

The Gardner-Dunton House, built between 1825 and 1832, is located at 5520 Hurontario Street and is recommended for heritage designation for reasons of its architectural significance. The two-storey, brick structure is a fine example of the Georgian Revival style, emphasized in the symmetrical five bay facade. The building was relocated circa 1990 only a short distance south of its original siting at 5880 Hurontario Street.

After relocation, the structure was restored, adding to it the brick wing, (the original destroyed by fire in 1970) and a rear stone addition, all resting on a stone foundation. The roof is a low pitch, with wood shingles. On the gable ends are cornice returns, the facias having thin molding in contrast to the wide molding of the soffits. On the front facade windows are a six -over-six pattern, with stone lintels and wooden lug sills. The side windows have stone lintels, and the rear windows have radiating brick voussoirs. The front entrance has elegant proportions, with six-paned sidelights, a rectangular transom of fine tracery pattern, and the frame posts have sharp moldings along the edges, and are in the form of decorative, parallel pilasters with small block bases and simple flat squares where the beams intersect.

The Gardner-Dunton House is one of only two best examples of the Georgian Revival style of the early nineteenth century period remaining in Mississauga.

2.5 Heritage Attributes

The key elements that define the Britannia Farm Property include:

- ▶ Field configuration
- ▶ Surviving woodlot
- ▶ Intact watercourse
- ▶ Hedgerows and fence lines
- ▶ System of pathways and laneways
- ▶ Overall landscape
- ▶ Portion of Suburban Electric Railway track bed
- ▶ Arrangement of buildings and functional areas

2.5.1 Britannia Farmhouse

- ▶ Polychromatic brickwork, the flush quoins and hood outline of the windows and doorways
- ▶ High-pitched roof
- ▶ Chimneys of red rug brick in the gable ends
- ▶ Decorative verge board that enhances the overall character of the farmhouse
- ▶ Round headed window in front gable
- ▶ Single story rear addition

2.5.2 The Britannia School House;

- ▶ Blind rose window
- ▶ Imbrication
- ▶ Decorative brick work around the windows and doors
- ▶ Overall landscape including distinctive semi-circular drive

2.5.3 The Gardner-Dunton House;

- ▶ Gable ends with cornice returns
- ▶ Facia having thin mouldings in contrast to the wide mouldings of the soffit
- ▶ Six-over-six main façade windows with stone lintels and wooden lug sills
- ▶ Six-over-six side windows with stone lintels
- ▶ Front entrance with elegant proportions, with six-paned sidelights, a rectangular transom with fine tracery pattern, frame posts having sharp mouldings along the edges and are in the form of decorative, parallel pilasters with small block bases and simple flat squares where the beams intersect.
- ▶ The Conover Barn;
- ▶ Timber frame structure
- ▶ Cedar board and batten siding
- ▶ Gambrel roof

3. Assessment of Existing Conditions

Chris Lemon conducted the property visit on January 22, 2021. During the property visit only the exteriors of the buildings were assessed as interior access was not deemed necessary given the proposed activities will have no direct impact on the Subject Property or associated structures.

3.1 Britannia School House

Britannia school house presented as described in the heritage designation by-law. Visual inspection of the exterior of the structure shows it to be in good overall condition. The cedar shake roof appears solid with no missing shingles observed. The building does exhibit indications of a lack of preventative maintenance. Areas of paint failure were observed on the window sashes and the exterior wood trim associated with structural openings (Image 6). Spalling of the bricks was observed surrounding the main entrance and is a direct result of the use of salt to mitigate slip and fall hazards during the winter months (Image 5).

Overall, the structure presents well and observed deficiencies should be corrected. Following repair of deficiencies, a long-term yearly maintenance schedule should be implemented to ensure the structure's longevity.



Image 1: Northwest exposure of Britannia School House.

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Image 2: Northeast exposure of Britannia School House



Image 3: Southeast exposure of Britannia School House

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Image 4: Southwest exposure of Britannia School House



Image 5: Spalled brick and mortar damage, typical of that observed around main entrance.



Image 6: Typical example of paint failure observed on window sash and external trim.

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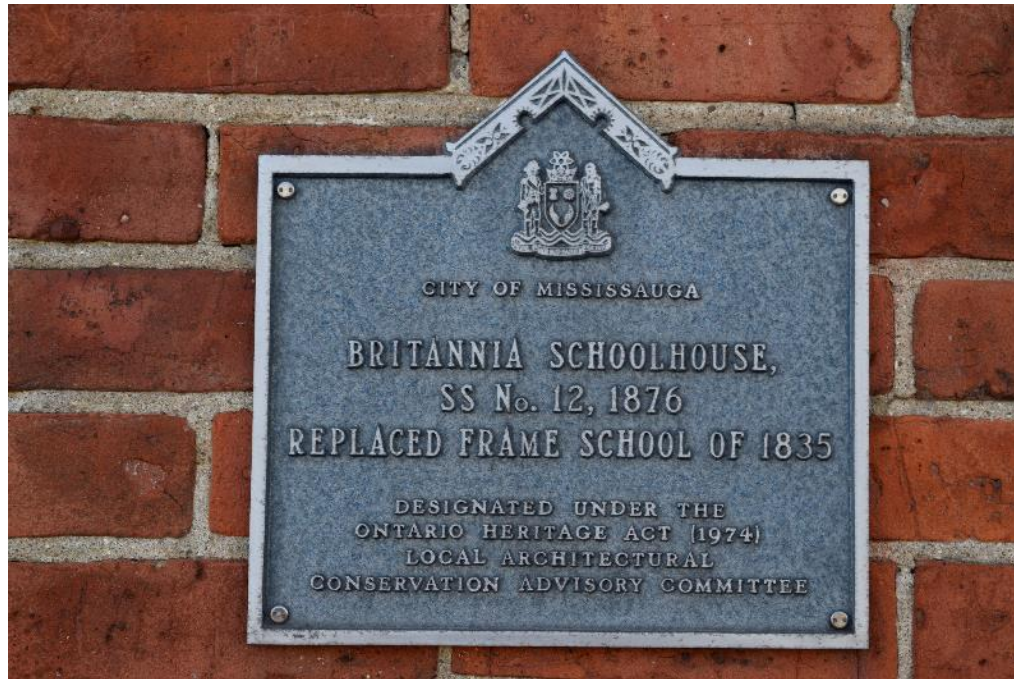


Image 7: Heritage designation plaque located on front façade of structure.



Image 8: Setback of Britannia School house in relation to Hurontario Street ROW.

3.2 Britannia Farmhouse

Britannia farmhouse is in poor overall condition. Multiple examples of structural failure were observed. The sash windows and associated trim have degraded to the point where the interior of the structure is exposed (Image 14). The cedar shakes on the main structure have reached the end

of their serviceable life, are currently in a state of advanced decay and are no longer offering protection to the underlying substrate (Image 12). The brick façade was observed to be suffering from extensive exfoliation (Image 10) and all exterior trim work has suffered from total paint failure, resulting in exposure of the underlying wood. The extant shutters are pulling away from their mounting hardware and in some cases missing entirely. The extant shutters are modern replacements and detract from the overall aesthetic of the structure, as they are undersized and do not conform to the segmental headed structural openings of the structure's windows.

At the time of inspection Britannia Farmhouse presented as abandoned, displaying no attempt to maintain the structure or the surrounding landscape.

While the layout of the structure conforms to the statement of cultural significance, the overall condition of the structure no longer reflects the restoration undertaken in 1989.



Image 9: North exposure of Britannia Farmhouse, note undersized and missing shutters.

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Image 10: West exposure of Britannia Farmhouse.



Image 11: Junction of main house and rear wing, note damage to eavestrough.

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Image 12: Southwest exposure of Britannia Farmhouse, note degradation of cedar shake roof and lack of property maintenance.



Image 13: West exposure of Britannia Farmhouse.

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Image 14: Example of total failure of structural trim resulting in exposure of interior wall cavity.



Image 15: Setback of Britannia Farmhouse from Hurontario Street ROW.

3.3 Gardner-Dunton House

Gardner-Dunton house presents much as described in the statement of cultural heritage value. The structure exhibits signs of neglect indicative of a lack of annual preventative maintenance. The wood windows and associated storms exhibit paint failure resulting in the exposure of the underlying wood substrate. The shutters present as intact but require restoration. The main deviation from

the statement of cultural significance noted during the property visit is the loss of the fine tracery in the rectangular transom over the main entrance (Image 21). Much of the original tracery is missing and the transom shows signs of unskilled repair including the use of commercial silicone caulking to affix the glass.

Overall Gardner-Dunton house is in need to extensive repairs to all exterior woodwork and a detailed inspection of all mortar joints to identify deficiencies in need to repair.



Image 16: North exposure of Gardner-Dunton House.

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Image 17: Northwest exposure of Gardner-Dunton House.



Image 18: Southwest exposure of Gardner-Dunton House.

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Image 19: Southeast exposure of Gardner-Dunton House.



Image 20: Eastern exposure of Gardner-Dunton House

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Image 21: Degradation of decorative tracery in main entrance transom.



Image 22: Representative example of degradation of wooden elements, result of a lack of seasonal preventative maintenance.



Image 23: Set back of Gardner-Dunton house in relation to Hurontario Street ROW.

3.4 Conover Barn

While the Conover Barn is not a designated structure it is a heritage attribute in the cultural landscape designation of the property. The overall condition of Conover Barn is very good. Only minor damage was observed in the siding and the roof appears in good repair. The windows in the foundation have been boarded, presumably to deter entry to the structure and to conceal past vandalism.

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Image 24: North exposure of Conover Barn.



Image 25: Northwest exposure of reconstructed stone foundation under Conover Barn, note plywood covering on all windows.

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Image 26: Southeast exposure of Conover barn.



Image 27: Eastern exposure of Conover Barn.

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Image 28: Northeastern exposure of Conover Barn.

3.5 Britannia Farm Property

The site visit focused on the portion of the property containing the farm complex comprised of the Britannia School House, Britannia Farmhouse, Gardner-Dunton house, and the Conover Barn. The property presents as described in the cultural landscape recognition statement. When viewed from the surrounding area the Britannia Farm Property presents as a typical agricultural landscape occupying a 200 ac. Property comprised of a collection of residential and agricultural structures surrounded by agricultural fields and bush lot delimited by hedge rows, fence rows and farm laneways.

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Image 29: Overview of Britannia farm complex illustrating setback from Hurontario Street ROW.



Image 30: Hurontario ROW adjacent to Britannia Farm Property, facing northwest, Britannia School House is indicated by red arrow.

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Image 31: Overview of all structures located on Britannia Farm Property and relationship to Hurontario Street ROW. Red arrows indicate the built structures on the property. From left to right Conover Barn, Britannia Farmhouse, Gardner-Dunton House, Britannia School House.



Image 32: Britannia Farm complex as viewed from Bristol Road West.

4. Description of Proposed Activity

The proposed activity is the installation of infrastructure, both surface and subsurface, within the Hurontario Street ROW to facilitate the construction of the HuLRT. The proposed activities will be confined to the existing Hurontario Street ROW and pose no direct impact to the Subject Property. Design drawings and specifications for the proposed activity are provided in Appendix B.

The installation of the HuLRT is the result of years of planning and negotiation between Metrolinx and the City of Mississauga. The installation of the HuLRT system will provide 18 km of efficient and environmentally responsible public transit. The HuLRT system will service 19 stops and provide for the integration of multiple existing transit systems. The HuLRT system will provide a link that will integrate the Port Credit and Cooksville GO stations as well as the Mississauga Transitway, Square One GO Bus Terminal, Brampton Gateway Terminal and key MiWAY and Brampton Transit routes (City of Mississauga, 2021).

The City of Mississauga requires that a heritage permit be obtained prior to undertaking any construction activities adjacent to Lot 3, Concession 1 West of Center Road.

5. Impact Assessment

To further assess potential impacts to the designated property and cultural landscape, MHSTCI *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* as well as *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* (MHSTCI, 2017) were reviewed to assess seven potential negative impacts on the designated property's Cultural Heritage Value or Interest (CHVI) arising from the proposed activities (MHSTCI 2006b):

Destruction of any, or part of any, significant heritage attributes or features.

- ▶ The proposed activities do not require the destruction of any part, or part of any, significant heritage attributes or features.

Alteration that is not sympathetic, or incompatible, with the historic fabric and appearance.

- ▶ The proposed activities will not alter the property in a way that is non-sympathetic, or incompatible, with the historic fabric or appearance of the Subject Property.

Shadows created that alter the viability of a heritage attribute or an associated natural feature or plantings, such as a garden.

- ▶ No shadow studies were undertaken as a part of this HIA.

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.

- ▶ The proposed activities will not result in the isolation of any heritage attributes as they will not impact any of the previously identified heritage attributes or character-defining elements.

Direct or indirect obstruction of significant views or vistas within, from or of built and natural features.

- ▶ The proposed activities will not result in direct or indirect obstruction of the current heritage attributes or impact lines of site from the structure.
- ▶ **A change in land use** where the change in use may impact the property's cultural heritage value or interest.
- ▶ *The proposed activities do not result in a change of land use.*

Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological or cultural heritage resources.

- ▶ The proposed activities will not result in land disturbances within the boundaries of the Subject Property.

5.1 Direct Impacts

The proposed construction activities do not require the alteration or modification of any heritage attributes associated with the Britannia Farm property or any of the structures located on the property.

5.2 Indirect Impacts

The installation of the HuLRT system has the potential to indirectly impact the Britannia Farm Property and the built structures located within its boundaries. The nature of the construction activities that will be occurring in the Hurontario Street ROW will produce vibrations that could impact the built structures on the property. Vibration directly resulting from construction activities, as well as long-term impacts related to vibrations resulting from traffic patterns, are the primary concern.

Vibrations can result in unintended damage to the underlying fabric of a structure. Mitigation measures should be employed to assess the existing structural condition of the Subject Property and a “zone of influence” established prior to undertaking construction activities. Following construction, the Subject Property should be subjected to ongoing vibration monitoring to assess the impact of ambient vibrations associated with traffic on Hurontario Street and the LRT system.

6. Considered Alternatives and Mitigation Measures

6.1 Considered Alternatives

No alternatives were considered as the proposed activities pose no direct impact to the Subject property.

6.2 Mitigative Measures

As the proposed activities will not be directly impacting the Subject Property the mitigative measures for the property should focus on documentation and monitoring to ensure construction activities related to the LRT installation and subsequent operation do not adversely affect the previously identified heritage resource.

1. All built structures located within the boundaries of the Subject Property should be subjected to a detailed pre-conditions survey to document the condition of the structures prior to any ground disturbance occurring on any lands adjacent to Lot 3, Concession 1 WCR. The survey should pay special attention to any pre-existing defects as such defects could be adversely affected by ground vibrations resulting from construction activities.
2. The property should be subject to a vibration assessment prior to the commencement of construction so that a “zone of influence” can be established, and appropriate on-site monitoring can be arranged during construction activities. The property should be monitored for vibration to ensure levels remain below the accepted threshold during all construction activities that occur adjacent to the property. This monitoring should be carried out by an individual with previous knowledge of heritage structures and the impact of vibration on heritage resources. The monitoring assessment must specify acceptable thresholds, how thresholds will be monitored and provide a management plan which outlines how exceedances will be mitigated.
3. The property limits of Lot 3, Concession 1 WCR should be clearly delineated on all construction documents and formal no-go instructions should be issued to all site personnel.

7. Summary of Community Engagement

John Dunlop of the City of Mississauga Heritage Department was contacted in January of 2021. Mr. Dunlop provided the existing City of Mississauga By-laws and confirmed that the City of Mississauga Heritage Department was fully aware of the pending construction activities related to the HuLRT project.

Metrolinx has been undertaking ongoing community engagements pertaining to the HuLRT project. The engagement involved round table discussions, online media displays, townhall style presentations and anonymous electronic commenting. The community is aware and informed of the HuLRT project and has ongoing opportunity to provide input.

The City of Mississauga has undertaken community engagement as it pertains to the HuLRT project, providing an online presence for community members to engage in the Project and remain informed as to its progress and impacts on the community.

As the Project Co. of the HuLRT Project, Mobilinx has undertaken community engagement initiatives providing links and access to information via their webpage.

To date no known concerns have been raised during community engagement related to the construction of the HuLRT as it pertains to the heritage of Britannia Farm.

8. Recommendations

As detailed in Section 8.2, the following recommendations have been made for the Subject Property:

1. All built structures located within the boundaries of the Subject Property should be subjected to a pre-conditions survey to document their condition prior to any ground disturbance occurring on adjacent lands. The survey should document any pre-existing defects as such defects could be adversely affected by ground vibrations resulting from construction activities.
2. Prior to construction, a construction vibration zone of influence is to be established by a vibration specialist for all heritage structures. If vibration impact cannot be avoided, then Section 3.6 of Chapter 363: Building Construction and Demolition of the City of Toronto Municipal Code should be applied to mitigate any potential indirect impacts to the structural integrity of the subject building resulting from construction vibrations. Sections B and C of By-law 514-2008 states:
 - B. Prohibited Construction Vibrations.
 - (1) No person shall carry on a construction activity resulting in construction vibrations that exceed the levels set out in Table 1.0 "Prohibited Construction Vibrations:

Prohibited Construction Vibrations	
Frequency of Vibration (hertz)	Vibration Peak Particle Velocity (mm/sec)
Less than 4	8
4 to 10	15
More than 10	25

C. Vibration control form:

- (3) If construction activities as described in Subsection B(1) are identified, the vibration control form shall also include the following:
 - (a) A preliminary study, including a plan showing the construction site and adjacent land and buildings, prepared by a professional engineer that identifies the zone of influence of vibrations and whether the zone of influence will extend beyond the legal boundaries of the construction site that is the subject of the permit application;
 - (b) The existence within the zone of influence of any buildings that have been designated under the OHA; and,
 - (c) A general review commitment certificate and letter of undertaking in a form acceptable to the Chief Building Official.

A Vibration Study should be undertaken to identify the vibration zone of influence, the proximity of heritage attributes and to monitor impacts.

3. The property limits of Lot 3, Concession 1 WCR should be clearly delineated on all construction documents and formal no-go instructions should be issued to all site personnel.

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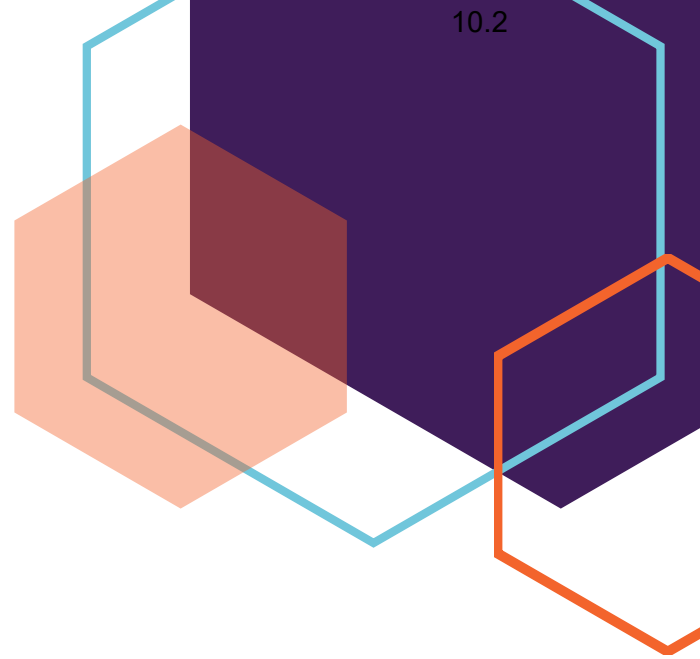
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Appendix A



Heritage Information

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER ...*634-78*...

A By-law to designate the "Britannia School House"
of architectural value and of historic interest.

WHEREAS the Ontario Heritage Act, S.O. 1974, Chapter 122, Section 29(6), authorizes the Council of a Municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

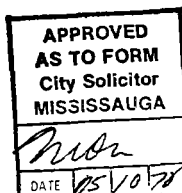
WHEREAS notice of intention to so designate the "Britannia School House" located on the west side of Hurontario Street, south of Britannia Road, having been duly published and served and no notice of objection to such designation having been received by the Council of the Corporation of the City of Mississauga.

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

THEREFORE the Council of the Corporation of the City of Mississauga ENACTS as follows:

1. That the real property, more particularly described in Schedule 'B' hereto, known as the "Britannia School House" on the west side of Hurontario Street south of Britannia Road, be designated as being of architectural and historic value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.

ENACTED and PASSED this *10th* day of *October*, 1978.



[Signature]
MAYOR

[Signature]
CLERK

SCHEDULE 'A' TO BY-LAW NUMBER ..634-78..


Reasons for the designation of the "Britannia School House" on the west side of Hurontario Street, south of Britannia Road.

The "Britannia School House" is recommended for designation on the architectural grounds that, in design, it represents a typical nineteenth-century Ontario school house and, in its attention to details such as the blind rose window, the imbrication, and the decorative brickwork around the windows and the door, it is a fine example of nineteenth century building skills. Historically, it was used as a school for more than half a century and it has long been a landmark on Hurontario Street.

SCHEDULE 'B' TO BY-LAW NUMBER *634-78*

DESCRIPTION: PART OF LOT 3, CONCESSION 1 W.H.S.

ALL AND SINGULAR, that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga, Regional Municipality of Peel (formerly in the Township of Toronto, County of Peel), Province of Ontario, and being composed of that part of the East half of Lot 3 in the First Concession West of Hurontario Street in the said City designated as Part 1 on a reference plan deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as 43R-6222.



John Wintle,
Ontario Land Surveyor

No. 495871
Registry Division of Peel (No. 43).
I CERTIFY that this instrument is registered as of

In The Land
Registry Office
at Brampton,
Ontario.

[Signature]
LAND REGISTRAR

DATED AT MISSISSAUGA this

CITY OF MISSISSAUGA BY-LAW

634-78

RE: Designation of the
Britannia School House

Legal Dept
City of Mississauga



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0442-2001

A by-law to designate the property located at 5520 Hurontario Street
as being of historical, architectural and contextual significance

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

AND WHEREAS Notice of Intention to so designate the property located at 5520
Hurontario Street, in the City of Mississauga, has been duly published and served, and
no notice of objection to such designation has been received by the Clerk of The
Corporation of the City of Mississauga;

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

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

1. That the real property located at 5520 Hurontario Street, City of Mississauga,
and legally described in Schedule 'B' attached hereto, is hereby designated as
being of historic value under Part IV of The Ontario Heritage Act, R.S.O. 1990,
Chapter 0.18, as amended.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be
served upon the owner of the aforesaid property, and upon the Ontario Heritage
Foundation, and to cause notice of this by-law to be published in a newspaper
having general circulation in the City of Mississauga.
3. That Schedules "A" and "B" form an integral part of this by-law.
4. That the Office of the City Solicitor is hereby directed to register a copy of this
by-law against the property located at 5520 Hurontario Street in the proper land
registry office.

ENACTED AND PASSED this 12th day of September, 2001.


MAYOR


CLERK

SCHEDULE "A" TO BY-LAW NO. 0442.2001

SHORT STATEMENT OF THE REASONS FOR DESIGNATION

Britannia Farm House, 5520 Hurontario Street

The Britannia Farm House, 5520 Hurontario Street, is being recommended for heritage designation under the terms and conditions of the Ontario Heritage Act, for reasons of its historical, architectural and contextual significance.

Historically the property, 200 acres, was granted by the Crown to be held in trust for the "endowment, support and maintenance of a school in the Township of Toronto". In 1987 an Ad Hoc Britannia Farm Review Committee was established and it was decided that no part of the property be sold. It was also decided that the property be maintained in an authentic a state as possible and that restoration of the house be included in an overall site master plan. The farm house was fully refurbished in 1989 under the supervision of restoration architect Peter John Stokes. The actual date of construction is not known, but it is suspected that a portion of the house could be as early as 1840, with renovations and additions in the 1880's.

The house is a one-and-a-half storey red brick veneer structure, with polychromatic brickwork on the flush quoins and hood outlines of the windows and doorways. The house is T-shaped, facing east, with a high-pitched roof, finished in wood shingles, and chimneys of red rug brick in the gable ends. To the rear is a single storey addition that was rebuilt in 1989 and covered with cove siding. The gable ends and front gable exhibit a decorative vergeboard that enhances the overall character of the farm house. The round-headed window in the front gable is also typical of the local 19th century farm houses.


The windows are double-hung with two-over-two panes. The front entrance has a double leaf door with transom above.

Contextually this property is important because of its relationship to the neighbouring Conover Barn and Dunton House. This setting provides for a rural landscape typical of the mid to late 19th century in Peel Region. This property is noted for the open space and rural character once prevalent within Mississauga.

SCHEDULE 'B' TO BY-LAW 0442-2001

Description: Part of Lot 3, Concession 1 West of Hurontario Street
(To be designated under the Ontario Heritage Act.)
(Ward 5, City Zone 37E, in the vicinity of Hurontario Street and Bristol Road West)

In the City of Mississauga, Regional Municipality of Peel, (formerly Township of Toronto, County of Peel), Province of Ontario and being composed of part of Lot 3, in Concession 1 West of Hurontario Street of the said Township, designated as Part 1 on a plan of survey deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as Plan 43R-19120.


G.T. Stidwill, P. Eng.
Ontario Land Surveyor



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER *166-92*

A by-law to designate the "Gardner-Dunton House" located at 5520 Hurontario Street, as being of architectural significance

WHEREAS The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS Notice of Intention to so designate the "Gardner-Dunton House" located at 5520 Hurontario Street, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Council of the Corporation of the City of Mississauga.

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

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

1. That the real property, more particularly described in Schedule 'B' hereto, known as the "Gardner-Dunton House" located at 5520 Hurontario Street, be designated as being of architectural significance under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Foundation, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
3. That the City Solicitor is hereby directed to register a copy of this by-law against the subject property.

ENACTED AND PASSED this *13th* day of *April*, 1992.

APPROVED AS TO FORM OF EXECUTION City Solicitor MISSISSAUGA	
<i>MTB</i>	
Date	<i>92 04 03</i>

[Signature]
MAYOR

[Signature]
CLERK

SCHEDULE "A" TO BY-LAW NO. 166-92

SHORT STATEMENT OF THE REASONS FOR
THE DESIGNATION

The Gardner-Dunton House is recommended for heritage designation for reasons of its architectural significance. The two-storey, brick structure is a fine example of the Georgian Survival style, emphasized in the symmetrical five bay facade. The building has been relocated (1990) only a short distance south of its original siting on Hurontario Street, built between 1825 and 1832.


After relocation, the structure was restored, adding to it the brick wing, (the original destroyed by fire in 1970) and a rear stone addition, all resting on a stone foundation. The roof is a low pitch, with wood shingles. On the gable ends are cornice returns, the facias having thin moulding in contrast to the wide moulding of the soffits. On the front facade windows are a six-over-six pattern, with stone lintels and wooden lugsills. The side windows have stone lintels, and the rear windows have radiating brick voussoirs. The front entrance has elegant proportions, with six-paned sidelights, a rectangular transom of fine tracery pattern, and the frame posts have sharp mouldings along the edges, and are in the form of decorative, parallel pilasters with small block bases and simple flat squares where the beams intersect.

The Gardner-Dunton House is one of only two best examples of the Georgian Survival style of the early nineteen century period remaining in Mississauga.

SCHEDULE B TO BY-LAW 166-92

Description: Part of Lot 3, Concession 1 West of Hurontario Street (to be designated under the Ontario Heritage Act)

In the City of Mississauga, Regional Municipality of Peel (formerly Township of Toronto, County of Peel), Province of Ontario and being composed of that part of Lot 3 in Concession 1 West of Hurontario Street of the said Township, designated as Part 1 on a plan of survey deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as Plan 43R-19120.


R.B. Lawryshyn
Ontario Land Surveyor

March 23, 1992
RBL/lis

10174 (12/84)

Britannia Farm

L-AG-3

Location Located on Hurontario Street and north of Bristol Road

Heritage or Other Designation Farmhouse and Britannia Schoolhouse 634-78

Landscape Type Agricultural

LANDSCAPE ENVIRONMENT

- ☐ Scenic and Visual Quality
- ☒ Natural Environment
- ☐ Horticultural Interest
- ☒ Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- ☒ Illustrates Style, Trend or Pattern
- ☒ Direct Association with Important Person or Event
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☒ Aesthetic/Visual Quality
- ☒ Consistent Early Environs (pre-World War II)
- ☒ Consistent Scale of Built Features
- ☒ Unique Architectural Features/Buildings
- ☒ Designated Structures

OTHER

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



**Britannia Farm****L-AG-3****SITE DESCRIPTION**

Britannia Farm is one of a few remaining agricultural properties within the City of Mississauga. The property includes 80 ha (200A) and four heritage structures, two of which are original to the site, the farmhouse and school house, and two which were moved to the site from other locations within the City in 1990. The farm buildings are of a consistent scale and are representative of their period of construction. An additional heritage feature on the site is the remnant rail bed of the Suburban Electric Radial Railway which ran from Guelph to Toronto. The original field pattern, hedgerows, sugar bush and fence lines are also significant in terms of the agricultural history of the site. In 1989, a master plan to preserve the agricultural landscape as a teaching resource was prepared by The Landplan Collaborative Ltd. The farm was dedicated to the local Board of Education in 1833 by William the Fourth of England as an educational trust. The heritage significance of the site remains, one of the last remaining agricultural landscapes in the City of Mississauga.

For more information visit: www.britanniaschoolhouse.org



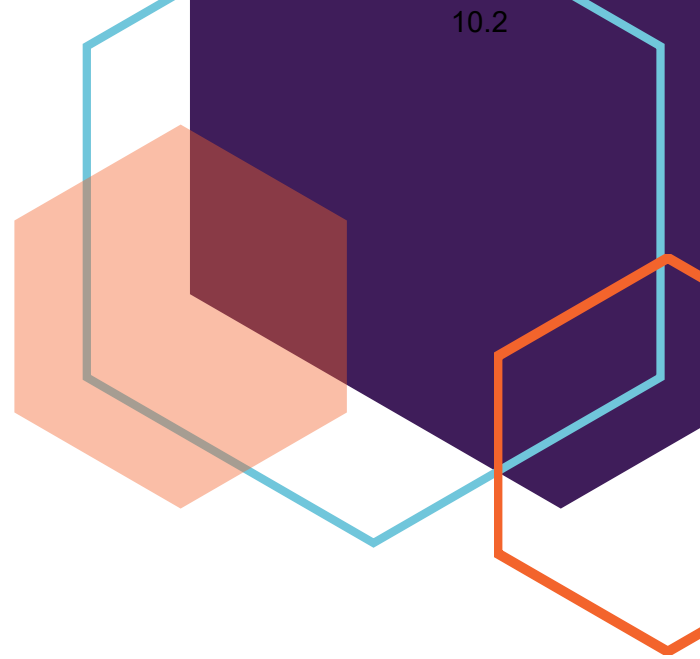


Cultural Landscape Inventory

Britannia Farm

L-AG-3

Appendix B



Qualifications

Project Manager – Carla Parslow, PhD, CAHP: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a Professional member of the Canadian Association of Heritage Professionals (CAHP) .

Dr. Parslow is responsible for the overall management of the work and is the primary point of contact. Dr. Parslow is also responsible for the overall quality assurance.

Senior Heritage Specialist – Wilson West, Ph.D., CAHP: Dr. West has worked in the heritage/culture sector for over thirty-five years. His background is diverse with experience as a historian, archaeologist, curator, researcher, policy advisor and heritage preservation consultant. These positions were held within many levels of government and in the private sector. This work included research conducted in library, archival, and web-based venues, and policy advice and expertise to ministry offices, stakeholders and other preservation groups concerning the development and implementation of regulations and guidelines for the protection and preservation of Ontario's marine heritage resources. He also has extensive experience researching, writing and editing cultural heritage resource assessments required for compliance with the Ontario Heritage Act and the Standards & Guidelines for Conservation of Provincial Heritage Properties, including, but not limited to, Heritage Impact Assessments, Cultural Heritage Evaluation Reports and Strategic Conservation Plans.

Dr. West is responsible for senior advisory services to the Heritage Specialist and also serves as the senior review for heritage impact assessments.

Heritage Specialist – Chris Lemon, B.Sc., Dip.: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris has an application for CAHP waiting for approval.

Mr. Lemon is responsible for research, reporting and analysis.

CARLA PARSLOW PRINCIPAL ARCHAEOLOGIST



Bio

Dr. Carla Parslow has over 20 years of experience in the field of archaeology and 15 years of experience in the cultural heritage resource industry in both Manitoba and Ontario. She managed medium- to large-scale projects, as well as the technical review and quality assurance of numerous archaeological and cultural heritage projects. Dr. Parslow has varied cultural heritage experience, from policy development and enforcement, to managing and reviewing large and small heritage projects, to authoring cultural heritage evaluation reports and assessments, as well as special interest cultural studies.

Having worked with municipal, provincial, and federal governments, Dr. Parslow has strong knowledge of the various regulatory frameworks in Ontario, including the Transit Project Assessment Process, Provincial and Municipal Class Environmental Assessments, and the Provincial Policy Statement under the *Planning Act*. Furthermore, Dr. Parslow is also well versed in the Ministry of Heritage, Sport, Tourism and Cultural Industries Standards and Guidelines for Consultant Archaeologists as the Standards and Guidelines for Provincial Properties.

While employed with the Ontario Ministry of Transportation (MTO), Carla was part of the MTO heritage bridge committee, responsible for finalizing the interim heritage bridge guidelines, and was also the MTO representative responsible for commenting on the Standards and Guidelines for Provincial Heritage Properties. Furthermore, Dr. Parslow has worked on several federal heritage projects; starting in the late 1990s working with Parks Canada in Kluane National Park, and most recently working with Public Works and Services Canada on lighthouse conservation at Mitchepicoten Island (2018) and archaeological monitoring along the Ontonabee River (2020).

Dr. Parslow currently serves as the Subject Matter Expert for Metrolinx on all of their expansion projects. In this capacity, Carla reviews all Cultural Heritage and Archaeological report produced for Metrolinx for compliance purposes.

Employment History

PARSLOW HERITAGE CONSULTANCY INC.

2018-Present, Principal Archaeologist

Key Responsibilities: Archaeological program design, quality assurance and control, business development

GOLDER ASSOCIATES LTD.

2009-2018, Associate, Lead Cultural Resource Specialist

Key Responsibilities: Responsible for the coordination, technical review and quality assurance of archaeological and cultural heritage projects.

ONTARIO MINISTRY OF TRANSPORTATION

2007-2009, Regional Archaeologist

Key Responsibilities: Develop archaeological/heritage policy development and procedures, manage archaeological and cultural heritage consultants working on class environmental

assessments on behalf of the ministry, Indigenous consultation on behalf of the Ministry (Crown).

ARCHAEOLOGICAL SERVICES INC.

2006-2007, Assistant Manager, Environmental Assessment Division

Key Responsibilities: Management and coordination of archaeological and cultural heritage assessments within an environmental assessment context (municipal, provincial and national).

Education and qualifications

Ph.D. Anthropology, specialization in Archaeology, University of Toronto, Toronto, ON, 2006

M.A. Anthropology, University of Manitoba, Winnipeg, MB, 1999

B.A. Anthropology, Honours, University of Alberta, Edmonton, AB, 1996

Ontario Professional Archaeological License – P243

Member of Canadian Association of Heritage Professionals (CAHP) 2018 –

Present

PROJECT EXPERIENCE

CULTURAL HERITAGE

Mobilinx, Project Co. for the Hurontario LRT. Mississauga and Brampton, ON	Primary author for the Cultural Heritage Risk Management Plan and Archaeological Risk Management plan in advance of construction of the Hurontario LRT. PHC was also contracted as the Project Co. Cultural Heritage and Archaeological Consultant to complete outstanding Heritage Impact Assessments for heritage properties that may have indirect or direct impacts (2020).
Public Works and Government Services Canada Michipicoten Island	Project Manager and writing assistant for a Heritage Impact Assessment of the Michipicoten Island Light Tower at the east end of Lake Superior. The purpose of the survey was to observe the condition of the structure's exterior parging, door and windows and to recommend materials that are sympathetic to the visual aesthetics of the Lighthouse and will not have a negative impact on the heritage property. PWGSC requires this HIA as a component of a lead abatement program that is being proposed for the Light Tower. (2018)
NextBridge East-West Tie Transmission Project Thunder Bay, ON	Senior writer for the CEAA effects assessment and senior technical reviewer/advisor for a Stage 1 archaeological assessment and heritage impact assessment of East-West Tie access roads, laydown yards, worker camps, Loon Lake reroute on behalf of NextBridge for the proposed new East-West Tie Transmission Project. The Preferred Route primarily parallels the existing East-West Tie and is approximately 450 km long and will consist of the installation of a double-circuit 230 kV transmission line generally paralleling the existing double-circuit 230 kV transmission corridor (the existing East-West Tie) connecting the Wawa TS to the Lakehead TS near Thunder Bay, with a connection approximately mid-way at the Marathon TS. (2016-2018)

Cultural Resource Study Brampton ON	Cultural Lead (archaeology and cultural heritage) on behalf of the City of Brampton to complete a desktop-level cultural resource (archaeological and heritage) survey for the Queen Street Rapid Transit Corridor Master Plan (RTCMP) for the City of Brampton, Ontario. The study area comprises 200m on either side (a 400m corridor) of the 14.4 km stretch of Queen Street East and West, between McLaughlin Road and Highway 50. Duties include the research and production of an information document detailing known archaeological and heritage resources within a 100m radius of Lakeshore Road and provide mapping and recommendations for culturally sensitive areas within the Study Area. (2016)
Cultural Resource Study Mississauga ON	Cultural Lead (archaeology and cultural heritage) on behalf of the City of Mississauga for the Transportation Management Plan (TMP) Class EA for future planning of Lakeshore Road. Study Area encompassed the entire length of Lakeshore Road, within the City of Mississauga limits. Duties include the research and production of an information document detailing known archaeological and heritage resources within a 100m radius of Lakeshore Road and provide mapping and recommendations for culturally sensitive areas within the Study Area. (2016)
Cultural Value and Heritage Impact Assessment Toronto, ON	Project Director and Senior Reviewer and main point of contact for a cultural heritage impact assessment for the TRCA as part of the East Don Trail Project. In February 2015 the Toronto and Region Conservation Authority (TRCA) completed the East Don Trail. Environmental Assessment (East Don EA) for a proposed “East Don Trail” extension to link the existing East Don Trail with the Don Trail network located south of the Forks of the Don. Based on the findings of a TRCA Stage 1 Archaeological Assessment (2013), the Environmental Assessment recommended that a Heritage Impact Assessment (HIA) be undertaken of the proposed trail extension. (2015)
Cultural Heritage Impact Assessment Municipality of Chatham Kent, ON	Project Director and Senior Reviewer for a Heritage Impact Assessment (HIA) for the North Kent Wind 1 Project. The project is being proposed by North Kent Wind 1 LP, by its general partner, North Kent Wind 1 GP Inc. The HIA is a required component of the client’s application for a Renewable Energy Approval, as outlined in Ontario Regulation 359/09 of the Environmental Protection Act. A total of 14 potential built heritage resources 40 years of age or older and six potential cultural heritage landscapes were documented and evaluated according to Ontario Regulation 09/06. (2015)
Heritage Impact Statement London, ON	Senior Reviewer for a Heritage Impact Statement (HIS) of the McCormicks Building at 1156 Dundas Street in the City of London at the request of The City of London. The McCormicks Building is designated by the City of London under the Ontario Heritage Act as a property of cultural heritage value or interest under By-law No. L.S.P.-3441-366. The City required this HIS to assist in preparing a Preliminary Design Concept for the property. (2015)
Heritage Impact Assessment Vaughan, ON	TransCanada PipeLines Limited (TransCanada) is planning the construction and operation of the King’s North Connection Pipeline Project (the Project) to be located in the Cities of Brampton, Toronto, and Vaughan, Ontario. TransCanada retained Golder Associates Ltd. (Golder) to prepare the environmental and socio-economic assessment report and other approval applications, including a Heritage Impact Assessment, for the Project. (2014 - 2015)
Cultural Resource Vulnerability Study District of Thunder Bay, ON	Project manager and lead researcher for to undertake a study to determine if and how select cultural resources (archaeological and cultural heritage), on the Rainy River are being affected by the 2000 Rule Curves for the Rainy River International Dam. (2014 – 2015)

Heritage Impact Assessment and Archaeological Assessment Mississauga, ON	Project Director and senior reviewer for a heritage impact assessments and Stage 1-2 archaeological assessments for the proposed Lakeshore–Royal Windsor Hydro Corridor multi-use trail from North Service Road to Westfield Drive in the City of Mississauga, Ontario as part of a larger Class Environmental Assessment process. Served as reviewer for all documentation and data submitted to the client or the regulatory body, client contact, and senior advisor to the Golder team. (2013 - 2015)
Cultural Resource Assessments District of Kenora, ON	Senior Technical Reviewer/Advisor for background cultural heritage and archaeological study for the New Transmission Line to Pickle Lake Project (the Project), as part of a larger environmental assessment Retained by Wataynikaneyap Power, a partnership between Central Corridor Energy Group which represents 13 First Nation communities, and Goldcorp Canada Ltd. The Project includes the construction of a proposed 230 kilovolt (kV) High Voltage alternating current (HVac) electricity transmission system in a corridor extending approximately 300 km. (2012 – 2014)
Feasibility Study City of Toronto, ON	Cultural Heritage/Archaeology lead for a cultural heritage and archaeological review of the Yonge Street – Highway 401 Interchange Functional Planning Study (PT11-796) study area as part of a larger planning assessment study designed to inform planning decisions affecting the preferred configuration and alignment of the proposed interchange. (2013)
Cultural Resource Assessments Welland, East Durham, Huron, and Bruce County, ON	Project Manager for six major Wind Energy projects managing a combined budget of over \$3 million. Project Management involved delivery of Cultural Heritage Impact Assessments and an archaeological program for various Stage 1 through 4 assessments. Duties include scheduling and budgeting of projects; providing senior review for archaeological reports; client communications; liaison with MTCS. (2012-2013)
Cultural Resource Assessments Oshawa, ON	Golder was retained by AECOM through the Ministry of Transportation of Ontario (MTO) to undertake the cultural heritage and archaeological work for the Detail Design Study for rehabilitation of the Highway 401 Bloor Street underpass bridge in the City of Oshawa (GWP 2186-08-00). This will include repaving of Bloor Street over the structure. Duties include senior oversight of the heritage and archaeological component, client communications, and liaison with MTCS (2012)
Cultural Resource Assessments Various Locations, Central Region, ON	Lead for the Cultural Heritage and archaeological component as contracted by HDR to provided cultural heritage and archaeology reports for eight intersections in MTO's Central Region 2009-E-0078 (WO# 10- 20001). Responsibilities include senior oversight of heritage and archaeological component, primary contact for prime consultant and MTO, and management of scope and budgets. (2011)
Feasibility Study City of Toronto, ON	Cultural Heritage/Archaeological senior reviewer for a cultural heritage and archaeological review in support of the Downtown Rapid Transit Study (TTC Contract No. G85-275) study area as part of a larger planning assessment study (2012).
Heritage and Archaeological Feature Assessment City of Toronto, ON	Project Coordinator and main point of contact to Metrolinx for the Georgetown South Heritage and Archaeological Features Assessment. Heritage Impact Assessments were completed for 17 bridges, two residences as well as two cultural heritage landscapes. Duties include scheduling and budgeting of the project; client communications; and liaison with MTCS. (2010-2011)

CHRIS LEMON, B.Sc., Dip. HERITAGE SPECIALIST



Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. He has managed field teams and projects ranging in value from <\$5,000.00 to in excess of \$1,000,000.00. Mr. Lemon is a member of the Ontario Archaeological Society and the Council for Northeast Historical Archaeology. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites.

Employment History

PARSLOW HERITAGE CONSULTANCY INC.

2020-Present, Built Heritage Specialist

Key Responsibilities: Built Heritage Assessments, Health and Safety protocols

ALGONQUIN COLLEGE.

2019, Perth Façade Recovery Project Staff

Key Responsibilities: Built Heritage Assessments, Historic Research, Coordination with Town staff

GOLDER ASSOCIATES LTD.

2008-2018, Project Archaeologist

Key Responsibilities: Senior archaeological field director GTA, crew training, report production, coordination and quality control of archaeological field work, cultural heritage assessments and report production

ARCHAEOLOGIX INC.

2006-2008, Field Director/Field technician

Key Responsibilities: Oversaw the day-to-day operation of site field work, maintained a safety-focused workspace, conducted background research and prepared report sections

Education and qualifications

Dip. Heritage Carpentry and Joinery – Algonquin College (2020)

Certificate in Heritage Planning – Algonquin College (2019)

M.A. course work – University of Western Ontario (2012-2014)

Honors B.Sc. (Anthropology) – University of Toronto (2006)

Ontario Research Archaeological License – R289

PROJECT EXPERIENCE

CULTURAL HERITAGE

**Cultural Heritage Impact
Assessment, 5961
Hurontario Street**

Mississauga, Ontario
2021

Field documentation and reporting of a 19th century Gothic Revival church and cemetery. Work was completed using the Provincial Standards and Guidelines for Heritage Impact Assessments.

**Cultural Heritage Impact
Assessment, 5768 Ninth Line**

Mississauga, Ontario
2020

Field documentation and reporting of a 19th century Gothic Revival residential structure. The documentation and report included a review of the history of the property, archival research, and evaluation of the property against OHA Regulation 9/06.

**Cultural Heritage Impact
Assessment, 10874 Steels
Ave**

Halton Hills, Ontario
2020

Field documentation and reporting of a 19th century Gothic Revival residential structure. The documentation and report included a review of the history of the property, archival research, and evaluation of the property against OHA Regulation 9/06.

**Cultural Heritage Impact
Assessment, 8227 Kipling
Ave**

Vaughn, Ontario
2020

Field documentation and reporting of a residential structure in the Victory House architectural style for a cultural heritage impact assessment as part of a proposed redevelopment. The report involved research into the history of the property, and an evaluation of the potential cultural heritage value or interest for the property. Recommendations were also developed to mitigate cultural heritage impacts to the property.

**Cultural Heritage Impact
Assessment, 247 West Street**

Brantford, Ontario
2020

Field documentation and reporting of an early 20th century residential structure for a cultural heritage impact assessment as part of a proposed redevelopment. The report involved research into the history of the property, and an evaluation of the potential cultural heritage value or interest for the property. Recommendations were also developed to mitigate cultural heritage impacts to the property.

Cultural Heritage Impact Assessment, 253 West Street Brantford, Ontario 2020	Field documentation and reporting of a late 19th century Italianate residential structure for a cultural heritage impact assessment as part of a proposed redevelopment. The report involved research into the history of the property, and an evaluation of the potential cultural heritage value or interest for the property. Recommendations were also developed to mitigate cultural heritage impacts to the property.
Cultural Heritage Impact Assessment, 134 Sandringham Drive Toronto, Ontario 2020	Field documentation and reporting of an early 20 th century Tudor Revival residential structure for a cultural heritage impact assessment as part of a proposed redevelopment application. The report involved research into the history of the property, an evaluation of the cultural landscape and an evaluation of the potential cultural heritage value or interest for the property.
Cultural Heritage Assessment Report, 1326 Bronte Road Oakville, Ontario 2020	Field documentation and reporting of an early 20th century Edwardian residential structure for a cultural heritage impact assessment as part of a proposed redevelopment of the Bronte Road West Lands in the Town of Oakville. The report involved research into the history of the property, an evaluation of the cultural landscape and an evaluation of the potential cultural heritage value or interest for the property.
Cultural Heritage Impact Assessment, 13735 Highway 27 Nobleton, Ontario 2020	Field documentation and reporting of a late 19th century Gothic Revival residential structure for a cultural heritage impact assessment as part of a proposed redevelopment. The report involved research into the history of the property, and an evaluation of the potential cultural heritage value or interest for the property. Recommendations were also developed to mitigate cultural heritage impacts to the property.
Cultural Heritage Evaluation Report, Old Fort Overhead Bridge Midland, Ontario 2020	Field documentation and reporting of a late 20th century concrete bridge. The report involved research into the history of the structure and surrounding landscape, an evaluation of the cultural landscape and an evaluation of the potential cultural heritage value or interest for the property.
Cultural Heritage Evaluation Report, 450 Finch Street Pickering, Ontario 2020	Principal investigator and author of a Cultural Heritage Evaluation Report on a mid-18th century stone neo-classical storey and a half residential structure. The documentation and report included producing measured drawings of the property and exterior and interior of the structure, and evaluation of the property against Ontario Regulation 9/06.
Perth, Ontario Façade Recovery Project Perth, Ontario 2019	Part of a two-person team responsible for the production of accessible heritage documentation of culturally significant structures located within the Town of Perth's Heritage Conservation District. Project was undertaken as a joint venture between Algonquin College and the Town of Perth. Coordinated workflow with Perth's heritage planner and development officer.

Cultural Heritage Evaluation Report, 400 Mary Street East Whitby, Ontario 2018	Secondary investigator and report writer for a cultural heritage evaluation of an early to mid-20th century residential structure. Field investigations included production of measured drawings of the interior and exterior, and determining the structural sequence. An evaluation of the potential cultural heritage value or interest for the property was necessary to recommend next steps.
Heritage Impact Assessment, 400 Maple Street Collingwood, Ontario 2018	Primary field investigator and contributing author for the heritage impact assessment of the remaining annex of a 19th century Victorian school complex. Field investigations included production of measured drawings of the interior and exterior, and determining the structural sequence of interior alterations.
Cultural Heritage Evaluation Report, 276 St. Marie Street Collingwood, Ontario 2018	Primary field investigator and archival researcher for a mid-20th century residential structure. Evaluation was conducted in advance of a proposed adaptive reuse of the property. Field investigations included production of measured drawings of the interior and exterior. Archival research involved consultation with the local archivist.
Cultural Heritage Evaluation Report, 18924 2nd Concession East Gwillimbury, Ontario 2017	Secondary field investigator and researcher for a cultural heritage evaluation of a late 19 th century residential structure. Field investigations included production of measured drawings of the interior and exterior, detailed photography and determining the structural sequence. An evaluation of the potential cultural heritage value or interest for the property was undertaken to recommend next steps.
Cultural Heritage Evaluation Report, County Road 53 Springwater Township, Ontario 2017	Primary field investigator for proposed infrastructure upgrades as part of a Class environmental assessment (EA). Project involved the investigation of three listed properties and four other properties adjacent to proposed impacts. Field work involved photographic documentation and collection of heritage data utilizing an electronic database.
Heritage Impact Assessment, 12 John Street North Hamilton, Ontario 2017	Field documentation and historic research of “Treble Hall” and associated additions. Treble Hall dates to 1879 and is one of the last surviving examples of Renaissance Revival architecture in Hamilton. Field investigations involved the production of measured drawings of the interior and exterior, detailed photography of the structure. Research involved evaluation of available mapping and written accounts of the structure and associated additions including the “Pegoda Building” located at 85 King Street East.
Cultural Heritage Assessment, 262 MacNab Street North Hamilton, Ontario 2017	Field documentation and collection of pertinent data resulting from interview with current owner. The residential structure is the work of noted architect James Balfour. Field work involved the recording of structural details and extensive photo documentation of the interior and exterior of the structure. Further research was conducted at a local restaurant know to maintain information pertinent to the property. The objective of the project was to have the structure included on the City of Hamilton’s cultural heritage register.

W. Wilson West, PhD, CAHP Senior Heritage Specialist



Dr. Wilson West is a heritage preservation specialist with over 35 years of professional experience as a historian, archaeologist, curator, researcher, policy advisor and heritage preservation consultant. These positions were held within many levels of government and in the private sector in Canada and the United States.

Employment History

WestHall Heritage Research & Consulting (WHRC), Toronto, Ontario

Current: Principal Consultant

- WHRC provides heritage resource management services to federal, provincial, state and local agencies, and the private sector, in Canada and the United States
- WHRC offers heritage preservation planning guidance of all types, including research, documentation, analysis and policy and program development for the management of significant cultural resources
- WHRC has extensive experience preparing cultural heritage evaluations required for compliance with the *Ontario Heritage Act*, including, but not limited to, Heritage Impact Assessments, Cultural Heritage Evaluation Reports and Strategic Conservation Plans
- Recent projects include:
 - *Heritage Impact Assessment* for redevelopment at 93 Bronte Rd., Oakville, Ontario
 - *Heritage Impact Assessment* for redevelopment at 23 Jesse St., Brampton, Ontario
 - *Heritage Impact Assessment* for redevelopment at 42 Beverly St., Kingston, Ontario
 - *Heritage Impact Assessment* for redevelopment at 661-665 Huron St., Toronto, Ontario
 - *Heritage Impact Assessment* for redevelopment at 58 Major Mackenzie Dr., West, Richmond Hill, Ontario
 - *Heritage Impact Assessment* for redevelopment at 1365 Stavebank Rd., Mississauga, Ontario

- *Heritage Impact Assessment* for redevelopment at 77 James St., Hamilton, Ontario
- Consultations on *Heritage Impact Assessment* for redevelopment at 1326 Bronte Rd., Oakville, Ontario

Letourneau Heritage Consulting, Kingston, Ontario

2017-2018: Senior Historian

- Project Lead for the Development of a Strategic Conservation Plan for Ontario Place
- Co-Project Lead for the development of a Heritage Impact Assessment related to development proposals in the Village of Brooklin, Ontario
- Historical research and evaluation
- Writing and editing of cultural heritage management reports
- Technical support to senior staff and project managers

Ministry of Tourism, Culture and Sport, Toronto, Ontario

2014-2016: Culture Services Advisor/Cultural Consultant

- Project Lead for the development and implementation of a Compliance Monitoring & Reporting Framework (CMRF) for the *Standards & Guidelines for Conservation of Provincial Heritage Properties (S&Gs)*
- Developed quantitative and qualitative compliance metrics, based on performance objectives, outcomes and indicators
- Organized and facilitated consultations with stakeholders on CMRF implementation plan
- Designed and prepared report content for submission to the Management Board of Cabinet on S&G implementation and compliance
- Prepared briefing materials for senior management on the reporting and approvals process
- Provided expert advice and review of ministry-required cultural heritage assessment reports for Huronia Historical Parks, Ft. William Historical Park, Niagara Parks Commission and the Lake Superior National Marine Conservation Area

Office of the Fairness Commissioner, Toronto, Ontario

2007-2012: Policy/Program Advisor

- Advised on the implementation of the legislation, associated regulations and reporting requirements under the Fair Access to Regulated Professions Act (FARPA 2006)
- Developed and managed relationships with a portfolio of professional regulatory bodies and liaised with government ministries and other stakeholders on issues related to professional regulatory practices in Ontario
- Prepared and presented findings, reports and supporting

documents for approval for proposed project/program initiatives

Ministry of Culture, Toronto, Ontario

2005-2007: Policy Advisor

- Project Lead for the development and implementation of guidelines and regulations for the protection of marine heritage resources under the Ontario Heritage Act
- Organized and facilitated stakeholder consultations related to site selection, licensing, and other regulatory controls involving federal, provincial, territorial, and local agencies and interested parties
- Made site recommendations to senior management and the Minister
- This work resulted in O. Reg. 11/06, establishing Ontario's first marine protected areas for the wreck sites of the USS *Hamilton* and USS *Scourge*, and the SS *Edmund Fitzgerald*

U.S. Coast Guard, Portsmouth, VA

2003-2004: Atlantic Area Command Historian

- Established the first Atlantic Area Command Historian's Office (a satellite office of the Coast Guard Chief Historian)
- Identified, collected, and compiled documents and oral history interviews necessary to preserve and interpret the history of the Atlantic Area Command
- Established and maintained the first Atlantic Area Command library and archives

Save Ontario Shipwrecks, Toronto, Ontario

2001-2003: Director, Central Region & President, Toronto Chapter

- Save Ontario Shipwrecks (SOS) is a provincial heritage (all-volunteer) organization dedicated to the study, preservation, and promotion of marine heritage
- Worked with Chapters members on a variety preservation projects including, a mooring buoy program, historical and archival research, and underwater archaeological investigations
- Organized, hosted, and facilitated internationally recognized diver training courses through the Ontario Ministry of Culture and the Nautical Archaeology Society (NAS-UK)
- Met with policy advisors at the Ontario Ministry of Culture to discuss pending and future changes to the Ontario Heritage Act regarding the protection of submerged heritage resources

Civil War Preservation Trust, Washington, DC

2000-2001: Heritage Resources Management Planner/TEA-21 Specialist,

- Under contract with the Civil War Preservation Trust (CWPT) to prepare, for submission to various state transportation departments, applications for funding through the Transportation Equity Act for the 21st Century (TEA-21)
- Worked with federal, state, and local government agencies and organizations to research and identify lands for acquisition, either through fee simple purchase or conservation easements
- Participated in a conference workshop and panel discussion forum for the dissemination of TEA-21 methodology to the public

Alabama Historical Commission, Montgomery, AL

1996-1997: Heritage Resources Management Planner

- Under contract with the Alabama Historical Commission researched and wrote a resource management plan entitled, *The Battle for Mobile Bay Cultural Resources Management Plan*
- Worked with federal, state, and local property owners and non-profit organizations to identify and select significant battle sites for protection
- Conducted extensive research on the Civil War in Mobile Bay, and included the compilation of data on shipwreck sites, assessment of threats to these sites, and preservation strategies

Ocean Sciences Research Institute (OSRI), Denver, CO. & Maritime Heritage Program, National Park Service, Washington, DC

1995-1996: Heritage Resources Management Planner

- Under contract with Ocean Sciences Research Institute, researched and wrote a draft nomination to the National Register of Historic Places for the wreck site of USS *San Diego*, ARC-6
- Site nominated to the Register 2/1998. Under contract with the Maritime Heritage Program, researched and wrote preliminary drafts of National Historic Landmark (NHL) nominations for the wreck sites of USS *Tecumseh* and USS *Hatteras*

U. S. Navy & National Park Service, Washington, DC

1994-1995: Heritage Resources Management Planner

- Under contract with the Naval Historical Center and the Maritime Heritage Program (NPS) designed, researched and wrote a resource management plan entitled, *The USS Tecumseh Shipwreck Management Plan*
- Worked with federal, state, and local agencies and non-profit organizations to coordinate site evaluation, interpretation, and protection
- Developed options and recommendations for the continued protection and preservation of the wreck site Responsible for media inquiries concerning the history and disposition of the vessel

House Library, Office of the Clerk, U. S. House of Representatives, Washington, DC

1989-1994: Senior Researcher/Assistant Librarian

- Assisted Members of Congress and their staffs with research related to the legislative histories of bills and public and private laws. Provided research assistance for the Office of the Clerk related to the administration of the House
- Maintained the library's collection of documents including public laws, statutes, bills, House and Senate committee reports, and the Congressional Record
- Oversaw the yearly process of binding of the *Congressional Record* for library use and archival storage
- Answered public inquiries related to all aspects of the history and operation of Congress

Hampton Roads Naval Museum, Norfolk, VA; Submarine Force Library and Museum, Groton, CT; Naval War College Museum, Newport, RI

1983-1989: Director/Curator/Assistant Curator

- Responsible for directing staff and volunteers in the planning, design, and fabrication of permanent and temporary museum exhibits related to the history of the U.S. Navy in Virginia, Rhode Island, and Connecticut
- Conducted general research and writing on naval history and ship construction, and the more particular research associated with the thorough documentation of the regional naval establishment
- Maintained museum collections database and provided professional assessment and evaluations of prospective acquisitions
- Wrote reports involving in-depth research and recommendations concerning disposition of the collection

Education and Qualifications

- 2003 Doctor of Philosophy in Naval & Military History
University of Alabama, Tuscaloosa, Alabama
- 1985 Master of Arts in History
East Carolina University, Greenville, North
Carolina
- 1974 Bachelor of Arts in Anthropology/Archaeology
East Carolina University, Greenville, North
Carolina

Professional Organizations

- Member – Canadian Association of Heritage Professionals
- Member - North American Society for Oceanic History
- Member – Association for Great Lakes Maritime History
- Member - Canadian Nautical Research Society
- Fellow International - The Explorers Club – Canadian Chapter
- Member – Save Ontario Shipwrecks – Toronto Chapter
- Member – Underwater Archaeological Society of British
Columbia
- Member – The Arts & Letters Club of Toronto

Additional Training

- Ontario Ministry of Labour – *Worker Health and Safety Awareness*
- St. John Ambulance Canada – *Creating a Safe Workplace*
- St. John Ambulance Canada – *Workplace Hazardous Materials
Information System 2015*
- St. John Ambulance Canada – *Standard First Aid – CPR C – AED*
- Ontario Public Service Innovation & Leadership Course: *The Circle
Game – 360 Evaluations that Support Policy and Program*
- Ontario Public Service Centre for Leadership and Learning Course:
Conflict Resolution

Heritage Documentation Report, 347 Charlton Avenue West Hamilton, Ontario 2017	Field investigator and contributing author of a heritage documentation report for an early 20th century dwelling in downtown Hamilton. Reporting included producing measured drawings of the property and exterior and interior of the house, archival research and reporting, and drafting recommendations for the salvage and reuse of millwork.
Cultural Heritage Assessment, 48 John Street South Hamilton, Ontario 2017	Field investigation of mid-19th century commercial building. Investigation involved the documentation of the exterior of the structure in advance of a proposed infill that would obscure the currently exposed north wall. Documentation involved the creation of measured drawings of all exposed brick surfaces and photo documentation of the exterior of the property.
Cultural Heritage Evaluation, 522 Kingston Road West Ajax, Ontario 2017	Field investigation of mid-19th century commercial building. Investigation involved the documentation of the exterior of the structure in advance of a proposed infill. Documentation involved visual examination of the interior and exterior of the building as well as extensive photographic documentation. Measured drawings of the interior and exterior of the structure were also undertaken.
Heritage Impact Assessment, 8280 Heritage Road Mississauga, Ontario 2017	Primary field investigator of an octagonal residential structure. Project involved the recording of structural details as well as the production of measured drawings and extensive photographic record. The study was undertaken in advance of proposed redevelopment that would necessitate the relocation of the structure.
Cultural Heritage Evaluation Report, 3059 Burnhamthorp Road West Milton, Ontario 2017	Primary field investigator and report contributor for a mid-19th century red brick storey and a half residential structure. Study was undertaken as a fact-finding investigation at the request of a developer prior to draft submission of development plan. Investigation included the production of scaled drawings of the interior and exterior of the structure as well as photo documentation of the structure and surrounding landscape.
Heritage Assessment, Barton & Kenilworth Reservoirs Hamilton, Ontario 2016	Secondary investigator and report writer for a heritage evaluation of the Barton Reservoir and associated features, built between 1856 and 1860 as part of the Hamilton Waterworks National Historic Site of Canada, and the Kenilworth Reservoir (built 1958). Field investigations included landscape survey and mapping, determining the structural sequence, application of City of Hamilton heritage evaluation criteria to a large industrial site, and undertaking archival research.
Heritage Impact Assessment & Documentation Report, The Sawdon Building Whitby, ON 2016	Field documentation and contributing author of a heritage impact assessment and subsequent documentation report prior to commercial development of 244 Brock Street South in downtown Whitby. The heritage impact assessment required evaluation of a former early 20th century coal shed and an assessment of potential impact on two proposed heritage conservation districts. The documentation report included producing measured drawings of the property and exterior and interior of the structure, and contributing to a proposed interpretive panel documenting the past history of the property.

Heritage Impact Assessment, The Anglican Church of St. Thomas Parsonage Hamilton, ON 2016	Secondary investigator and report production of a heritage impact assessment for the c. 1870 Anglican Parsonage at 18 West Avenue South. Reporting included photogrammetry, floor plan and interior documentation, archival research and reporting. Required assessment of potential impact on the adjacent municipally designated Church of St. Thomas
Heritage Impact Assessment, The Meaford Mews Meaford, ON 2016	Field investigation and contributing author of a heritage impact assessment for a proposed condominium on five properties in the Meaford Downtown Heritage Conservation District. The four existing structures on the properties dated between 1870 and 1950. Reporting included field investigations, determining the structural sequence, and application of Ontario heritage evaluation criteria to several vernacular buildings.
Heritage Impact Assessment, 12259 Chinguacousy Road Caledon, ON 2016	Field investigator and contributing author of a heritage impact assessment for a municipally listed 19th century log farmhouse and twelve associated outbuildings on a large rural property. Reporting included producing measured drawings, determining the farm's evolution sequence, archival research, reporting and developing a mitigation strategy prior to development of the property for residential housing.
Heritage Impact Assessment, 2057 Major Mackenzie Drive Vaughan, ON 2016	Field investigations for a heritage impact assessment for residential development on a property with an early stone Picturesque/Regency cottage. The assessment required evaluating the structure and its later wings and outbuildings, and the production of measured drawings.
Heritage Impact Assessment, 310 Kingston Street Ajax, ON 2015	Field documentation, for a heritage impact assessment for a high-rise development adjacent to a 19th century Quaker cemetery. Assessment involved the photographic documentation of the property and the production of measured drawings of the property and surrounding area.
Heritage Impact Assessment, TCPL Vaughan Mainline Extension Vaughan, ON 2015	Field investigation, building documentation and reporting for a heritage impact assessment of a 12-km long pipeline project west of Kleinburg. Reporting included field investigations of 13 heritage properties, and application of Ontario heritage evaluation criteria.
Union Station Cultural Heritage Evaluation Toronto, Ontario 2009	Undertook the documentation of heritage attributes associated with the mechanical systems as well as the heating and ventilation controls. Was responsible for photo documentation and the post-processing of collected data into information forms detailing each identified component.

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