



April 19, 2022 (revised May 11, 2022)

HERITAGE IMPACT STATEMENT

DEMOLITION OF EXISTING GARAGE AT HARDING WATERFRONT ESTATE

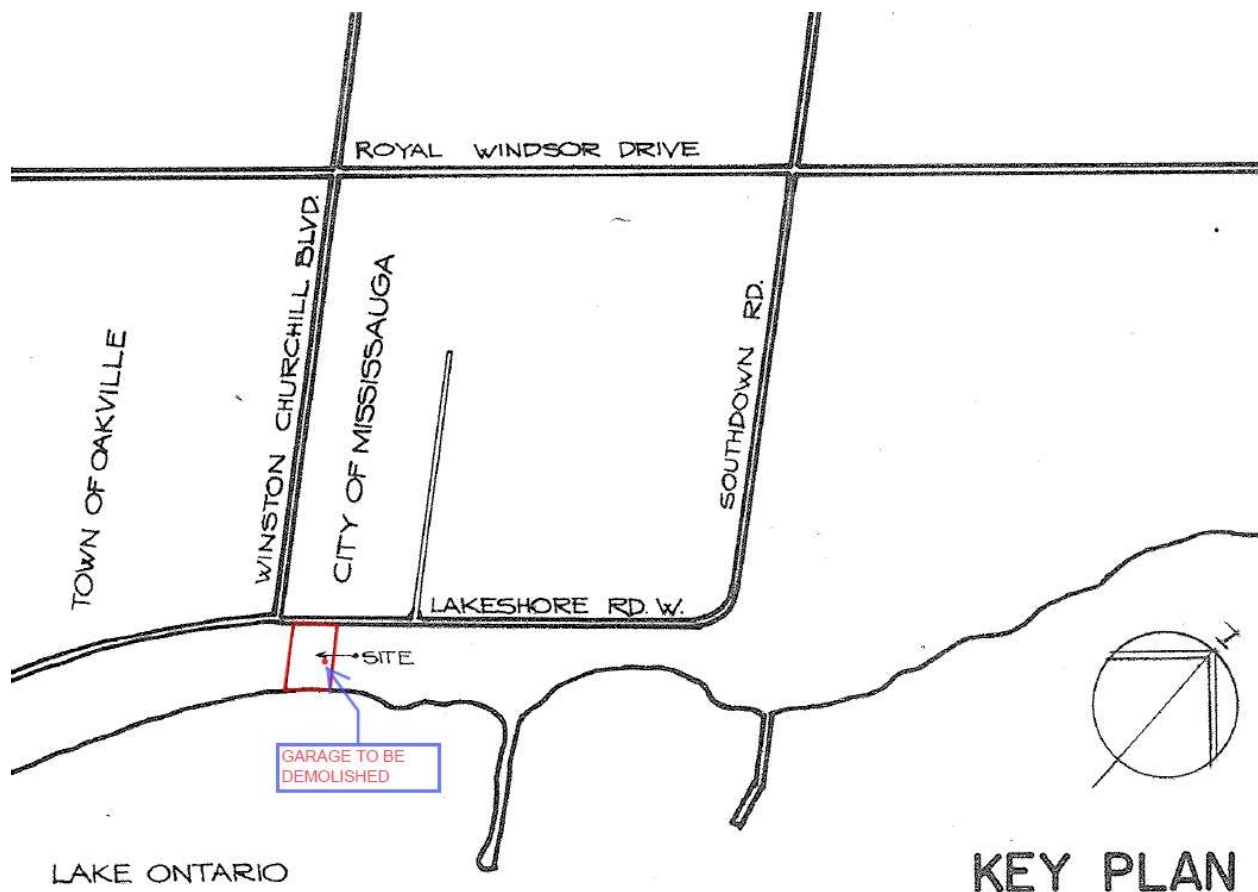


Overview:

This report is prepared to address the proposed demolition of an existing garage and loft located on the Harding Waterfront Estate, 2700 Lakeshore Rd. W., Mississauga ON.

Rick Mateljan of SMDA Design Ltd. was engaged by the City of Mississauga (the property owners) to complete a Heritage Impact Study to assess the impact of this proposal.

The Harding Waterfront Estate consists of several significant buildings including a 2-storey mansion, the Bell Gairdner House; a 1 ½ storey Coach House; and seasonally a Glass Pavillion used for weddings and social gatherings. None of these buildings are proposed to be altered.

Key map:

Background

This property has been the subject of much study and several previous applications to the City of Mississauga Heritage Advisory Committee. This Heritage Impact Statement relies upon much of this previously submitted information, including:

- *Heritage Impact Statement, Bell Gairdner, 2700 Lakeshore Road East, Mississauga, Ontario* by ATA Architects Inc., Jan, 2012 (appended below as Appendix 1)
- *Cultural Heritage Assessment, Bell Gairdner Estate, 2700 Lakeshore Road West, Mississauga* by Planning & Heritage, Community Services, September 2008 (appended below as Appendix 2)

The purpose of the 2008 report was to accompany an application by the City to the Heritage Advisory Committee for Part IV designation of the property, which was successful. The property was designated in 2009 by by-law 101-2009.

The purpose of the 2012 report and subsequent building permit application was to permit renovations to the existing buildings including new windows, upgrading to various life-safety elements of the building, new eavestroughs, reinstatement of the coach house doors, new washrooms, removal of a pool shed building, paving and landscaping to create additional parking spaces and to allow the construction of the Glass Pavillion mentioned above. The idea was to create a new life and use for the building as a wedding and event venue. The report makes reference to the fact that the estate had been derelict for some time.

City of Mississauga records indicate a number of issued building permits, cancelled and abandoned building permit applications and violation notices for this property. None specifically reference a garage except a 1983 application to demolish an existing garage. This will be discussed later.

This author supports the research and conclusions of the 2008 and 2012 reports. Where possible, this Heritage Impact Statement refers to the information and conclusions in these reports rather than re-examining these issues.

Terms of Reference

The City required terms of reference are as follows:

1. A detailed site history to include a listing of owners from the Land Registry Office, and a history of the site use(s). However, please note that due to the Freedom of Information and Protection of Privacy Act, current property owner information must not be included. As such, Heritage Planning will request that current property owner personal information be redacted to ensure the reports comply with the Act.

- This information is included in the 2008 and 2012 reports.
- Generally, the property was purchased by Charles Powell Bell in 1937 as a home for himself and his wife Kathleen Harding. He passed away in 1938, however, and the estate became the home of Kathleen and her second husband James Arthur Gairdner. Kathleen and Gairdner divorced in 1960 and in the estate was sold to Ontario Hydro as an office complex in 1961. In 1999 the City of Mississauga purchased the estate.
- The period of Bell/Gairdner/Harding ownership is considered the most significant for the estate

2. A complete listing and full written description of all existing structures, natural or man-made, on the property. Specific mention must be made of all the heritage resources on the subject property which include, but are not limited to: structures, buildings, building elements (like fences and gates), building materials, architectural and interior finishes, natural heritage elements, landscaping, and archaeological resources. The description will also include a chronological history of the structure(s) developments, such as additions, removals, conversions, alterations etc.

The report will include a clear statement of the conclusions regarding the significance and heritage attributes of the cultural heritage resource.

A location map must be provided, with indications of existing land use, zoning, as well as the zoning and land use of adjacent properties.

- The garage that is proposed to be demolished is mentioned briefly in the 2008 and 2012 reports. It will be described in detail here. The other buildings are not proposed to be affected and will not be described

3. Documentation of the existing conditions related to the heritage resource will include:

-Current legible internal photographs, external photographs from each elevation.

Please note that due to the Freedom of Information and Protection of Privacy Act, photographs should not contain people or highlight personal possessions. The purpose of the photographs is to capture architectural features and building materials.

- The garage that is proposed to be demolished is documented here photographically

-Measured drawings, including elevations, floor plans, and a site plan or survey, at an appropriate scale for the given application, indicating the context in which the heritage resource is situated.

-Historical photos, drawings, or other archival material that may be available or relevant.

The applicant must provide a description of all relevant municipal or agency requirements which will be applied to the subject property, and when implemented may supplement, supersede and/or affect the conservation of heritage resources (i.e. Building Code requirements, Zoning requirements, Transportation and Works requirements.)

- Measured drawings of the garage that is proposed to be demolished are included

4. An outline of the proposed development, its context and how it will impact the heritage resource and neighbouring properties will be provided. This may include such issues as the pattern of lots, roadways,

setbacks, massing, relationship to natural and built heritage features, recommended building materials, etc. The outline should address the influence of the development on the setting, character and use of lands on the subject property and adjacent lands. If the property forms part of a Heritage Conservation District, the proposal must be analysed in terms of its compliance with the Heritage Conservation District Plan.

Note: An architectural drawing indicating the subject property streetscape with properties to either side of the subject lands must be provided. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and integrates with the adjacent properties from a streetscape perspective. The drawing must therefore show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees or any other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.

- There is no proposed construction and the existing building is located in a forested setting. There is no streetscape existing or proposed and this requirement is not applicable

5. Full architectural drawings, by a licensed architect or accredited architectural designer, showing all four elevations of the proposed development must be included for major alterations and new construction.

- *These are included here.*

6. An assessment of alternative development options and mitigation measures that should be considered in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on a cultural heritage resource as stated in the Ontario Heritage Tool Kit (InfoSheet #5, Ministry of Culture) include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from the significant built and natural heritage features and vistas
- Design guidelines that harmonize mass, setback, setting and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations

These alternate forms of development options presented in the Heritage Impact Assessment must be evaluated and assessed by the heritage consultant writing the report as to the best option to proceed with and the reasons why that particular option has been chosen.

- The alternate development option in this case would be to conserve the garage and this option is discussed in the HIS.

7. A summary of conservation principles and how they will be used must be included. The conservation principles may be found in publications such as: Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada; Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture. (Both publications are available online.)

- These are included here as they relate to the garage

8. Proposed demolition/alterations must be explained as to the loss of cultural heritage value interests in the site and the impact on the streetscape and sense of place.

- This is discussed here

9. When a property cannot be conserved, alternatives will be considered for salvage mitigation. Only when other options can be demonstrated not to be viable will options such as relocation, ruinification, or symbolic conservation be considered.

Relocation of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation. Ruinification allows for the exterior only of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.

All recommendations shall be as specific as possible indicating the exact location of the preferred option, site plan, building elevations, materials, landscaping, and any impact on neighbouring properties, if relevant.

- This is discussed here

Summary Statement and Conservation Recommendations:

The summary should provide a full description of:

-The significance and heritage attributes of the cultural heritage resource, including the reference to a listing on the Heritage Register, or designation by-law if it is applicable

-The identification of any impact that the proposed development will have on the cultural heritage resource

-An explanation of what conservation or mitigative measures, or alternative development, or site alteration approaches are recommended

-Clarification as to why conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate

Mandatory Recommendation:

*The consultant must write a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06. **(note: in this case the subject building is presently designated under Regulation 9/06 as a part of the Estate and so the criteria is whether the building materially supports the designation)***

The following questions must be answered in the final recommendation of the report:

-Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?

-If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not

-Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement:

Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

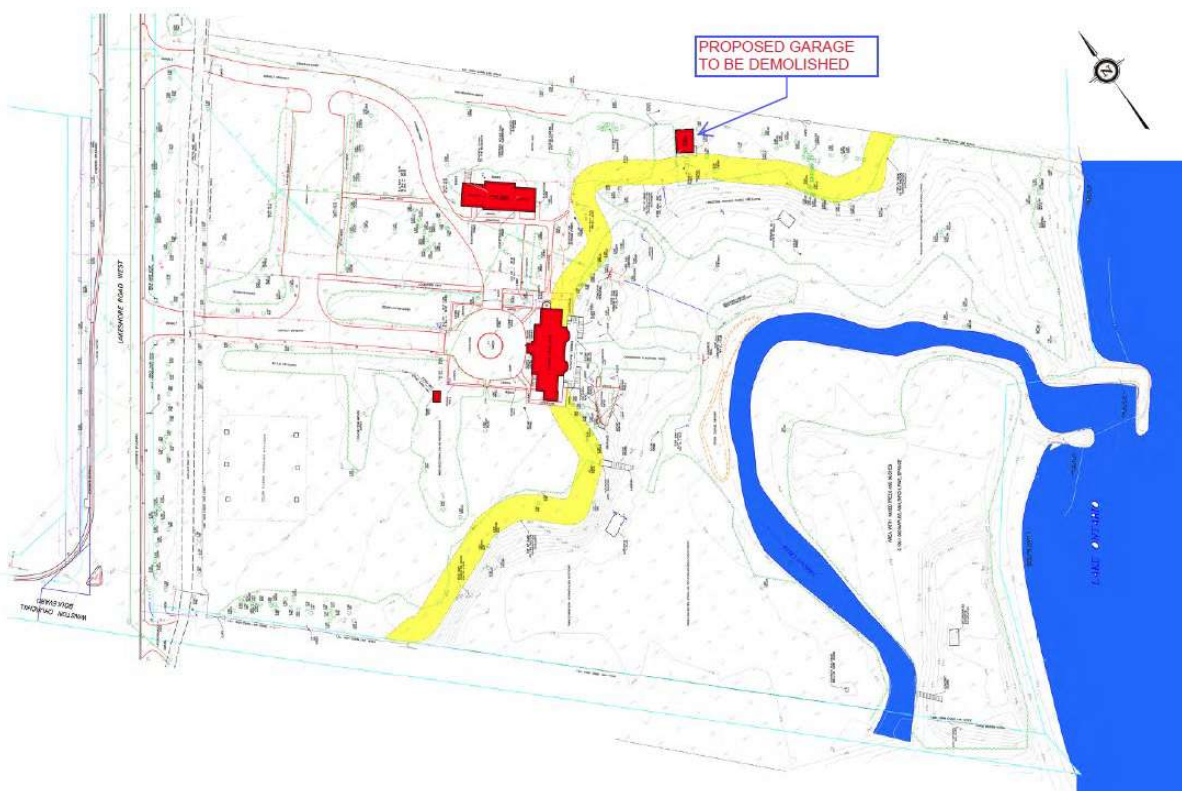
Please note that failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.

1.0 Site History:

This is examined in detail in the 2008 and 2012 reports. Generally, the property was purchased by Charles Powell Bell in 1937 as a home for himself and his wife Kathleen Harding. He passed away in 1938, however, and the estate became the home of Kathleen and her second husband James Arthur Gairdner. Kathleen and Gairdner divorced in 1960 and the estate was sold to Ontario Hydro as an office complex in 1961. In 1999 the City of Mississauga purchased the estate. Generally both reports see the time of the Bell/Gairdner/Harding ownership as the period of greatest cultural interest and see the Ontario Hydro ownership as of lesser interest, and indeed as a time of decline of the estate.

2.0 Existing conditions on-sight

The main house, coach house and landscape attributes of the property are examined in detail in the 2008 and 2012 reports. Both reports include a documentary photograph of the subject garage but do not describe it physically or consider any cultural heritage implications of it.



SITE PLAN SHOWING LOCATION OF PROPOSED GARAGE TO BE DEMOLISHED



Figure 14: Garden Shed at Bell Gairdner Estate,
April 2006.

ORIGINAL PHOTOGRAPH AND CAPTION FROM 2008 REPORT

12. OUTBUILDING



12. Located on the wooded path on the eastern side of
the property.

ORIGINAL PHOTOGRAPH AND CAPTION FROM 2012 REPORT



FRONT (EAST) ELEVATION 2022



SIDE (SOUTH) ELEVATION 2022



REAR (WEST) ELEVATION 2022



SIDE (NORTH) ELEVATION 2022



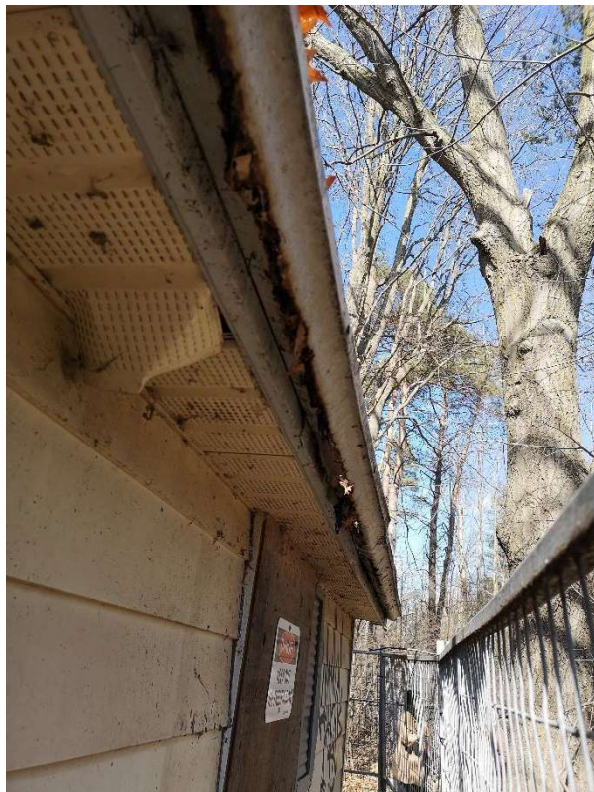
DETERIORATION AND REMOVAL OF MATERIALS ON REAR ELEVATION



SIGNIFICANT ROT OF FRAMING MEMBERS ON REAR ELEVATION



DETAIL SHOWING ROTTED MEMBERS, NEWER ROOF FRAMING, ALUMINUM SIDING AND FASCIA



DETAIL SHOWING CORROSION & DETERIORATION OF EAVESTROUGHS

The garage proposed to be demolished is a 2-storey, gambrel-roof, frame structure on a concrete slab foundation. It is approximately 18' wide x 22' long and 16' high. The access to the second floor was formerly by an exterior stair (visible in the photograph in the 2008 report) but this has been subsequently dismantled. Access now is via a folding attic type ladder from the main floor. The second storey is located entirely within the roof structure and is smaller than the main floor.

Exterior cladding is aluminum horizontal siding over asphalt paper sheathing and 2 x 6 wall framing. Remnants of original pressed fiber type cladding is visible under the aluminum siding. Roof is asphalt shingles on plywood sheathing on roof truss framing. The interior is finished on the main floor and second floor with painted paper-board material. The main floor has a wooden subfloor laid over the concrete slab. Second-floor flooring material is unfinished plywood. There are electric light fixtures on both floors and remnants of insulation in the exterior walls but no evidence to suggest that the building was heated. An electronic burglar alarm system is installed.

The overall condition of the front and side elevations is fair, with some aging apparent but no obvious issues. The building appears straight and square. The rear elevation is in very poor condition, with the majority of the siding and sheathing missing, exposed framing, obvious rotted members and missing members.

The roof shingles are in very deteriorated condition and the eavestroughs have corroded through completely in some areas.

The interior is in fair condition although full of refuse. There is a hole in the roof approximately 0.5m x 0.5m. There is a newer electrical panel and service on the rear wall of the building, although the power appeared to be disconnected.

On the main floor north wall there is large mirror extant. Mr. Mark Vanderhelm of the City of Mississauga reported that he understood that the barn had previously been used as a fitness studio by Ontario Hydro staff¹ and this would seem to explain both the mirror and the wooden subfloor.

The second floor is a small, windowless space. There is no evidence as to what this was previously used for.

¹ Conversation with Mark Vanderhelm March 31, 2022



MAIN FLOOR INTERIOR



MAIN FLOOR INTERIOR, NOTE FOLDING STAIR AT CENTER, MIRROR ON WALL AT RIGHT



SECOND FLOOR INTERIOR



HOLE IN CEILING

Building Condition Assessment and Conservation Recommendations:

Analysis of the building reveals that it appears to be similar to the type of structure that is often sold in building centers either as plan sets or kits of pre-fabricated components. These are simple, efficient

buildings that can be built quickly and economically. In this case there are two critical elements extant in the building that allow us to date the time of construction with some accuracy.

The first critical element is the fact that the roof is truss construction fastened with gang-nail plate fasteners.

Gang nail plates are sheet metal strips that are punched to create a series of sharp protrusions that when pressed at high pressure into a piece of lumber form a strong bond. They are used to create a rigid connection between multiple pieces of wood. They are fundamental to modern wood roof truss construction.



GANG NAILING PLATES



GANG NAIL PLATE USED TO CONNECT TWO PIECES OF WOOD (STOCK PHOTO)



GANG NAIL PLATE VISIBLE ON REAR ELEVATION OF GARAGE



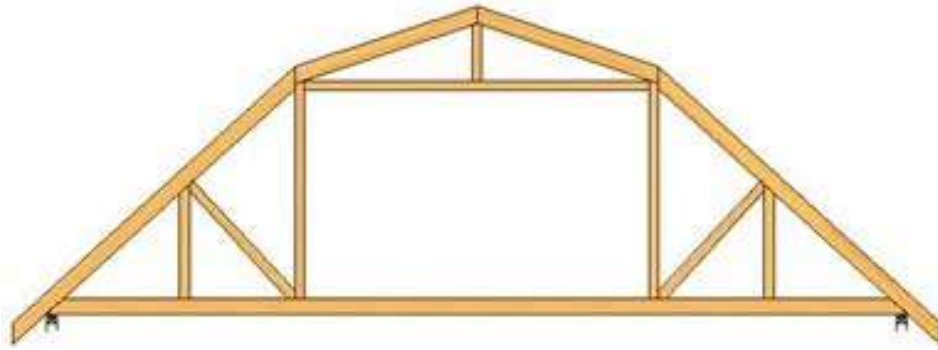
GANG NAIL PLATES VISIBLE FROM INTERIOR ON NORTH WALL

The gang nail plate was invented in 1952 and first accepted for use in the United States in 1955.² The ability to join wood this way represented a huge saving in time and materials over a traditional hand framed roof. Gang nail plates were first used in Ontario in the 1960's and gained popularity through the 1970's.³ In 1970 a pioneering software package called Auto-Truss became available and this revolutionized the way that roofs were engineered and framed.⁴

² <https://bestwaytoframe.com/industry-history>

³ <https://www.oswa.ca/history/>

⁴ [Industry Timeline | Structural Building Components Association \(sbcindustry.com\)](https://www.sbcindustry.com/industry-timeline)



TYPICAL GAMBREL ROOF TRUSS DESIGN WITH LOFT SPACE BUILT INTO TRUSS. THIS IS THE DESIGN USED IN THE SUBJECT GARAGE

The presence of these gang nail plates and the roof truss assembly allows us to definitely date this building to the mid-1960's or later.

The second critical element extant in the garage is the sheathing material. The exposed sheathing on the rear elevations bears the name "Nordfibre Weathertite" and "Made in Canada".




DETAIL OF SHEATHING MATERIAL. NOTE REMNANTS OF ORIGINAL FIBER SIDING MATERIAL

"Weathertite" was a product of the Canadian Johns Manville company and was produced at their factory in North Bay, Ontario. Johns Manville was a huge multinational building materials conglomerate

in the early to mid-20th century that relied heavily on products containing asbestos. When the environmental and health dangers of that material became known they the subject of multiple litigations and they were unable to carry on, eventually declaring bankruptcy in 1982.⁵

The North Bay plant closed in 1978 and was re-opened until the name Nordfibre, however this company would last only 6 years before becoming inactive in 1984 (see Corporation profile below). The site would site derelict for some decades following this.⁶

Ontario 	
Services Noticeboard	
NORDFIBRE (NORTH BAY) LTD. (380819) [Ontario Business Corporation] View Corporation	
Request Search Products	
General Details	
Corporation Name	NORDFIBRE (NORTH BAY) LTD.
Ontario Corporation Number (OCN)	380819
Incorporation Date	March 23, 1978
Type	Ontario Business Corporation
Status	Inactive
Inactive Date	February 24, 1984
Governing Jurisdiction	Canada - Ontario
Successor Corporation	MILLFORD DEVELOPMENT LIMITED (579293)

COMPANY PROFILE FOR NORDFIBRE LIMITED

The presence of the Nordfibre brand sheathing and supported by the use of the gang nail plate construction on the roof allows us to definitively date the construction of this building to the period between 1978 and 1984.

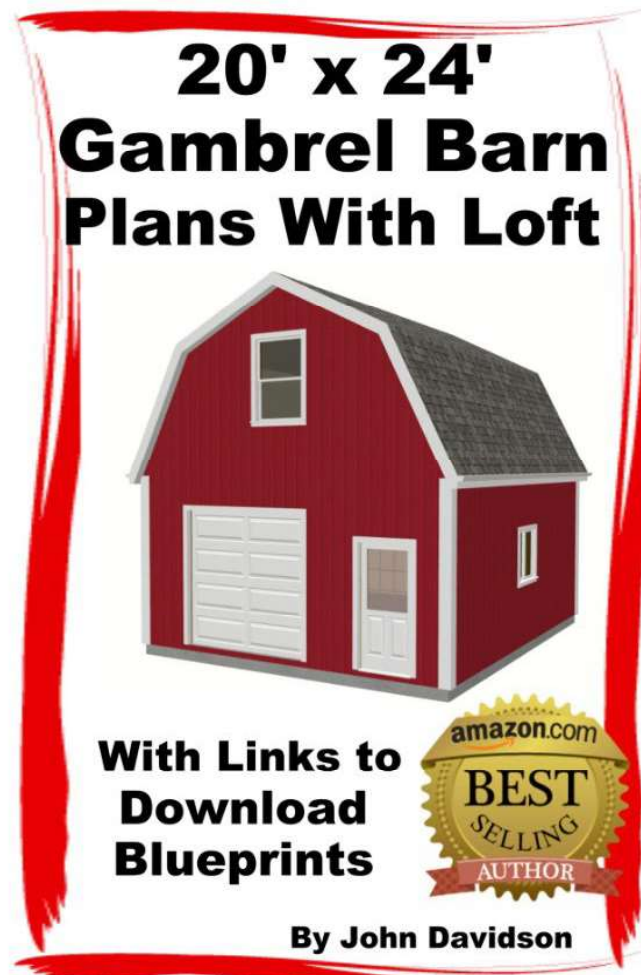
Architectural style and assessment:

The building is a likely a pre-fabricated or kit-built structure dating from the period 1978-84. The gambrel form is a typical rural design that is in no way associated with the Modern Classicism of the

⁵ [Johns-Manville | Whitby Asbestos Compensation Lawyers Brown Law Office \(brownlawyers.ca\)](#)

⁶ City of North Bay, Council Minutes (various)

main house or coach house. It is highly unlikely that this building is the work of any significant architect or is associated with Maranai, Lawson and Morris, architects of the main house and coach house.



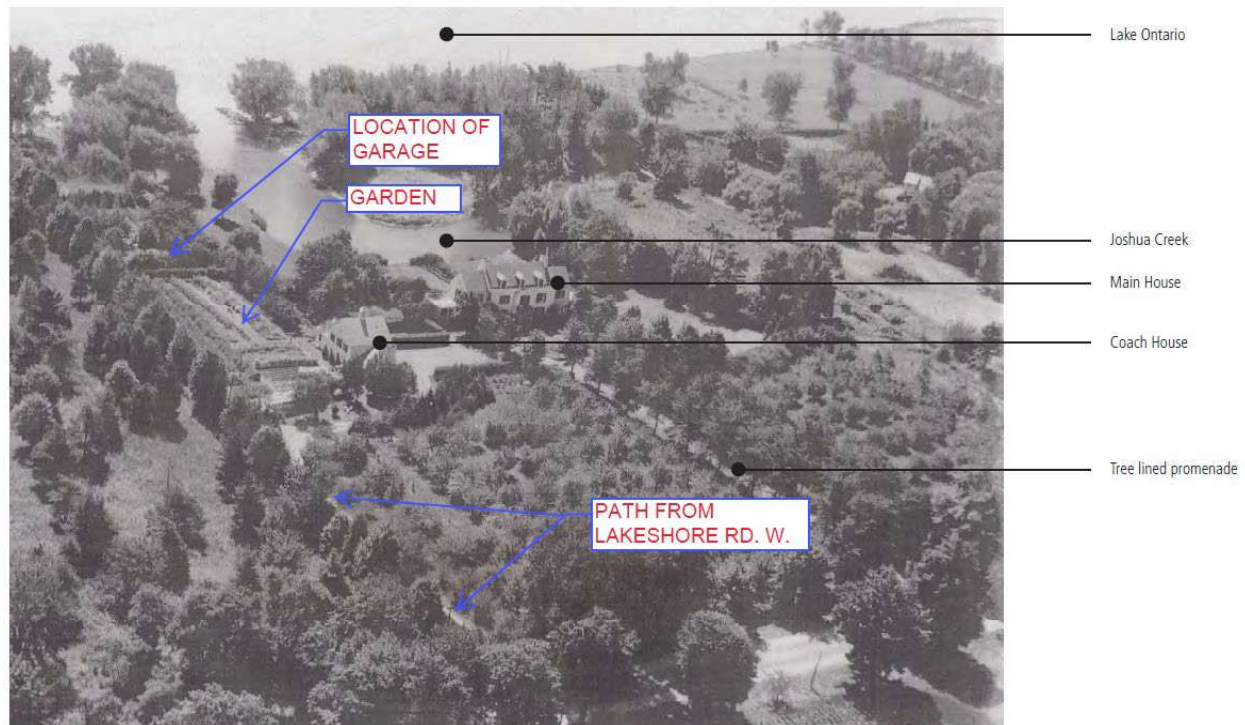
TYPICAL GAMBREL ROOF GARAGE WITH LOFT AVAILABE AS STOCK PLANS

Context:

The garage is located on the east side of the property and is located on a gravel path that connects Lakeshore Rd. W. to the Lake Ontario Shoreline and at the southerly end of a garden that appears in photographs from the Bell/Gardiner/Harding period of ownership.

Analysis of these photographs and of available more recent air photographs shows no building where the present garage is located at the time of the Bell/Gardiner/Harding ownership. The 1980 air photograph appears to not show the garage in place although this cannot be definitively ascertained. The photographs are also interesting in that they appear to show the path to Lake Ontario developing as a feature over time. During the time of the Bell/Gardiner/Harding ownership it is not clear if the path extended to Lake Ontario or ended at the garden. During the time of the Ontario Hydro ownership the garden disappeared and the path remained but as a relatively insignificant feature. It was only later,

during the time of the City of Mississauga ownership, that the path was developed to its present condition. The reasons for this are unknown but notably the most recent air photo shows recent evidence of clearing of some forest near the waterfront and of the making of a grassed area here. It would appear that the path was widened to allow pedestrian and maintenance access to this area.



AIR PHOTO FROM TIME OF BELL/GAIRDNER/HARDING OWNERSHIP. NOTE GARAGE NOT EXTANT AND PATH TO LAKE ONTARIO SHORELINE NOT HIGHLY DEVELOPED



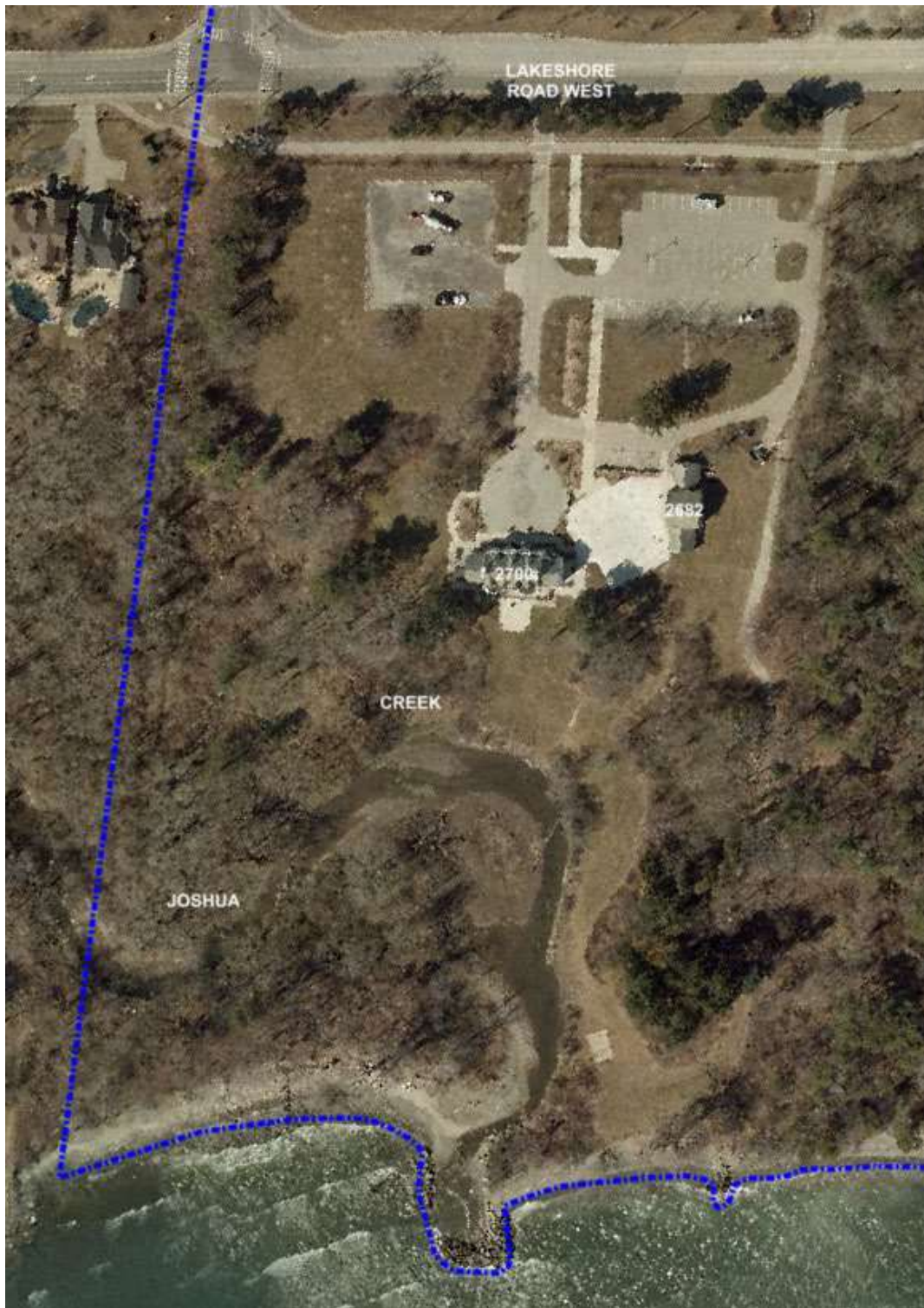
1954 AIR PHOTO. GARAGE LOCATION CIRCLED. NOTE GARDEN TO NORTH OF GARAGE LOCATION, PATH TO LAKE ONTARIO NOT A SIGNIFICANT FEATURE, AREA TO SOUTH OF GARAGE LOCATION HEAVILY TREED AND NOT DEVELOPED



1980 AIR PHOTO. THIS IS DURING THE PERIOD OF ONTARIO HYDRO OWNERSHIP. GARAGE LOCATION CIRCLED. GARAGE DOES NOT APPEAR TO BE IN PLACE. THIS CANNOT BE DEFINITELY ASCERTAINED FROM THE PHOTO BUT NOTE ABSENCE OF ANY PATH FROM THE HOUSE TO THE GARAGE LOCATION. PATH TO LAKE ONTARIO NOT A SIGNIFICANT FEATURE, AREA TO SOUTH OF GARAGE LOCATION HEAVILY TREED AND NOT DEVELOPED



2008 AIR PHOTO. THIS IS DURING PERIOD OF CITY OF MISSISSAUGA OWNERSHIP BUT PROPERTY IS VACANT AND DERELICT AT THIS TIME. GARAGE LOCATION CIRCLED. GARAGE VISIBLE IN PHOTO. PATH TO LAKE ONTARIO NOT A SIGNIFICANT FEATURE, AREA TO SOUTH OF GARAGE LOCATION HEAVILY TREED AND NOT DEVELOPED



2021 AIR PHOTO. SITE IS FULLY DEVELOPED AT THIS POINT. GARAGE NOT VISIBLE DUE TO TREE COVER. NOTE AREA NEAR THE WATER HAS BEEN CLEARED OF VEGETATION, LARGE GRASSED AREA DEVELOPED AND PATH TO LAKE ONTARIO HAS BEEN WIDENED AND MADE A MORE SIGNIFICANT FEATURE THAN PREVIOUSLY EXISTED

Analysis:

Analysis of the building materials used in the construction of the garage date it conclusively to the 1978-1984 period, and this is corroborated by the 1980 air photograph that appears to not show the garage in existence at that time. We can say definitively that this building is not associated with the period of Bell/Gardiner/Harding ownership of the estate and was built during the period of Ontario Hydro ownership. The period of Ontario Hydro ownership was an unfortunate period for the estate in that it saw the removal of much historic material and because the estate was allowed to become derelict.

The record in the City history of a demolition permit issued for a garage in 1983 may indicate that an existing garage was demolished and a new one built to take its place, but there is no evidence to support this speculation.

Analysis of the path that the garage is located on would indicate that this has become a more significant feature recently but that no particular importance was associated with it earlier. It would have had some importance during the time of the Bell/Gardiner/Harding ownership in that it marked the end of the garden but this was not a feature of the Ontario Hydro period of ownership. There is no apparent cultural importance to the location of the garage.

There are no significant views into the site or out of the site that would be impacted by the demolition of the garage. The building is not visible from the street and largely invisible from the estate grounds.

Proposal:

The proposal is to complete demolish and remove the garage and to re-vegetate this area.

Zoning By-Law and other Municipal approvals:

The subject property has mixed zoning reflecting the various uses of differing parts of the property but generally this is all “G” or “Green” zoning which is highly restrictive. The zoning will not affect the proposed demolition of the garage.

The heritage designation by-law does not specifically mention this building. It identifies as protected “the main house, outbuildings, lagoon and any remaining landscaping from the tenure of Charles Powell Bell, Kathleen Harding and James Arthur Gairdner”. Given that we can

conclude that this building dates to the period of Ontario Hydro ownership it would appear that it is not included in this statement.

The property is under Site Plan Control and will be required to go through that process, which will include tree protection and the requirement to re-vegetate the area with native species.

The demolition will require a typical demolition permit issued under the Building Code Act.

No other Municipal approvals will be required.

Conservation Principles⁷:

Respect for documentary evidence: documentary evidence has concluded that no cultural heritage importance is attached to this garage

Respect for the original location: no re-location of heritage resources is proposed.

Respect for historic material: documentary evidence concludes that no material original to the estate will be removed as result of this demolition.

Respect for original fabric: no original fabric will be removed or affected as a result of this demolition.

Respect for the building's history: the history of the estate is not fundamentally tied to this building. There is no significant history to this garage itself.

Reversibility: not applicable. It is highly unlikely that anyone would want to reverse the demolition of this building

Legibility: not applicable. No additions or renovations to historic materials are proposed.

Maintenance: not applicable. No maintenance is required.

Alternative Design Options:

Not applicable. There is no demonstrable loss of heritage fabric or of cultural heritage interest and no alternative design options are required.

Summary Statement and Conservation and Mitigation Recommendations:

The proposed demolition of this garage leaves the protected elements of the estate intact and unchanged. There is no unacceptable impact to the heritage resource. There is no loss of cultural heritage value. There are no negative impacts on the streetscape or loss of sense of place.

Conservation measures during construction should include protection of adjacent trees and ensuring that construction traffic maintains a safe distance from the heritage buildings on site. Given the location of the garage this should not be difficult. No salvage of demolished materials is recommended.

⁷ Ontario Heritage Trust: "Eight Guiding Principles in the Conservation of Heritage Properties"

Given the minimal impact of the proposal on the estate no mitigation is required. There is no requirement for further investigation of alternative development or site alteration approaches.

Mandatory Recommendation:

The property must be evaluated under the criteria for designation under Ontario Regulation 9/06, *Ontario Heritage Act*. This is the part of the Act that allows designation of individual designations (Part IV designations). **(note: in this case the subject building is presently designated under Regulation 9/06 as a part of the Estate and so the criteria is whether the building materially supports the designation)**

The criteria area:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

Analysis: The garage is not unique and does not display a high degree of craftsmanship or achievement.

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

Analysis: The garage is not associated with the period of cultural heritage interest of the Harding Lakefront Estate, does not contribute to an understanding of the estate and is not associated with any significant architect or builder.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Analysis: The garage is not visible from the street and is not visible from the main house, coach house, Lake Ontario or any important garden on the site. View of the garage is limited to the path along the east side of the property. It is not functionally, visually or historically linked to its surroundings. It is not a landmark.

Conclusion:

The garage does not have historical, architectural or contextual value and does not materially support the designation of Harding Waterfront Estate under Part IV of the Act.

Provincial Policy Statement:

Under the Provincial Policy Statement,

“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.”

Analysis:

Under this definition, the garage does not warrant conservation.

Appendices:

1. Heritage Impact Statement, Bell Gairdner, 2700 Lakeshore Road East, Mississauga, Ontario by ATA Architects Inc., Jan, 2012

2 Cultural Heritage Assessment, Bell Gairdner Estate, 2700 Lakeshore Road West, Mississauga by Planning & Heritage, Community Services, September 2008

3. CV of Rick Mateljan Lic Tech OAA

Under separate cover: Elevations and floor plans of existing garage (SMDA Drawing A1.1)

Bibliography: as noted in appendices and footnotes

Heritage Advisory Committee

MAR 02 2012

Heritage Advisory Committee

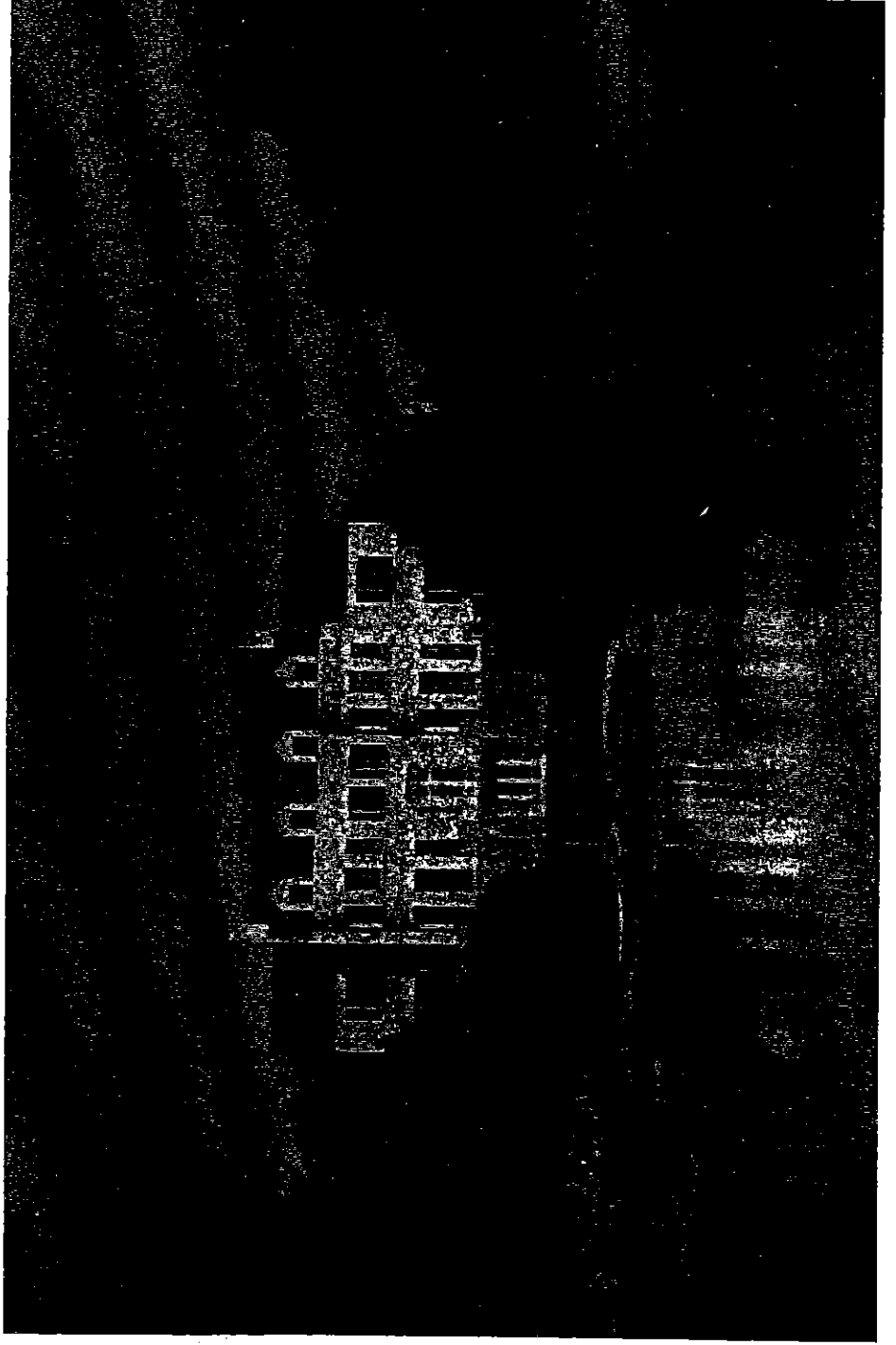
FEB 21 2012

Item 2, Appendix 1 (Part A)
Heritage Advisory Committee
Agenda – March 2, 2012

BELL GAIRDNER

HERITAGE IMPACT STATEMENT

2700 LAKESHORE ROAD EAST,
MISSISSAUGA, ONTARIO



JAN 2012

ATA

ARCHITECTS INC.
211 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1H7

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1.0 DESCRIPTION OF BUILDINGS AND PROPERTY

1.1 OWNER:

Corporation of the City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

1.2 SITE HISTORY:

A detailed site history had been previously completed for the site as part of the September 2008 Cultural Heritage Assessment of the Bell Gairdner Estate prepared by the City of Mississauga. A copy of the report can be found in the separately attached Appendix B. The following is a summary of the report.

The land was first granted by the Crown to Henry Gable in 1807 who is believed to have built a log house on the site to the west and north of the Main House that currently stands on the site.

The property then passed to Matthew B. Hornibrook who sold it to Andrew Robertson in 1851, who also owned the property on the north side of Lakeshore Road. Hugh S. Wilson purchased the property in 1918 and sold it in 1922 to Doctor James M. McCormack.

Charles Powell Bell, who would build the Main House we see on the estate today, bought the property in 1937. The Main House and Coach House were designed by the well respected Toronto architectural firm of Marani Lawson and Morris. Bell and his family, wife Kathleen Harding and daughter Daphne, took up residence in 1938 but Bell passed away from rheumatic fever in the November of that year.

Kathleen remarried in 1941 to a James Arthur Gairdner, a wealthy investment banker. They initially lived at Gairdner's home on Lakeshore Road East in Oakville until they finally moved into the mansion. They lived there until they divorced in 1960 and Kathleen subsequently sold the property to Ontario Hydro in 1961.

Ontario Hydro used the estate as offices for the Canadian Fusion Fuels Technology Centre until 1999 when they then sold the property to the City of Mississauga.

1.3 DESCRIPTION OF EXISTING STRUCTURES:

A detailed description of the existing structures has previously been completed for the site as part of the September 2008 Cultural Heritage Assessment of the Bell Gairdner Estate prepared by the City of Mississauga. A copy of this report can be found in the separately attached Appendix B.

It should be noted that since this initial report the building has suffered from a series of misfortunes. Vandalism has taken its toll on the building as the windows on the Main House have been smashed and graffiti has been scrawled on the walls of the Coach House. The buildings have also suffered water infiltration and subsequent mould growth and as part of the remediation efforts drywall has been removed from many areas in both the Main House and Coach House.

In addition to the Main House and Coach House there are two other small, wood ancillary buildings remaining on the site. One is a one storey building that used to service the pool to the northwest of the Main House and the other a small barn like structure that can be found along the wooded trail to the southeast of the site.

Under the Schedule B of the Designation By-Law 0101-2009 (see the separately attached Appendix B for the full document) the following attributes were determined to be of physical/design value:

- The overall shape and form of the house.
- The rectilinear shape and form of the house.
- The symmetrical arrangement of the house, including projecting wings, number and placement of dormers, symmetrically placed windows.
- The rectilinear shape and form of the windows and other openings.

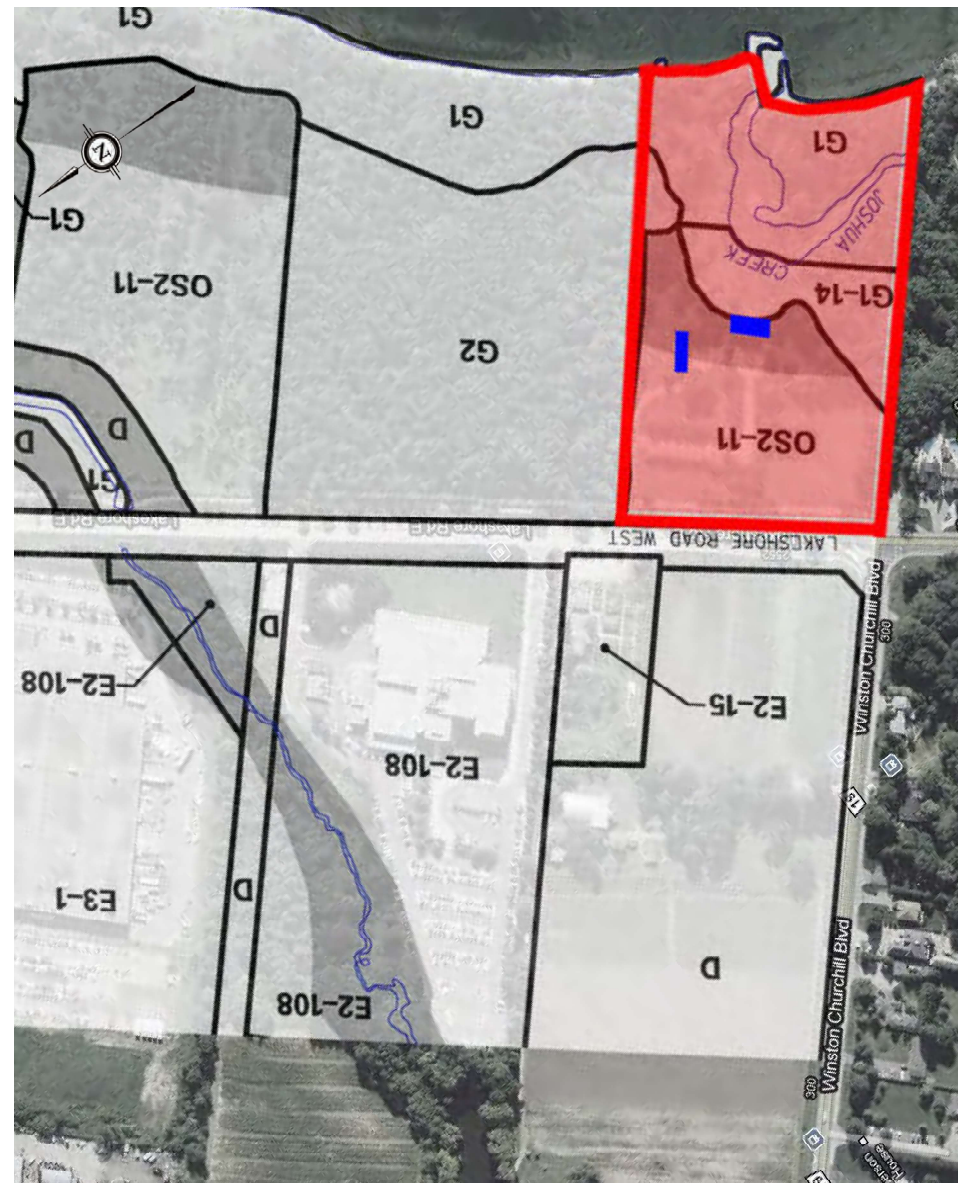
1.0 DESCRIPTION OF BUILDINGS AND PROPERTY

- The stone window sills.
- The brick headers above the windows and openings.
- The paired shutters and their shape and form.
- The gently projecting curved bays on the south face and their flat roofs.
- The cornices.
- The raised horizontal banding.
- The projecting frontispiece at the Lakeshore entrance, including the pediment above the second storey.
- The stone entryway and its shape and form, including raised platform, column bases, horizontal incised bands that suggest cornice and capitals, stonework around door.
- The door frame and transom over the door, of the main Lakeshore Road entrance.
- The shape, form and pitch of the gable roofs.
- The brick chimneys, including their shape, form and symmetrical placement.
- The tiled roofing.
- The shape and form of the dormers and their openings.
- The shape, form and design of the balcony enclosure atop the lakeshore entryway.
- The Credit Valley foundation/basement, including its shape and form, including piers and treatment around entryway.
- The shape, form and design of the grillwork between the piers of the rear (south) patio.
- The roundabout at the Lakeshore entrance of the house, including the low Credit Valley stone walls and lamp posts.
- The remains and/or foundations of any outbuildings, pools, etc. that are no longer in existence.
- The brick gateposts at the Lakeshore Road entrance, their symmetrical placement and Classically-inspired shape and form.
- The main curving stairwell, west of the main (Lakeshore Road) entrance,
 - > Its shape, form and placement.
 - > Its steps, including shape and size.

- > Its railing, including shape, form and material.
- > Its spindles, including shape, form and material.
- The wood panelled library, which comprises the first floor of the projecting section on the west side
 - > Its fine crafted wood interior.
 - > Its inset shelves, including their shape, form and material.
 - > Its fireplace, including its shape, form and material.
- The garage structure, which includes apartments,
 - > Its overall shape and form.
 - > Its exact location and footprint, to the northeast of the main house and perpendicular to it.
- > Its rectilinear shape and form of the garage.
- > The symmetrical arrangement of the garage, including projecting wings and symmetrically placed windows.
- > The shape and form of the gable and main roof.
- > The cornices that line the gable ends.
- > The shape and form of the roofs on the projecting wings.
- > The roof tiles that match the main house.
- > The window surrounds and shutters, including their shape and form.
- > The banding that runs along the top of the windows of the first storey of the main section.
- > The brick chimney on the south end, and its shape and form.
- > The horizontal siding.
- > The round vent(s), including shape and form and placement at gable centre.
- > The cupola, including its shape and form and central placement.

We agree with the findings of both Designation By-Law 0101-2009 and the September 2008 Cultural Heritage Assessment of the Bell Gairdner Estate prepared by the City of Mississauga.

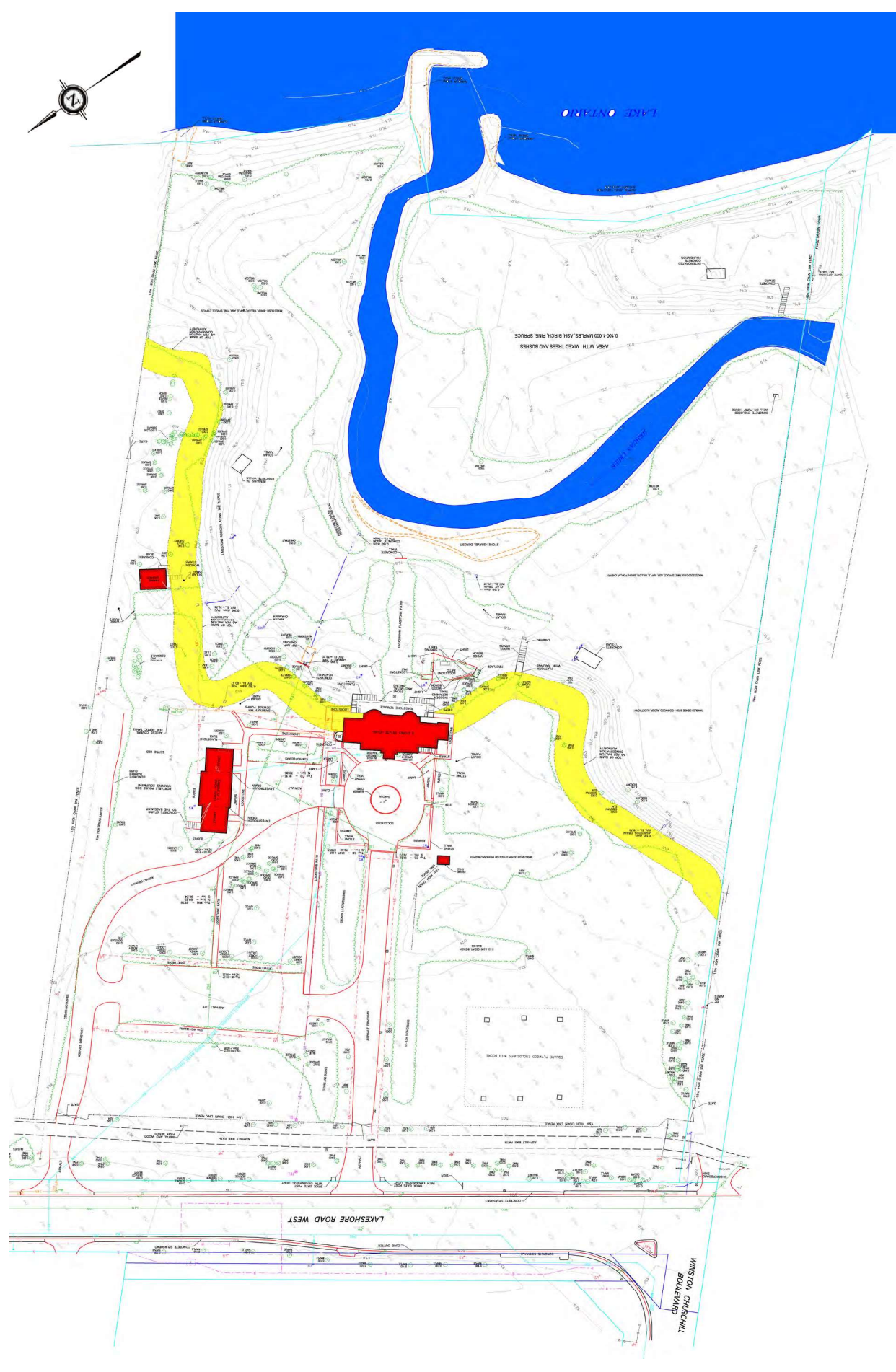
2.0 LOCATION



The adjacent aerial image from Google Maps illustrates the location of the site (highlighted in red) and the location of the Main House and Coach House (highlighted in blue). A zoning map from the City of Mississauga has been overlaid to provide indication of the current zoning of the subject property and the adjacent properties. The site is located on the south side of Lakeshore Road and west of Winston Churchill Blvd.

3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - SITE PLAN



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - SITE PHOTOGRAPHS

1. PYLON AT STREET



1. One of two pylons located either side of the entrance to the property from the street.

2. MAIN DRIVE



2. The buildings are set far back from the street and existing mature trees provide some privacy to the site.

3. PARKING AREA



3. The main parking area is located by Lakeshore Road.

4. LOW STONE WALLS



4. Low credit valley stone walls enclose the roundabout in front of the house. The overgrowth needs to be cleared away and some minor repairs made.

5. VIEW TO THE LAKE



5. This view is taken from the patio at the back of the house.

6. CLEARING TO THE WEST



6. The vegetation in this photo has overgrown a small outbuilding.

7. CLEARING TO THE EAST



8. CLEARING NEAR LAKESHORE ROAD



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - SITE PHOTOGRAPHS

9. EXTERIOR STAIRS



9. This wood stair leads down to a small sitting area by the creek on the west side of the Main House. It is in poor condition and overgrown.

10. SITTING



10. Located at the base of the stairs.

11. SITTING



11. Walls require some repair work, cleaning and clearing to make this area usable.

12. OUTBUILDING

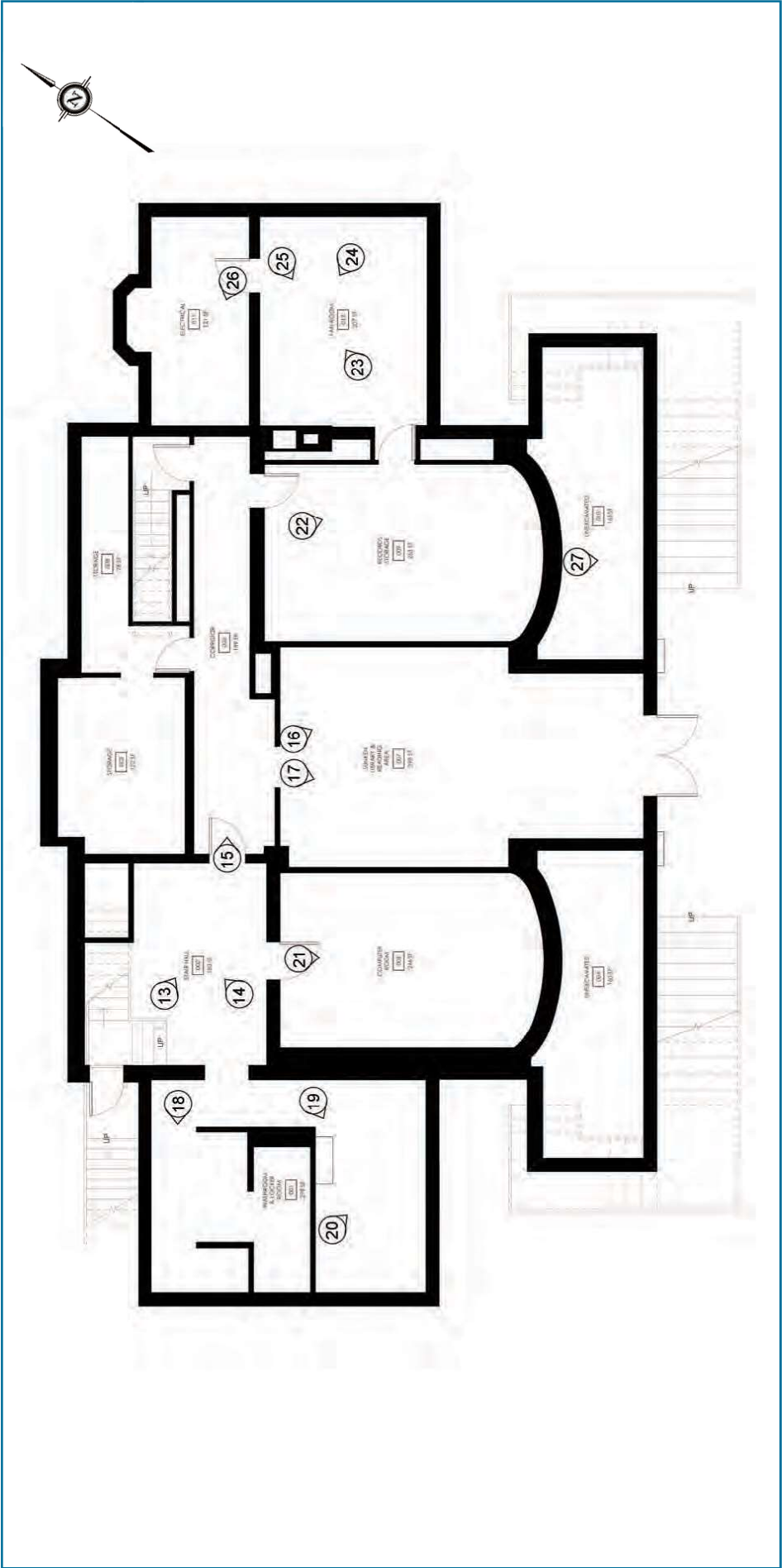


12. Located on the wooded path on the eastern side of the property.

3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - EXISTING BASEMENT PLAN

Note: Locations where photographs were taken have been noted on this plan.



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - BASEMENT PHOTOGRAPHS

13. ROOM AT BOTTOM OF MAIN STAIRS



13. The finishes have been completely removed from the basement.

14. ROOM AT BOTTOM OF MAIN STAIRS



15. BASEMENT CORRIDOR



16. FORMER LIBRARY/GAMES ROOM



16. The large doors at the south side of this room were damaged by vandals and the openings are currently protected by plywood and insulation.

17. FORMER LIBRARY/GAMES ROOM



18. FORMER WASHROOM



18. The fixtures have been removed.

19. STORAGE (ADJACENT WASHROOM)



19. This room is located adjacent the former washrooms.

20. STORAGE (ADJACENT WASHROOM)



20. An original window opening that has been blocked up.

3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - BASEMENT PHOTOGRAPHS

21. STORAGE (WEST)



21. This is one of two similar spaces that are located on either side of the original games room.

22. STORAGE (EAST)



25. BOILER ROOM



26. ELECTRICAL ROOM



23. BOILER ROOM



23. The original boiler room no longer houses mechanical equipment, instead it has been relocated into the adjacent electrical room.

27. CRAWL SPACE



27. Crawl spaces can be found at the southern end of the two storage areas at either side of the games room.

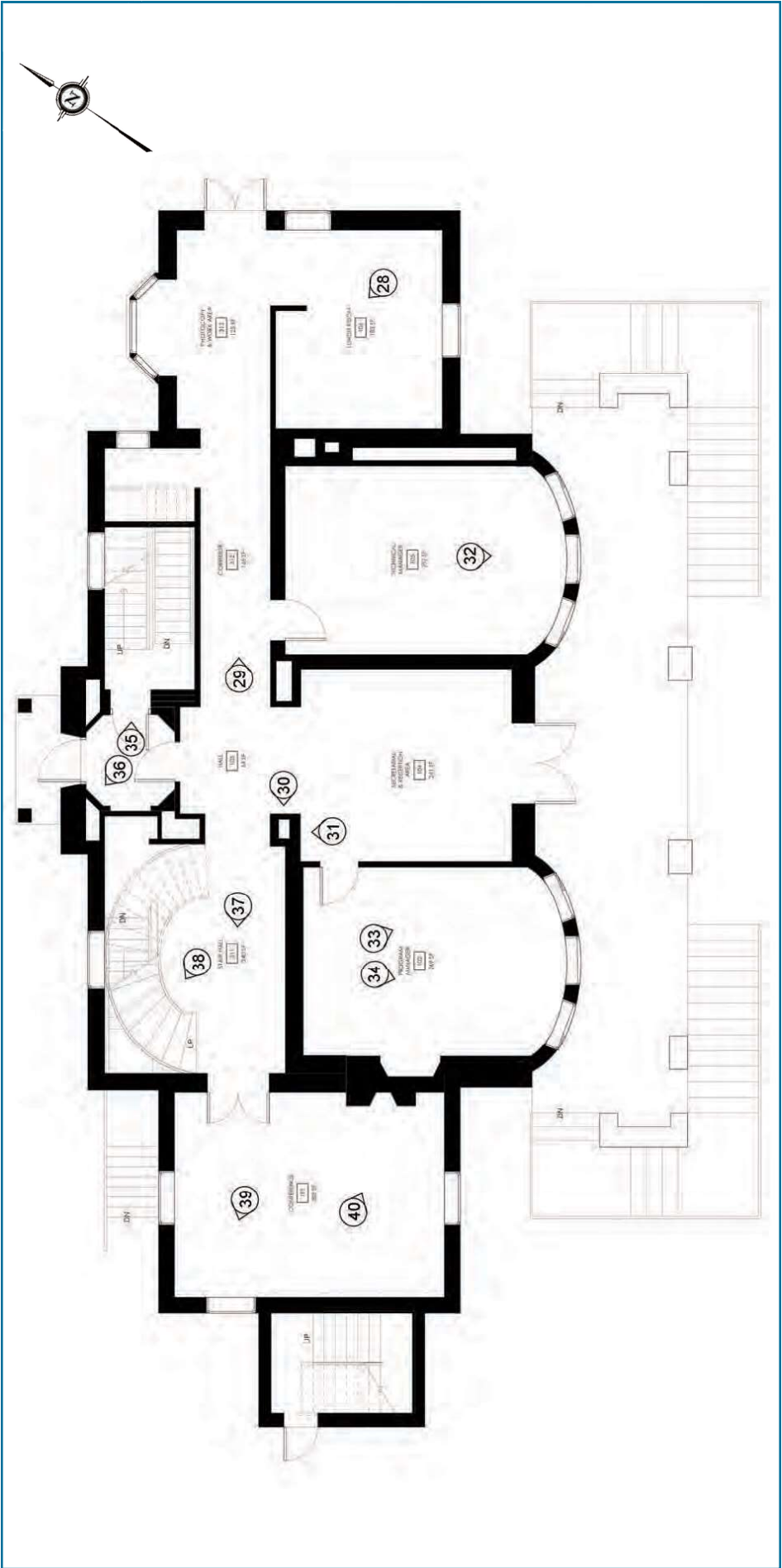
24. BOILER ROOM



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - EXISTING GROUND FLOOR PLAN

Note: Locations where photographs were taken have been noted on this plan.



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - FIRST FLOOR PHOTOGRAPHS

28. LUNCH ROOM



28. The lunch room and kitchenette seen here were added during the last renovation of the Main House.

29. HALLWAY



29. Note ceiling has been removed under previous heritage permit.

30. WALL CONSTRUCTION



30. The walls are brick masonry construction. The walls were framed out during the last renovation of the building so drywall, insulation and vapour barrier could be added.

31. WALLPAPER



31. During the last renovation much of the original detailing was damaged or completely lost. This sample of the original wallpaper was found behind the drywall.

32. OFFICES



32. All of the windows have been damaged by vandals.

33. OFFICES



33. Currently the centre space of the first floor is divided into 3 offices.

34. OFFICES



34. Originally the 3 offices would have been partitioned into a large living room and a dining room.

35. MAIN ENTRANCE



35. The existing main entrance provides access to the secondary stair or the ground floor.

3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - FIRST FLOOR PHOTOGRAPHS

36. MAIN ENTRANCE



36. As can be seen in this photo and the previous photo the drywall has been removed from this space during the remediation work.

40. LIBRARY



40. The library is listed as a key attribute to the interior of the building in the designation by-law.

37. ENTRANCE TO LIBRARY & MAIN STAIR



37. The staircase is listed as a key attribute to the interior of the building in the designation by-law.

38. MAIN STAIR



38. The staircase is listed as a key attribute to the interior of the building in the designation by-law.

39. LIBRARY



39. The library is listed as a key attribute to the interior of the building in the designation by-law.

3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - SECOND FLOOR PHOTOGRAPHS

41. HALLWAY



41. No original finishes have been found on the second floor. Since this photo was taken the ceiling has been removed under a previous heritage permit.

45. OFFICE



45. The above photo is of the central office on the south side of the Main House.

42. OFFICE



42. This office is located in the far west end of the Main House. Immediately adjacent is the emergency stair. No access currently exists to the stair at the second floor.

46. OFFICE



46. This office is located at the eastern curved bay.

43. CURVING STAIRCASE



43. The staircase is listed as a key attribute to the interior of the building in the designation by-law.

47. WASHROOM



47. This glass block window/wall is the only intact window left to allow light into the building.

44. OFFICE



44. One of two similar office spaces located in the curved bays. This office is located at the western curved bay.

48. WASHROOM



48. The fixtures remain in the second floor washrooms from Ontario Hydros ownership.

3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - SECOND FLOOR PHOTOGRAPHS

49. OFFICE



49. Office space located at the far east end of the Main House.

50. WINDOW



50. The protection over the window openings was temporarily removed during exploratory work to inspect the windows.

51. WINDOW



51. The T bar drop ceiling was removed as part of the exploratory work.

52. CEILING

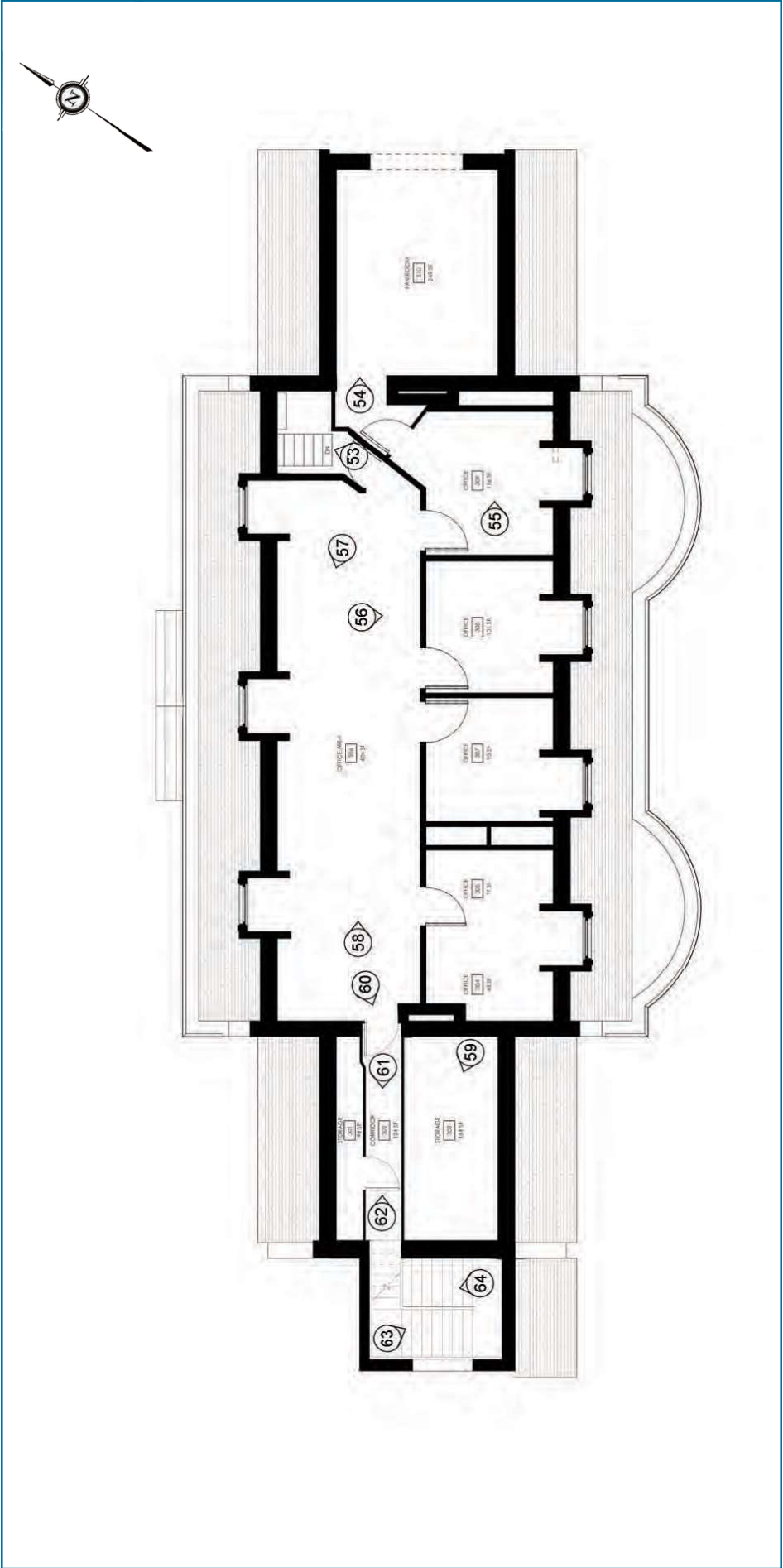


52. Ducts and electrical were run above the drop ceiling.

3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - EXISTING THIRD FLOOR PLAN

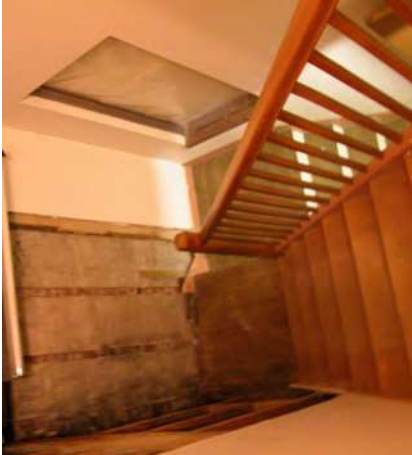
Note: Locations where photographs were taken have been noted on this plan.



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - THIRD FLOOR PHOTOGRAPHS

53. STAIRS FROM 2ND TO 3RD FLOOR



53. This small wooden staircase currently provides access from the second floor to the third floor.

57. THIRD FLOOR CORRIDOR



57. Dormers provide natural light to the third floor. They were damaged by vandals.

54. FAN ROOM 1



54. This was originally an unfurnished space but mechanical units were installed when Ontario Hydro took over ownership.

58. THIRD FLOOR CORRIDOR



58. The space is sparse on furnishings, none of which are original to the building.

55. STORAGE/OFFICE



55. During the last renovation the third floor was divided into rooms adjoined by a corridor. This room provides access to the fan room.

59. FAN ROOM 2 AND STORAGE



59. Access to fan room at west end of the Main House.

56. OFFICES



56. Most of the drywall has been removed from the partitioning around the third floor rooms. All that remains to mark there location is the light gauge steel framing.

60. THIRD FLOOR CORRIDOR



60. Door to emergency stair at west end of the Main House.

3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - THIRD FLOOR PHOTOGRAPHS

61. EMERGENCY STAIRS



61. These stairs were added in 1984 to provide egress from the third floor to the exterior at grade.

65. EXTERIOR OF EMERGENCY STAIRS

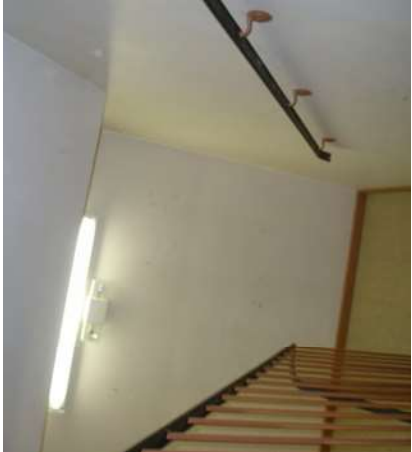


65. Like materials to what was used on the exterior of the Main House were used to construct the stairwell.

62. EMERGENCY STAIRS



63. EMERGENCY STAIRS



63. Their is nothing of heritage value within the stairwell.

64. EMERGENCY STAIRS



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - EXTERIOR PHOTOGRAPHS

66. MAIN ENTRANCE



66. Rectilinear shape and form of the windows is listed among the key attributes in the designation by-law.

67. TRABEATED PORTICO



67. The portico and the pediment above are listed as key attributes in the designation by-law.

68. REAR PATIO



68. Stairs can be seen leading down to the basement entrance at creek level.

69. DETAIL ABOVE BASEMENT ENTRANCE



70. PATIO RAILING



71. WINDOW SILLS



71. The stone sills at the windows are listed as key attributes in the designation by-law.

72. EXIT STAIRS AT WEST END OF HOUSE



72. This door and stair provide emergency exit directly from the basement.

BELL GAIRDNER - HERITAGE IMPACT STATEMENT

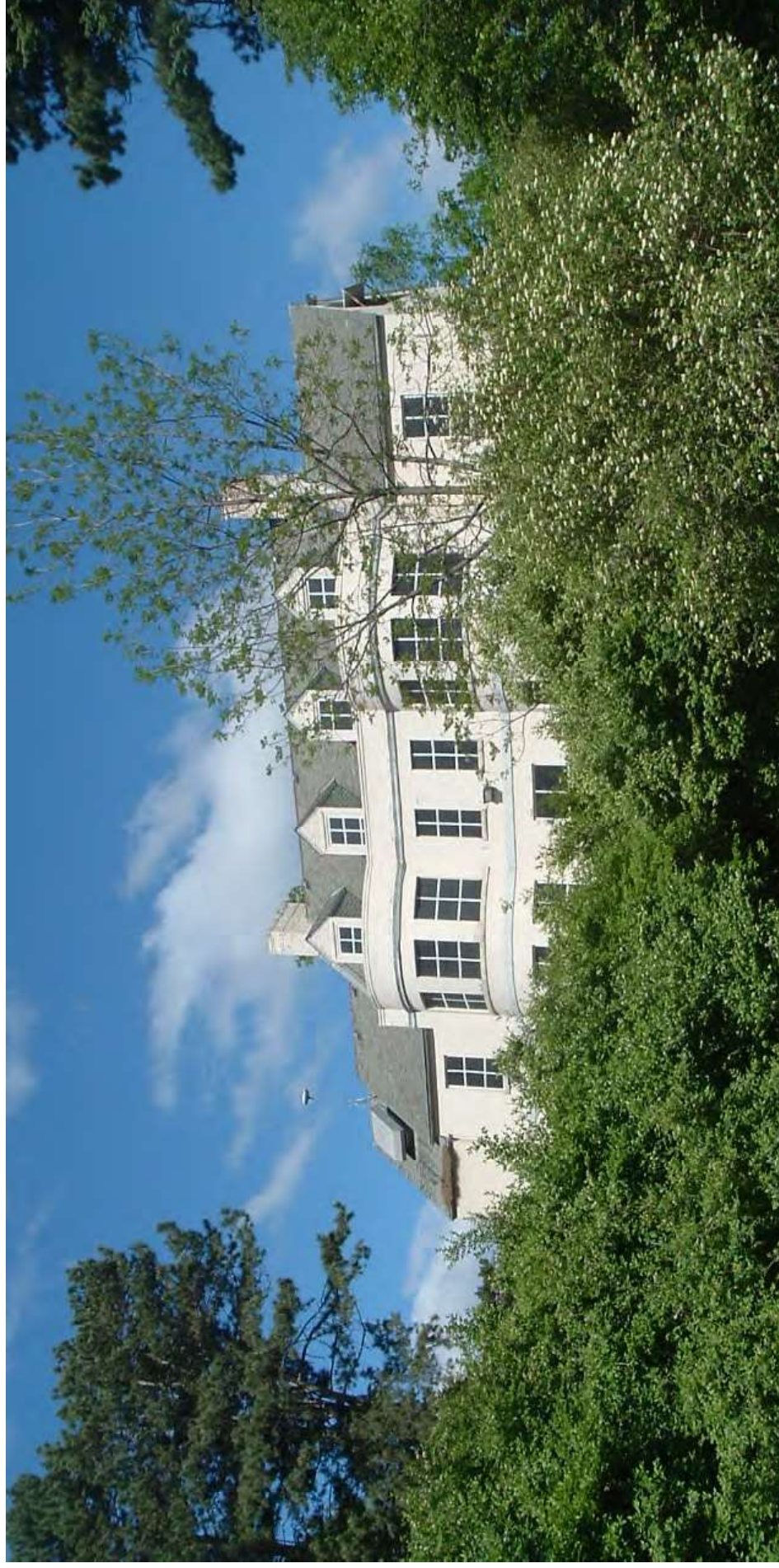
3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - EXISTING NORTH ELEVATION



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - EXISTING SOUTH ELEVATION



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - MAIN HOUSE - EXISTING EAST ELEVATION



3.0 DOCUMENTATION OF HERITAGE RESOURCES

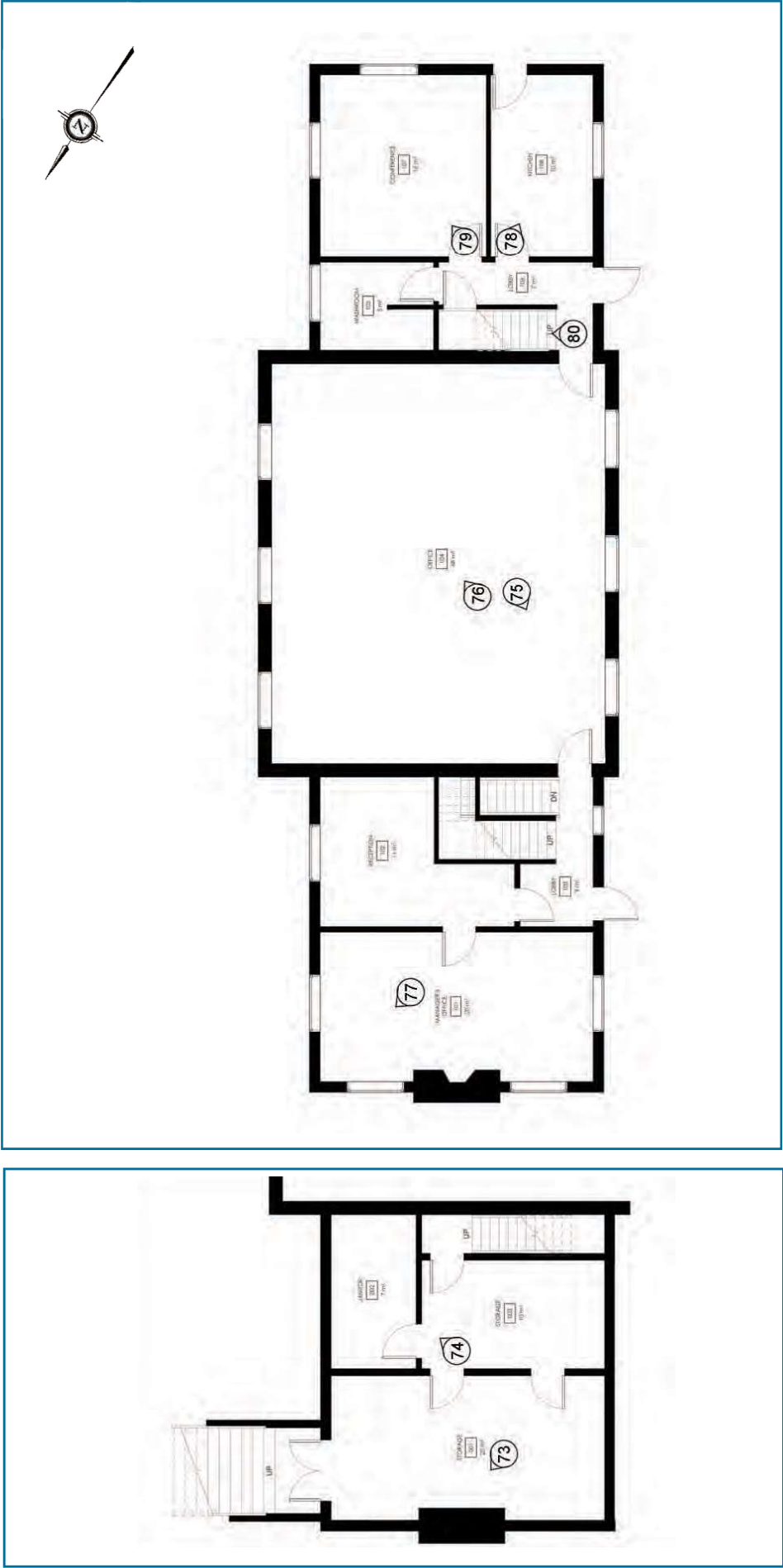
3.1 EXISTING CONDITION - MAIN HOUSE - EXISTING WEST ELEVATION



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - COACH HOUSE 3.1 EXISTING CONDITION - COACH HOUSE - EXISTING GROUND FLOOR PLAN
EXISTING BASEMENT PLAN

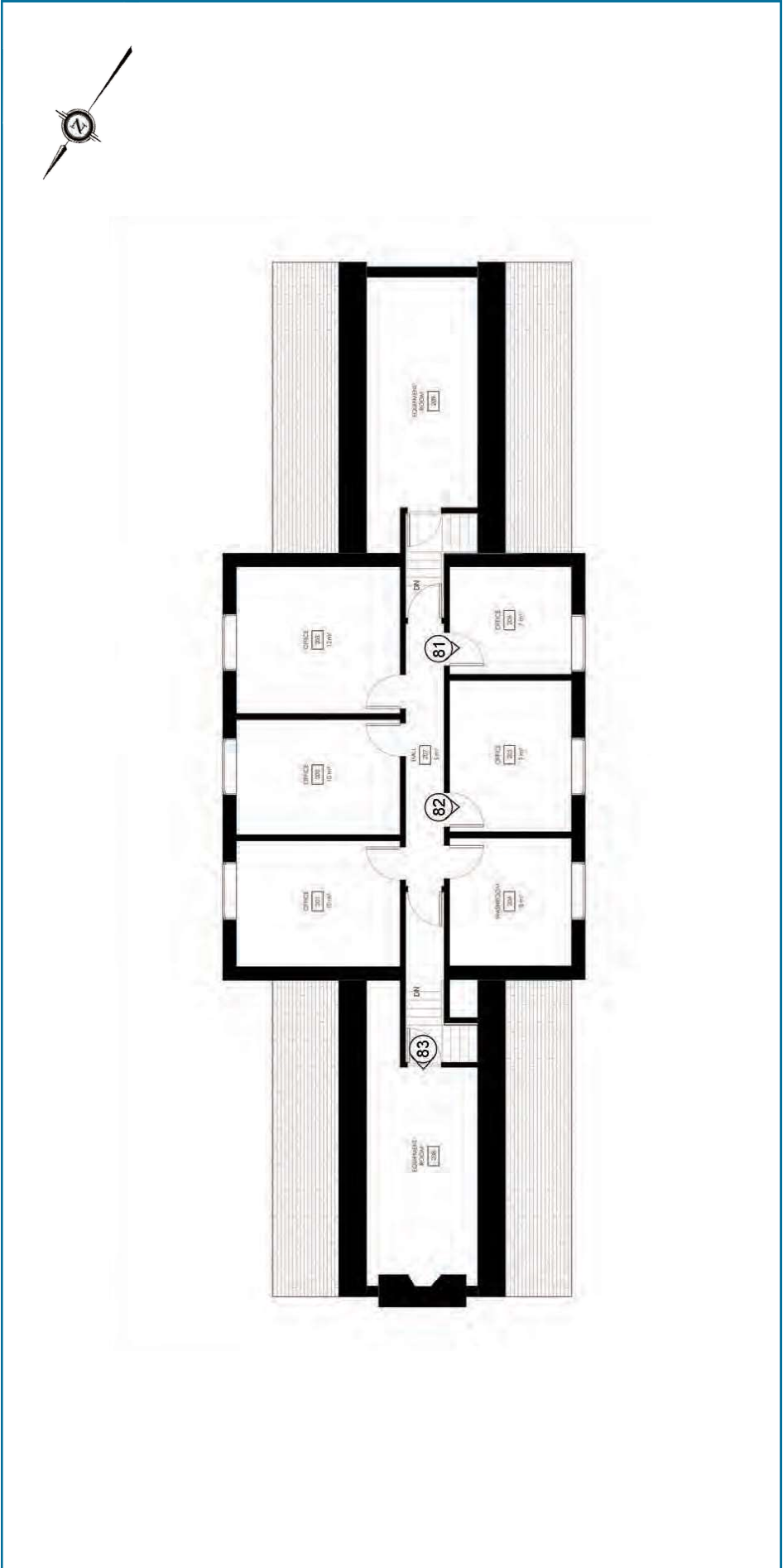
Note: Locations where photographs were taken have been noted on these plans.



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - COACH HOUSE - EXISTING SECOND FLOOR PLAN

Note: Locations where photographs were taken have been noted on this plan.



Note: The ceiling has been removed under previous heritage permit.

3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - COACH HOUSE - PHOTOGRAPHS

73. BASEMENT



73. The Coach House only has a small basement on the north end of the building with a crawl space spreading underneath the rest of it.

77. OFFICE (NORTH SECTION, FIRST FLOOR)



77. Two small office spaces are located in the north section. No original finishes remain.

74. BASEMENT



74. The basement was originally divided into two storage rooms, a janitor room and a spare room by Ontario Hydro.

78. PANTRY (SOUTH SECTION, FIRST FLOOR)



78. No original finishes.

75. CENTRAL OFFICE (FIRST FLOOR)



75. This large open space is located in the central two storey section.

79. CONFERENCE ROOM (FIRST FLOOR)



79. Visible signs of vandalism in the form of graffiti and damaged drywall.

76. CENTRAL OFFICE (FIRST FLOOR)



76. None of the finishes are original, they were added later by Ontario Hydro.

80. STAIRS



80. One of two stairs located either side of the central two storey section.

Note: The ceiling has been removed under previous heritage permit.

3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - COACH HOUSE - PHOTOGRAPHS

81. OFFICE (SECOND FLOOR)



81. The second floor is divided into three offices and one washroom along a central corridor.

82. OFFICE (SECOND FLOOR)



82. No original finishes have been found on the second floor.

83. EQUIPMENT ROOM



83. There are two equipment rooms located in the attic spaces above the north and south sections.

3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - COACH HOUSE - EXTERIOR PHOTOGRAPHS

84. CHIMNEY



84. The Coach House shares similar materials to those used on the Main House such as the brick of the chimneys and the slate of the roof.

88. SIDING



88. Wood siding was found beneath the vinyl siding.

85. VENT



85. The attic space is vented through these wood vents.

89. CUPOLA



89. A small wood cupola is located on the gable roof of the two storey section.

86. EXIT FROM BASEMENT (EAST SIDE)



87. SIDING



87. Unlike the Main House the Coach House is clad in a horizontal siding.

3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - COACH HOUSE - EXISTING WEST ELEVATION



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - COACH HOUSE - EXISTING SOUTH ELEVATION



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - COACH HOUSE - EXISTING EAST ELEVATION



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.1 EXISTING CONDITION - COACH HOUSE - EXISTING NORTH ELEVATION



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.2 ORIGINAL CONDITION VS. EXISTING CONDITION

Overtime the estate has changed as it passed from one owner to another, in particular when the property was sold to Ontario Hydro and subsequently renovated. The Mississauga website alone list 18 permit applications between 1950 and 1994. Some of the changes that have occurred include the following:

Site:

- The site has become overgrown.
- The gardens and hedgerows have been lost.
- The water's edge has moved back from the house.
- Landscape is suffering from lack of maintenance.
- Contemporary precast pavers have been added to the site.
- New lights were installed around the site.
- Small solar panels installed on poles have been placed around the site.

Main House:

- The two sunrooms were demolished when Ontario Hydro took over the site. The sunrooms added detail and lightness to the mass of the Main House.
- The original windows were replaced by Ontario Hydro with aluminum. Since Ontario Hydro moved out the windows were vandalized and have since been covered with plywood sheets painted to resemble windows.
- Original doors have been replaced with hollow metal doors.
- An ill proportioned stair tower was added to the west end of the house.
- A large vent was added to the east end wall at the third floor.
- The interior of the Main House was divided into smaller rooms by Ontario Hydro to provide office space for there Fusion Centre staff.

- Walls were framed out and insulation, vapour barrier and drywall were added. In some cases drywall appears to have been adhered to the plaster of some of the interior walls. Since Ontario Hydro left the building mould growth had been found and the majority of the drywall had to be removed.
- New ceiling was put in place to hide new ducts from view.
- Ontario Hydro made major upgrades to the electrical systems. Since they left the building the copper wiring has been stripped by thieves.
- Most of the original finishes were stripped from the interior of the Main House except in the library and the curving staircase, both are designated elements.

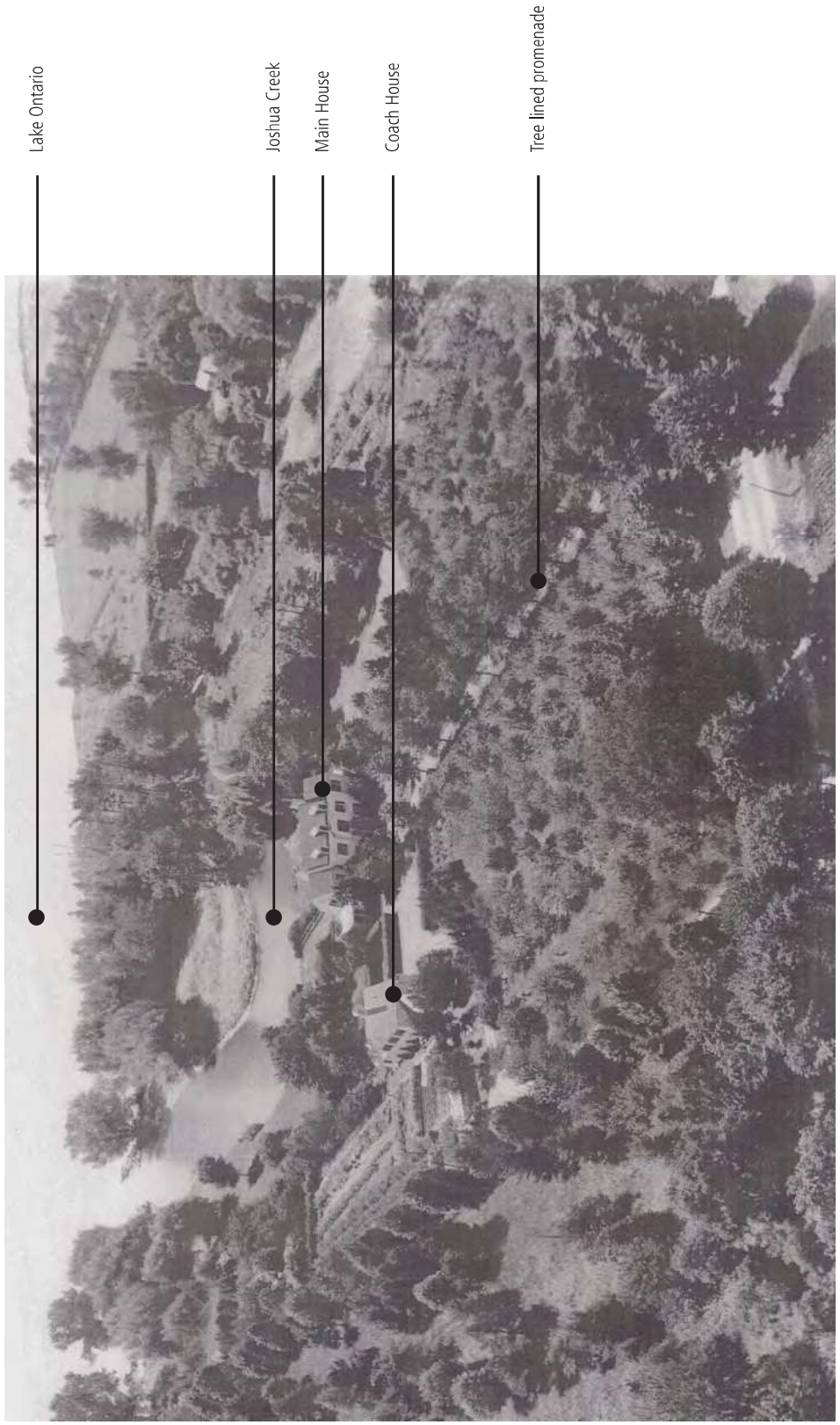
Coach House:

- The wood siding of the Coach House has been covered over with vinyl siding.
- The original door openings on the central section of the west façade have been filled in and windows installed as replacements.
- The windows on the Coach House were replaced with aluminum windows as on the Main House. They have also been vandalized and plywood has been placed in the openings.
- Original doors have been replaced with hollow metal doors. Some of these doors have also been vandalized.
- As in the Main House the Coach House has been divided into smaller units to serve as offices, a kitchen and bathroom.
- Mould growth was also found in the Coach House and drywall had to be removed.
- New ceiling was installed to hide new ducts.
- Electrical systems were upgraded and a telephone switch board installed.
- Most of the finishes were added by Ontario Hydro.
- Vandals gained access to the Coach House and damaged and graffitied the walls.

The following photographs and drawings show the estate and Main House as they were originally intended.

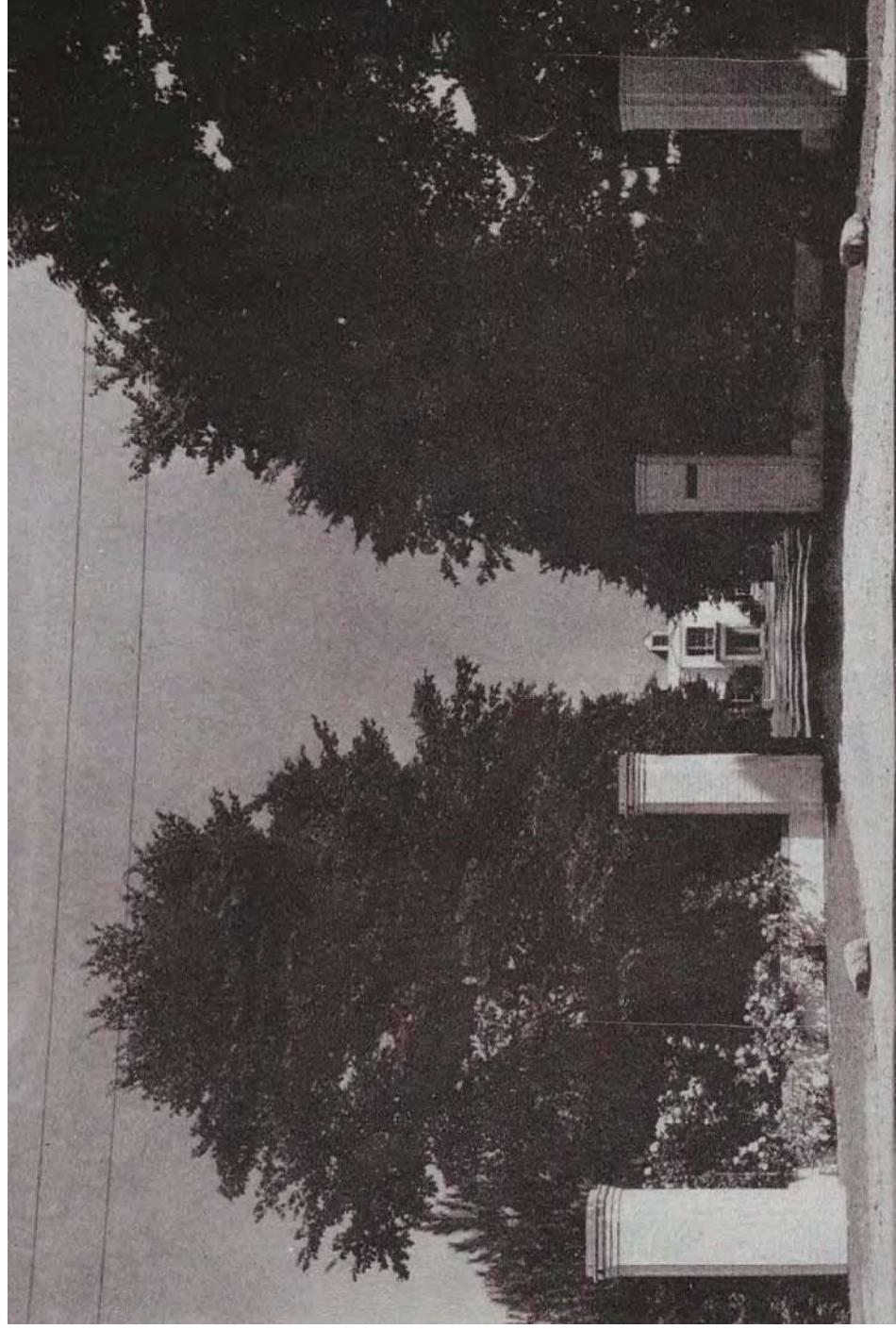
3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.3 ORIGINAL CONDITION - HISTORICAL PHOTOGRAPHS - ARIAL VIEW



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.3 ORIGINAL CONDITION - HISTORICAL PHOTOGRAPHS - VIEW FROM LAKESHORE ROAD ENTRANCE



Axial view from gates showing the brick pillars and extensive landscaping.

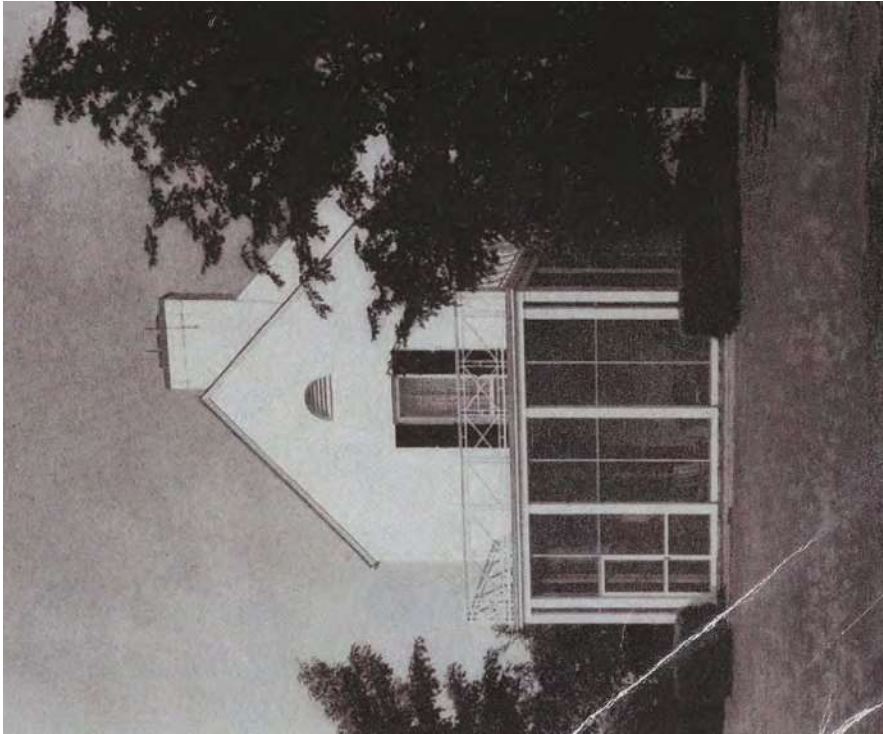
3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.3 ORIGINAL CONDITION - HISTORICAL PHOTOGRAPHS - VIEW OF NORTH ELEVATION AND ROUNDABOUT



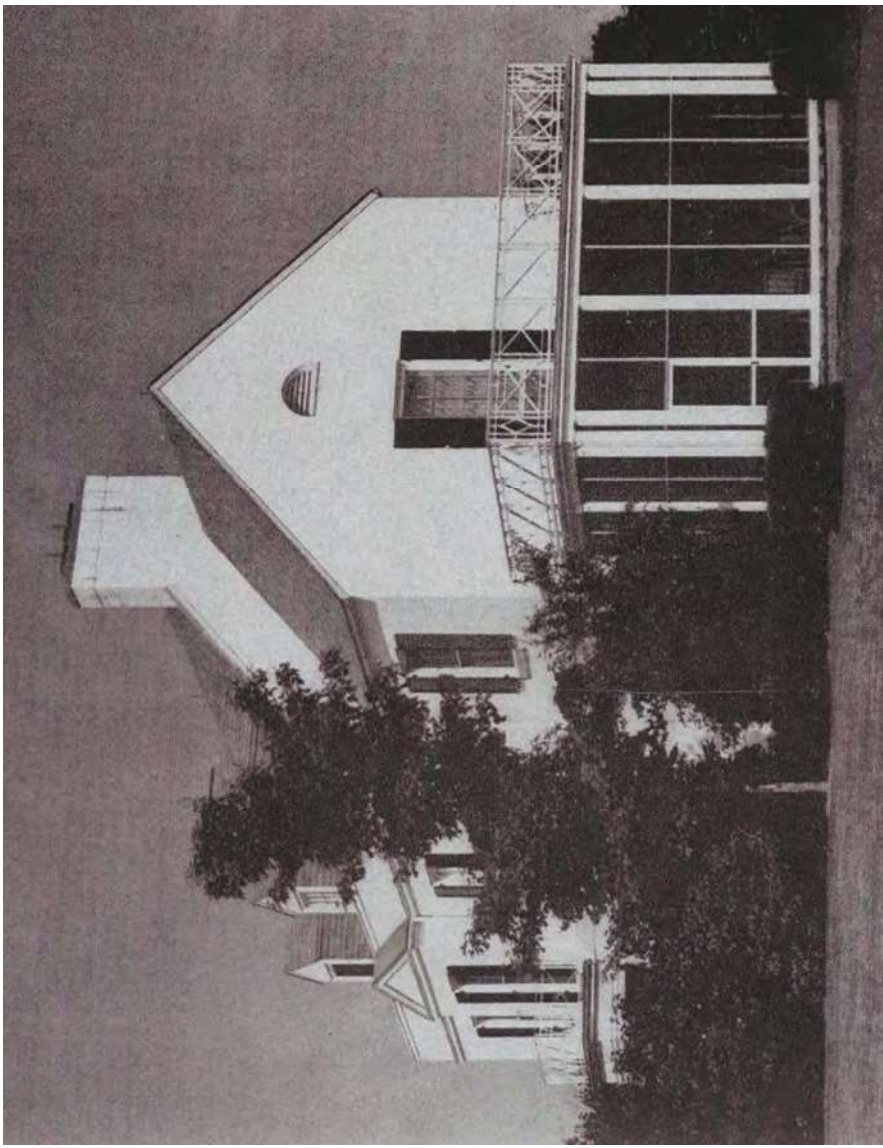
3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.3 ORIGINAL CONDITION - HISTORICAL PHOTOGRAPHS
VIEW OF EAST ELEVATION AND SUNROOM



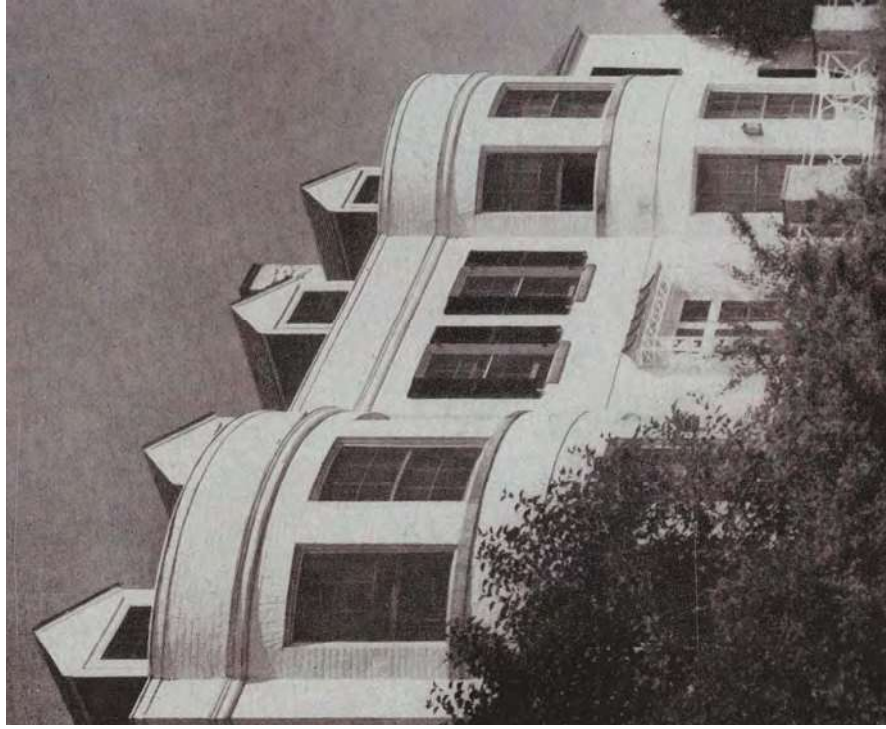
Since these photographs were taken this sunroom on the west end of the Main House has been removed.

3.3 ORIGINAL CONDITION - HISTORICAL PHOTOGRAPHS - VIEW OF SOUTH EAST CORNER



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.3 ORIGINAL CONDITION - HISTORICAL PHOTOGRAPHS
VIEW OF SOUTH SIDE OF HOUSE



Distinctive round bay windows.

HISTORICAL PHOTOGRAPHS - VIEW OF SOUTH SIDE OF HOUSE AND CREEK



Influences of modernism - combination of classical styles and simplification of the developing modernist influence. The building has a 4 storey appearance from the rear and an inlet brings the water close to the house.

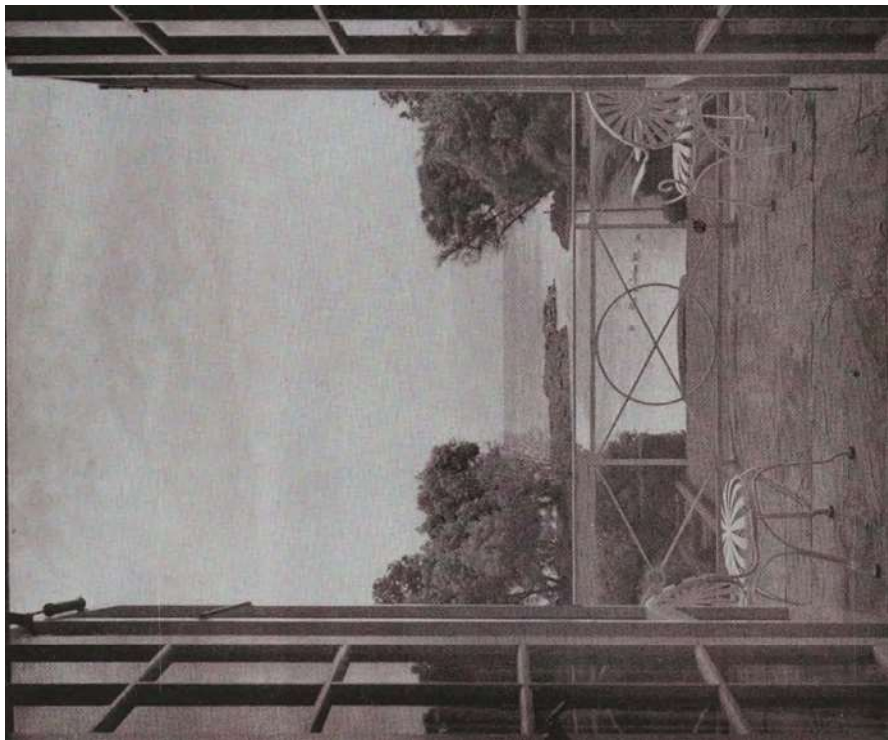
3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.3 ORIGINAL CONDITION - HISTORICAL PHOTOGRAPHS - PHOTOGRAPH OF LIBRARY



This library room is one of the designated features of the interior of the Main House.

3.3 ORIGINAL CONDITION - HISTORICAL PHOTOGRAPHS
VIEW FROM GROUND FLOOR OF THE HOUSE OUT TO THE LAKE



This photograph looks out of the ground floor of the Main House, across the terrace and toward the lake. Light cast iron furniture and railing are seen and the space has influences of a French Cafe's style.

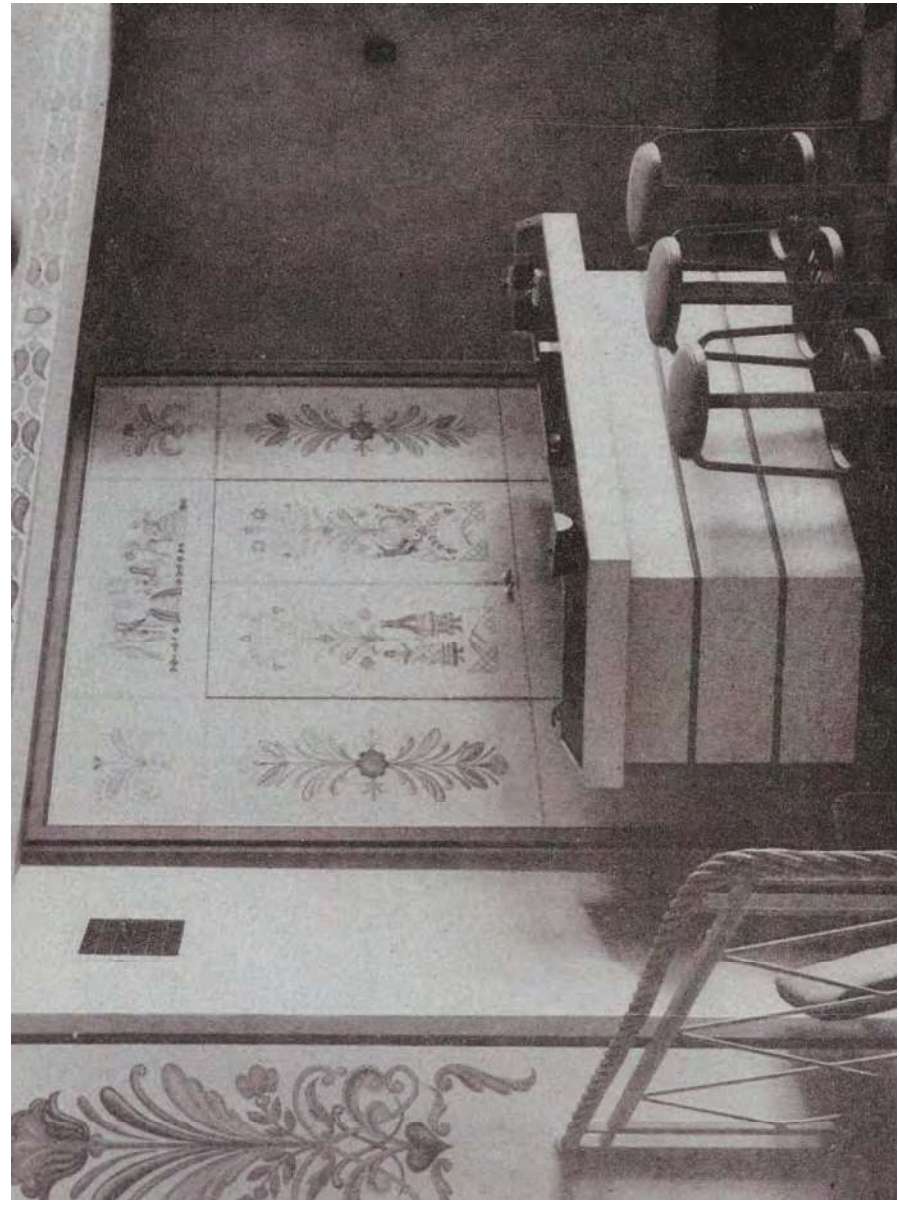
3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.3 ORIGINAL CONDITION - HISTORICAL PHOTOGRAPHS
PHOTOGRAPH OF CURVING STAIRCASE AT GROUND FLOOR



The main staircase is one of the designated features of the interior of the Main House.

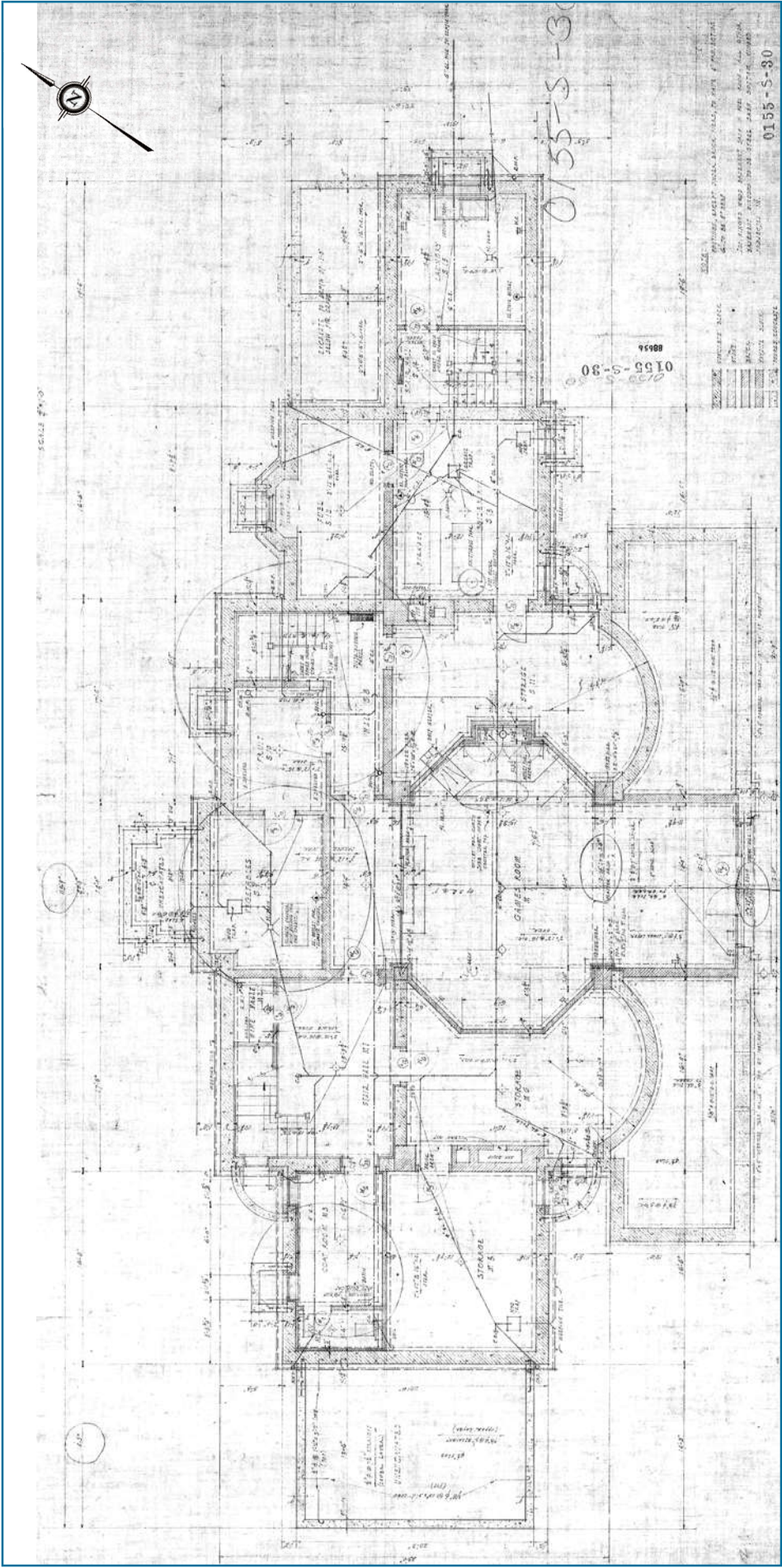
3.3 ORIGINAL CONDITION - HISTORICAL PHOTOGRAPHS - PHOTOGRAPH OF BAR IN BASEMENT GAMES ROOM
(GAMES ROOM HAS SINCE BEEN STRIPPED OF ALL FINISHES AND MILLWORK)



This space shows a combination of modern influence in the style of the bar and traditional influence in the style of the wall panelling with the wallpaper inserts. This style of wall panelling was popular in the 40's.

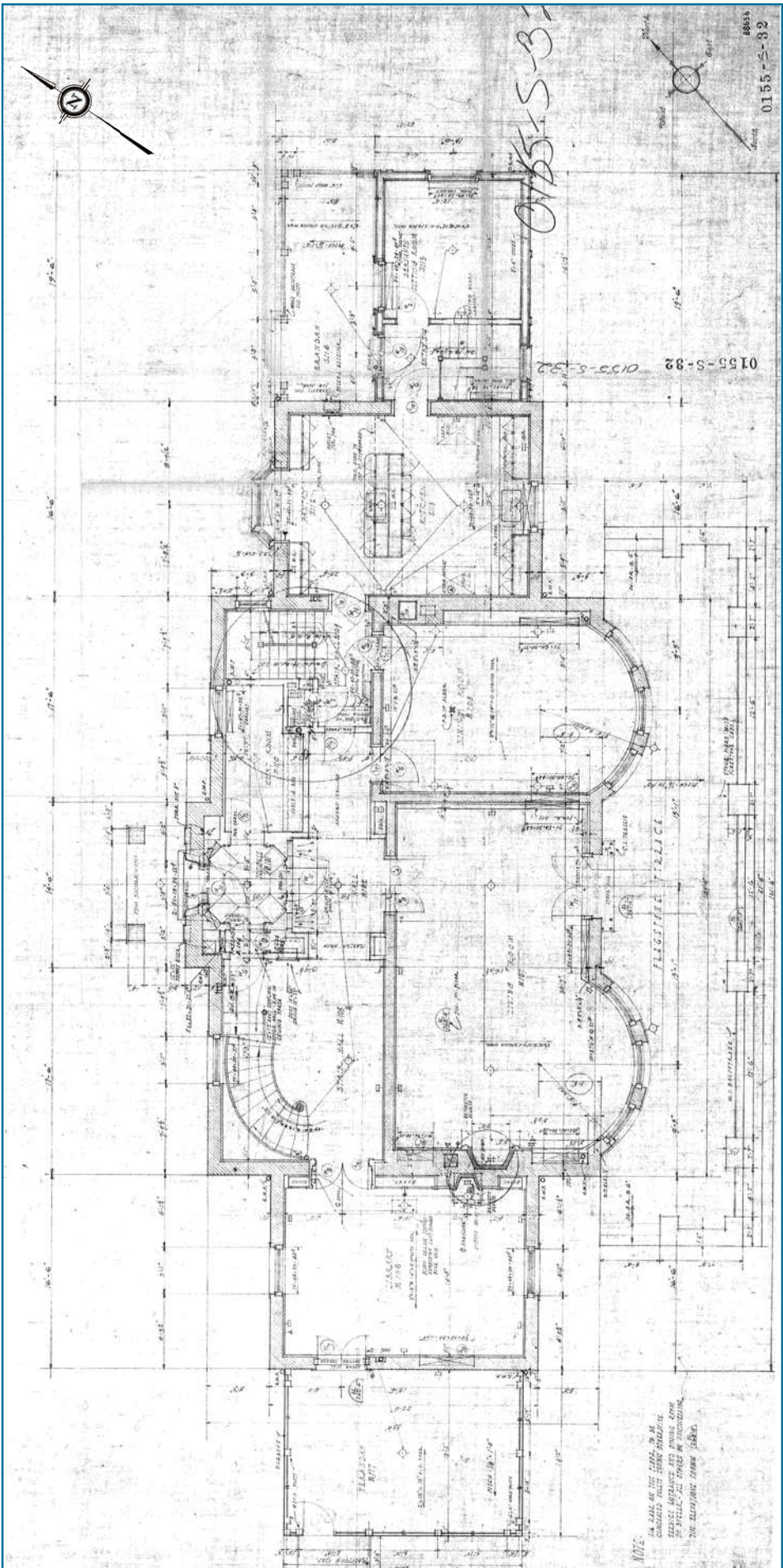
3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.3 ORIGINAL CONDITION - MAIN HOUSE - ORIGINAL BASEMENT PLAN - 1937



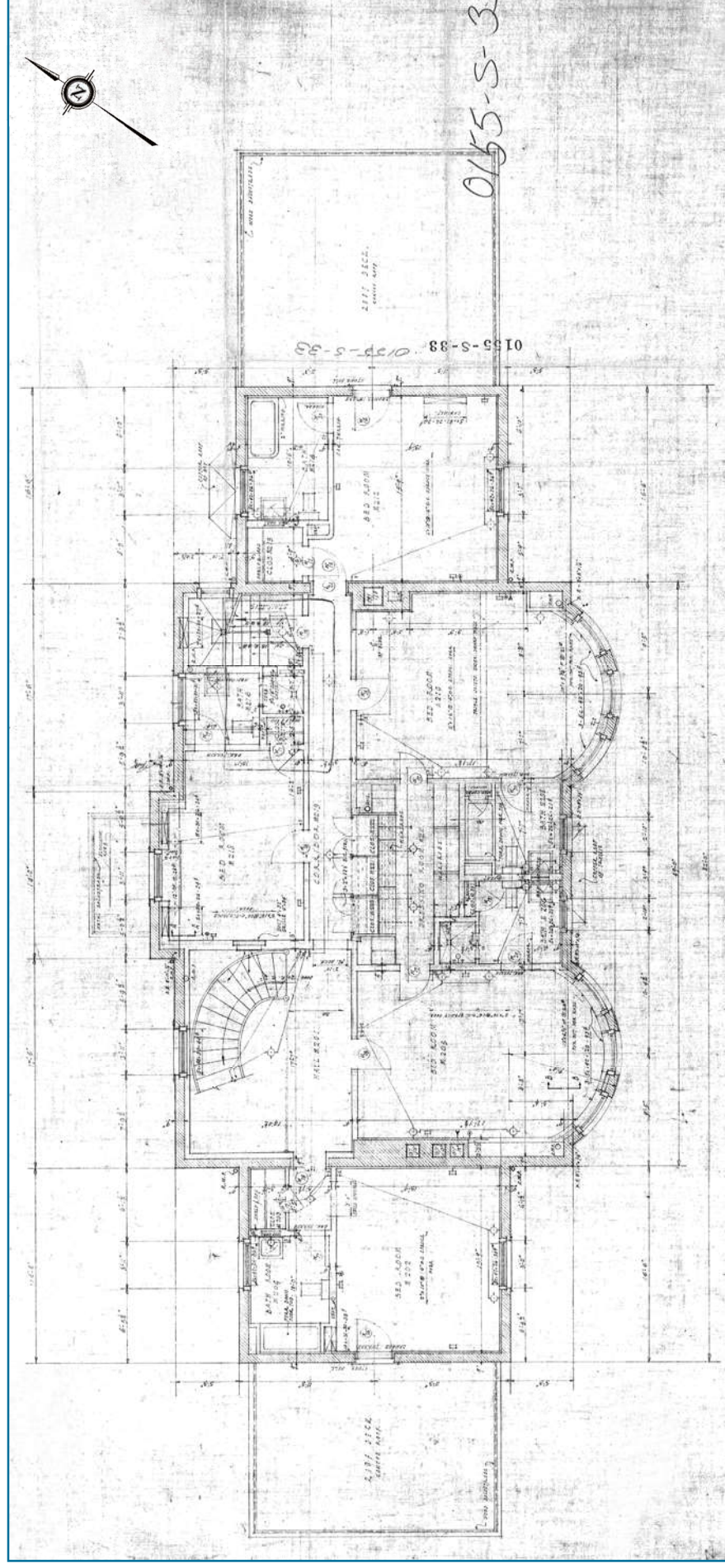
3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.3 ORIGINAL CONDITION - MAIN HOUSE - ORIGINAL GROUND FLOOR PLAN - 1937



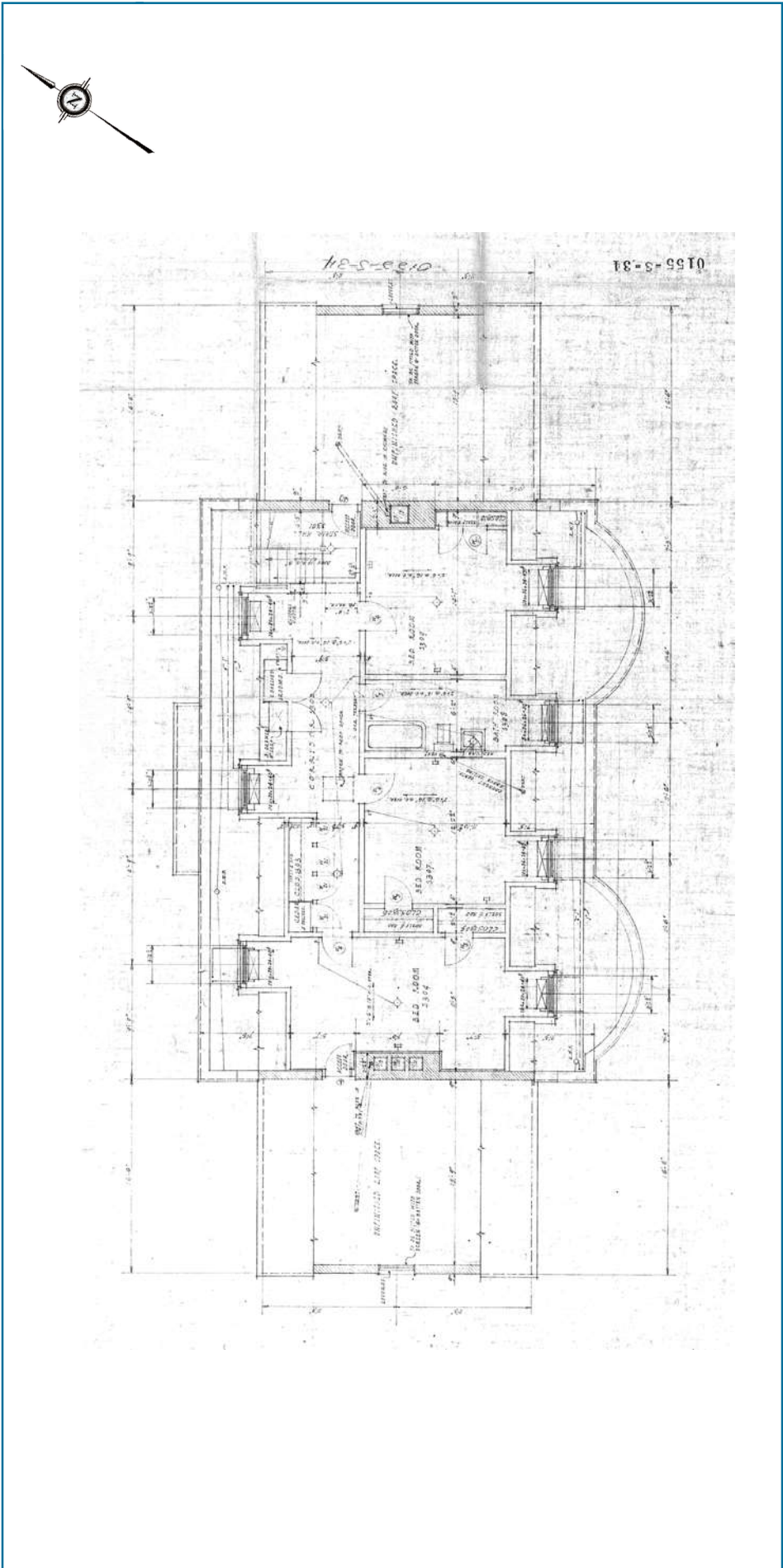
3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.3 ORIGINAL CONDITION - MAIN HOUSE - ORIGINAL SECOND FLOOR PLAN - 1937



3.0 DOCUMENTATION OF HERITAGE RESOURCES

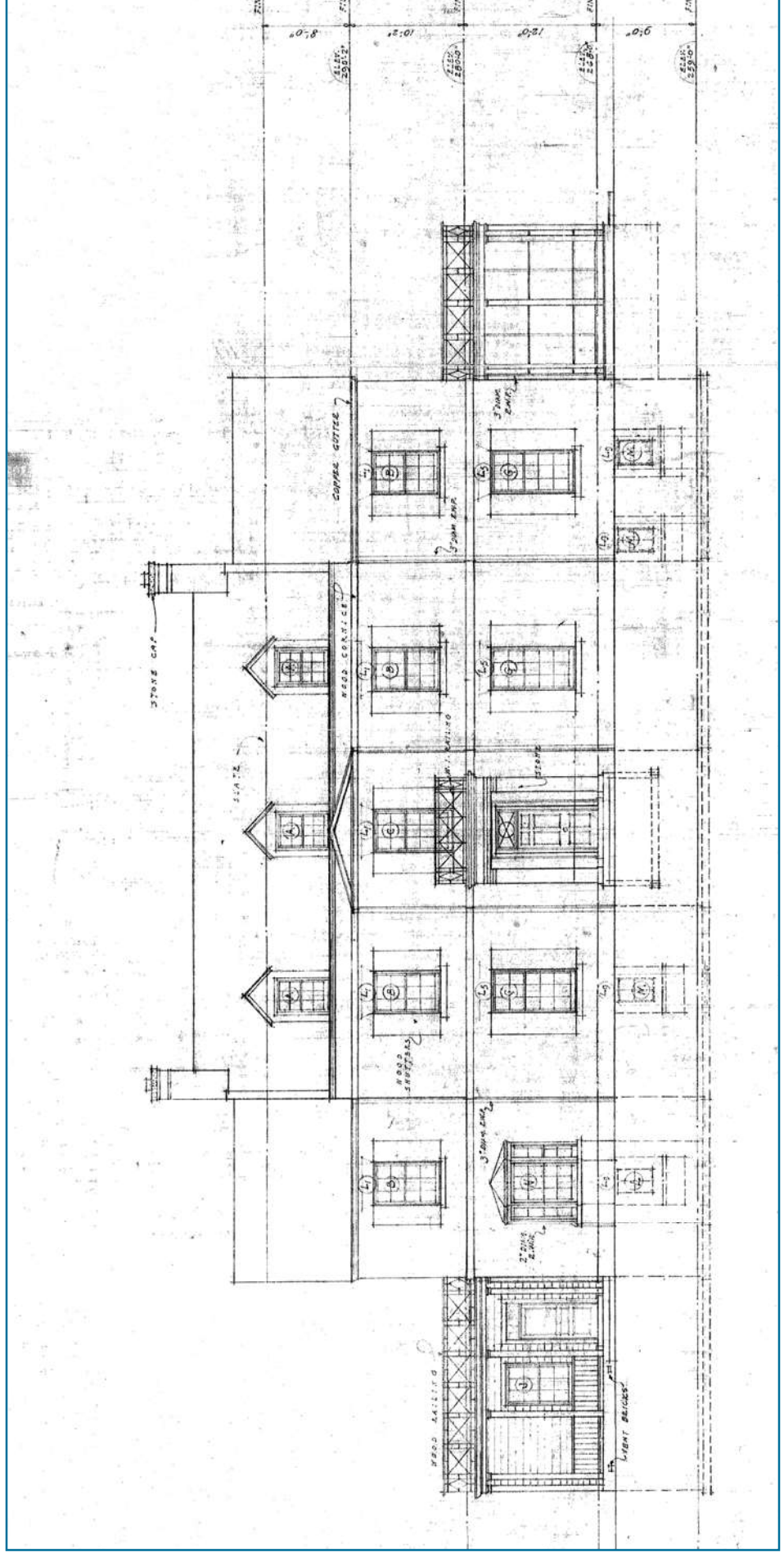
3.3 ORIGINAL CONDITION - MAIN HOUSE - ORIGINAL THIRD FLOOR PLAN - 1937



BELL GAIRDNER - HERITAGE IMPACT STATEMENT

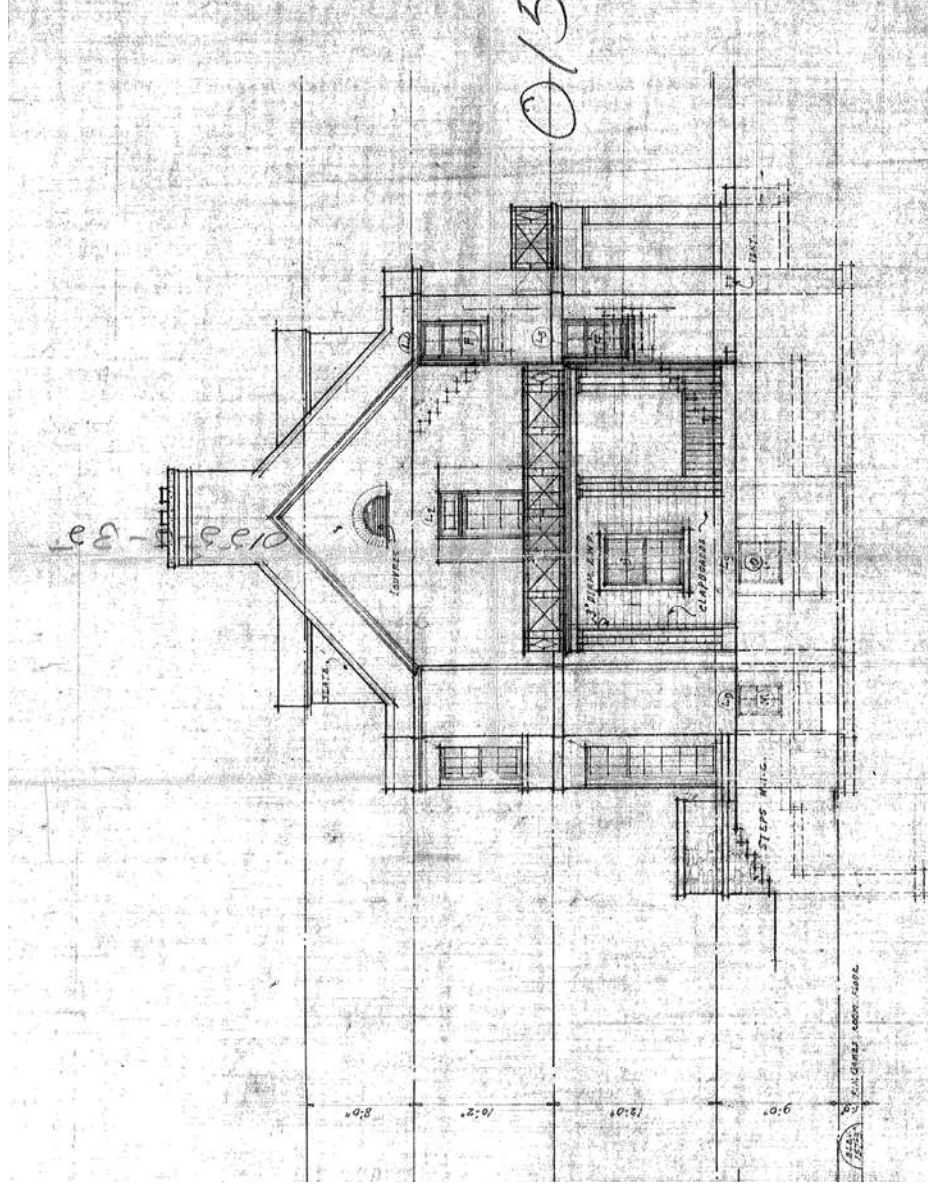
3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.3 ORIGINAL CONDITION - MAIN HOUSE - ORIGINAL NORTH ELEVATION - 1937



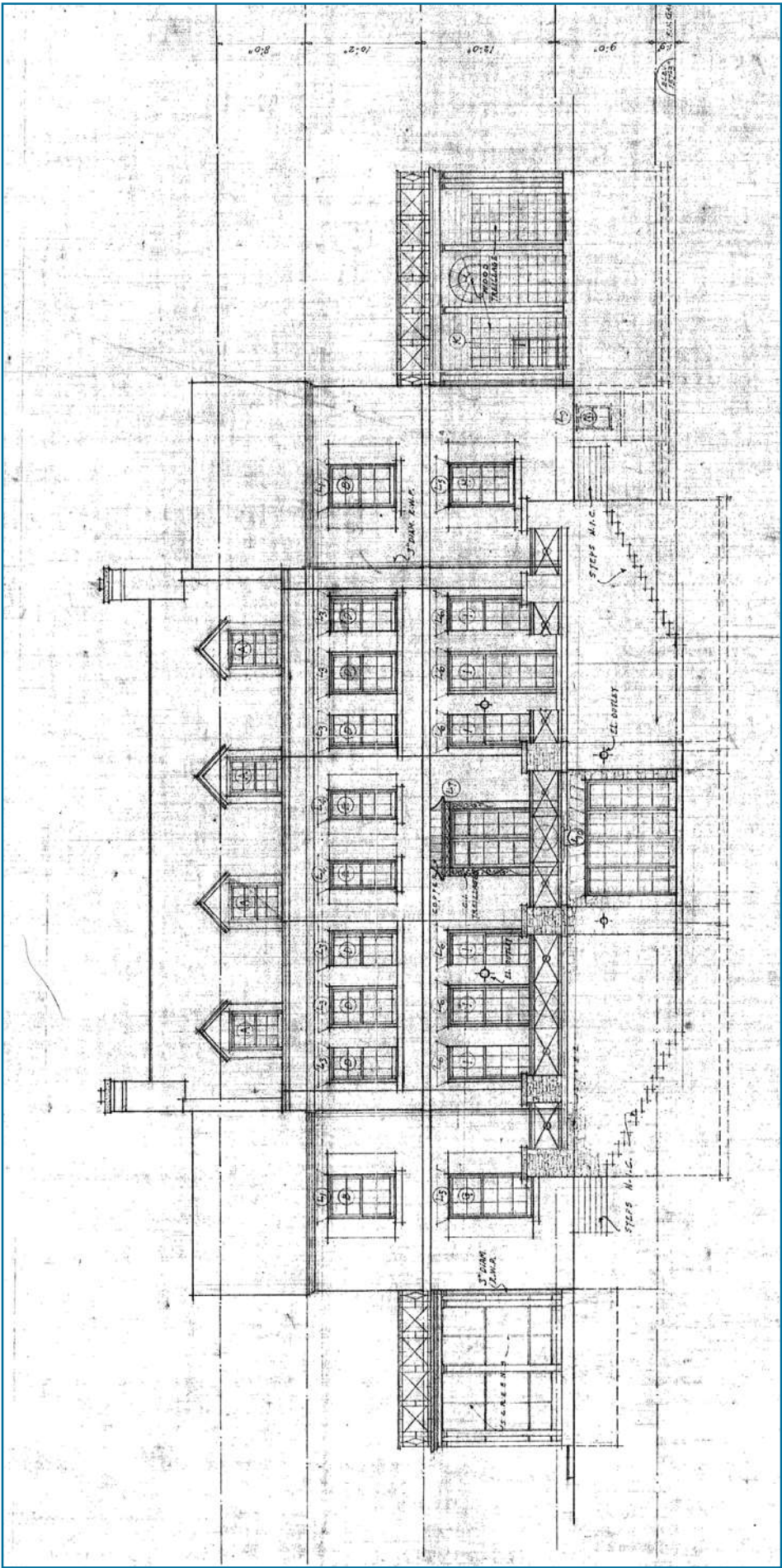
3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.3 ORIGINAL CONDITION - MAIN HOUSE - ORIGINAL EAST ELEVATION - 1937



3.0 DOCUMENTATION OF HERITAGE RESOURCES

3.3 ORIGINAL CONDITION - MAIN HOUSE - ORIGINAL SOUTH ELEVATION - 1937



4.0 PROPOSED SCOPE OF WORK

4.1 OUTLINE OF PROPOSED DEVELOPMENT

The Bell Gairdner Estate is a significant heritage resource to the City of Mississauga and its residents. The use of the site principally as a conference and wedding facility will assure that a broad sector of the community will enjoy the beauty of the estate – both lands and building. As part of the City of Mississauga's overall waterfront development, the site will be linked with the park system making the estate on the Mississauga/Oakville border a wonderful starting point or terminus to enjoy the park system.

Although the property has suffered from some unsympathetic renovations over time and from vandalism; the beauty of the property and the distinctive architectural character of the exterior of the Main House and the Coach House designed by Marani Lawson and Morris remain largely intact.

In lieu of constructing an addition to either building, which in the case of a conference/banquet facility would be a significant increase in size to either the Coach House or Main House, a multi-faced temporary season tent is proposed. The tent consists of a series of modules which breaks the outdoor venue in to a scale appropriate to the two main structures. The location between the two buildings is the optimum location. It links the public area between the two buildings. It retains the courtyard space between the two buildings as the primary gathering space and maintains the façades of the two heritage structures as both the visual foci and the backdrop that enhances the experience of the visitors. In addition, the lake view from the tent provides a complementary distant vista. The tent location provides excellent access to the Main House's rear terrace and the House itself. Support facilities such as the catering kitchen, the Bride's Room, and a cocktail reception space are within the Main House. Washrooms and storage are allocated to the Coach House. There are no physical changes resulting from this approach other than the filling in of an existing doorway on the southside of the Coach House.

The goal of this project is to restore and transform the Bell Gairdner Estate into an exceptional wedding and conference facility within the restraints of the available budget. The facility is to be operated by the City of Mississauga. The balance of the site will be public parkland. To achieve this, some rehabilitation and restoration of the site will be required. Over the years the site has become overgrown and some clearing of the excess vegetation will be required. The focus of the scope of work though will be on the restoration and renovation of the buildings. Additional site work to improve the grounds is to take place in 2018. Both the Main House and Coach House will require restoration of the buildings exterior. The scope of work will include repair of the damage done by vandalism and the elements. The buildings will need some renovation to bring them up to modern code and to properly address the change in use.

Interior features of the Main House, principally the library and the main staircase shall be restored with only minor modifications to bring the building up to Code for its proposed use as a wedding facility. The scope of work shall repair the damage done by vandalism, the elements overtime and past renovations. There will be largely internal changes to update the building to the current Ontario Building Code and to properly address the change in use.

4.2 RELEVANT AGENCIES AND STANDARDS

In addressing the renovation and restoration of this property the following agencies and standards have had an impact on the design:

- Ontario Building Code
- Crime Prevention Through Environmental Design
- The City of Mississauga Accessibility Guidelines
- Conservation Halton

As with all upgrades or changes in use to existing heritage buildings, Ontario Building Code requirements; such as, accessibility, fire safety, and the impact of increased occupant load must be considered and take precedence over heritage requirements. Steps have been taken however to mitigate the impact these elements will have on the buildings.

4.0 PROPOSED SCOPE OF WORK

4.3 SPECIFIC WORK TO THE PROPERTY

Work to both Main House and Coach House:

- The massing of both buildings shall be maintained. No additions are being made that will affect the shape and form of the Main House and Coach House or the symmetry of the Main House.
- The damaged wood frames and glazing shall be replaced with new windows to match the window design of the original house. Due to energy conservation requirements the new windows will be simulated divided thermopane rather than single glazed.
- Like materials will be used in the restoration of the buildings i.e. brick, slate tile, credit valley stone, wood.
- The slate roofs of the Main House and Coach House are in reasonable condition and additional slates that match the existing will be added where required to make repairs.
- The roof lines of both the Main House and Coach House shall be maintained.

Work Specific to Main House:

- Windows shall be maintained on the Main House in terms of openings, stone sills, brick headers and the paired operable shutters will be restored.
- The painted exterior finish of the Main House is to be repaired and repainted to match the existing.
- Detailing shall be maintained and where necessary restored on the Main House to match what is existing in profile and materials such as the:
 - > cornices,
 - > raised horizontal banding
 - > projecting frontispiece
 - > second storey pediment at front entrance
 - > door frame and transom above the main entrance

- > stone entry way
- > dormers

- > grillwork between piers of the south patio. To meet code an additional glass railing will have to be added to these guards, this will not obscure the detailing of the grillwork.
- The front entrance and all of its associated components is to be restored.
- Existing wall lighting packs are to be replaced.
- The front entrance is to be restored.
- The railings both inside and outside the Main House are to be brought up to Code height with the addition of glass guards.
- The flagstones and stone walls are to be repointed and the terrace is to be made level.
- Eavestroughs and downspouts are to be replaced with bronze coloured aluminum. In the future copper downspouts and gutters installed in lieu of aluminum.
- Chimneys are to be repointed and the caps made secure.
- The key attributes that are located interior to the Main House (the library and the curving staircase) will be protected during construction and the existing damage repaired.
- In order to bring the building up to Code an emergency exit must be located on the west side of the ground floor. As the exit would be located in the library steps must be taken to mitigate the impact on this designated room. The exit will replace an existing window opening, negating the need for any restructuring and minimizing the loss of any wood paneling. The rest of the room will be protected during construction and the existing damage repaired. It is worth noting the wood paneling below the window opening appears to be a different stain possibly marking it as a later addition to the room.

4.0 PROPOSED SCOPE OF WORK

- The damaged original curved windows and glazing in the large curving bays on the south will be replaced with straight windows and glazing arranged in segments as per the existing replacement windows installed in the 1980's. The proposed windows will be simulated multi-paned in the same configuration as the original.
- Repairs to be made to insulation and vapour barriers on exterior walls.
- Existing mechanical units located on the third floor are to be removed and new more efficient units installed.

Work Specific to Coach House:

- Detailing shall be maintained and where necessary restored on the Coach House such as the:
 - > cornices,
 - > window surrounds and shutters
 - > the banding along the top of the windows of the first storey of the main section
 - > horizontal wood siding
 - > the round vents
 - > cupola
- The windows on the central section of the west façade shall be removed and replaced with large doors to match what was original to the building.
- The ground level of the central section of the west façade was likely clad in brick similar to what is found on the east façade and should be restored to this condition.
- The majority of the work to the Coach House will be related to the interior as it is opened up. There are no designated elements inside the Coach House and nothing of heritage value to be found.
- Fill in the existing door on the southside, new cladding to match original wood siding.

Work Specific to the Site:

- The scope calls for the demolition of the pool shed which is in very poor condition and has become overgrown with vegetation. The pool it used to serve was filled in by Ontario Hydro when they turned the estate into the Fusion Centre.
- The credit valley stone walls around the roundabout are to be repaired and repointed.
- It is the intention to repair the existing luminaries on the site.
- General site clearing is to be done to clean away the overgrowth.
- Improvements and repairs will be made to the existing roads to handle increased traffic and heavier loads.
- The size of the parking at the north end of site shall be increased and an additional parking lot will be established across the central drive from the existing parking.
- New paved walkways will be established around the Main House and Coach House.
- A paved area will be established in the courtyard between the Main House and Coach House near the proposed tent structure.
- New landscape features, such as benches, wood screens and planters, are to be placed in the immediate vicinity of the Main House and Coach House.
- Existing septic system is to be decommissioned and removed.
- A new screened garbage and recycling enclosure is to be located behind the Coach House so it will not affect the views of the Main House, west façade of the Coach House or the Lake.

4.0 PROPOSED SCOPE OF WORK

4.4 MITIGATING MEASURES

The Ontario Heritage Act, Ontario Regulation 9/06 (see Appendix A) details that a property is to be judged on its design value or physical value, its historical value and its contextual value for its merit for designation. In addressing the work for the property mitigative measures were considered in three categories.

Architectural

There will be no new alterations to the buildings major façades through the design process. As previously mentioned the massing and symmetry of both the Main House and Coach House will be unchanged. The majority of the work to both buildings will be restricted to the interiors of the buildings. In the case of the Coach House there is nothing designated or considered of heritage value within the building. In the Main House the designated items (the main curving staircase and the library) shall be protected from work and repaired where necessary. The only work that will be done to these areas is that which is necessary by Code for general safety and fire safety. This will include an exit door in the west wall of the library; this will be located where there is an existing window opening so that any effect to the space is mitigated.

Historic

As part of the mitigating measures to maintain the Historic value of the site steps should be taken to educate the visitors to the estate of its history. The site should be identified as the Bell Gairdner Estate by plaque or display. In addition the plaque or display should provide background on the properties history, the architects Marani Lawson and Morris who designed the buildings, and its owners Charles Powell Bell and James Arthur Gairdner and their impact and contribution to the community and the province; for example the Gairdner Foundation, later renamed the Canada Gairdner International Awards, established by James Arthur Gairdner to reward the work of leading scientists. A quarter of the awards winners have gone on to win Nobel prizes. In addition high resolution black and white photos of the original house should be framed and placed in the hallway of the Main House for visitors to view.

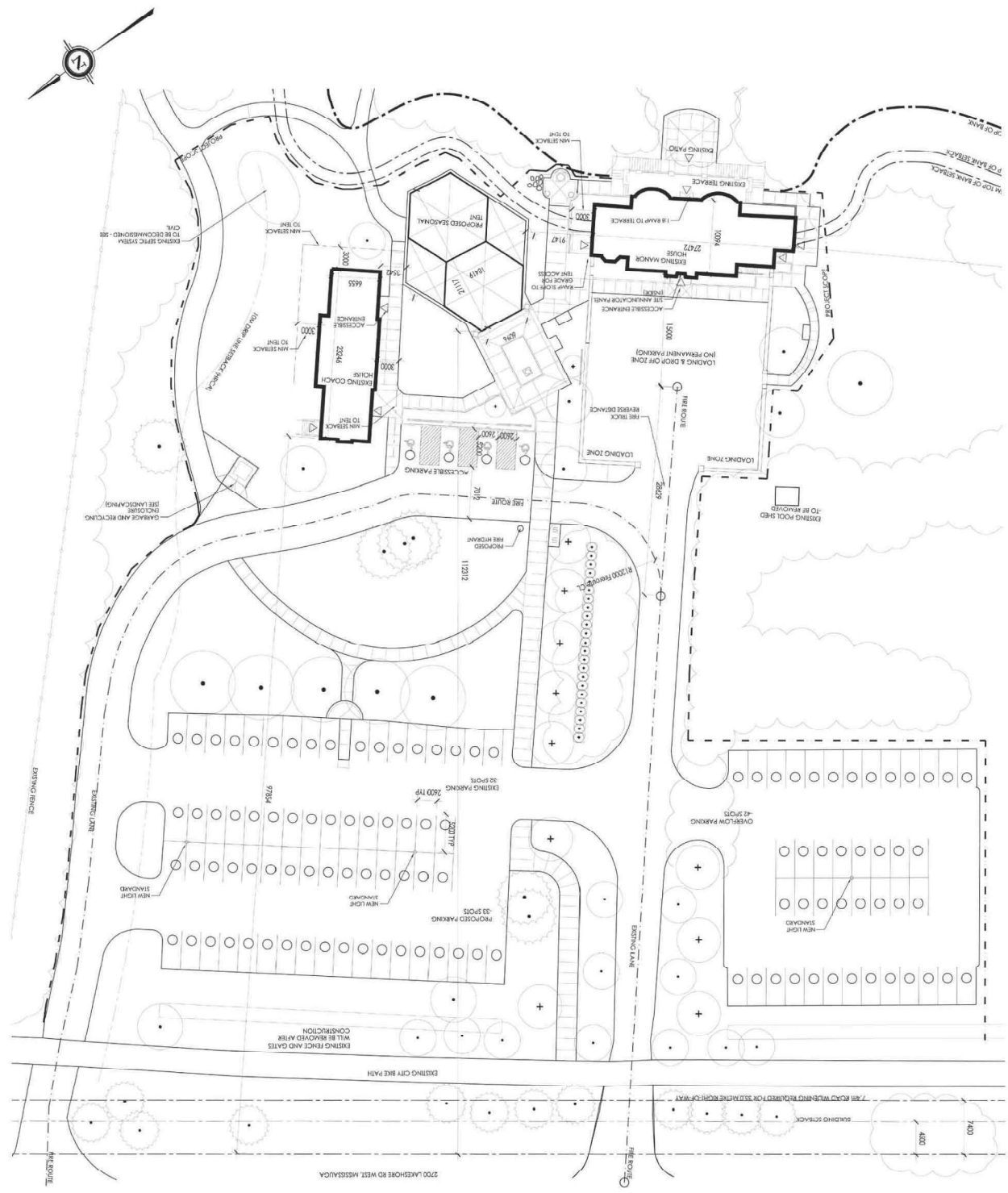
Context

The estate has always been visually marked on Lakeshore Road by its brick gate posts which signal the properties location and define its entrance to visitors. The gate posts should be maintained to retain the properties presence on Lakeshore Road. Important views of the building, for example the view of the Main House from the promenade, and vistas from the property, such as the view of the lake from the terrace of the Main House shall be maintained. The goal was not to return the landscaping of the property to its original condition as it will now serve a public rather than private use. Instead the majority of the proposed landscape work will be to remove the overgrowth and better open up views into the site.

Conclusion Statement

The proposed changes will not impact the heritage value of the property greatly. Currently there is no information at the estate to educate the public of its importance and the property shows the wear and tear of age and vandalism. The measures that are proposed for mitigation protect the property from any significant change and will infact repair the damage that has been done to the property and do more to inform the visitors to the estate of its history and its value to the community.

4.0 PROPOSED SCOPE OF WORK
4.5 PROPOSED DESIGN - MAIN HOUSE - PROPOSED SITE PLAN



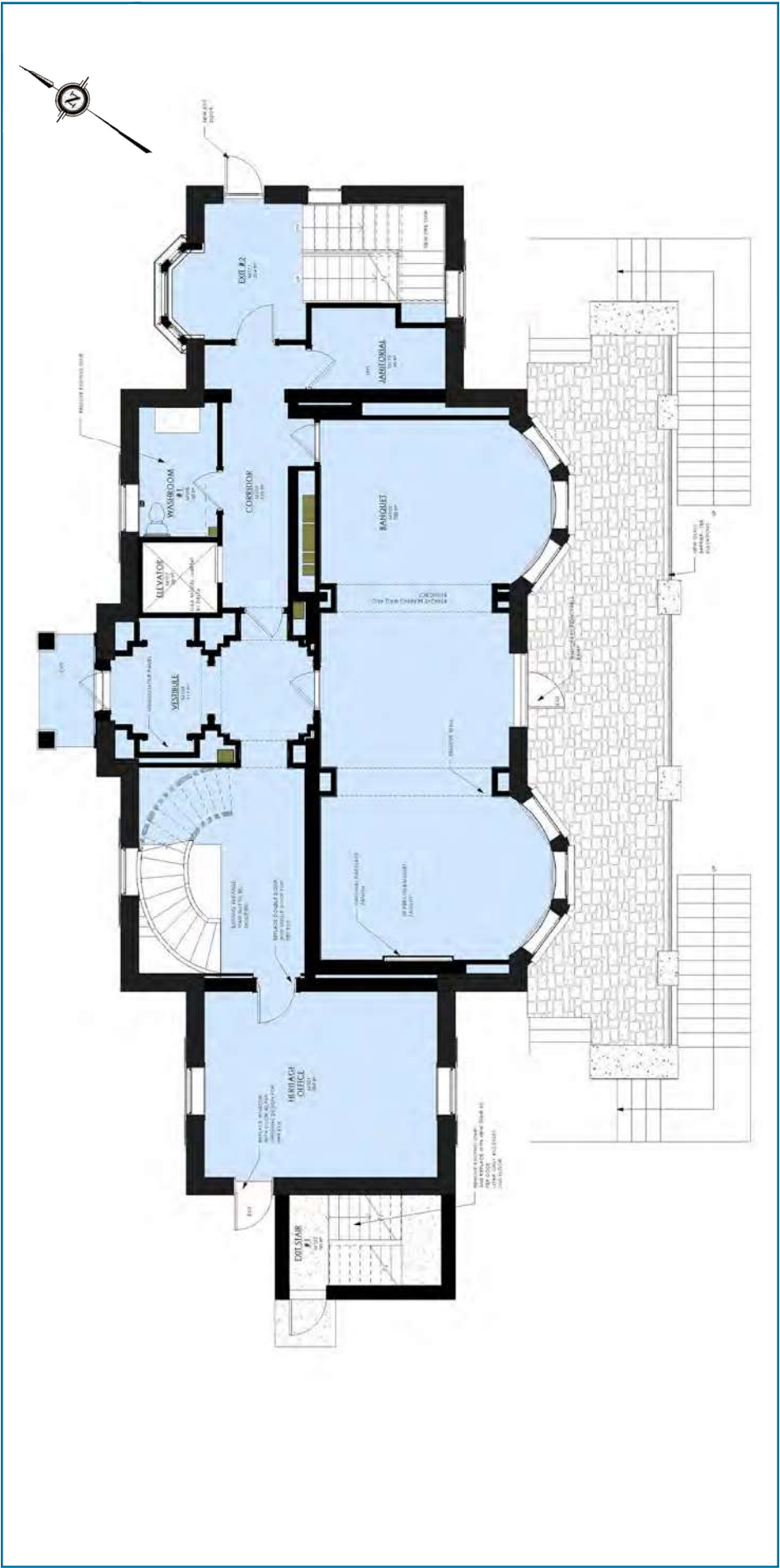
4.0 PROPOSED SCOPE OF WORK

4.5 PROPOSED DESIGN - MAIN HOUSE - PROPOSED BASEMENT



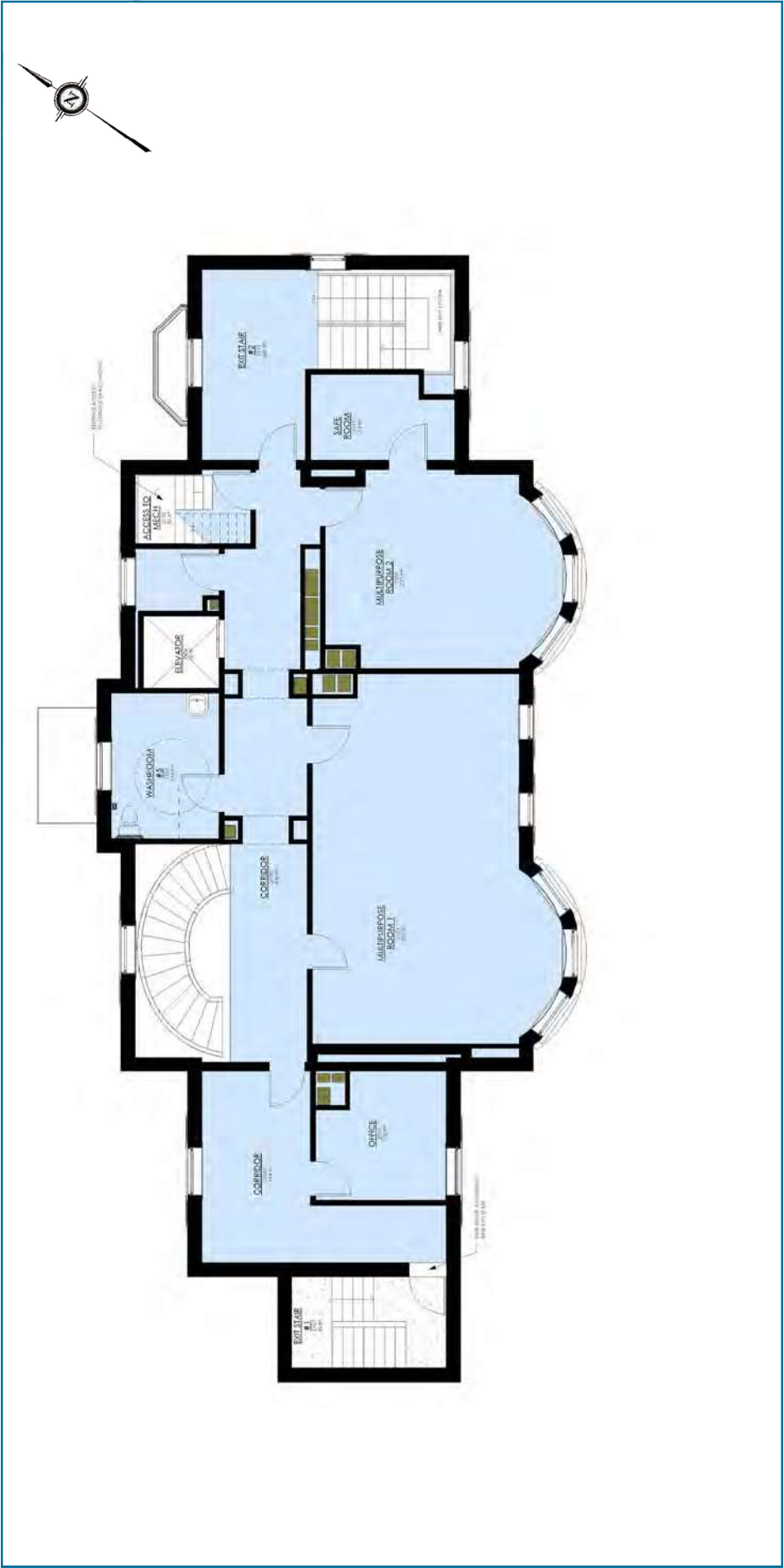
4.0 PROPOSED SCOPE OF WORK

4.5 PROPOSED DESIGN - MAIN HOUSE - PROPOSED GROUND FLOOR



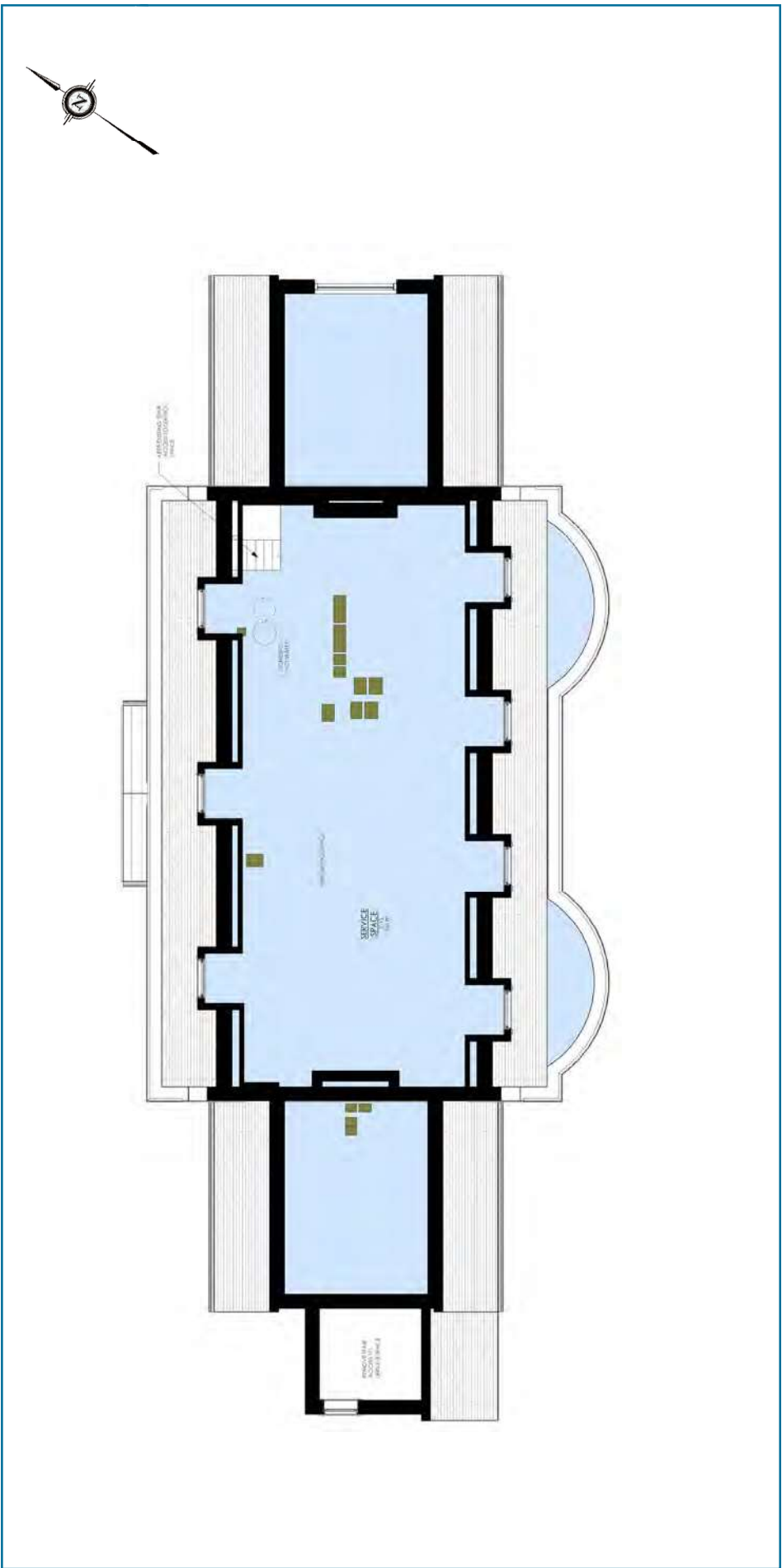
4.0 PROPOSED SCOPE OF WORK

4.5 PROPOSED DESIGN - MAIN HOUSE - PROPOSED SECOND FLOOR



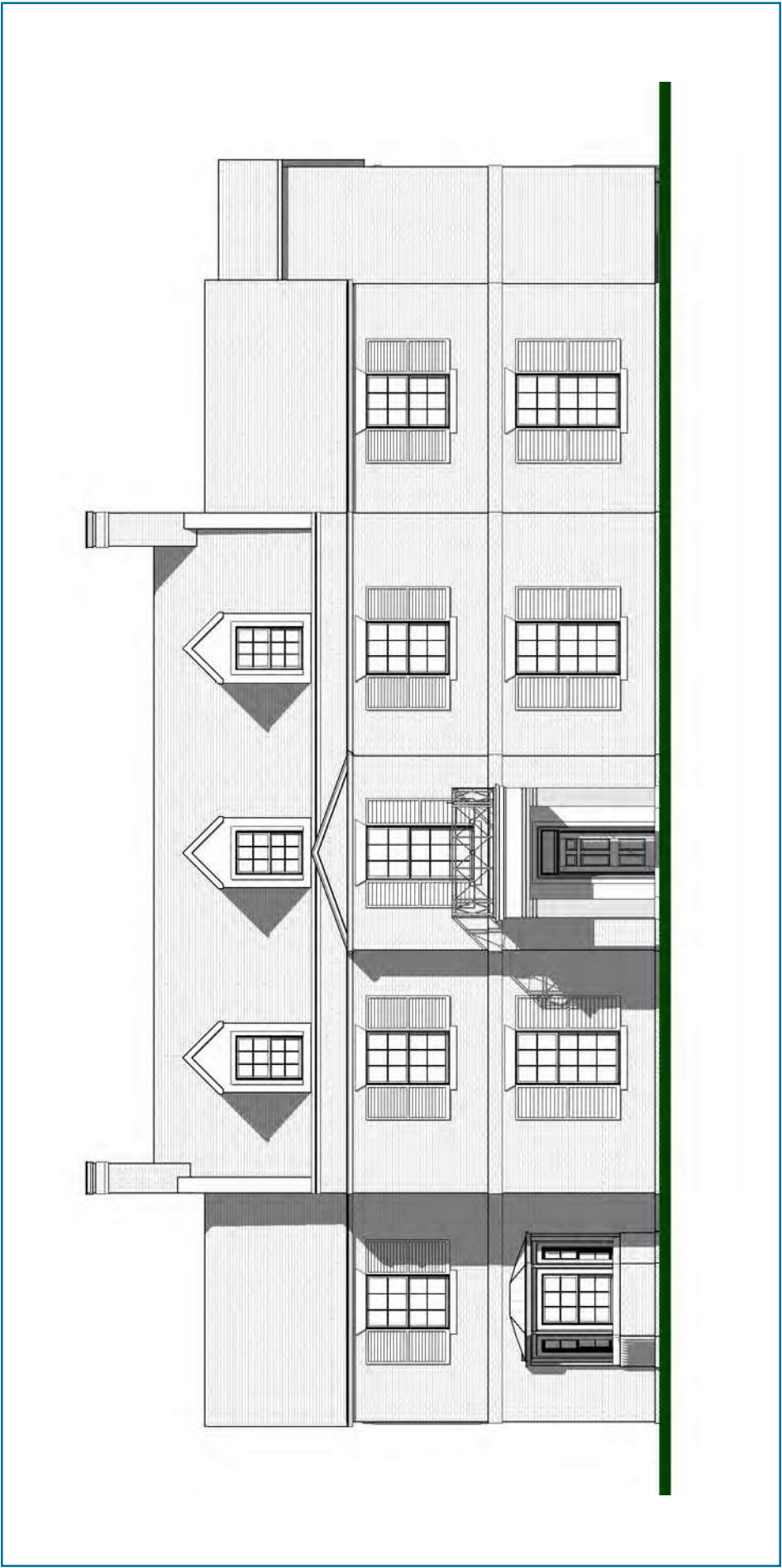
4.0 PROPOSED SCOPE OF WORK

4.5 PROPOSED DESIGN - MAIN HOUSE - PROPOSED THIRD FLOOR/ATTIC



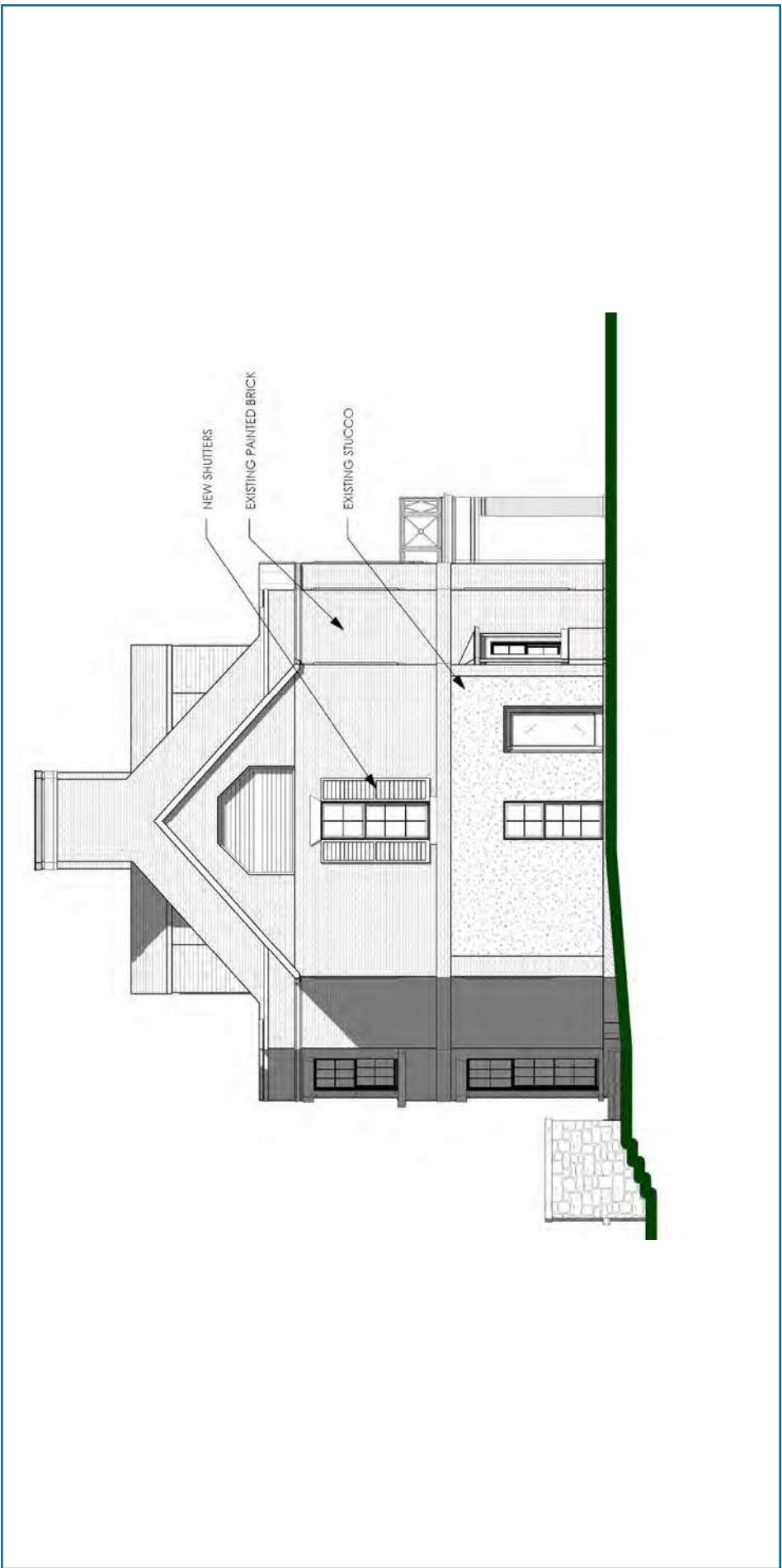
4.0 PROPOSED SCOPE OF WORK

4.5 PROPOSED DESIGN - MAIN HOUSE - PROPOSED NORTH ELEVATION



4.0 PROPOSED SCOPE OF WORK

4.5 PROPOSED DESIGN - MAIN HOUSE - PROPOSED EAST ELEVATION



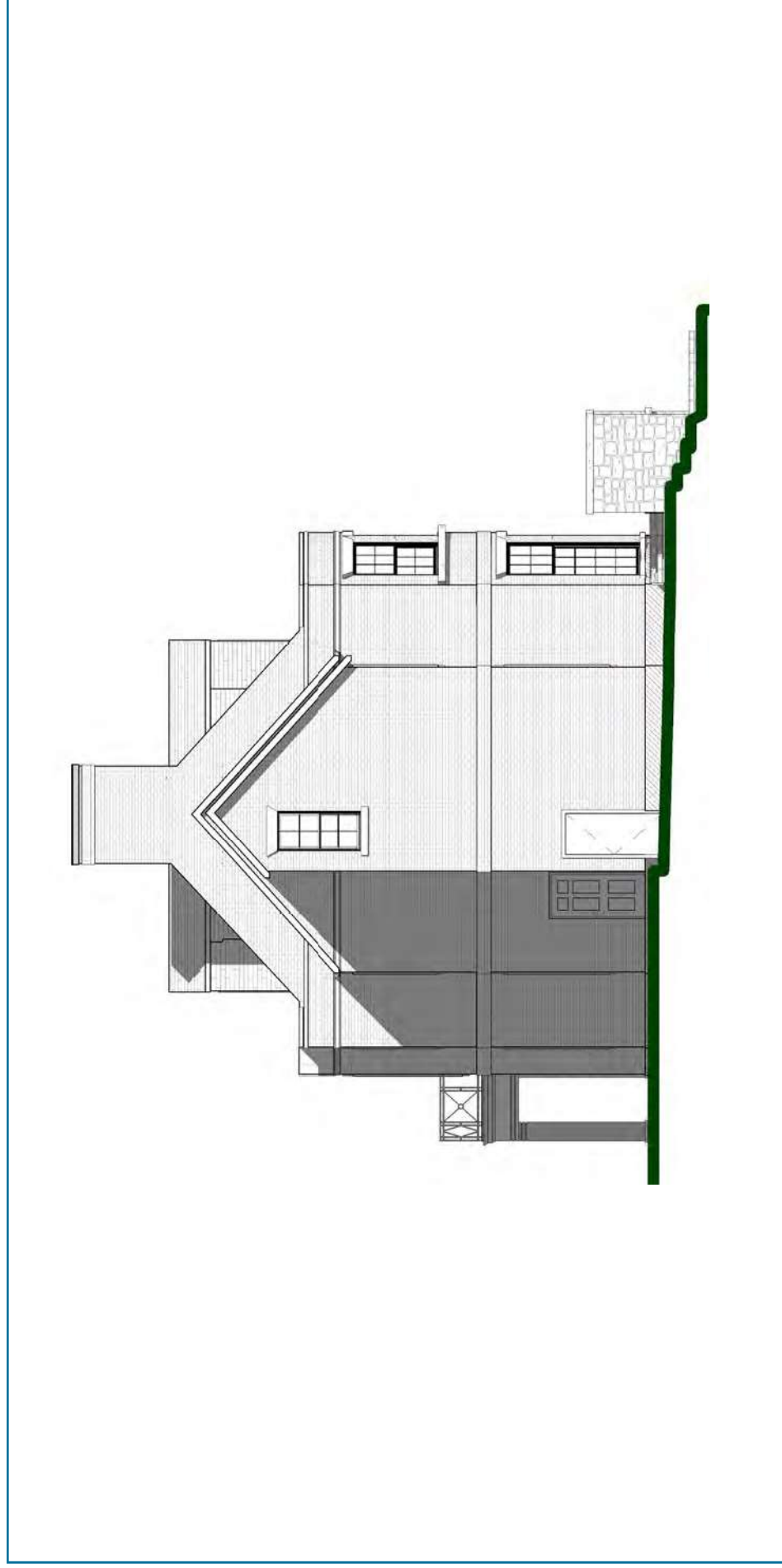
4.0 PROPOSED SCOPE OF WORK

4.5 PROPOSED DESIGN - MAIN HOUSE - PROPOSED SOUTH ELEVATION



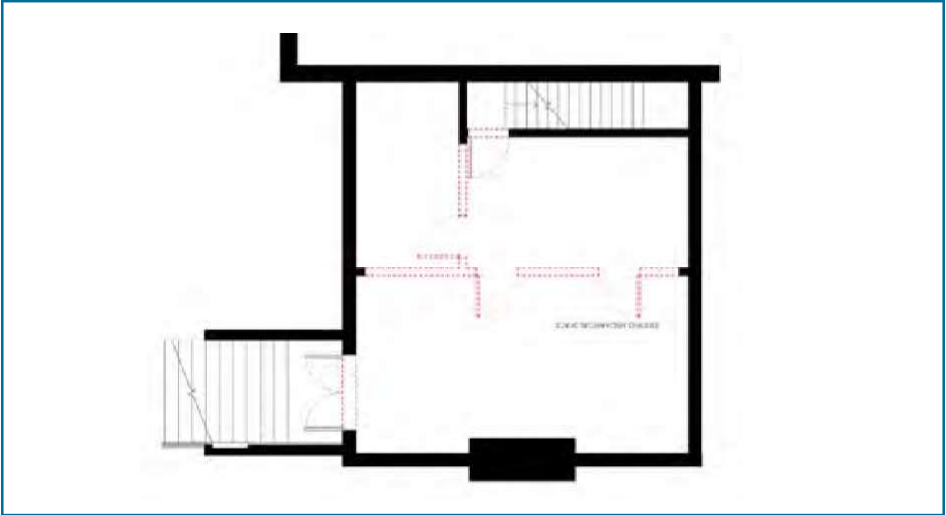
4.0 PROPOSED SCOPE OF WORK

4.5 PROPOSED DESIGN - MAIN HOUSE- PROPOSED WEST ELEVATION



4.0 PROPOSED SCOPE OF WORK

4.5 PROPOSED DESIGN - COACH HOUSE
PROPOSED BASEMENT

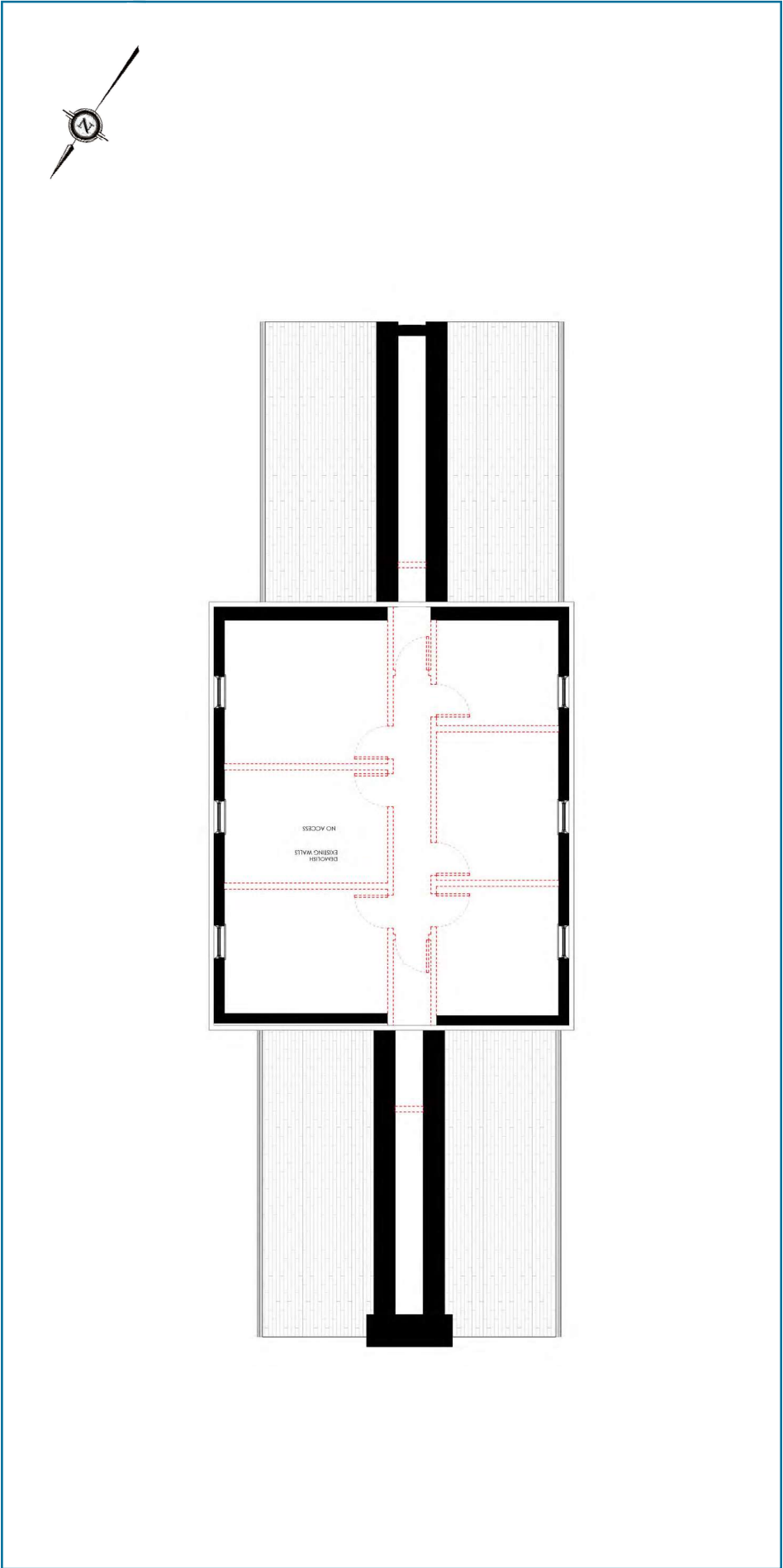


4.5 PROPOSED DESIGN - COACH HOUSE - PROPOSED GROUND FLOOR



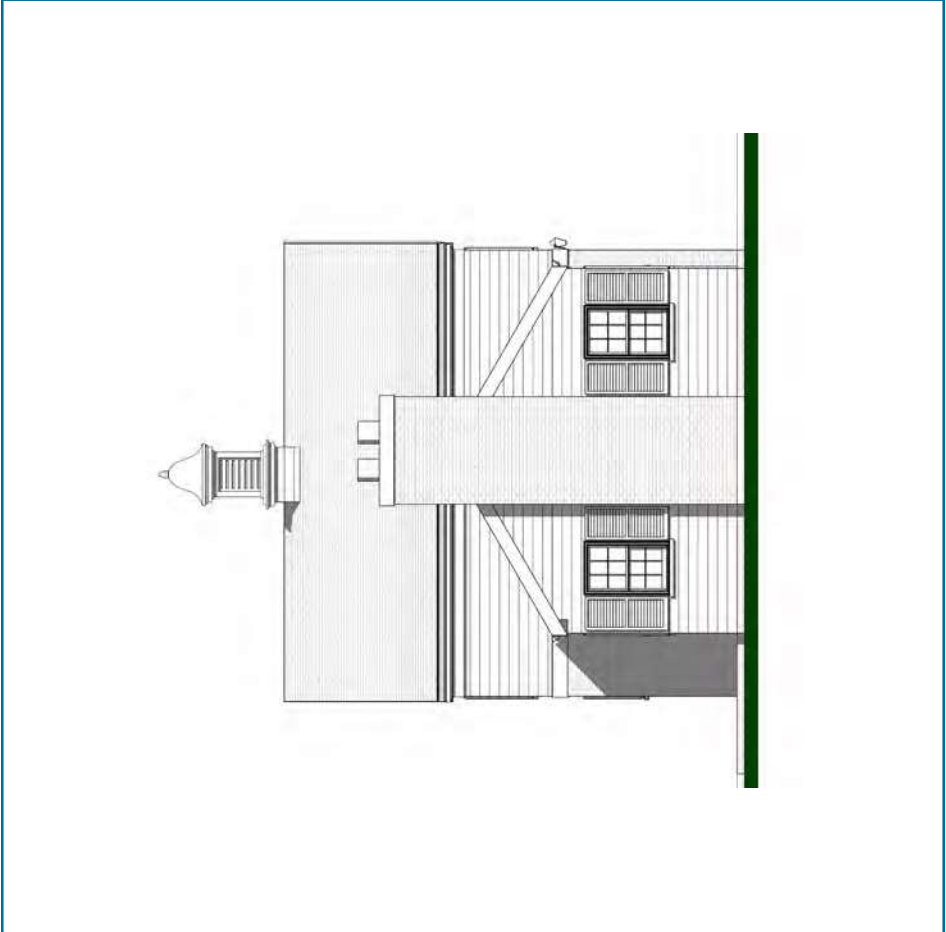
4.0 PROPOSED SCOPE OF WORK

4.5 PROPOSED DESIGN - COACH HOUSE - PROPOSED GROUND FLOOR

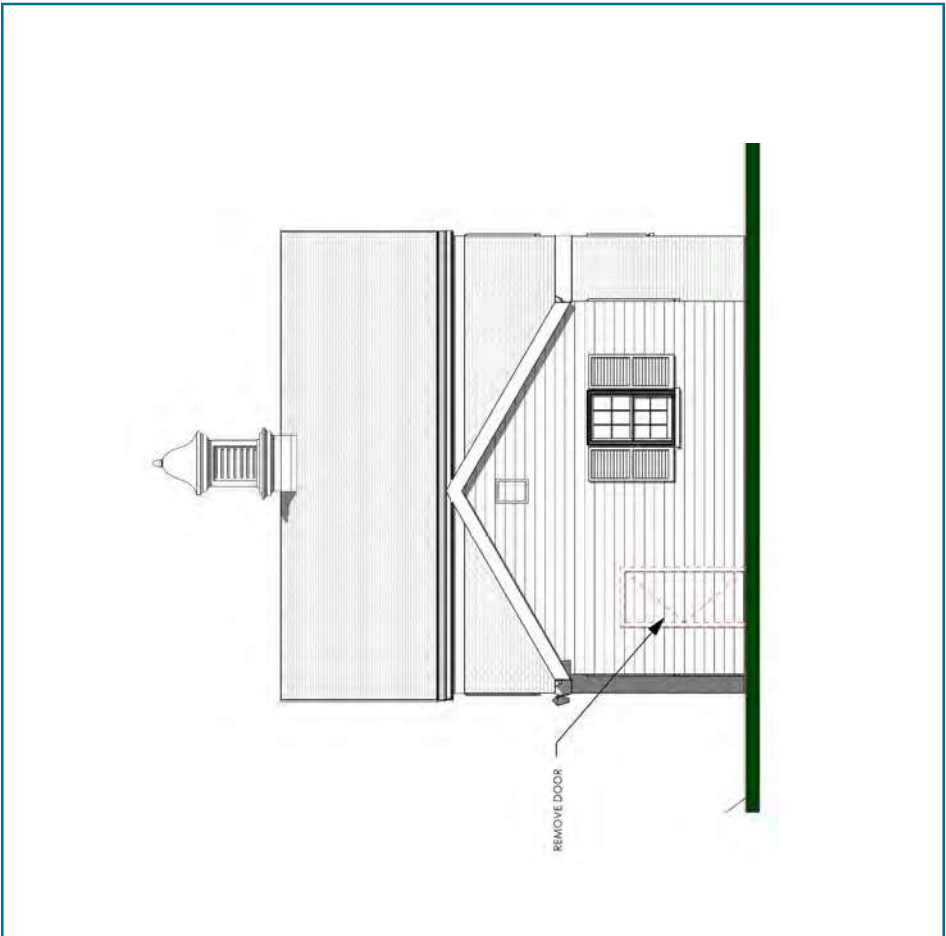


4.0 PROPOSED SCOPE OF WORK

4.5 PROPOSED DESIGN - COACH HOUSE - PROPOSED NORTH ELEVATION

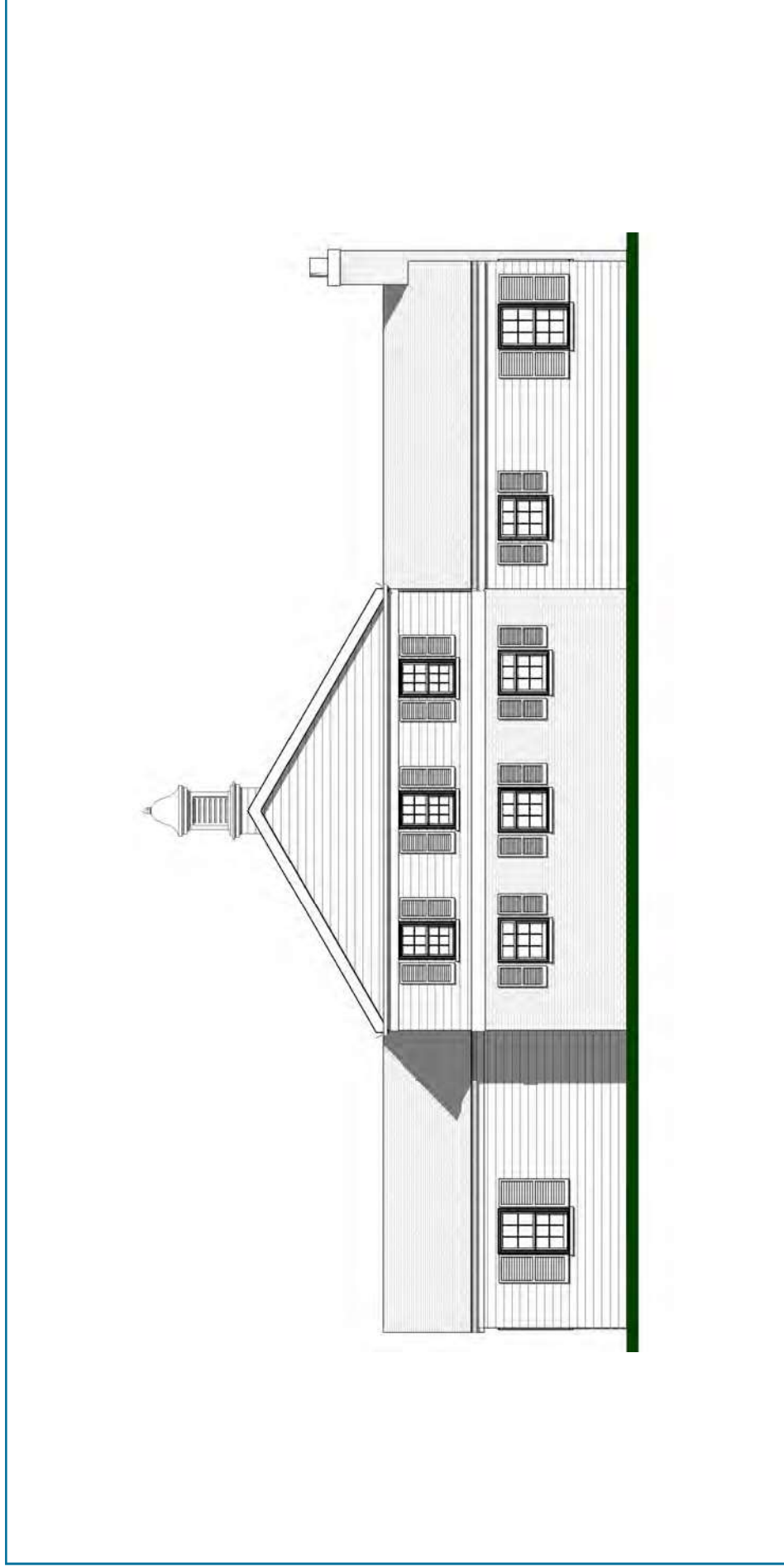


4.5 PROPOSED DESIGN - COACH HOUSE - PROPOSED SOUTH ELEVATION



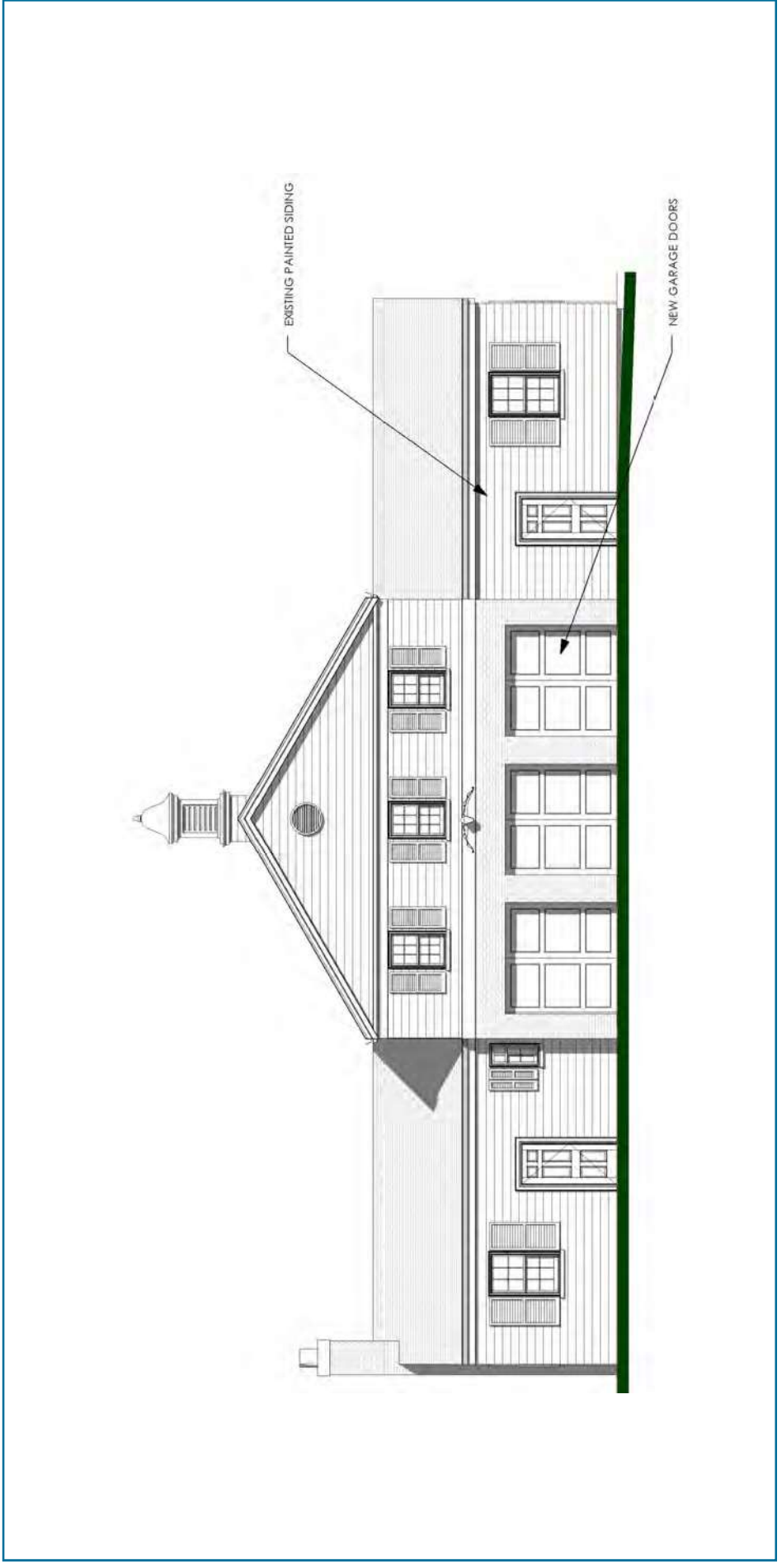
4.0 PROPOSED SCOPE OF WORK

4.5 PROPOSED DESIGN - COACH HOUSE - PROPOSED EAST ELEVATION



4.0 PROPOSED SCOPE OF WORK

4.5 PROPOSED DESIGN - COACH HOUSE - PROPOSED WEST ELEVATION



4.0 PROPOSED SCOPE OF WORK

4.6 IMPACT ON HERITAGE RESOURCES AND STREETScape

Visual impact to the streetscape is minimal. The massing of the Main House and Coach House will not be changed and most exterior changes will be limited to restoring lost or damaged components to the façades using like materials such as brick, stone, slate and wood to match the existing in type and colour. The only element that could have a visual impact on the views into the site from Lakeshore Road is the addition of the tent structure. This will be minimal. The tent is set back with the two buildings on the west side of the Coach House. The trees on the site currently provide privacy to the property from Lakeshore Road partially obscuring the buildings from site. The trees will have a similar impact on the visibility of the tent and its use as an enclosure for ceremonies will be of a seasonal/temporary nature leaving a decorative structure that will be barely visible from the street. The images in section 4.8 have been provided to demonstrate the views into the site from Lakeshore Road.

4.7 ALTERNATIVE DEVELOPMENT OPTION

The objective was always to utilize the existing Main House and Coach House for wedding and conference facilities. Adding additional buildings to the site to provide these facilities would have a markedly more drastic impact on the views into the site. Massing of the buildings will not be changed. The goal will be to restore the exterior of the building using like materials such as brick, wood and slate to replace damaged components and detailing. No existing detailing will be lost from the exterior of the two buildings and the designated elements within the Main House. The wood panelled library walls and the curving staircase, will be protected and remain untouched other than to repair any existing damage.

The proposed tent structure will be kept between the Main House and Coach House and scaled down into two segments to reduce its mass. It will be separated from both the Main House and Coach House, with no physical connection to either building, so views of the building will not be affected. The sides of the tent will be raised to allow visibility into the site during good weather or when the tent is not in use.

Under the requirements of Conservation Halton, the location of the new tent structure was restricted as our new structure cannot be built past the top of the ridge line above Joshua Creek. The conditions beyond the ridge are not conducive to construction this was not an issue. A few of the positive attributes about the tents location are:

- It is functional, as the tent can use the service provided by the two buildings.
- It has a public presence that allows the guests to be among the buildings so that they may experience them and the views of the property.
- Its proximity to the parking,
- It's location near the Main House and Coach House allows for easier security monitoring of the facilities.

The current location is the best position at this time but it is not necessarily the permanent location. A better location may arise as the park is developed or future phases of restoration and development of the house and grounds occurs.

Overall this has little visual impact to the property due to the distance the tent will be set back from Lakeshore Road and its nature of seasonal use. The tent will only be used during the spring and summer so events may be held outside. During the fall and winter the decorative frame work that acts as the structure will remain. The alternative approach would be to build an entirely new structure or add to one of the existing buildings to house approximately 200 guests. A temporary tent has much less of a visual and physical impact on the site than a solid, permanent structure would.

4.0 PROPOSED SCOPE OF WORK

4.8 STREET VIEW - MAIN HOUSE



As can be seen in the adjacent image the proposed work will have no significant impact on the view of the Main House from the street.

4.0 PROPOSED SCOPE OF WORK**4.8 STREET VIEW - COACH HOUSE AND TENT**

The above image is a composite view assembled from Google Street View. The view is taken from Lakeshore Road looking towards the Coach House and the proposed Tent structure. As can be seen here the view into the site is screened by planting and neither the tent nor the coach house are visible and shall have no impact on the streetscape.

5.0 SUMMARY STATEMENT

The significant heritage attributes of the property and buildings have been outlined in Schedule B of the Designation By-Law 0101-2009 (see separately attached Appendix B). To repeat they are as follows:

The proposed work will have no negative impact on these attributes, on the contrary, part of the scope of work is to restore these attributes and repair any damage neglect and vandalism has wrought. Most of the changes is restricted to the interior of the buildings and will not affect their massing or shape. The key attributes located interior to the Main House (the library and the curving staircase) shall be protected from damage during construction and any existing damage repaired.

Part of the scope of work is to erect a seasonal tent structure. As previously mentioned the alternative approach of a more permanent structure or addition to one of the existing buildings was considered. This idea was almost immediately dismissed as a permanent structure would have a much greater impact on the views of the site.

6.0 MANDATORY RECOMMENDATION

ATA Architects Inc. concurs with the findings of the September 2008 Cultural Heritage Assessment for the Bell Gairdner Estate and Designation By-Law 0101-2009. The proposed work though will have no impact on the heritage attributes of the Main House or Coach House and in fact would be beneficial in gaining a better understanding of the building to assist in the renovation and restoration process.

APPENDIX A: QUALIFICATIONS AND BACKGROUND

Alexander L. Temporale, B.Arch., O.A.A., C.A.H.P., F.R.A.I.C.

Education

University of Toronto, B.Arch.

Offices

Editorial Committee of Perspectives: O.A.A. Journal

Chairman, Mississauga Local Architectural Conservation Advisory Committee

Director, Visual Arts Ontario

President, Port Credit Business Association

Director, Brampton Heritage Board

Director, Mississauga Heritage Foundation

Director, Columbus Centre

Director, Villa Columbo, Toronto

Resource Consultant, Heritage Canada

for Meadowvale Village. He is also a former Director of the Columbus Centre, Toronto and Visual Arts Ontario. Mr. Temporale has been a lecturer for the Ontario Historical Society on Urban Revitalization and a consultant to Heritage Canada as part of their “Main Street” program. In 1982, Alexander Temporale formed his own architectural firm and under his direction the nature and scope of commissions continued to grow with several major urban revitalization studies as well as specialized Heritage Conservation District Studies. His work in this field has led to numerous success stories. The Oakville Urban Design and Streetscape Guidelines was reprinted and used for approximately 20 years. The study of the Alexander Homestead (Halton Region Museum Site) led to the Museum’s rehabilitation and a significant increase in revenue. The Master Plan reorganized the site and its uses, as well as facilitating future growth. During this time, Alex received numerous awards and his contribution to architecture was recognized in 2007 in becoming a Fellow of the Royal Architectural Institute of Canada. Many projects have become community landmarks, received awards or been published. These include Lionhead Golf Clubhouse, Brampton; the Emerald Centre, Mississauga; St. David’s Church, Maple; Gutowski Residence, Shelburne; Martin Residence, Mississauga and Stormy Point, Muskoka, to name a few.

Background

Alexander Temporale has had a long history of involvement in heritage conservation, downtown revitalization, and urban design. As a founding partner of Stark Temporale Architects, Mr. Temporale was involved in a variety of restoration projects and heritage conservation studies, including: the Peel County Courthouse and Jail Feasibility Study, the Brampton Four Corners Study and the Meadowvale Village Heritage District Study. The study led to the creation of the first heritage district in Ontario.

His involvement and interest in history and conservation resulted in a long association with the heritage conservation movement, as a lecturer, resource consultant, and heritage planner. He was a member of the Brampton Local Architectural Conservation Advisory Committee, a director of the Mississauga Heritage Foundation, and chairman of the Mississauga LACAC Committee. As a member of LACAC, Alex Temporale was also a member of the Architectural Review Committee

Mr. Temporale is recognized at the OMB as an expert in urban design and restoration architecture. He is a member of the advisory committee of Perspectives, a journal published by the Ontario Association of Architects. He is a frequent author on design issues. He has also authored numerous urban design studies and heritage studies for a variety of municipalities i.e. Brantford, Grimsby, Brampton, Flamborough and Burlington. Below are other previous offices held:

APPENDIX A: QUALIFICATIONS AND BACKGROUND

Past Offices

Jurist, 2010 Mississauga Urban Design Awards
 Chairman, Mississauga Local Architectural Conservation Advisory Committee
 Director, Visual Arts Ontario
 President, Port Credit Business Association
 Director, Brampton Heritage Board
 Director, Mississauga Heritage Foundation
 Director, Columbus Centre
 Director, Villa Columbo, Toronto
 Resource Consultant, Heritage Canadaservice the pool to the northwest of the Main House and the other a small barn like structure that can be found along the wooded trail to the southeast of the site.

Projects: Heritage & Urban Design Studies

> Lyon Log Cabin Relocation, Oakville, Ontario
 > 42 Park Avenue Heritage Assessment, Oakville, Ontario
 > The Old Springer House Heritage Assessment, Burlington, Ontario
 > 2625 Hammond Road Heritage Impact Study, Mississauga, Ontario
 > 153 King Street West Heritage Assessment, Dundas, Ontario
 > Brampton Civic Centre Study, Brampton, Ontario
 > 139 Thomas Street Heritage Impact Study, Oakville, Ontario
 > Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
 > Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
 > Binbrook Heritage Assessment, Glanbrook, Ontario
 > Canadian Tire Heritage Assessment, Mississauga, Ontario
 > Fergusson House Heritage Assessment, Burlington, Ontario
 > Bodkin Residence Heritage Assessment, 490 Brant Street, Burlington, Ontario
 > Hannon Residence Heritage Assessment, 484 Brant Street, Burlington, Ontario
 > Fuller Residence Heritage Assessment, 8472 Mississauga Road, Brampton, Ontario

> Donald Smith Residence, Heritage Assessment, 520 Hazelhurst Road, Mississauga, Ontario
 > Historic Alderlea Due Diligence Study, Brampton, Ontario
 > 11953 Creditview Road Heritage Assessment, Chinguacousy Township, Brampton, Ontario
 > Oakville Harbour Marina Building Study, Oakville, Ontario
 > 111 Forsythe, OMB Urban Design Consultant, for the Town of Oakville
 > Trafalgar Village Redevelopment, Urban Design Consultant, Town of Oakville
 > Eagle Ridge (Three Condominium Towers) Development, Urban Design Consultant
 > Trafalgar Market Redevelopment, Urban Design Consultant, Town of Oakville
 > St. Mildred Lightbourne School Expansion, Urban Design Consultant, Town of Oakville
 > OPP Academy (Art Deco Heritage Building), Feasibility Study, City of Brampton
 > Kennedy Road, Victorian Farmhouse Study, City of Brampton
 > Chisholm Estate Feasibility Study, City of Brampton
 > Urban Design Guidelines, Hurontario / 403, Housing for Ontario Realty Corp., Mississauga
 > Urban Design Guidelines for Infill Development, Town of Oakville
 > Urban Design Study Canadian General Tower Site, Oakville
 > Port Credit Storefront Urban Design Study (Townpride)
 > Port Credit Streetlighting Phases I and II, Lakeshore Road
 > Victoria Park Square Heritage District Study, Brantford
 > Bullock's Corners Heritage Conservation District Study, Town of Flamborough
 > Urban Design Study for the Town of Grimsby Downtown Area
 > Burlington East Waterfront Study
 > Brant Avenue Heritage Conservation District Study, Brantford
 > Oakville Downtown Urban Design and Site Plan Guidelines Study
 > Burlington Downtown, Urban Design and Façade Improvement Study
 > Clarkson Village Community Improvement Study as a member of the Townpride Consortium
 > Richmond Hill Downtown Study, as a member of the Woods Gordon Consortium
 > Heritage Building, 108 – 116 Sparks Street, Ottawa, Feasibility Study for National Capital Commission
 > Niagara Galleries Project, Niagara-on-the-Lake, Design Concept/Feasibility Study
 > Erindale Village Urban Design Study (Stark Tempore)

APPENDIX A: QUALIFICATIONS AND BACKGROUND

- > Brampton Four Corners Urban Design Study (Stark Temporeale)
- > Aurora Library/Public Square Study (Townpride)
- > Oakville Dorval Glen Abbey Study of High Density Residential
- > Halton Regional Museum Feasibility Study and Master Plan Phase I construction including conversion of the Alexander Barn to Museum and Exhibits Building to Visitor Centre.
- > Historic Meadowvale Village Inventory/Heritage Assessment Study (Stark Temporeale)

[Projects: Heritage/ Restoration](#)

- > The Old Springer House Renovation and Replacement of Existing Banquet Hall, Burlington, Ontario
- > Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario
- > Fergusson House Restoration, Burlington, Ontario
- > Bovaird House Window Restoration, Brampton, Ontario
- > Vickerman Residence Renovations Design, Oakville, Ontario
- > Ontario Agricultural Museum, Master Plan Revisions (Stark Temporeale with Prof. Anthony Adamson)
- > Restoration of Lucas Farmhouse and Women's Institute (Stark Temporeale with Prof. Anthony Adamson).
- > Backus Conservation Area, Master Plan of Historical Museum (Stark Temporeale)
- > Peel County Courthouse & Jail Feasibility Study (Stark Temporeale)
- > Port Credit Streetscape Improvements (Stark Temporeale)
- > Miller Residence, Stone Farmhouse, Brampton (Stark Temporeale)
- > Salkeld Residence, Brick, Late Victorian, Brampton (Stark Temporeale)
- > Bridges Residence, Brick, Late Victorian, Brampton (Stark Temporeale)
- > Graff Residence, Brick, Late Victorian, Brampton (Stark Temporeale)
- > Sheridan Day Care Centre, Late Victorian Farmhouse (Stark Temporeale)
- > St. Paul's Church Renovation/Restoration, Brampton (Stark Temporeale)
- > McInnis Residence, Second Empire Style Renovation/Addition, Brampton (Stark Temporeale)
- > Shore Residence, Main Street, Victorian Addition/Renovation Brampton (Stark Temporeale)

- > Watts Residence, Late Victorian, Renovation and Addition, Brampton
- > Faculty Club Renovations and Interiors, Heritage Building, University of Toronto
- > Cawthra Elliot Estate Conference Centre (Feasibility Study; Restoration and Renovations), Mississauga
- > Springbank Centre for the Visual Arts, Renovation Phases I-IV, Mississauga
- > Wilcox Inn Renovations and Restoration, Mississauga
- > Chapel Riverwood Estate, Restoration and Alterations Concepts for residential use
- > Thomas Street Mews, Streetsville, conversion of existing heritage residence to shops
- > Owens-Baylay House, Mississauga, relocation and renovation to designated Century Farmhouse
- > Queen Street Store, Streetsville, exterior restoration and renovations/addition
- > Atchinson Residence, Brick Late Victorian, Brampton
- > Cameron Residence, Design Victorian, Brampton
- > Reid Residence, Victorian Farmhouse, Caledon
- > Stonehaven Farm, restoration of stone heritage building, Ajax
- > National Competition: Spark Street Mall (Honourable Mention)
- > Strathrobyn Feasibility Study and Restoration Project, Defence Canada, Toronto
- > Medical Arts Building, Toronto, Feasibility Study and Restoration of Art Deco Lobby
- > Heritage Strategy for City of Brampton re Municipality owned heritage buildings.
- > Greenwood Residence, 1830's Renovation/Additions, Oakville
- > Reynolds Street, Heritage District 1940's Cape Cod Style Renovation/Addition, Oakville
- > Gray Residence, 1940's Cape Cod Style Addition/Renovation, (twin of Reynolds Street).
- > Uxbridge Museum Visitor Centre Design, Town of Uxbridge

APPENDIX A: QUALIFICATIONS AND BACKGROUND

Recent Awards

2007	Mississauga Urban Design Award, Cracovia Square
2004	Town of Oakville Urban Design Award, Greenwood Residence (Heritage Property)
2002	Masonry Design Award, Kennedy Youth Centre
2002	Town of Oakville, Urban Design Award, Bronte Beach Pavilion
2000	Town of Oakville Urban Design Award, Wyndham House (ATA Architect Inc., Urban Design Consultant to the Town of Oakville – Hicks-Pettes Architects Inc., Architect of Record/Award Recipient)
1998	Town of Oakville Urban Design Award of Excellence, The Towne Square (Urban Design Consultant – Stone Kohn McQuire Vogt, Architect of Record/Award Recipient)
1998	Town of Oakville Urban Design Award of Excellence, Bray's Lane (Urban Design Consultant—Ontario Realty Corp.—Borgon Petroff, Architect of Record/Award Recipient)
1997	City of Brampton Gold Leaf Award, Lionhead Golf Club
1991	Financial Post Design Effectiveness Award of Merit, Lionhead Golf Club
1990	Mississauga Urban Design Citation, Queen and James Streets Mixed Use Project, Infill project in historic Streetsville area of Mississauga
1990	Urban Design Institute Award of Excellence, Emerald Centre for office buildings.
1990	Urban Design Institute Award of Excellence, for Airport Executive Centre, Commercial Court for office campus.
1988	Mississauga Urban Design Awards, Citation, Richards Memorial Pumping Station
1988	Brampton Development Design Awards, Award of Merit, Conestoga Square Shopping Centre
1986	Ontario Renews Awards, Honourable Mention, Hammond Residence, Toronto
1986	Beautify North York Award, Pusateri's Market
1985	Mississauga Urban Design Award, Citation, Froebel Foundation School
1985	Mississauga Urban Design Award, Citation, Eirnpark Town Offices

1985	Sparks Street Mall, Ottawa; National Competition Honourable Mention
1984	Ontario Renews Awards, Honourable Mention Watts Residence Addition, Brampton
1984	Mississauga Urban Design Awards, Citation Martin Residence Addition/Renovation, Mississauga
Past Awards Stark Temporale Architects and Planners	
1981	Commercial Category, Mississauga Urban Design Award Clarkson Galleria
1979	Ontario Mason's Relations Council Award, Sunquest Vacations Office, Toronto
1977	O.A.A. Design/Award Applewood Heights Park Pool, Mississauga
1975/76	Art Directors Club of Toronto Award of Merit, Port Credit Secondary Plan Poster
1975	Canadian Architect Award of Excellence, Lewis Bradley Park Pool, David Ramsey Park Pool, Applewood Heights Park Pool, Mississauga
1974	Canadian Housing Design Council Award for Residential Design, Mumford Residence, Bolton
Publications	
2010 Summer	"Getting to the Top of the Awards Pile, A Practitioner's View", Perspectives
2010 Spring	"Forest Manor Public School", Steel Design
2009 Nov/Dec	"ATA Architects Sustainable Design", Canadian Builders Quarterly
2009 Fall	"ATA Architects Inc. Appreciation of Natural Environment and Clients' Needs Garners Clientele Across Assorted Sectors", Canadian Builders Quarterly
2009 Spring	"GTA OMB News" 809 Brant Street, NRU Greater Toronto Area Edition
2008 Summer	"Design Excellence Awards, Ten Thoughts for Consideration", Perspectives

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2008 Summer	"One With the Land" Leggett Cottage, Muskoka & Georgian Bay Retreats	1989	"Architects on Architecture", Renew Magazine Martin Residence, Toronto Star
2008 Spring	"New Muskoka Style, High End Leisure Homes Move to Subtle Designs Blended Seamlessly Into the Landscape" Leggett Cottage, West of the City		Martin Residence, Toronto Life Watts Residence, Toronto Life
2007	"Organic Architecture" Gutowski Residence, Canadian Homes and Cottages		D'Alessandro Cottage, Toronto Life McNicols Residence, Toronto Life
2007 Fall	"Ontario Places – Citation Motors, Oakville", OAA Perspectives	1985 Winter	Whitten Residence, Your Money Magazine
2006	"Muskoka Adventure – Contemporary Meets Traditional" – Stormy Point, Canadian Homes and Cottages	1985 Winter	Watts Residence, Toronto Star Albion Bolton Community Centre, Canadian Architect
2006 Fall	"Critical Architectural Issue – Vision Architectural Advocacy and Education, the Environment, Urban Design and Now", OAA Perspectives		
2005 Winter	"Oakville and Burlington Waterfronts", OAA Perspectives	Stark Temporale Architects	
2005	"A Primer for the Renovation/Rehabilitation of Older Historic Schools Western Technical School" (Sponsored by Natural Centre for Preservation Technology and Training), CEFPI, School Building Association	1982 Fall	Islington Golf Club, Canadian Interiors
	"Letting Go – A Personal Story", OAA Perspectives	1982 Fall	Wilcox Inn Renovations, Mississauga, Canadian Architect
2004 Winter	"Masonry Awards – published Kennedy Youth Centre, Ajax", OAA Perspectives	1982 Summer	Ellen Mitchell Recreation Centre, Canadian Architect
2002 Winter	"Beyond the Big Smoke", OAA Perspectives	1982 Summer	The Clarkson Galleria, Canadian Architect
2001 Winter	"Human Scale", OAA Perspectives	1981 Winter	The Clarkson Galleria, Landscape Architectural Review
2000 Winter	"Where are we going and what go is there – a perspective on design", OAA Perspectives	1980	The Miller Residence, Canadian Old House Catalogue by John Hearne, Brampton Issue 56 – Stelco Trend Magazine: Ontario Travel Information Centre, Fort Erie and Barrie
2000 Spring	"People Places and Parking Lots", Building Magazine	1979 Winter	Sunquest Vacations Limited, Canadian Interiors
2000	"Ontario Places – Toronto Postal Delivery Building", OAA Perspectives	1978 Winter	Applewood Heights Pool, Mississauga, Canadian Architect
1996 Winter	"Airport Executive Place", Steel Design Magazine	1978 Winter	Applewood Heights Pool, Mississauga, Canadian Building
1990 Fall	"Burlington Studies", Business and Finance Magazine	1977 Winter	The Mumford Residence, Bolton, Perfect Home
1990 Fall		1976 Summer	Lewis Bradley David Ramsey and Applewood Heights Pool, Ontario Association of Landscape Architects Review
		1975 Winter	Lewis Bradley David Ramsey and Applewood Heights Pool, Canadian Architect Yearbook 1975

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Jason Truelove, B.Arch Sci, Architectural Technologist and Report Writer

Education

Ryerson University, B.Arch. Sci., 2006

Background

Since joining ATA Architects Inc. Jason Truelove has received exposure to a wide variety of projects.

He has worked on a number of research assessments with his involvement encompassing documenting the existing conditions of the subject properties, research, making assessments and formatting of reports. He has worked on a number of renovations of institutional, public and educational facilities aiding in the preparation of working drawings and specifications.

Projects: ATA Architects Inc. Heritage Assessment/Impact Study

- > The Springer Homestead, Hawthorne Lodge, Heritage Impact Assessment and design of new banquet hall replacement, Burlington, Ontario
- > 42 Park Avenue, Heritage Assessment, Oakville, Ontario
- > 2625 Hammond Road, Heritage Impact Study and Site Planning Consultation and design input on Subdivision, Mississauga, Ontario
- > 139, 153, 155 & 157 King Street West, Heritage Impact Assessment, Dundas, Ontario
- > Brampton Civic Centre Space Efficiency and Business Case Study, Brampton, Ontario
- > 139 Thomas Street Heritage Impact Study, Oakville, Ontario
- > Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
- > Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
- > Binbrook, 3 Residences, Heritage Assessment, Town of Binbrook
- > Southdown Canadian Tire Gas Bar Canopy, Heritage Assessment, City of Mississauga
- > Fergusson Residence, Heritage Assessment, City of Burlington
- > Hannon Residence, Heritage Assessment, City of Burlington

- > Bodkin Residence, Heritage Assessment, City of Burlington
- > Fuller Residence, Heritage Assessment, City of Brampton
- > Donald Smith Residence, Heritage Assessment, City of Mississauga
- > Alderlea, Due Diligence Study, City of Brampton
- > Mayfield & Creditview House, Heritage Assessment, City of Brampton

Projects: ATA Architects Inc. Urban Design Brief

- > Unipetro Urban Design Brief, Brampton, Ontario
- > Torbram and Countryside Urban Design Brief, Brampton, Ontario
- > Kaneff - Hurontario and Steeles Urban Design Brief, Brampton, Ontario
- > Sheridan Gardens, National Bank Urban Design Brief, Oakville, Ontario

Projects: ATA Architects Inc. Heritage Restoration

- > Maintenance work on 3 Heritage Properties in Mississauga, Ontario
- > Bank of Montreal, 159 Lakeshore Rd., Restoration and Addition, Oakville, Ontario
- > Fergusson Residence, Restoration/Renovation, City of Burlington
- > Bovaird House Window Restoration, City of Brampton
- > Oakville Harbour Marina, Renovation Design, Town of Oakville

Projects: ATA Architects Inc. Commercial

- > Torgan Medical Office 7700 Bathurst St, Renovation of two units into a medical office, Preparation of working drawings and site inspection, City of Vaughan
- > Emshih Upper Appleby, Medical Office Building, City of Burlington
- > Sweet India Restaurant, renovations, design and working drawings, City of Mississauga
- > Japan Foods, Offices and Warehouse, Revisions to drawings and checking working drawings

APPENDIX A: QUALIFICATIONS AND BACKGROUND

Projects: [ATA Architects Inc. Educational](#)

- > Sunningdale Public School Addition, Renovation, Oakville
- > Forest Manor, Addition of classrooms, City of Toronto, City of Toronto, TDSB
- > St. Augustine Catholic School, Addition of barrier free washroom, site inspection and shop drawing review, City of Toronto, TCDSB
- > Transfiguration Catholic School, Ceiling replacement, site inspection and shop drawing review, City of Toronto, TCDSB

Projects: [ATA Architects Inc. Municipal](#)

- > Brampton City Hall, Penthouse mechanical room membrane replacement, City of Brampton
- > Joshua's Creek Arenas, preparation of specifications for lobby and office renovations, Town of Oakville
- > Institutional Brampton Animal Shelter, Flooring replacement, City of Brampton

Projects: [ATA Architects Inc. Residential](#)

- > Anindya Sen Residence, finished basement, Oakville Ontario
- > Ross Residence, Kingston Ontario

**APPENDIX A: ONTARIO HERITAGE ACT
ONTARIO REGULATION 9/06
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

Consolidation Period: From January 25, 2006 to the e-Laws currency date.
No amendments.
This is the English version of a bilingual regulation.

CRITERIA

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

TRANSITION

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

Appendix 1

Bell Gairdner Estate

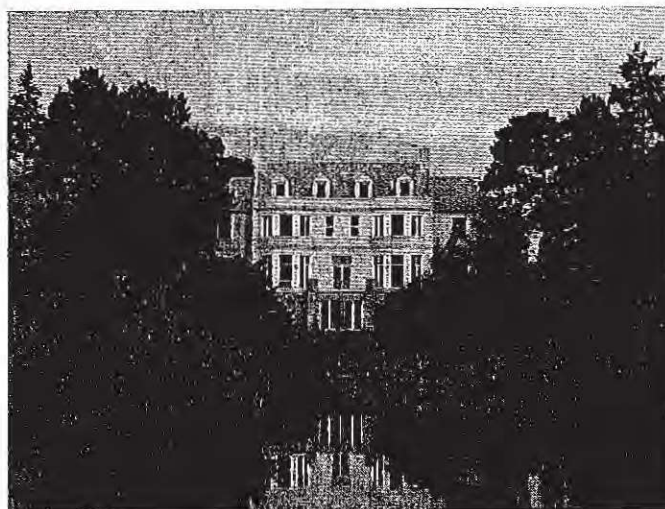
2700 Lakeshore Road West

Cultural Heritage Assessment

Prepared by:
Planning & Heritage
Community Services



September 2008



Executive Summary

The City added the Bell Gairdner Estate to the Heritage Register c. 1989. The property was also added to the Cultural Landscape Inventory in 2005.

During the early twentieth century many wealthy Torontonians set up estates (or at least summer estates) in Toronto Township. The Bell Gairdner Estate is a rare surviving example. Constructed from 1937 to 1938, the main buildings are also a rare example of Modern Classicism in the city. The property displays a high degree of craftsmanship and artistic merit. Designed by Bank of Canada architect Marani Lawson and Morris, the property demonstrates the work and ideas of a significant Canadian architectural firm. Moreover, it has direct associations with James Arthur Gairdner, a significant Canadian philanthropist whose many legacies include an internationally known foundation that recognizes scientific research. The site yields or has potential to yield information that contributes to an understanding of both the mid twentieth and the early nineteenth centuries. (Archaeological excavations on the property reveal early nineteenth century settlement.) Connected to "millionaire's row" to the west, which is Oakville, and to the Robertson Farm to the north, the property is physically and historically linked to its surroundings.

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Cultural Heritage Value

In order to merit designation under the *Ontario Heritage Act* a property must have physical, historical/associative and/or contextual value. Ontario Regulation 9/06 lays out the specific criteria:

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

- 1) The property has design value or physical value because it,
 - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method, or
 - ii) displays a high degree of craftsmanship or artistic merit, or
 - iii) demonstrates a high degree of technical or scientific achievement.
- 2) The property has historical value or associative value because it,
 - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, or
 - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3) The property has contextual value because it,
 - i) is important in defining, maintaining or supporting the character of an area, or
 - ii) is physically, functionally, visually or historically linked to its surroundings, or
 - iii) is a landmark. O. Reg. 9/06, s. 1 (2).

Historical/Associative Value

The Crown granted Henry Gable the subject property in 1807. A stage 3 archaeological assessment has revealed that a log house was in use on this site during, but not beyond, his tenure, which ended in 1840. The log cabin was located west and just slightly north of the mansion that currently exists. Excavated artefacts suggest that the homestead was built prior to 1825, but may have been in existence as early as 1786. It was definitely in use in the 1830s. These artefacts include cream ware, pearl ware and forged nails. Further investigation is warranted.

Gable transferred the property to Matthew B. Hornibrook who sold it to Andrew Robertson in 1851. The Robertsons also owned the land to the north of Lakeshore Road West and established a successful farm there. That property is designated under the *Ontario Heritage Act*. Son William D. Robertson sold the southern subject property to Hugh S. Wilson in 1918. Wilson sold it to Doctor James M. McCormack in 1922.

Charles Powell Bell (1908-1938) purchased the land in the spring of 1937. He commissioned Bank of Canada architect Marani Lawson and Morris to design the house and accompanying garage. (This firm also designed his mother's Forest Hill home in Toronto.) The technical drawings for the subject estate are housed at the Ontario Archives in the Marani Rounthwaite & Dick (successor to Marani, Lawson and Morris) Collection. These files also contain photographs of the house and garage. These include construction photos dating to October 1937 (Attachment 1, figure 1) and portraits dating to June 1946 (figures 2, 4 and 7). Many of these latter images are reproduced in the September 1946 issue of the *Journal of RAIC*. (See figures 3, 5, 6, 8, 9 and 10 for contemporary photographs of the house).

Bell moved into the estate in 1938 with his wife (Ethel) Kathleen Harding (1908-1991) and daughter Daphne (b.1937). They had previously resided in Toronto. Kathleen was the daughter of C. Victor Harding, President and General Manager of Harding Carpets Ltd. Unfortunately Bell had rheumatic fever and passed away in November 1938 at the age of 30. According to his daughter Daphne Bell, he was not expected to live past age 22. His obituary lists him as an employee of Imperial Life Assurance Company; however, Daphne Bell reports that his illness prevented him from performing many duties.

Kathleen remarried at the house on September 27, 1941. She wed investment dealer James Arthur Gairdner (1893-1971). (See figure 11 for an image of the couple.) Gairdner was a self made man who took up sales in order to finance his postsecondary education, with aspirations of becoming a surgeon. He quickly excelled as a salesman, so much so that Wood Gundy's senior management halved his commission for fear that he would out earn them. This impelled Gairdner to start his own investment banking house in 1921, which became known as Gairdner and Company. The financier was also a distinguished track and field athlete and commander of the 3rd Canadian Army Battalion in France in World War I.

The new family first resided at Gairdner's home on Lakeshore Road East, Oakville. (It was located about halfway between the Mississauga border and downtown Oakville). Kathleen did not care for this house. After a couple of years they moved into her estate, the subject property. Due to gas rations, some of these World War II years were spent in Toronto.

Gairdner dubbed the Toronto Township estate "Gairloch," a Gaelic word meaning "short lake." He had also given and would also give the name to his preceding and subsequent Oakville homes. Gairdner populated Bell's kennel, to the east of the main house, with many dogs. He loved animals. He had at least two peacocks, ducks, swans and geese at all times for breeding. There remains a garden shed, also on the east side of the property. Domestic staff resided on the third floor of the mansion (nurse/nanny, cook, laundress, five gardeners) and in the quarters above the garage (chauffeur, head gardener). Gairdner installed a pool at the northwest end of the property in the 1950s.

In the late 1940s, Gairdner took up painting, inspired by his stepdaughter Daphne. According to Daphne, it relaxed him and was great stress relief for his demanding career. He enrolled in art classes at the Art Gallery of Toronto. There he befriended York Wilson, Jack Bush and Cleeve Horne. However, they, specifically Bush, according to his biography, written by wife Lela Wilson, felt that Gairdner was a "natural primitive and just wanted to keep him painting in his own way."

Gairdner built himself a studio west of the main house. Lela Wilson describes how he invited his artist friends for the laying of the cornerstone. Cleeve Horne did the honours and was rewarded with a silver trowel. According to Lela Wilson, the studio, which included a well-stocked bar, kitchen and bedroom, was "perfect, the envy of every artist."

Gairdner's seemingly *pleine air* paintings emulated the style of the Group of Seven. Horne described them as "fearless primitive" in Paul Nowack's March 1968 *Toronto Life* article. Nowack noted the "bold strokes and reckless gobs of colour." Gairdner reproduced many of his paintings as greeting cards that he would distribute to friends and associates for various occasions. In 1952 his work was the subject of the largest one person exhibition at Mount Allison University, New Brunswick. One hundred and twenty-three paintings were on display. Apparently this represented his entire oeuvre at that time.

The subject property was included in the Women's Auxiliary Oakville Garden tours in the mid 1950s. The June tours raised funds for Oakville-Trafalgar Memorial Hospital. Kathleen Gairdner also opened her home for the St. John's Women's Auxiliary Bazaar. In addition to this charity work, Kathleen served as president of the Wimodausis Club, and board member of Women's College Hospital and the Oakville Welfare Bureau.

Gairdner's grandson William D. Gairdner has fond memories of the "lovely mansion." He writes that: "Audacious flowered hats on smiling women and portly men in blue suits or white ducks, puffing post-World War II cigars give the flavour of it. To us children it

was a grand place, so manicured and well-kept, with sweet-smelling lawns that rolled down to the lake.”

He goes on to reminisce about eating lunch in the “immaculate leather-furnished library to talk as he [James Arthur Gairdner] and Kay [Kathleen] enjoyed an aperitif. This ceremony was often preceded by the impressive sounds of his lovely step-daughter Daphne, practicing on the Grand piano in their austere formal drawing room with its floor-to-ceiling French windows overlooking the bay. It was like a scene from a Jane Austin novel. He, with his always watery eyes, would wait like an old bear for something to laugh at as he sipped his Scotch; Aunt Kay, perched daintily on the edge of a leather chair, her cigarette in a long black holder would steer the conversation away from shoals. They were a portrait of good life in the country.”

Unfortunately, this romanticism came to an end in 1960 when Gairdner divorced Kathleen and moved to 1306 Lakeshore Road East, Oakville. He took the studio with him. He married his secretary and lived out his final days at this estate. Upon his death, he bequeathed this property to the Town of Oakville for a public park and contemporary art gallery. This site is now known as Gairloch Gardens. The house serves as one half of Oakville Galleries and the transported studio as the Gallery Shop. Kathleen Gairdner sold 2700 Lakeshore Road West, Mississauga, to Ontario Hydro in 1961 and moved back to Toronto.

Gairloch Gardens is just one of many examples of the millionaire’s philanthropy. His other major gift is the Gairdner Foundation. Gairdner founded it while residing in Toronto Township in 1957, with the encouragement of Dr. Wallace Graham, a leading Toronto rheumatologist. The prestigious organization recognizes and rewards “early the work of the world’s leading scientists,” primarily those in medical research. According to the Foundation, 73 of the 288 Gairdner award recipients have gone on to win Nobel prizes. This includes 42 Canadians. In 2008 the federal government allocated a \$20 million endowment to the award program. Accordingly, beginning in 2009 the awards will be renamed the Canada Gairdner International Awards. 2009 also marks the 50th anniversary of the first award program. Kathleen Gairdner exercised her own philanthropy, donating \$250,000 to the Art Gallery of Ontario, late in her life.

Ontario Hydro used the estate as office space for the Canadian Fusion Fuels Technology Centre beginning in 1961. The City of Mississauga purchased it in 1999. In 2003, the W Network employed the property to shoot thirteen episodes of their reality dating show *Second Time Around*. This was not its first brush with stardom. In its heyday, a dusk view of its south façade was featured in an *Elisse* advertisement.

Design/Physical Value

Marani Lawson and Morris designed the house and garage on the subject property. Apparently Charles Powell Bell worked closely with the firm. With its numerous recreation-oriented rooms, Daphne Bell feels that the mansion was designed for entertaining.

The house is more or less rectangular in form. It is comprised of a central rectangular core with projecting wings, which were originally extended by single storey verandas crowned by terraces. According to the plans, the east side was comprised of a fully enclosed "servants' sitting room" with a smaller veranda. The central section is two and a half storeys, while the wings are two; all are gable roofed. Symmetrical two storey bays, at the south, and a two storey frontispiece, which includes the entryway, at the north, project from the rectangular core. The frontispiece is crowned by a pediment while the bays are flat roofed. A substantial chimney concludes each end of this central section.

There are three dormer windows on the north and four on the south. The core is three bays long with the wings being one bay each (both wide and long). Each bay is represented with a window save for the south core. Here the projecting bays are each punctuated with three windows and the central flat one by two, with an entry on the main floor. A small canopy, held aloft by posts of grillwork, originally shaded this entryway. There is also a walkout basement below with a double door. The stone basement/foundation extends south to create a first floor terrace, bounded by piers that project from the sides of the basement/foundation. These piers are interspersed with decorative iron rails, composed of diagonal lines and circles. Such grillwork, which is consistent with that which framed the back terrace door, also enclosed the side roof terraces and encloses the front balcony.

The main structure is painted brick (originally white) with a concrete portico entryway. All of the original windows were six over six sash. All, save for the dormers and projecting bay fenestration, were originally flanked by dark shutters. Stone lintels and brick voussoirs additionally serve to frame all of the windows, except for the dormers.

Horizontal banding enlivens the otherwise flat surface. A brick band, three courses thick, demarcates the division between the first two storeys across the core and wings while a cornice accentuates the upper section of the top floor on the core structure. It lines up with the roofline of the wings and with the pediment base of the projecting frontispiece. Incised lines also ornament the concrete entryway.

Though Classical, if not Georgian, features abound, the house exudes a Modern aesthetic. It is designed in the Modern Classical style, a mode that Marani Lawson and Morris made famous with their contemporaneous design of their masterpiece, the Bank of Canada (1937-8), in Ottawa. The style represents a move toward Modernism tempered by a persistent conservative reliance on past architectural forms. Government and bank

architecture often employed the style for the very conservatism that it exudes. The Depression may have also driven Modernism's reductive aesthetic.

The Bell Gairdner Estate exudes the Modern Classical style. The house is organized in a symmetrical, save for the bay window in the pantry on the northeast façade, and therefore Classical, plan. It is ornamented with Classical, or at least Neoclassical features: rectilinear windows, a pediment, cornices and a portico entryway.

However, Marani Lawson and Morris have modernized this vocabulary. The projecting frontispiece and bays protrude only minimally. The Classical details are also restrained and/or modernized. The carving is shallow. Concrete and brick are used shamelessly to create an entryway and cornice. The shuttered windows are much wider than their Georgian precedents. The shape of the fenestration, bands of windows on the south, the horizontal banding and the flat roofs of the projecting bays all emphasize the horizontal. This combined with the restraint of the projections and carving serves to underscore the planar surfaces. Here, as in all Modern Classical buildings, there is an emphasis on volume and line.

Though largely intact, the house has suffered from some alterations. The wing verandas, and servants' sitting room, have been removed, and replaced with an addition on the west. Many of the windows have been replaced. Larger vents have also been added. Despite these unfortunate alterations, the overall design of the structure remains the same whereby the Modern Classical style is very evident.

Contextual Value

The property is situated at the extreme southwest corner of Mississauga, bordering Oakville. It is located on the bank of Lake Ontario, east of Joshua Creek, south of Lakeshore Road. The property to the north of Lakeshore Road is the Robertson Gold Medal Farm, which, as mentioned previously, is designated under the *Ontario Heritage Act*.

2700 Lakeshore Road West is mostly natural, forming a park-like setting for the house. (See figure 12 for a layout of the west side of the property.) There is also a woodlot to the east. The Bell Gairdner mansion is situated well back from Lakeshore Road West, at the end of a long driveway which is concluded by a roundabout. This drive connects to the garage to the east. The garage (figure 13) remains, north east of the house, positioned perpendicular to it. It includes apartments. It too was designed by Marani Lawson and Morris and exudes the pared down historicism of the main house. It is sheathed in siding, just as the servants' sitting room presumably was. Thus, it is aesthetically congruous with the main structure.

There is also a garden shed (figure 14) south of the garage and a smaller shed (figure 15) southeast of the house. Just below the house, at the basement walkout level are the remains of an outdoor barbeque, oven, benches and tables (figure 16). This area can also be accessed by means of a stairway descending from the terrace. This backyard leads out to the shores of a man-made lagoon. The remainder of the back property, to the east, is comprised of a woodlot and a shingle beach. Originally a vegetable garden extended towards the lake from just south of the garage. The kennel was also located east of the main house.

Two brick lampposts (figure 17) mark the driveway on Lakeshore Road West. Elm trees lined the driveway. Orchards comprised the land flanking the driveway. There are now a variety of trees in these areas and a parking lot on the east. The remains of a kidney shaped pool are located on the west side, closer to the house. There are also low walls surrounding the circular drive. The eastern part of the property was allowed to remain in its rough natural state. It has been used as a bird sanctuary.

The area east and north of the property developed into an industrial one. Residential Oakville comprises the area west of Winston Churchill Boulevard. The lakefront homes to the west include Gairdner's other two properties as well as Edgemere, a property once owned by his son, J.S. Gairdner.

Conclusion

The Bell Gairdner Estate is an unknown gem in Mississauga. It is a rare example of Modern Classicism in the city. The property displays a high degree of craftsmanship and artistic merit and demonstrates the work of Maranai, Lawson and Morris, a significant Canadian architectural firm. It has direct associations with James Arthur Gairdner, a significant local and Canadian figure. The estate yields or has the potential to yield information about this area in both the mid twentieth century and the early nineteenth century. Moreover, it is connected to "millionaire's row" to the west, which is Oakville. It is also connected, through ownership, with the Robertson Farm to the north. Thus, the property is physically and historically linked to its surroundings.

Works Cited

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Daphne Bell, Interview (Toronto) July 17, 2006. (Please note, Daphne Bell is in possession of an aerial photograph of the site.)

Gairdner Foundation website, <http://www.gairdner.org/>

"House of Mr. J.A. Gairdner," *Journal of the Royal Architectural Institute of Canada*, September 1946 (volume 23, number 9), pages 212-8.

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Lela Wilson, *York Wilson: His Life and Work* (Ottawa: Carleton University Press), 1997.

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"New Hospital Token of Community Unity, Citizens Told at Oakville Trafalgar Cornerstone Ceremony," *Toronto Star*, Monday, February 28, 1949, page 7.

Paul Nowack, "A million here, a million there... it all adds up," *Toronto Life*, March 1968, pages 38, 39, 71, 72.

William D. Gairdner, *A Grandson's Memories of "Big Jim,"* 2000.

Attachment 1

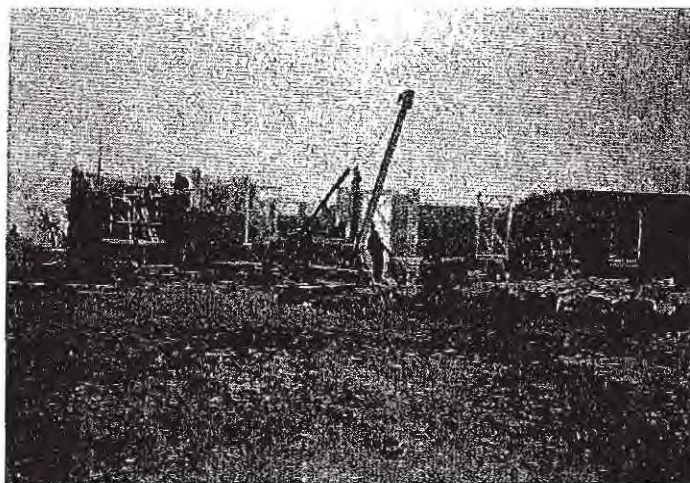


Figure 1: Bell Estate under construction, October 28, 1937. View of north elevation. Ontario Archives.



Figure 2: North Elevation of Bell Gairdner Estate, June 1946. Ontario Archives.

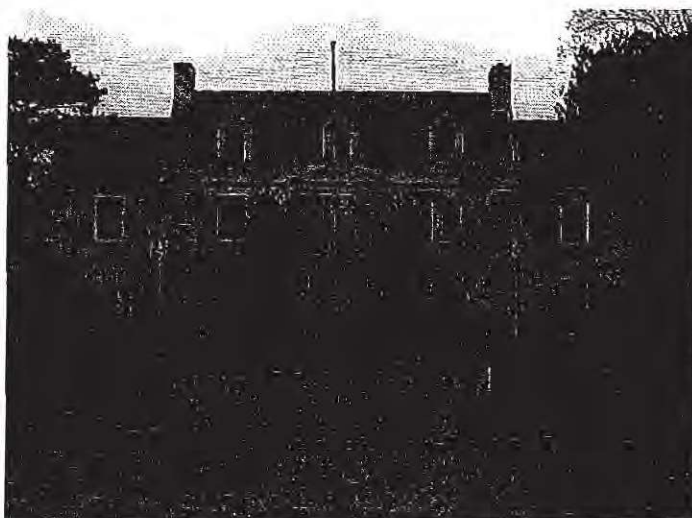


Figure 3: North Elevation of Bell Gairdner Estate, April 2006.

Attachment 1



Figure 4: South Elevation of Bell Gairdner Estate, June 1946. Ontario Archives.

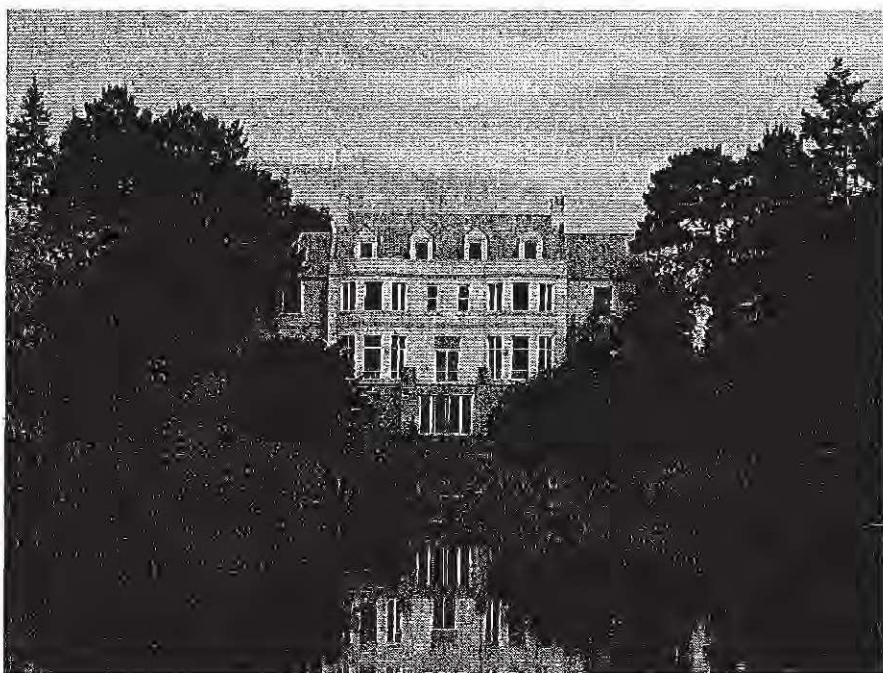


Figure 5: South Elevation of Bell Gairdner Estate, July 2004.

Attachment 1

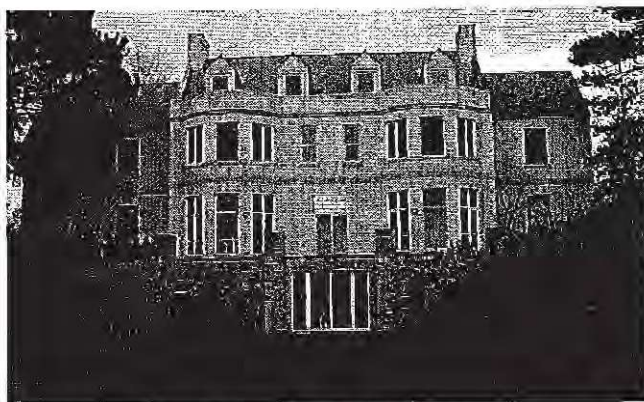


Figure 6: Detail of South Elevation of Bell Gairdner Estate, April 2006.

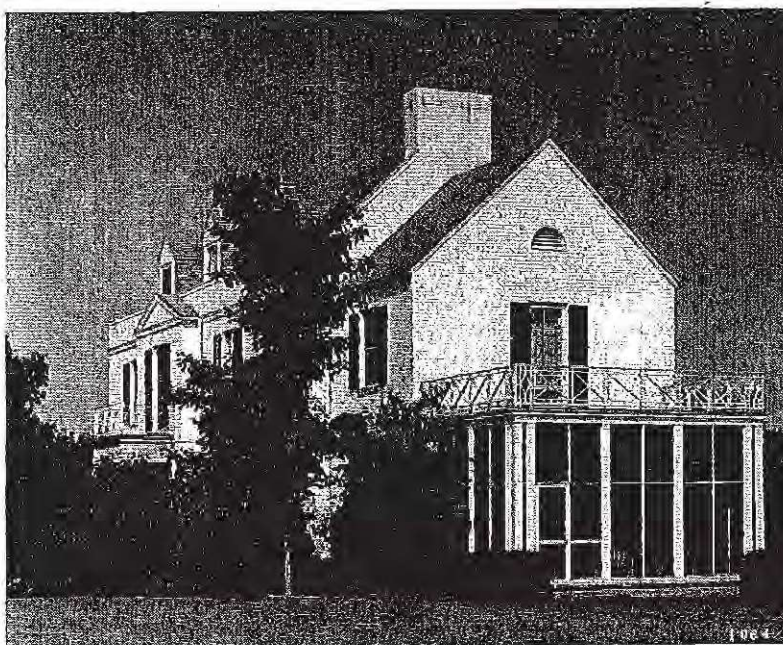


Figure 7: Bell Gairdner Estate, June 1946. View facing southeast. Ontario Archives.



Figure 8: Bell Gairdner Estate, April 2006. View facing southeast.

Attachment 1



Figure 9: Bell Gairdner Estate, April 2006. View facing southwest.



Figure 10: Bell Gairdner Estate, April 2006. Detail of view facing southwest.

Attachment 1



Figure 11: James and Kathleen Gairdner, presented with a trowel, at the cornerstone laying ceremony for the Oakville-Trafalgar Memorial Hospital. Published in the *Toronto Star*, Monday, February 28, 1949, p. 7.

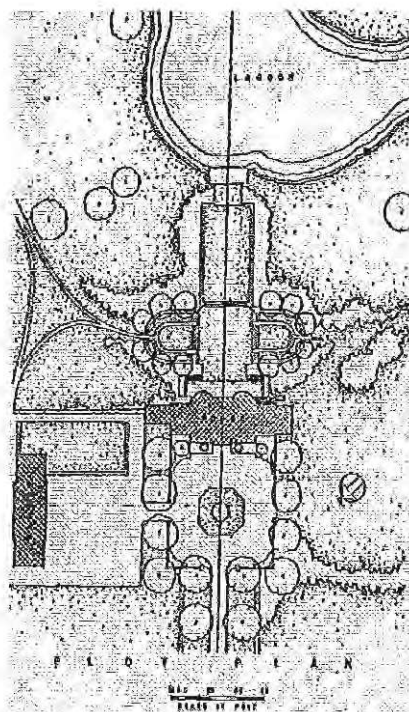


Figure 12: Layout of Bell Gairdner Estate. Published in *Journal of the Royal Architectural Institute of Canada*, September 1946, p. 212.

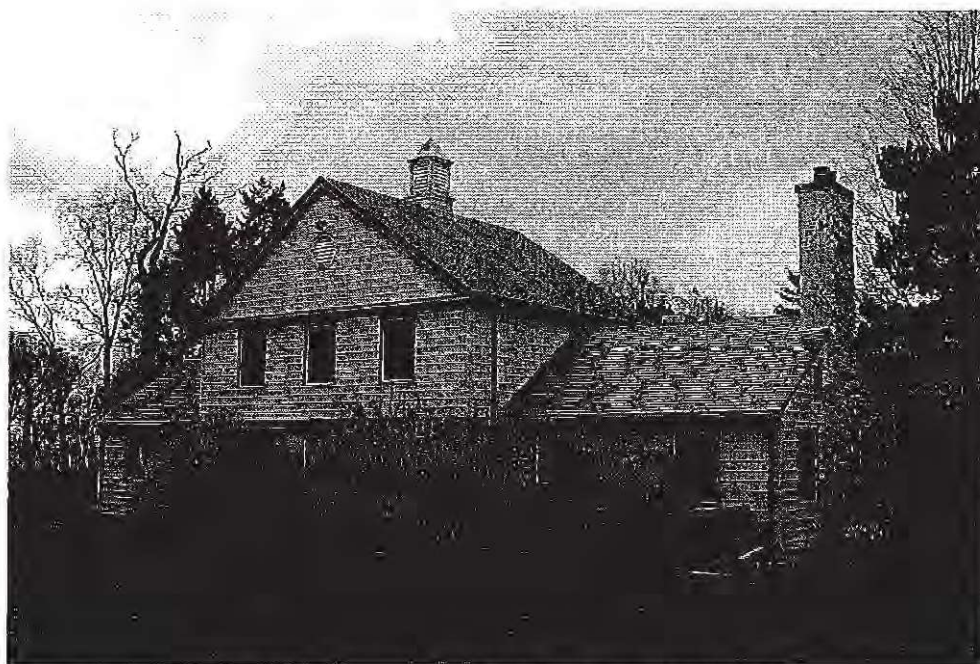


Figure 13: Garage at Bell Gairdner Estate, April 2006.

Attachment 1

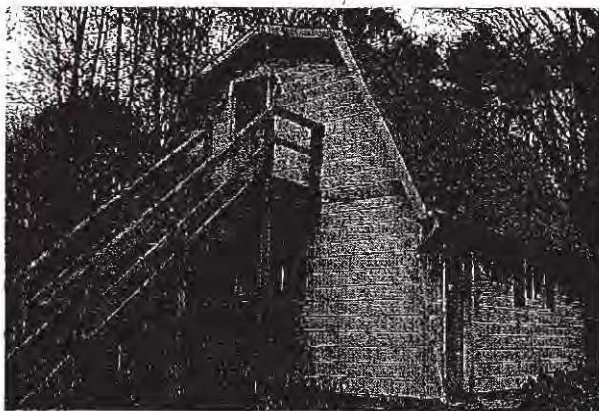


Figure 14: Garden Shed at Bell Gairdner Estate, April 2006.

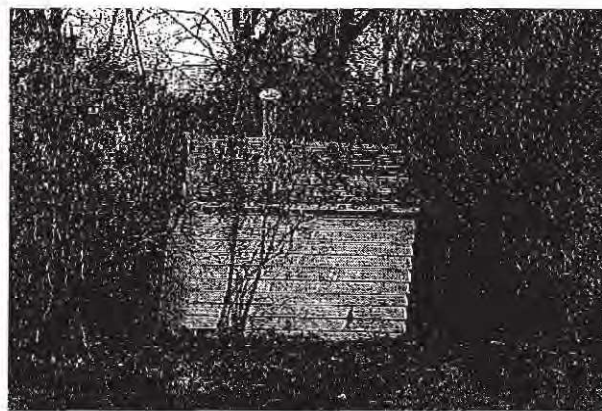


Figure 15: Shed at Bell Gairdner Estate, April 2006.



Figure 16: Outdoor Furniture at Bell Gairdner Estate, April 2006.



Figure 17: Entry posts at Bell Gairdner Estate, April 2006.

Attachment 2

SCHEDULE "B" TO BY-LAW NO. _____

DRAFT DESIGNATION STATEMENT**Bell Garidner Estate, 2700 Lakeshore Road West**

The Bell Gairdner Estate is a large property on Lake Ontario. It lies south of Lakeshore Road West and just east of Winston Churchill Boulevard, the western boundary that divides Mississauga from Oakville.

Statement of Cultural Value or Interest

The Bell Gairdner Estate has physical/design value as it is a rare example of Modern Classicism in Mississauga. It also displays a high degree of craftsmanship and artistic merit.

The Bell Gairdner Estate has historical/associative value because it has direct associations with James Arthur Gairdner, a significant local and Canadian figure. The property yields or has the potential to yield information that contributes to an understanding of early 19th century and privileged mid twentieth century life in Toronto Township. The estate demonstrates the work and ideas of Bank of Canada architect Marani Lawson and Morris, a significant Canadian architectural firm.

The Bell Gairdner Estate has contextual value because it is physically and historically linked to its surroundings. This includes "millionaire's row" to the west, which is Oakville, and the Robertson Farm to the north.

Description of Heritage Attributes

Key attributes that reflect the Bell Gairdner Estate's physical/design value include:

- The overall shape and form of the house
- The rectilinear shape and form of the house
- The symmetrical arrangement of the house, including projecting wings, number and placement of dormers, symmetrically placed windows
- The rectilinear shape and form of the windows and other openings
- The stone window sills
- The brick headers above the windows and openings
- The paired shutters and their shape and form
- The gently projecting curved bays on the south face and their flat roofs
- The cornices
- The raised horizontal banding
- The projecting frontispiece at the Lakeshore entrance, including the pediment above the second storey

Attachment 2

SCHEDULE "B" TO BY-LAW NO. _____

DRAFT DESIGNATION STATEMENT**Bell Garidner Estate, 2700 Lakeshore Road West**

- The stone entryway and its shape and form, including raised platform, column bases, horizontal incised bands that suggest cornice and capitals, stonework around door
- The door frame and transom over the door, of the main Lakeshore Road entrance
- The shape, form and pitch of the gable roofs
- The brick chimneys, including their shape, form and symmetrical placement
- The tiled roofing
- The shape and form of the dormers and their openings
- The shape, form and design of the balcony enclosure atop the Lakeshore entryway
- The Credit Valley foundation/basement, including its shape and form, including piers and treatment around entryway
- The shape, form and design of the grillwork between the piers of the rear (south) patio
- The roundabout at the Lakeshore entrance of the house, including the low Credit Valley stone walls and lamp posts
- The remains and/or foundations of any outbuildings, pools, etc. that are no longer in existence
- The brick gateposts at the Lakeshore entrance, their symmetrical placement and Classically-inspired shape and form
- The main curving stairwell, west of the main (Lakeshore Road) entrance
 - Its shape, form and placement
 - Its steps, including shape and size
 - Its railing, including shape, form and material
 - Its spindles, including shape, form and material
- The wood panelled library, which comprises the first floor of the projecting section on the west side
 - Its fine crafted wood interior
 - Its inset shelves, including their shape, form and material
 - Its fireplace, including its shape, form and material
- The garage structure, which includes apartments
 - Its overall shape and form
 - Its exact location and footprint, to the northeast of the main house and perpendicular to it
 - Its rectilinear shape and form of the garage
 - The symmetrical arrangement of the garage, including projecting wings and symmetrically placed windows
 - The shape and form of the gable and main roof
 - The cornices that line the gable ends
 - The shape and form of the roofs on the projecting wings

Attachment 2

SCHEDULE "B" TO BY-LAW NO.

DRAFT DESIGNATION STATEMENT**Bell Garidner Estate, 2700 Lakeshore Road West**

- The roof tiles that match the main house
- The window surrounds and shutters, including their shape and form
- The banding that runs along the top of the windows of the first storey of the main section
- The brick chimney on the south end, and its shape and form
- The horizontal siding
- The round vent(s), including shape and form and placement at gable centre
- The cupola, including its shape and form and central placement

Key attributes that reflect the Bell Gairdner Estate's historical/associative value include:

- Any early 19th remains on the property
- The main house, outbuildings, lagoon and any remaining landscaping from the tenure of Charles Powell Bell, Kathleen Harding and James Arthur Gairdner
- The main house in its entirety

Key attributes that reflect the Bell Gairdner Estate's contextual value include:

- Its location south of the Robertson Farm and east of millionaire's row
- View and vista from the house to Lakeshore Road West
- View and vista from the house to Lake Ontario

SCHEDULE "B" BY-LAW NO. 0101-200

DESIGNATION STATEMENT

Bell Gairdner Estate, 2700 Lakeshore Road West

- The brick gateposts at the Lakeshore entrance, their symmetrical placement and Classically-inspired shape and form
- The main curving stairwell, west of the main (Lakeshore Road) entrance
 - Its shape, form and placement
 - Its steps, including shape and size
 - Its railing, including shape, form and material
 - Its spindles, including shape, form and material
- The wood panelled library, which comprises the first floor of the projecting section on the west side
 - Its fine crafted wood interior
 - Its inset shelves, including their shape, form and material
 - Its fireplace, including its shape, form and material
- The garage structure, which includes apartments
 - Its overall shape and form
 - Its exact location and footprint, to the northeast of the main house and perpendicular to it
 - Its rectilinear shape and form of the garage
 - The symmetrical arrangement of the garage, including projecting wings and symmetrically placed windows
 - The shape and form of the gable and main roof
 - The cornices that line the gable ends
 - The shape and form of the roofs on the projecting wings
 - The roof tiles that match the main house
 - The window surrounds and shutters, including their shape and form
 - The banding that runs along the top of the windows of the first storey of the main section
 - The brick chimney on the south end, and its shape and form
 - The horizontal siding
 - The round vent(s), including shape and form and placement at gable centre
 - The cupola, including its shape and form and central placement

Key attributes that reflect the Bell Gairdner Estate's historical/associative value include:

- Any early 19th remains on the property
- The main house, outbuildings, lagoon and any remaining landscaping from the tenure of Charles Powell Bell, Kathleen Harding and James Arthur Gairdner
- The main house in its entirety

Key attributes that reflect the Bell Gairdner Estate's contextual value include:

- Its location south of the Robertson Farm and east of millionaire's row
- View and vista from the house to Lakeshore Road West
- View and vista from the house to Lake Ontario

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curriculum vitae

Education:

Trinity College, University of Toronto

- B. A. (4 year) (Specialist English, Specialist History)

Ryerson Polytechnic University

- detailing of residential and institutional buildings, OBC, technical and presentation drawing

Royal Architectural Institute of Canada Syllabus Program

- program of architectural education through practical and design studio experience

Employment:

2010 - Present

SMDA Design Ltd. (Owner)

- (formerly Strickland Mateljan Design Associates Ltd.)
- architectural design practice specializing in custom residential and small commercial /institutional projects, land development consultation, residential infill, adaptive re-use, heritage conservation
- contract administration, tendering, site review for private and institutional clients
- heritage and urban design consulting for complex infill projects
- responsible for management, business development, marketing and project delivery
- extensive experience with building technical issues, integration of building systems, barrier-free issues, change of use issues, Ontario Building Code
- extensive experience in multi-disciplinary team environments
- extensive experience in municipal approvals, heritage approvals
- Ontario Association of Architects licence with terms, conditions and limitations
- qualified to give expert testimony on matters of Urban Design and Heritage Conservation to Ontario Local Planning Appeal Tribunal (LPAT) (2019)

2001 - 2010

Gren Weis Architect and Associates, Designer and Project Manager

- design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction
- extensive client, consultant and building site involvement
- specialist at Municipal Approvals, Site Plan and Re-zoning approvals
- specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities

1993-2001

Diversified Design Corporation, Owner

- conceptual design, design development, working drawings, approvals for custom residential, institutional and commercial projects
- construction management and hands-on construction

Recent professional development:

2019	OAA Conference, Quebec City PQ
2018	Ontario Heritage Association Conference, Sault St. Marie ON
2017	RAIC/OAA Conference, Ottawa ON
2017	Ontario Heritage Association Conference, Ottawa ON
2012	OAA – Admission Course
2011	Ontario Heritage Association Conference, Cobourg ON
2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	First appearance before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

Activities:

2016-2019	Member, OAA Practice Committee
2015-present	Guest critic, Centennial College Architectural Technology Program
2014-2015	Guest critic, University of Waterloo Architectural Practice Program
2012-present	Member, Board of Directors, OAAAS (President from 2018)
2011-2016	Member and contributing writer, Editorial Committee, OAA Perspectives magazine
2008-2015	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007-2020	Member, Mississauga Heritage Advisory Committee (vice-chair 2015-2019), member of the Heritage Award jury and Heritage Property Grant Panel
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

Memberships:

Ontario Association of Architects (OAA)
 Ontario Association of Applied Architectural Sciences (OAAAS)
 (former) Ontario Association of Certified Engineering Technicians and Technologists (OACETT)