



**Heritage Impact Assessment: Wilcox House,
4650 Hurontario Street, Part of Lot 16,
Concession 2 North of Dundas Street,
Toronto Township, Peel County, now City of
Mississauga, Regional Municipality of Peel,
Ontario**

Project number: 2020-49

Report Type: Revised

Report Date: 22 October 2021

City of Mississauga

Proponents: Mobilinx (Project Co.)

Address: 110 Matheson Blvd West, Suite 400, Mississauga Ontario, L5R 4G7 .

Content

1. Introduction	3
1.1 Site Description and Context	4
2. Statement of Cultural Heritage Value	7
2.1 Heritage Attributes	7
3. Assessment of Existing Conditions	8
3.1 Wilcox House	8
4. Description of Proposed Activity	12
5. Impact Assessment	13
5.1 Direct Impacts	13
5.2 Indirect Impacts	13
6. Considered Alternatives and Mitigation Measures	15
6.1 Considered Alternatives	15
6.2 Mitigative Measures	15
7. Summary of Community Engagement	17
8. Recommendations	18
9. Bibliography	19

List of Tables and Images

Figure 1: General Location of the HuLRT	5
Figure 2: Location of 6650 Hurontario (Hansa House)	6
Image 1: Overview of Wilcox house as viewed from Eglinton Avenue and Hurontario Street.	8
Image 2: Main façade.	9
Image 3: East exposure.	9
Image 4: East exposure of Wilcox House depicting the shed roofed addition on the rear.	10
Image 5: Southwest exposure.	10
Image 6: Example of decay of underlying substrate resulting from water exposure, due to a lack of preventative maintenance. All wooden surfaces exhibit similar signs of paint failure and decay.	11

EXECUTIVE SUMMARY

Parslow Heritage Consultancy, Inc. (PHC) was retained by Mobilinx (Project Co.) to prepare a Heritage Impact Assessment (HIA) for the designated heritage structure located at 4650 Hurontario Street, Mississauga, Ontario. The Project Co. is undertaking the HIA in advance of the installation of the Hurontario Light Rail Transit (HuLRT).

The structure is located on part of Lot 16, Concession 2 North of Dundas Street (NDS). The structure at 4650 Hurontario Street is located on a 0.6-acre (ac.) parcel of land that is municipally identified as 30 Eglinton Avenue West. However, as the address for the designated structure is 4650 Hurontario Street.

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 evaluate the potential impacts to the designated property and recommend mitigation options.

A site visit was conducted on January 22, 2021 to document the property, structure, and surrounding landscape; only the exterior of the building was assessed as internal assessment was not deemed necessary given the indirect nature of the proposed scope of work.

The proposed construction will have no direct impact to the designated structure located at 4650 Hurontario Street. The construction and use of the HuLRT may have the potential to indirectly impact the heritage structure located at 4650 Hurontario Street. 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 property (Wilcox House) undergo a pre-construction evaluation and a vibration monitoring program be implemented to mitigate any potential impacts to the designated structure.

Heritage Impact Assessment: Wilcox House, 4650 Hurontario Street, Part of Lot 16, Concession 2 North of Dundas Street, Toronto Township, Peel County, now City of Mississauga, Regional Municipality of Peel, Ontario

PERSONNEL

Carla Parslow, PH.D., CAHP Senior Cultural Resource Specialist

Wilson West, Ph.D., CAHP Senior Cultural Heritage Specialist

Christopher Lemon, B.Sc., Dip. Heritage Cultural Heritage Specialist

Bios and CVs for PHC staff are provided in Appendix C.

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 to prepare a Heritage Impact Assessment (HIA) for the designated heritage structure located at 4650 Hurontario Street, Mississauga, Ontario. The Project Co. is undertaking the HIA in advance of the installation of the Hurontario Light Rail Transit (HuLRT), as per *Mobilinx-Hurontario Procedure Cultural Heritage Risk Management Plan* (Mobilinx, 2020).

The structure located at 4650 Hurontario Street is designated under the *Ontario Heritage Act* (OHA 1980 Chapter 337), having been designated by the City of Mississauga in 1985 under Bylaw 0261-1985 (City of Mississauga, 1985). The structure is currently being used for commercial uses as a gastropub.

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).

The activities being proposed that have the potential to indirectly impact 4650 Hurontario Street consist of heavy construction associated with the installation of subsurface and surface infrastructure to facilitate the installation of the HRLT system. All construction activities will be confined to the existing Hurontario Street Right of Way (ROW). Construction will only be occurring adjacent to the designated structure and will have no direct impact.

Given that the proposed construction activities pose no direct impacts to 4650 Hurontario Street, it is recommended that the structure 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 heritage resource.

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

- ▶ Hurontario-Main LRT Project, Cultural Heritage Assessment Report (2014)
- ▶ City of Mississauga, Heritage Register (2020)
- ▶ City of Mississauga, By-Law 0261-1985
- ▶ City of Mississauga, Cultural Landscape Inventory (2005)

Heritage Impact Assessment: Wilcox House, 4650 Hurontario Street, Part of Lot 16, Concession 2 North of Dundas Street, Toronto Township, Peel County, now City of Mississauga, Regional Municipality of Peel, Ontario

- ▶ City of Mississauga, Official Plan (2019)
- ▶ 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 Eglinton Avenue West, in the former Toronto Township, Historic County of Peel, now City of Mississauga, Regional Municipality of Peel, Ontario. The structure located at 4650 Hurontario Street is situated on a 0.6 ac. property that is municipally identified as 30 Eglinton Avenue West. However, as the address for the designated structure is 4650 Hurontario Street. The property contains four distinct structures, but designation only applies to the storey-and-a-half field stone structure. The heritage resource is known locally as Wilcox House.

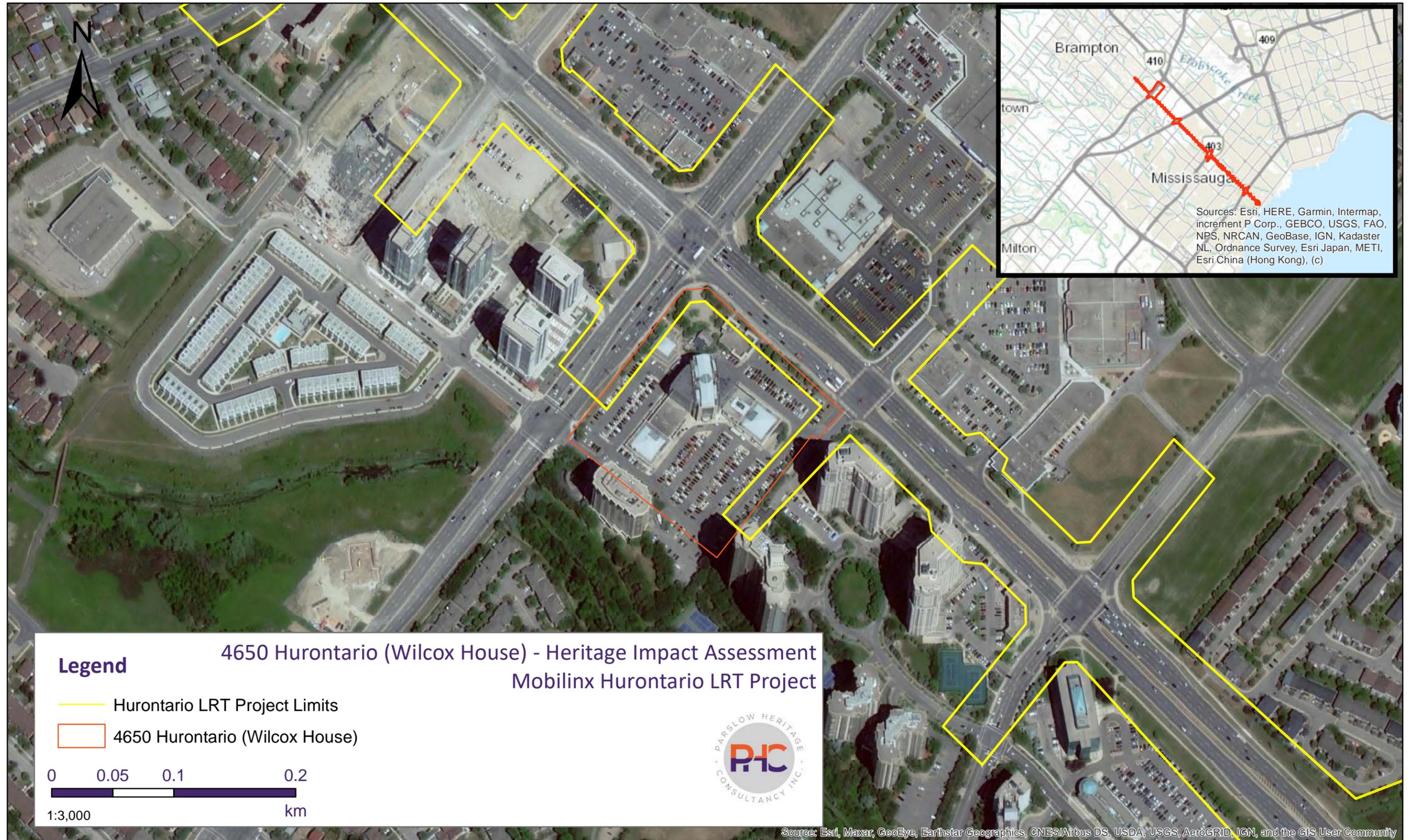
The Subject Property is located on the northeast edge of Lot 16, Concession 2 North of Dundas Street. The structure was constructed c. 1850 by Amos and Charles Wilcox (City of Mississauga Bylaw 261-85).

The property is currently zoned O-8 and was designated by the City of Mississauga in 1985 for its heritage value under Part IV of the *Ontario Heritage Act* (RSO 1980 Chapter 337) under Mississauga By-law 0261-1985 (Appendix A). A 2014 Cultural Heritage Assessment Report (CHAR) found Wilcox House to not meet the criteria for designation as a Provincial Heritage Property of Provincial Significance (PHPPS) (ASI, 2014) However, the property is not a provincial property and cannot be designated as a PHPPS.

Figure 1: General Location of the HuLRT



Figure 2: Location of 4650 Hurontario (Wilcox House)



2. Statement of Cultural Heritage Value

As per the designation statement presented in the City of Mississauga Bylaw 261-85, the field stone structure located at 4650 Hurontario Street does have cultural heritage value or interest and is currently designated under the terms of the OHA (RSO 1980 Chapter 337). The current designation is based on the following criteria:

The Wilcox House, located at 4650 Hurontario Street, has been designated under the Ontario Heritage Act for its architectural importance. The house is a fine example of a mid-nineteenth century farm house that combines Greek and Gothic Revival detailing, the former in its dentil course and cornice returns and the later in the lancet dormer window. Other significant features include the three bay facade, doorcase, windows and method of paying fieldstone to imitate ashlar. The house was build by Amos and Charles Wilcox about 1850.

2.1 Heritage Attributes

Based on the City of Mississauga Heritage Designation By-Law 261-85, the Subject Property displays the following heritage attributes:

- ▶ Three bay façade
- ▶ Doorcase
- ▶ Windows
- ▶ Use of field stone to imitate ashlar
- ▶ Dentil course
- ▶ Cornice returns
- ▶ Lancet dormer window

3. Assessment of Existing Conditions

The property visit was conducted by Mr. Chris Lemon on January 22, 2021. During the inspection only the exterior of the building was assessed as the heritage designation is based solely on the exterior characteristics of the structure. Further, interior inspection was deemed unnecessary given the proposed construction activities pose no direct impact to the structure and only pose the potential for indirect impacts.

3.1 Wilcox House

Wilcox House has been extensively modified since its designation in 1985. The structure currently serves as a restaurant (The Wilcox Gastropub). The rear of the structure has been augmented by a large shed roofed glass enclosure (Image 4). The surrounding property has been developed and is now home to several commercial structures. A parkette is situated in front of Wilcox House, providing a clear viewscape of the structure to Hurontario Street. Apart from the previously noted deviations, the structure presents as depicted in the statement of cultural heritage value. Several areas of decay were observed associated with the wood finishes of the structure. All appear to be the result of a lack of preventative maintenance.



Image 1: Overview of Wilcox house as viewed from Eglinton Avenue and Hurontario Street.

Heritage Impact Assessment: Wilcox House, 4650 Hurontario Street, Part of Lot 16, Concession 2 North of Dundas Street, Toronto Township, Peel County, now City of Mississauga, Regional Municipality of Peel, Ontario



Image 2: Main façade.



Image 3: East exposure.

Heritage Impact Assessment: Wilcox House, 4650 Hurontario Street, Part of Lot 16, Concession 2 North of Dundas Street, Toronto Township, Peel County, now City of Mississauga, Regional Municipality of Peel, Ontario



Image 4: East exposure of Wilcox House depicting the shed roofed addition on the rear.



Image 5: Southwest exposure.



Image 6: Example of decay of underlying substrate resulting from water exposure, due to a lack of preventative maintenance. All wooden surfaces exhibit similar signs of paint failure and decay.

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 4650 Hurontario Street.

5. Impact Assessment

To further assess potential impacts of the designated property, MHSTCI *Info Sheet #3 Heritage Impact Assessments and Conservation Plans* was 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 designated structure and as such pose no direct impact to the structure.

5.2 Indirect Impacts

The installation of the HuLRT system has the potential to indirectly impact the heritage structure located at 4650 Hurontario Street. 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.

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 heritage structure and a “zone of influence” established prior to undertaking construction activities. Following construction, the heritage structure 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 identified heritage structure.

6.2 Mitigative Measures

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

1. The designated heritage structure should be subjected to a detailed pre-conditions survey to document its condition prior to any ground disturbance occurring on adjacent lands. 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. If vibration impacts 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 Vibration	
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.*
 - d) *A Vibration Study should be undertaken to identify the vibration zone of influence, the proximity of heritage attributes and to monitor impacts.*
- 1.
 2. The property limits of 4650 Hurontario Street (30 Eglinton Avenue West) 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 constructor of the HuLRT Project, Project Co. 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 pertaining to the Subject Property.

8. Recommendations

As detailed in Section 8.2, the following is recommended for 4650 Hurontario Street:

1. The designated heritage structure should be subjected to a pre-conditions survey to document its 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. The relevant criteria for establishing the Zone of Influence will be based on a peak particle velocity criterion of 5mm/s unless alternative criteria is specified by a structural engineer, vibration specialist or applicable law. Where vibration related impacts are anticipated in reference to an established Zone of Influence, construction vibration monitoring will be undertaken by a qualified vibration specialist. If vibration performance limits are exceeded, the work shall cease until assessment by the Heritage Specialist and Vibration Specialist has been completed and mitigation to protect the Heritage structure has been identified and implemented.
3. The property limits of 4650 Hurontario Street (30 Eglinton Avenue West) should be clearly delineated on all construction documents and formal no-go instructions should be issued to all site personnel.

9. Bibliography

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Heritage Impact Assessment: Wilcox House, 4650 Hurontario Street, Part of Lot 16, Concession 2 North of Dundas Street, Toronto Township, Peel County, now City of Mississauga, Regional Municipality of Peel, Ontario

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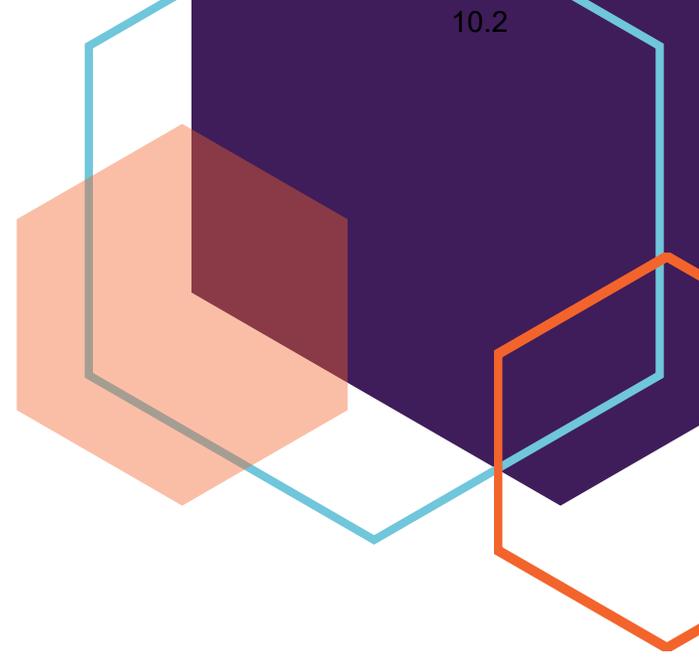
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Mobilinx

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Appendix A



Heritage Information



BY-LAW NUMBER *261-85*

To designate the Wilcox House located at 4650 Hurontario Street, Mississauga, as being of architectural interest.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, 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 Wilcox House, at 4650 Hurontario Street, Mississauga, having been duly published and served and objection to such designation having been received from the Counsel for the owners of the property and such notice having been received by the Council of the Corporation of the City of Mississauga; and

WHEREAS this objection lead to a hearing by the Conservation Review Board; and

WHEREAS the Conservation Review Board has recommended to the Council of the Corporation of the City of Mississauga that the Wilcox House at 4650 Hurontario Street, Mississauga is of architectural value and interest and ought to be designed under the Ontario Heritage Act.

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 Wilcox House, at 4650 Hurontario Street, Mississauga, be and the same is hereby designated as being of architectural 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.

- 3. That the City Solicitor is hereby directed to register a copy of this by-law against the subject property.

ENACTED AND PASSED this *9th* day of *April* 1985.

[Signature]
 ACTING MAYOR
[Signature]
 CLERK

APPROVED
 AS TO FORM
 City Solicitor
 MISSISSAUGA
 DATE *2.2.85*

SCHEDULE 'A' TO BY-LAW NO. *261-85*SHORT STATEMENT OF THE REASONS FOR
THE PROPOSED DESIGNATION

The Wilcox House, located at 4650 Hurontario Street, has been designated under the Ontario Heritage Act for its architectural importance. The house is a fine example of a mid-nineteenth century farm house that combines Greek and Gothic Revival detailing, the former in its dentil course and cornice returns and the latter in the lancet dormer window. Other significant features include the three bay facade, doorcase, windows and method of laying fieldstone to imitate ashlar. The house was built by Amos and Charles Wilcox about 1850.

SCHEDULE 'B' to BY-LAW 261-85

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 the Township of Toronto, County of Peel), Province of Ontario, and being composed of that portion of Lot 16, Concession 2 North of Dundas Street, designated as Part 1 on a Plan of Survey deposited in the Land Registry Office for the Land Titles Division of Peel as 43R-13131.



Ian D. Robinson,
Ontario Land Surveyor.

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE

615570

[Handwritten Signature]

ASS. DEP. LAND REGISTRAR
CERTIFICATE OF RECEIPT
PEEL No. 43 BRAMPTON

JUN 24 11 00

DUPLICATE

16-1 43 TOR. TWP. 2 N.D.S.

(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 5 pages	
(3) Property Identifier(s)	Block	Property	Additional: See Schedule <input type="checkbox"/>
(4) Nature of Document: Application to Register Notice of a by-law to designate an historical site			
(5) Consideration: NIL Dollars \$			
(6) Description: Parcel 16-1 Section 43 TOR. TWP. 2 N.D.S. being Part Lot 16 Con 2 North Dundas Street desig. as Part 1 on 43R- 13131 13131			
(7) This Document Contains:		(b) Schedule for:	
(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>		Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>	

New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(8) This Document provides as follows:

The Corporation of the City of Mississauga being interested in parcel of land described in Schedule 'A' to By-law 261-85 hereby applies to have entered on the register for the said Parcel(s), Notice of By-law 261-85, passed by the Council of the Corporation of the City of Mississauga on April 9, 1985, that designates the Wilcox House as an historical site.

The evidence in support of this application consists of a certified copy of By-law 261-85.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s) The Corporation of the City of Mississauga Signature(s) *[Signature]* Date of Signature Y M D 1985 04 25

Leonard M. McGillivray Deputy City Clerk

L. McGillivray has authority to bind Corporation

(11) Address for Service 1 City Centre Drive, Mississauga, Ontario. L5B 1M2

(12) Party(ies) (Set out Status or Interest)

Name(s) _____ Signature(s) _____ Date of Signature Y M D _____

(13) Address for Service _____

(14) Municipal Address of Property
4650 Hurontario Street

(15) Document Prepared by:
Clerk's Department
City of Mississauga
1 City Centre Drive
Mississauga, Ontario.
L5B 1M2
Leonard M. McGillivray

Fees and Tax	
Registration Fee	
Total	

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BY-LAW NUMBER 261-85

To designate the Wilcox House located at 4650 Hurontario Street, Mississauga, as being of architectural interest.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, 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 Wilcox House, at 4650 Hurontario Street, Mississauga, having been duly published and served and objection to such designation having been received from the Counsel for the owners of the property and such notice having been received by the Council of the Corporation of the City of Mississauga; and

WHEREAS this objection lead to a hearing by the Conservation Review Board; and

WHEREAS the Conservation Review Board has recommended to the Council of the Corporation of the City of Mississauga that the Wilcox House at 4650 Hurontario Street, Mississauga is of architectural value and interest and ought to be designed under the Ontario Heritage Act.

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 Wilcox House, at 4650 Hurontario Street, Mississauga, be and the same is hereby designated as being of architectural 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.

- 3. That the City Solicitor is hereby directed to register a copy of this by-law against the subject property.

ENACTED AND PASSED this *9th* day of *April* 1985.

[Signature]

 ACTING MAYOR

[Signature]

 CLERK

APPROVED
 AS TO FORM
 City Solicitor
 MISSISSAUGA

[Signature]

DATE *24 85*

[Signature]
 CERTIFIED A TRUE COPY
 LEGAL COUNSEL
 CITY OF MISSISSAUGA

SCHEDULE 'A' TO BY-LAW NO. 261-85

SHORT STATEMENT OF THE REASONS FOR
THE PROPOSED DESIGNATION

The Wilcox House, located at 4650 Hurontario Street, has been designated under the Ontario Heritage Act for its architectural importance. The house is a fine example of a mid-nineteenth century farm house that combines Greek and Gothic Revival detailing, the former in its dentil course and cornice returns and the latter in the lancet dormer window. Other significant features include the three bay facade, doorcase, windows and method of laying fieldstone to imitate ashlar. The house was built by Amos and Charles Wilcox about 1850.

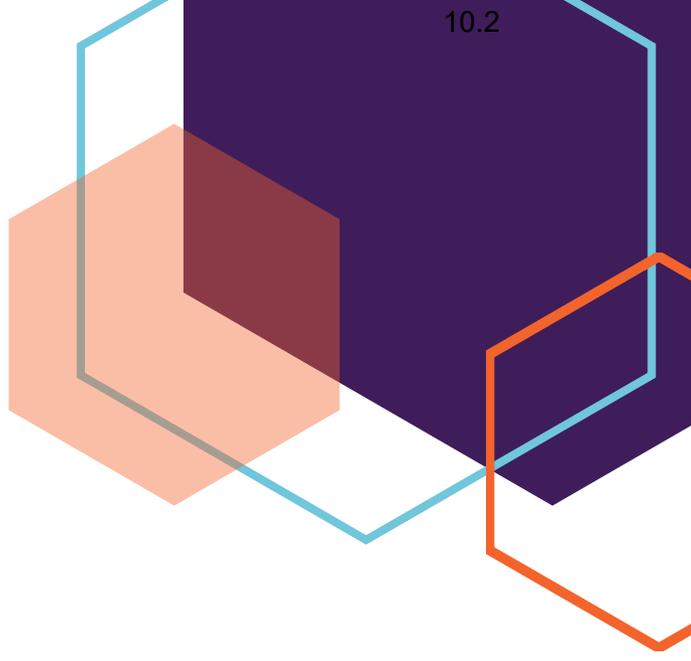
SCHEDULE 'B' to BY-LAW 261-85

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 the Township of Toronto, County of Peel), Province of Ontario, and being composed of that portion of Lot 16, Concession 2 North of Dundas Street, designated as Part 1 on a Plan of Survey deposited in the Land Registry Office for the Land Titles Division of Peel as 43R-13131.



Ian D. Robinson,
Ontario Land Surveyor.

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

<p>Cultural Heritage Impact Assessment, 5961 Hurontario Street Mississauga, Ontario 2021</p>	<p>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.</p>
<p>Cultural Heritage Impact Assessment, 5768 Ninth Line Mississauga, Ontario 2020</p>	<p>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.</p>
<p>Cultural Heritage Impact Assessment, 10874 Steels Ave Halton Hills, Ontario 2020</p>	<p>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.</p>
<p>Cultural Heritage Impact Assessment, 8227 Kipling Ave Vaughn, Ontario 2020</p>	<p>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.</p>
<p>Cultural Heritage Impact Assessment, 247 West Street Brantford, Ontario 2020</p>	<p>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.</p>

<p>Cultural Heritage Impact Assessment, 253 West Street Brantford, Ontario 2020</p>	<p>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.</p>
<p>Cultural Heritage Impact Assessment, 134 Sandringham Drive Toronto, Ontario 2020</p>	<p>Field documentation and reporting of an early 20th 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.</p>
<p>Cultural Heritage Assessment Report, 1326 Bronte Road Oakville, Ontario 2020</p>	<p>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.</p>
<p>Cultural Heritage Impact Assessment, 13735 Highway 27 Nobleton, Ontario 2020</p>	<p>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.</p>
<p>Cultural Heritage Evaluation Report, Old Fort Overhead Bridge Midland, Ontario 2020</p>	<p>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.</p>
<p>Cultural Heritage Evaluation Report, 450 Finch Street Pickering, Ontario 2020</p>	<p>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.</p>
<p>Perth, Ontario Façade Recovery Project Perth, Ontario 2019</p>	<p>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.</p>

<p>Cultural Heritage Evaluation Report, 400 Mary Street East Whitby, Ontario 2018</p>	<p>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.</p>
<p>Heritage Impact Assessment, 400 Maple Street Collingwood, Ontario 2018</p>	<p>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.</p>
<p>Cultural Heritage Evaluation Report, 276 St. Marie Street Collingwood, Ontario 2018</p>	<p>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.</p>
<p>Cultural Heritage Evaluation Report, 18924 2nd Concession East Gwillimbury, Ontario 2017</p>	<p>Secondary field investigator and researcher for a cultural heritage evaluation of a late 19th 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.</p>
<p>Cultural Heritage Evaluation Report, County Road 53 Springwater Township, Ontario 2017</p>	<p>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.</p>
<p>Heritage Impact Assessment, 12 John Street North Hamilton, Ontario 2017</p>	<p>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.</p>
<p>Cultural Heritage Assessment, 262 MacNab Street North Hamilton, Ontario 2017</p>	<p>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.</p>

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

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