



**Heritage Impact Statement**  
**11 Plainsman Rd., Mississauga ON**  
**May 10, 2023 (rev May 19, 2023)**



## Land Acknowledgement:

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

## 1.0 Introduction

This Heritage Impact Statement deals with an existing building at 11 Plainsman Rd., Mississauga ON. It is required to support a Building Permit application to allow the demolition of the existing building and the construction of a new single family dwelling at this site.

The site is located in the Credit River Corridor Cultural Landscape recognized and regulated by the City of Mississauga.

*“Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so. All cultural landscapes are listed on the City’s Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City’s Heritage Register.*

*. . . Cultural Landscapes can be defined as a setting which has enhanced a community’s vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place.”*

*(City of Mississauga website)*

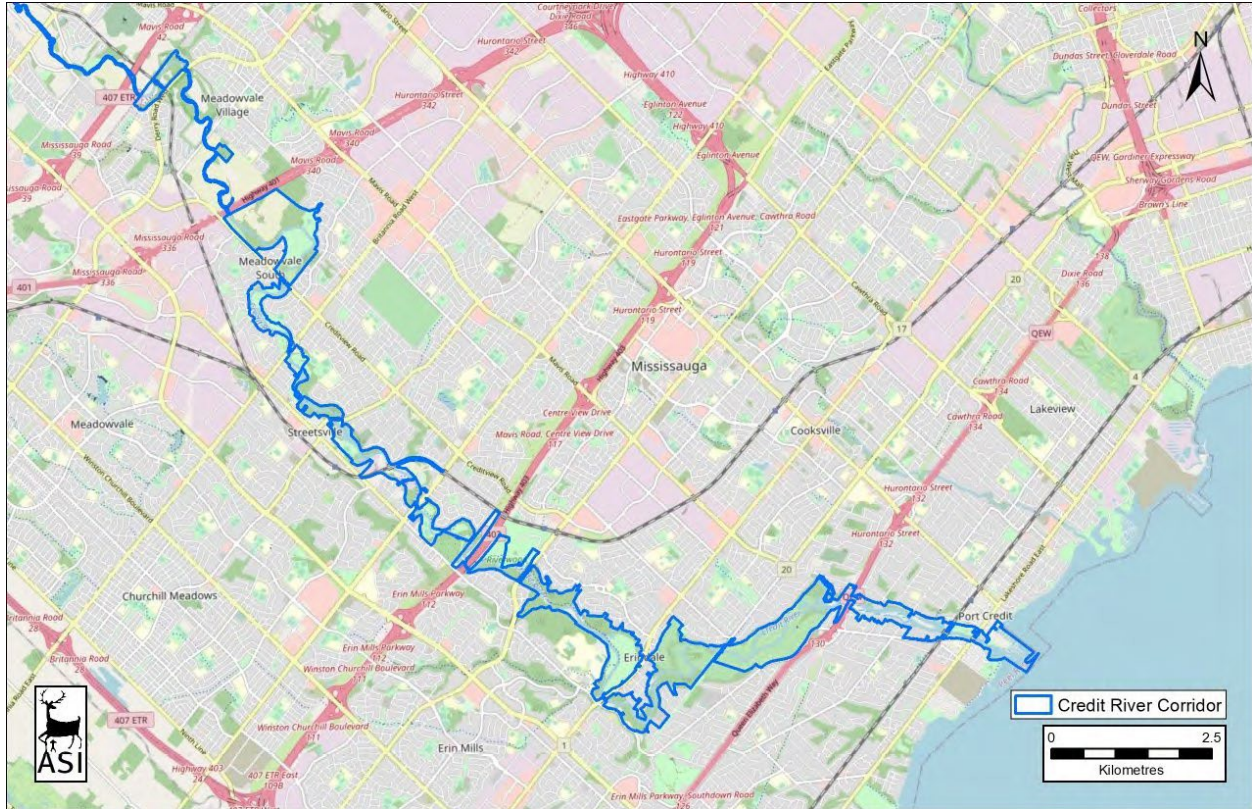
The Cultural Landscape Inventory defines and describes the fundamental characteristics of this Landscape as follows:

*“The Credit River Corridor is noted as a Cultural Landscape for a variety of reasons. The corridor is a scenic rare natural landmark in the city. The 58 mile river cuts through both the Peel and Iroquois Plains. In some of these areas underlying Paleozoic bedrock of shale and sandstone is exposed. There are also heavily treed and marshy areas. Benches and alluvial terraces provide for a variety of recreational opportunities. The Mississaugas settled on the banks of the river until they were displaced by European settlers. Pioneers established mills on the river in Meadowvale Village, Streetsville and Erindale. Some remain. Thus, the river is not only ecologically significant, it is also an invaluable archaeological site that yields information about our native, pioneer and industrial history, as well as a link to the historic community development along the river corridor.”*

*(Conserving Heritage Landscapes – Cultural Heritage Landscape Project – ASI Heritage Consultants )*

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<sup>1</sup> <https://www.mississauga.ca> (City of Mississauga)



#### Location of Credit River Corridor Cultural Landscape

The ability of a municipality to identify Cultural Heritage Landscapes and to require a Heritage Impact Statement is mandated by the Provincial Policy Statement (2020):

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

Where “cultural heritage landscape” means “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value” and where “significant” means “in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people” and where “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”.

The Mississauga Official Plan also has broad requirements for Heritage Conservation and the protection of existing, stable neighborhoods, including:

Where there is a conflict between the policies relating to the natural and cultural heritage and the rest of this Plan, the direction that provides more protection to the natural and cultural heritage will prevail. (1.1.4 (e))

Any construction, development, or property alteration which might adversely affect a listed or designated heritage resource or which is proposed adjacent to a heritage resource may be required to submit a Heritage Impact Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction. (3.20.2.3)

. . . valuable cultural heritage resources will be protected and strengthened with infill and redevelopment, compatible with the existing or planned character . . . it is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties. (9.1)

## 1.1 Terms of Reference

This report has been prepared in accordance with Mississauga Cultural Heritage Landscape Impact Assessment Terms of Reference. It addresses the City’s Official Plan policy 7.4.1.12, as stated below. The City of Mississauga seeks to conserve, record, and protect its heritage resources:

7.4.1.12: The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.<sup>2</sup>

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following:

### 1. General requirements:

- location map
- a site plan of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing and topographical features
- a written and visual inventory (photographs) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal photographs and floor plans are also required.
- a site plan and elevations of the proposed development
- for cultural landscapes or features that transcend a single property, a measured streetscape drawing is required, in additions to photographs of adjacent properties
- qualifications of the author completing the report

### 2. Property information:

- list of property owners from Land Registry Office
- building construction date, builder, architect/designer, landscape architect and personal histories
- current property owner information must be redacted
- research must be sufficient to make recommendation #6

<sup>2</sup> <https://www.mississauga.ca/wp-content/uploads/2022/03/21155656/Heritage-Impact-Assessment-Terms-of-Reference.pdf>

*-The City of Mississauga recognizes the historic and continued use of the land now known as Mississauga by the Mississaugas of the Credit First Nation, the Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. As such all HIAs must include recognition of Indigenous history and settlement and where appropriate, address Indigenous cultural heritage interests in the surrounding area. Specific attention should be paid to possible traditional use areas as well as sacred and other sites, which could exist on or near the property.*

### 3. Arborist Report

*-When trees are a heritage attribute, and it is also required as part of the site plan process, an arborist report is required. Current property owner information must be redacted.*

### 4. Impact of Development or Site Alteration:

*-destruction of any, or part of any, significant heritage attributes or features  
 -removal of natural features, including trees  
 -alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance  
 -shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden  
 -isolation of a heritage attribute from its surrounding environment, context or a significant relationship  
 -direct or indirect obstruction of significant views or vistas within, from, or of built and natural features  
 -a change in land use where the change in use negates the property's cultural heritage value  
 -land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources*

### 5. Mitigation Measures:

*-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 density and height  
 -allowing only compatible infill and additions  
 -reversible alterations  
 -buffer zones, site plan control, and other planning mechanisms*

### 6. Recommendation:

*-the consultant should provide 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  
 -The following questions must be answered in the final recommendation of the report:  
 -Does the property meet the criteria for heritage designation under 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.*

## 7. Qualifications:

*-The qualifications and background of the person completing the HIA will be included in the report. The author must be a qualified heritage consultant by having Professional standing with the Canadian Association of Heritage Professionals (CAHP) and/or clearly demonstrate, through a Curriculum Vitae, his/her experience in writing such Assessments or experience in the conservation of heritage places. The Assessment will also include a reference list for any literature cited, and a list of people contacted during the study and referenced in the report.*

### 1.2 Addressing the Cultural Landscape or Feature Criteria:

(criteria specific to Credit River Corridor Cultural Landscape)

#### Cultural Heritage Value:

*-Design/Physical Value: Is a rare, unique, representative or early example of a landscape*  
*-Design/Physical Value: Aesthetic/Scenic reasons*  
*-Design/Physical Value: High degree of technical/scientific interest*  
*-Historical/Associative Value: Direct association with a theme, event, person, etc.*  
*-Historical/Associative Value: Contributes to an understanding of a community/culture*  
*Historical/Associative Value: Reflects work or ideas of an architect, artist, builder, etc.*  
*-Contextual Value: Important in defining character of an area*  
*-Contextual Value: Historically, physically, functionally or visually linked to surroundings*  
*Contextual Value: Landmark*

#### Community Value:

*-Community identity*  
*-Landmark*  
*-Pride and Stewardship*  
*-Commemoration*  
*-Public Space*  
*-Cultural Traditions*  
*-Quality of Life*  
*-Local History*  
*-Visual Depiction*  
*-Genius Loci*  
*-Community Image*  
*-Tourism*  
*-Planning*

#### Historical Integrity:

*-Land Use*  
*-Built Elements*  
*-Vegetation*  
*-Cultural Relationship*  
*-Natural Features*  
*-Natural Relationships*  
*-Views*  
*-Ruins*

## 2.0. General Requirements

### Property owners:

The property was acquired in May, 2021 by the present owners (Names and contact information redacted for privacy).

**Site:** The subject site is located in the northeast quadrant of the intersection of Britannia Road West and Queen Street North, in the City of Mississauga.

The property dimensions are 280.25Ft x 68.29ft (front) x 295.37ft x 136.42ft (rear) as per Figure 4.

The property is gently sloping from Plainsman Road toward the existing dwelling, and then gently sloping to the rear yard after which the slope becomes more steep and falls to the Credit River below. The slope is thickly vegetated with saplings, grass underbrush and young to mature trees.

The rear of the house has an elevated wooden deck overlooking the valley slope. The rear yard is partially surfaced with pavestone and grass landscaping.

**Structure:** The building consists of a side-split design single-family brick and stucco dwelling with a detached one-car garage. The building presents as two distinct elements. The northerly part of the building is lower and features a low-pitched roof, wide overhangs and a raised cupola feature in the center of the roof. It is a one-storey mass from the street but given the way that the site slopes toward the rear is a two-storey mass at the rear. The southerly part of the house is higher than the northerly and is a flat-roofed cubic mass. Both parts of the home are clad with red brick but the southerly has been clad in stucco with artificial quoin affectations on the upper half of the building. The two parts of the building at first appear to have been built at different times, although examination from the interior appears to show that they were built together and the differing rooflines and massing are likely an attempt at creating architectural interest. Examination of the house from the interior reveals modern wood joists, diagonal plank sheathing, modern concrete block foundation and interior details and trims consistent with 1960's construction. The detached garage is located in front of the dwelling, which is an unusual situation and one that would not be presently allowed under the Zoning By-law. The garage is clad in EIFS stucco on all sides in colour and texture matching the stucco on the southerly part of the house. Examination of the garage from the interior reveals a concrete block foundation, wood studs, wood board sheathing and a flat truss roof. This is all consistent with 1960's construction. The northerly part of the home has a kitchen and living room on the upper floor; laundry room, mechanical room and family room the basement. The main floor kitchen and family room are both vaulted to show the rooflines expressed from the interior. The family room is dominated by a large brick fireplace. The southerly part of the building includes two

bedrooms with one washroom on the upper level and two bedrooms and one washroom on the lower level. There is an extremely low crawlspace underlying the southerly part of the house. Windows appear to have all been replaced, as has the kitchen and bathroom interiors. The stairs and handrails are original and display classic 1960's design ethos. Interior trims are a mix of original and new, indicating that some renovations have taken place during the life of the dwelling. Despite these renovations the form and character of the original design seem to be generally intact. Evidence from the title search, air photos, City of Mississauga records and Geowarehouse records would suggest a construction date for the house about 1964 and the detached garage about 1966 and this would appear to be accurate, subject to the comments below.<sup>3</sup>

There are several unusual characteristics about the building that should be noted. The first is the exterior brick cladding. The brick is clearly much older than 1964. By its mix of colours from deep red to dark yellow, obvious softness and irregular shape and texture it appears to be early Streetsville brick and was likely taken from a building being demolished and re-used on this site. It is laid with flush, irregular joints typical of late 19<sup>th</sup> century practice. Because of this brick the house at first presents as possibly older than 1964, however all of the other building materials and details that could be observed in the home are characteristic of mid-20<sup>th</sup> century practice. Only the bricks are unusual. This is an interesting feature, and an example of what are now known as "reclaimed bricks". The source of the bricks, or why someone was motivated to use them cannot be determined. Clearly the building that was demolished to furnish them was of some size, however, as in addition to the exterior of the subject building these bricks were used in the interior fireplace and in some detail walls on the main floor and basement of the home.

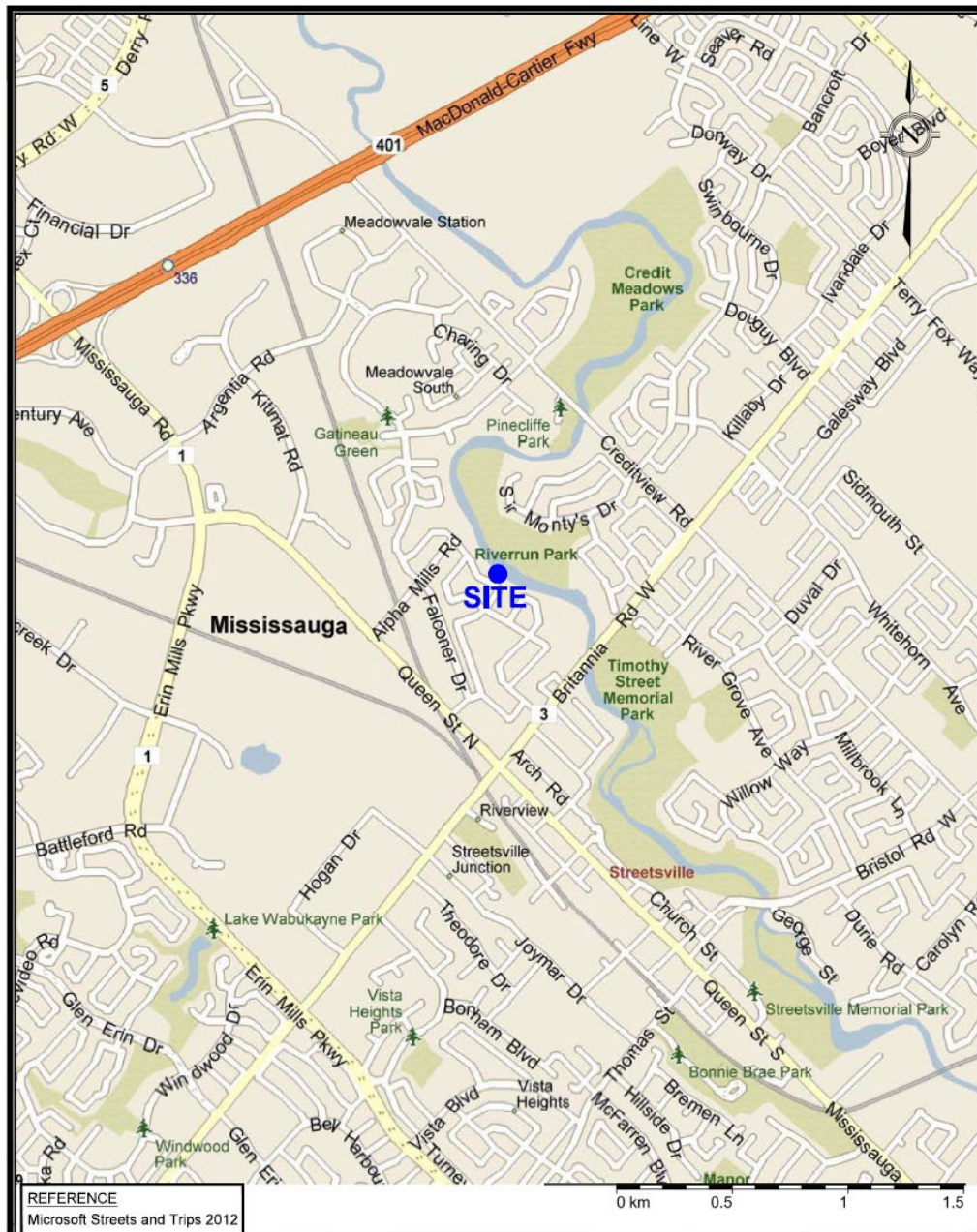
The other significant characteristic of the home is that it is set further back on the lot than the other houses in the community. This is highly unusual in a residential subdivision situation. Investigation on the street reveals another house which is very similar to the subject site. 25 Plainsman is similarly situated with a very deep front yard setback and observation from the street reveals similarities in massing to 11 Plainsman. 25 Plainsman is also composed of two massing elements but in this case both have flat roofs. 25 Plainsman also has an attached garage rather than the detached one at 11 Plainsman. 25 Plainsman does not use the reclaimed brick. The overall similarities are obvious, however. Clearly these homes were built using similar plans.

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<sup>3</sup> Figure 5: GeoWarehouse Property Details



## 2.1 Site History



1Map showing Site in modern context

### 2.11 Pre-Contact History

Although there is significant First Nations history associated with the Credit River, there is no known history associated with this site. Maps of known Pre-Contact Archaeological Sites, Cultural Affiliations and known Archaic Sites are included in the Appendix to this report. None show any relationship to this site.

### 2.12 Contemporary History:

A Chain of Title search was performed and records are available from the mid-20th century only:

1956: Applewood Dixie Ltd. > G. S. Shipp & Son Limited

1962 : G. S. Shipp & Son Limited > William R. Srigley

1967: William R. Srigley > Wallace C. Woyce & Isobel C. Woyce

1988: Wallace C. Woyce & Isobel C. Woyce > Isobel C. Woyce

1999: Isobel C. Woyce>Timothy Warren Mark Turcotte

2021: Timothy Warren Mark Turcotte> (Present Owners)

The community of Streetsville has significant cultural importance to the history of Mississauga, both in its origins and in the way that it became an example of the sub-urbanization and amalgamation of Mississauga that took place in the mid to late 20<sup>th</sup> century. Analysis of the air photography below and chain-of-title above reveals that this was part of a large sub-urban development by G.S. Shipp and Sons (later the Shipp Corporation) who were prolific builders in the Mississauga area at this time. Gordon Shipp and his son Harold Shipp were prominent in the Canadian Construction industry and noted philanthropists and community leaders.<sup>4</sup>

The air photos indicate that 11 Plainsman was constructed slightly later than its neighbouring properties and confirm that the garage was added later. The majority of the homes in the area are in place in the 1963 air photo but 11 Plainsman is not. 11 Plainsman is in place in the 1966 air photo but the detached garage is not yet built by this time. The garage is in place by the 1975 air photo. The reason for the later construction of this property is not clear however given that the title search reveals the transfer from Shipp to William Srigley in 1962 but the issuance of the building first building permit in 1964 it is very likely that Srigley purchased this as a lot only from Shipp and constructed the house himself. This would explain the different architectural design and material choices between 11 Plainsman and the neighbouring properties.

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<sup>4</sup> Wikipedia article on Gordon Shipp and Harold Shipp



1954 Air Photo: Note area entirely undeveloped



1963 Air Photo: note road pattern in place, majority of lots developed, 11 Plainsman appears un-developed



1966 Air Photo: Note all lots developed, 11 Plainsman house is in place, garage not in place



1975 Air Photo: Note 11 Plainsman house and garage in place

Analysis of the available building permit records from the City of Mississauga reveals corresponding information, with one building permit and two plumbing permits issued in 1964 and the garage permit issued in 1966.

App no. Applied date ↕	Address Description	Unit no. ↕	Scope Type description	Issue date ↕ Status ↕
BP 9NEW 23 6664 2023-03-29	11 PLAINSMAN RD NEW (2) STOREY DETACHED DWELLING WITH FINISHED BASEMENT, DEMOLITION OF EXISTING DWELLING	-	NEW BUILDING DETACHED DWELLING	- WITHHELD
HC 66 343427 1966-10-28	11 PLAINSMAN RD BLDG PERMIT-GARAGE (STORAGE)	-	- -	- HISTORY COMMENT PERMIT
HC 64 343425 1964-08-20	11 PLAINSMAN RD PLG PERMIT-PENROW (STORAGE)	-	- -	- HISTORY COMMENT PERMIT
HC 64 343426 1964-06-24	11 PLAINSMAN RD PLG PERMIT-DUCHART (STORAGE)	-	- -	- HISTORY COMMENT PERMIT
HC 64 343424 1964-05-11	11 PLAINSMAN RD BLG PERMIT-1245 (STORAGE)	-	- -	- HISTORY COMMENT PERMIT

**Building Permit Records, City of Mississauga**

City of Mississauga building permit records for 25 Plainsman reveal similar permits also issued in 1964, suggesting again that some relationship exists between the construction of these houses.



**25 Plainsman Rd. This building is strongly similar to 11 Plainsman Rd.**

### 3.0 The proposal

Drawings supplied by the present owner (see Appendix) reveal a contemporary, flat roof style building typical of modern infill development on existing, older lots in Mississauga. These new homes are typically much larger than their neighbours but can be designed with a mix of materials and broken-up massing styles to integrate well into existing communities, as is the case here. The new home is well-designed, attractive and will be an attractive element in the streetscape.



Proposed New House in context (Image supplied by owner)

### 3.1 Cultural Heritage Analysis

**The existing dwelling at 11 Plainsman Rd. is highly unusual but has minimal cultural heritage importance. Its overall configuration is generally typical of the era of its construction and because its form exists largely as built, it does speak to the era of its construction and thus contributes to the layering of the history of this street. Houses of this era and vintage continue to be common throughout Mississauga, however, and while unusual nothing about this one would indicate that it is in any way rare, unique or notable.**

### 3.2 Views

There are no significant views into or out of the site. No views will be impacted by the proposal.

### 3.3. Landscape Analysis

The site is heavily treed between the rear of the existing dwelling and the bank of the Credit River. Conservation Authority policies require that the new home be placed further from the River than the existing building, so the natural heritage landscape will not be affected. There

are no significant natural or artificial landscape elements in the area of the proposed construction. The impact on the natural environment by this proposal is minimal.

### 3.4 Impact of Development and Mitigation Measures

The existing bricks could be saved and offered for sale or to someone doing repair or conservation work on heritage buildings in the local area. They are highly typical of old “Streetsville style” brick and sought after. They are also in excellent condition. There are no other materials worthy of salvage on the site.

Impact of Development:

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

*Analysis: Not applicable with the exception of the bricks described above*

Removal of Heritage features, including trees:

*Analysis: 11 trees are recommended for removal by the Arborist Report prepared by the owner, some due to development impacts and others due to their condition. This is a heavily treed site and the overall impact of these removals will be minimal. The owner has indicated that they intend to provide additional plantings at the conclusion of the project. No formal mitigation strategy is required.*

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

*Analysis: There is no “historic fabric” in this instance. The proposed alteration is sympathetic with the community and streetscape.*

Shadows created that alter the appearance of a heritage attribute or change the viability of an associated feature, or plantings, such as a garden:

*Analysis: Shadow impacts will be minimal. The extant trees on the site will cast larger shadows than the proposed building.*

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

*Analysis: Not applicable. There is no isolation.*

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

*Analysis: There are no significant views associated with this site. There is no obstruction.*

A change in land use where the change in use negates the property’s cultural heritage value:

*Analysis: Not applicable. There is no change in use.*

Land disturbances such as a change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources:

*Analysis: Not applicable. There is no significant grading or drainage change.*

Mitigation Measures:

Alternative development approaches:

*Analysis: The proposed replacement of the existing single family home with a newer, larger home in the same location does not constitute a significant development or intensification of this property. No alternative development approaches are required.*

Isolating development and site alteration from the significant built and natural heritage features and vistas:

*Analysis: The proposed building maintains similar setbacks and proportions as compared to both older and newer homes on the street. It is no closer to the natural heritage features along the Credit River than the existing or neighbouring buildings. There is no impact on vistas or natural heritage features.*

Design guidelines that harmonize mass, setback, setting and materials:

*Analysis: As noted above, proposes setbacks and massing are similar to existing buildings on the street. The overall lotting patterns and rhythm of development is maintained.*

Limiting height and density:

*Analysis: The height and density is controlled by the zoning by-law. This limits development to sizes compatible with the existing streetscape. The height and density of the proposed building is appropriate.*

Allowing only compatible infill and additions:

*Analysis: The proposed building is highly compatible with the streetscape and with the natural heritage features of the site.*

Reversible alterations:

*Analysis: Not applicable.*



#### 4.0 Addressing the Credit River Corridor Cultural Landscape Feature or Criteria

##### Cultural Heritage Value or Interest: (Ontario Heritage Act 9/06 criteria)

1. The landscape has design value or physical value because it:

- i. is a rare, unique, representative or early example of a landscape (style, trend, movement, school of theory, type, expression, material use or construction method, settlement pattern, time period or lifeway)
- ii. displays a high degree of design or aesthetic appeal/scenic quality, or
- iii. demonstrates a high degree of technical or scientific achievement.

***Analysis:** Minimal impact. Although there were some unusual choices made by the designer of the building to be demolished, it is generally typical of many thousands of such dwellings that were popular during the mid 20<sup>th</sup> century and were built extensively across sub-urban and semi-rural Ontario. As such it is part of an identifiable trend and group, but it is neither rare, unique or representative in a significant way. Buildings of this type rarely displayed high levels of craftsmanship or technical achievement and none is apparent here.*

*The proposed building is an architectural expression that reflects the time and place of its construction and its purpose. It joins other buildings on the street that are similarly architecturally expressive.*

*The removal of the existing building represents a loss of original building fabric on the street but there is nothing to indicate that this house is of any greater interest than the many surviving examples of this style elsewhere in the City*

2. The landscape 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.

***Analysis:** Minimal impact. The house proposed to be removed is a remnant of the original development of the site and part of the mid-20th century formative period of development of Mississauga and its removal represents a loss of this history but there is nothing to indicate that this house is of any greater interest than the many surviving examples of this style elsewhere in the City.*

*The property has associative value because of its association with the infilling and sub-urbanization of Mississauga during the mid-20th century and because of the Shipp company was involved in its development (although potentially not in its construction, as discussed above).*

*This value is very limited, however, because it is shared by so many buildings on the street and in the greater community. Gordon and Harold Shipp are important to the community but there is no evidence that they were more involved in this building than the many hundreds of others that*

*they developed in the community. There is no evidence that William R. Srigley, who may have been the builder of the home, was significant to the community.*

3. The landscape 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:*** *Minimal impact. The streetscape in this part of Streetsville increasingly reflects a layering of architectural styles as the original mid-20<sup>th</sup> century homes are being replaced by newer and larger homes. This proposal continues that trend. The proposed new house maintains the general aesthetic/visual quality of the street. The existing buildings are respected and will not be intentionally dominated by the proposed building.*

*There is a steady attrition of mid-20<sup>th</sup> century dwellings and the area must be considered to be transitional in nature.*

*The existing building cannot be considered to be singularly important in defining, maintaining or supporting the character of the area. It is not physically, functionally, visually or historically linked to its surroundings. It is not a landmark.*

#### **Community Value:**

Community identity: The landscape contributes to the community's identity and is used to tell the story of the community or an area

***Analysis:*** *The sloping, treed rear part of the property is important to the community's identity but not the existing building or the flat land on which it is situated. There is no loss of community identity by removal of the building.*

Landmark: the area is widely recognized as a landmark

***Analysis:*** *Not applicable. Neither the building nor the property is a landmark.*

Pride and Stewardship: The community demonstrates a high degree of pride and stewardship in the area (heritage designations, plaques, voluntary upkeep)

***Analysis:*** *This community does demonstrate a high degree of pride and stewardship and this is expected to continue with the new dwelling. There are no plaques or Part IV heritage designations in the area.*

Commemoration: The area or elements within the area are named to celebrate or commemorate someone or something.

***Analysis:*** *Not applicable. There is no commemoration extant in the area.*

Public Space: The area is a site of frequent or longstanding public gatherings or events

**Analysis:** *Not applicable. There is no history of public use.*

Cultural Traditions: People use the area to express their cultural traditions

**Analysis:** *The Credit River is important to First Nations Communities but there is no suggestion that this site is of any particular importance. There is no known First Nations relevance to the existing building.*

Quality of Life: Aspects of the landscape are valued for their impact on day to day living

**Analysis:** *Not applicable. The Credit River has a positive aspect on day to day living for many but nothing that would suggest that this site or building has any particular impact.*

Local History: the place is written about in local histories or spoken about through local stories or lore

**Analysis:** *There is significant First Nations history and lore regarding the Credit River, although nothing to suggest that this site is of any particular importance. The recent history of this area dates to the mid-20th century. There is no significant written local history or lore associated with this period.*

Visual Depiction: The location is widely photographed or depicted in works of art (visual, literary, etc.)

**Analysis:** *The Credit River has been widely painted and photographed but nothing to suggest that this site is of any particular significance.*

Genius Loci: People refer to the area as having a distinctive atmosphere or pervading 'sense of place'

**Analysis:** *There is a distinctive atmosphere about the Riverbank and nothing about this is proposed to be changed by this development. There is a sense of place as regards the built community and it is generally regarded as being a premium residential area. This atmosphere is continued by the proposed development.*

Community Image: The area is identified with the community image (e.g., appearing in promotions or marketing material; is identified with Mississauga's image outside of Mississauga)

**Analysis:** *The Credit River is identified as part of the image of Mississauga but nothing to suggest that this site has any particular relevance.*

Tourism: The area is promoted as a tourist destination

**Analysis:** *Not applicable. There is no tourist element here.*

Planning: The area has been identified through another planning process as being unique

**Analysis:** *Not applicable. There is no unique Planning interest here.*

**Historical Integrity:**

Land Use: The landscape has had continuity in use and/or a compatible use (agricultural, commercial, residential, or institutional)

**Analysis:** *There is a continuity of use since the mid-20th century. This use is maintained by the proposed development.*

Built Elements: The buildings and other built elements (fences, walls, paths, bridges, corrals, pens, garden features, lighting, sidewalks, fountains, piers, etc.) have survived in their historic form in relatively sound condition.

**Analysis:** *There are minimal built elements with the exception of single family homes in this area. These have survived although under gradual pressure through on-going replacement and improvement. The majority of buildings in this part of the Landscape are original.*

Vegetative Elements: plantings (hedgerows, windows, gardens, shade trees, etc.) are still evident and their traditional relationship to buildings, lanes, roadways, walks and fields are still discernable.

**Analysis:** *Not applicable. The extant vegetative elements are associated with individual single family homes. There are no vegetative elements that transcend individual lots.*

Cultural Relationships: The relationships between historic buildings and other built and designed elements (yards, fields, paths, parks, gardens, etc.) are intact

**Analysis:** *Not applicable. The extant designed elements are associated with individual single family homes. There are no designed elements that transcend individual lots.*

Natural Features: Prominent natural features (cliff, stream, vegetation, landform, physiography, soils, etc.) remain intact

**Analysis:** *The Credit River and its banks are the most important natural feature, and they are not affected by this proposal.*

Natural Relationships: The historical relationships to prominent natural features still exist both for the site as a whole and within the site

**Analysis:** *Relationship to the Credit River are maintained.*

Views: the existing views of and within the site can be closely compared to the same view in the past (certain views may have been captured in historic photos)

**Analysis:** *Not applicable. There are no significant views and no known historic photos.*

Ruins: Ruins and overgrown elements still convey a clear 'message' about the site's history

**Analysis:** *Not applicable. There are no extant ruins in this part of the Landscape.*

**Conclusion:**

The existing building at 11 Plainsman Rd. is of some minimal associative and contextual value. It is not of significant architectural or historical value. The contextual and associative value does not rise to the level that it meets the requirements for designation under Part IV of the Ontario Heritage Act.

### 5.0 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, 11 Plainsman Rd. does not warrant conservation.*

### Bibliography:

- Mississauga Library, Canadiana Room, original documents and newspaper clipping files
- Heritage Mississauga, original documents
- Conservation, C. V. (2009). *Rising to the Challenge: A Handbook for Understanding and Protecting the Credit River Watershed*. Mississauga: Credit Valley Conservation.
- Dieterman, F. A. (2002). *Mississauga: The First 10,000 Years*. Toronto: Eastend Books.
- Manning, M. E. (1990). *A History of Streetsville*. Mississauga: Streetsville Historical Society.
- Urbaniak, T. (2002). *Farewell, town of Streetsville : the year before amalgamation*. Belleville: Epic Press.
- Heritage Impact Assessment Terms of Reference, City of Mississauga, 2022
- Culture Division, Community Services Department, City of Mississauga: Cultural Landscape Inventory, City of Mississauga, 2005
- Conserving Heritage Landscapes Cultural Heritage Landscape Project – Volume 3, City of Mississauga, 2022
- websites: City of Mississauga, Heritage Mississauga

(Appendices provided by client) **Appendix 1:**

Existing Survey and Details **Appendix 2**

GeoWarehouse information **Appendix 3:**

Existing Structure Visual Inventory

**Appendix 4:** Land Title history

**Appendix 5:** Parcel Registry

**Appendix 6:** Proposed Development drawings and statistics

**Appendix 7:** Pre-Contact Archaeological Sites in Mississauga

**Appendix 8:** Pre-Contact Aboriginal Cultural Affiliations in Mississauga

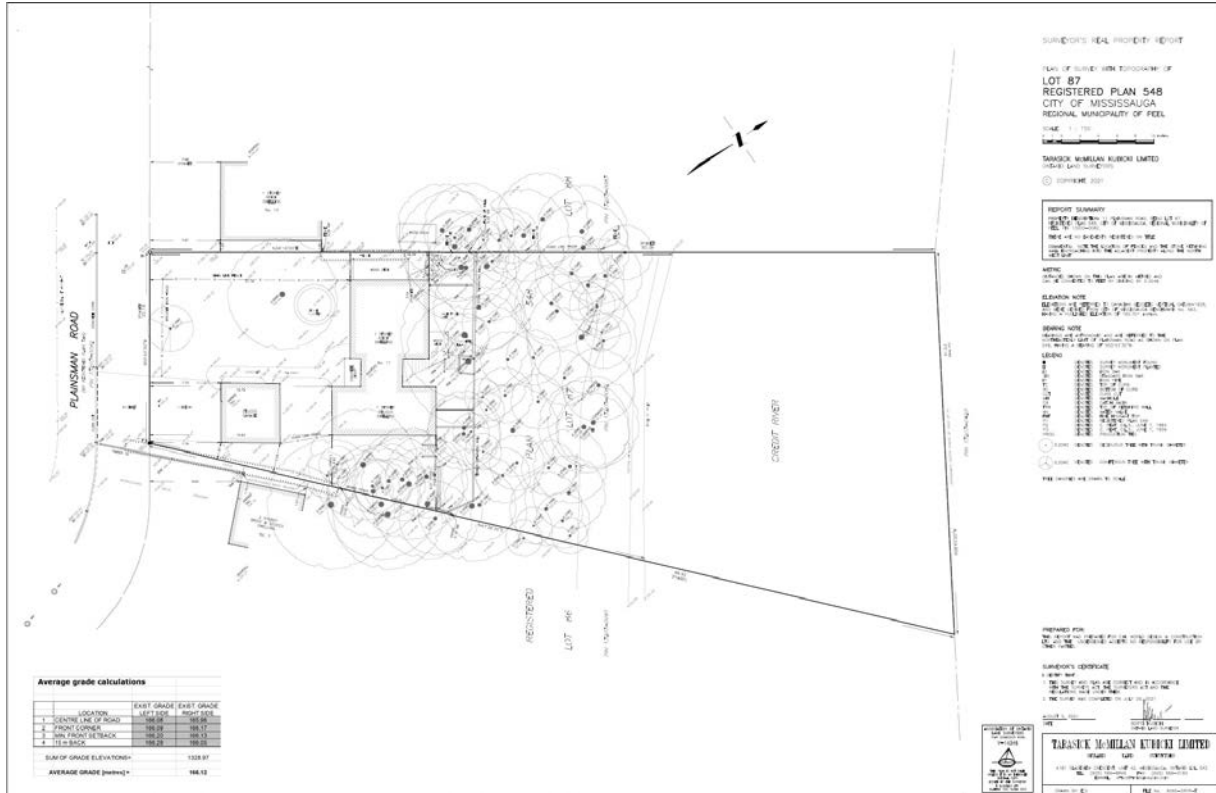
**Appendix 9:** Known Archaic Sites in Mississauga

CV for Rick Mateljan

Appendix

Site Survey

The survey was prepared July 29, 2021 by Tarasick McMillan Kubicki Limited.



<b>Assessment Roll Legal Description:</b>	PLAN 548 LOT 87
<b>Property Address:</b>	11 PLAINSMAN RD MISSISSAUGA ON L5N1C4
<b>Zoning:</b>	STR-R2
<b>Property Code:</b>	313
<b>Property Type:</b>	RESIDENTIAL
<b>Site Area:</b>	28749.6F
<b>Description:</b>	Single Family detached
<b>Frontage:</b>	68.0 ft
<b>Depth:</b>	295.0 ft
<b>Site Variance:</b>	Irregular
<b>Driveway Type:</b>	Separate or Private Driveway
<b>Garage Type:</b>	DETACHED GARAGE
<b>Water Service Type:</b>	Municipal
<b>Sanitation Type:</b>	Municipal

Site Details



11 PLAINSMAN RD, MISSISSAUGA | PIN 132030082

### Property Details

GeoWarehouse Address:

11 PLAINSMAN RD  
 MISSISSAUGA  
 L5N1C4

PIN: 132030082

Land Registry Office: PEEL (43)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



### Legal Description

LT 87 PL 548 STREETSVILLE ; MISSISSAUGA

GeoWarehouse Imagery 2023



Appendix



11 PLAINSMAN RD, MISSISSAUGA | PIN 132030082

Lot Size

Area: 28901.07 sq.ft  
 Perimeter: 777.56 ft.  
 Measurements: 280.25ft. x 68.29ft. x 295.37ft. x 136.42ft.



Assessment Information

ARN  
210511000203000

Taxation Year	Previous Assessment
2023	N/A
2022	Phased-In Assessment
2021	\$1,111,000
2020	\$1,111,000

Frontage: 68.0 ft. Description: Single family detached on water  
 Depth: 295.0 ft. Property Code: 313  
 Based On: January 1, 2016 Current Assessment: \$1,111,000

Enhanced Site & Structure

Structures:

GeoWarehouse Information

Appendix



11 PLAINSMAN RD, MISSISSAUGA | PIN 132030082

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplace
301	1964	3	4	1	1	No part storey	Side Split 2	

**Assessment Roll Legal Description:** PLAN 548 LOT 87

**Property Address:** 11 PLAINSMAN RD MISSISSAUGA ON L5N1C4  
**Zoning:** STR-R2  
**Property Type:** RESIDENTIAL  
**Site Area:** 28749.6F  
**Site Variance:** Irregular  
**Driveway Type:** Separate or Private Driveway  
**Garage Type:** DETACHED GARAGE  
**Garage Spaces:** 0  
**Water Service Type:** Municipal  
**Sanitation Type:** Municipal  
**Pool:** Indoor :N, Outdoor :N

Sales History

Sale Date	Type	Party To	Notes
May 28, 2021	Transfer		
Jul 02, 1999	Transfer	TURCOTTE, TIMOTHY WARREN MARK;	
Jul 25, 1988	Transfer	WOYCE, ISOBEL CLARA;	

GeoWarehouse Information

Appendix

Existing Structure Visual Inventory



11 Plainsman: Looking East, April 2023



11 Plainsman: Looking North East, April 2023

Appendix



11 Plainsman: Looking East, April 2023



11 Plainsman: Looking North, April 2023

Appendix



11 Plainsman: Looking East, April 2023. Note detached garage at right, mixed sloped and flat roof massing of house at rear.



11 Plainsman: Rear Looking South West, April 2023

Appendix



11 Plainsman: Current Streetscape. Detached garage dominates the streetscape.



Neighbouring Dwelling: 23 Plainsman Road. Newer contemporary dwelling.



Neighbouring Dwelling: 29 Plainsman Road. Newer contemporary dwelling.

## Appendix

## Visual Inventory External



Photograph 1

**Location:** Plainsman Road

**Viewing:** Northeast

**Description:** Relatively flat front yard. The existing house is visible in the background/stucco garage is visible in the foreground. Note house set much further back than neighbouring dwellings. Note minimal planting or landscape interest in the front yard.

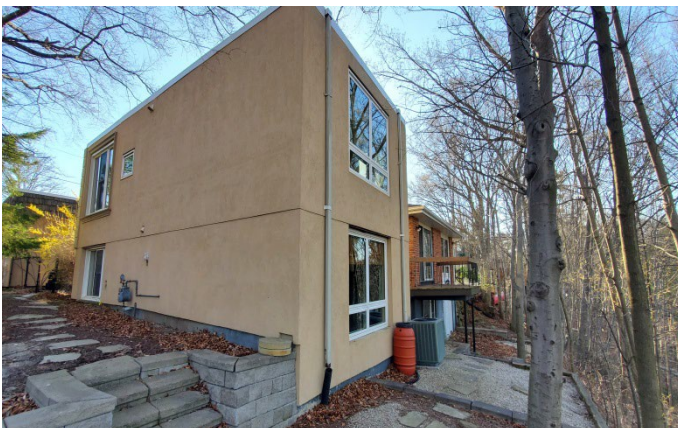


Photograph 2

**Location:** Backyard/tableland

**Viewing:** West

**Description:** Rear of the house showing brick, stucco and painted concrete finishes, with wooden deck. Note slope of rear yard.



Photograph 3

**Location:** Near the slope crest

**Viewing:** West

**Description:** Note two-storey stucco element, grade transition, slope crest visible at right.

Appendix



Photograph 4

Location: Backyard/tableland  
 Viewing: Southeast  
 Description: Note retaining wall at slope crest.



Photograph 5

Location: The upper portion of the slope  
 Viewing: Southeast  
 Description: Note significant vegetation, heavy tree canopy



Photograph 6

Location: Middle portion of the slope  
 Viewing: Southwest  
 Description: Note retaining wall at top of slope, heavy tree canopy



## Appendix



Photograph 7

Location: Middle portion of the slope

Viewing: Southeast

Description: Note heavy tree canopy, steeper slope near river



Photograph 8

Location: Near the Credit River bank

Viewing: Southeast

Description: Note steep bank at River



Photograph 9

Location: Near the Credit River bank

Viewing: Northwest

Description: Note steep bank at River

## Appendix

Photograph 10



Location: Aerial View

Viewing: Aerial View

Description: Aerial View of the house – unusual combined pitched roof and flat roof character of the existing house visible here. Note relationship to adjacent homes on the street.



Photograph 11

Location: From Credit River

Viewing: South

Description: Rear of the house as viewed from Credit River

## Appendix

## Visual Inventory Internal



Photograph 12

Description: Front Door. Note reclaimed bricks, stucco on upper level of 2-storey element, artificial quoin feature at corner.



Photograph 13

Description: Kitchen. Note newer finishes, sloping roof.



Photograph 14

Description: Living Room. Note sloping roof.

Appendix



Photograph 15

Description: Bedroom 1



Photograph 16

Description: Bathroom 1. Note newer finishes.



Photograph 17

Description: Bedroom 2

Appendix



Photograph 18

Description: Bedroom 3



Photograph 19

Description: Bedroom 4



Photograph 20

Description: Bathroom 2. Note newer finishes

Appendix



Photograph 21

Description: Bathroom 3. Note newer finishes.



Photograph 22

Description: Basement room. Note reclaimed brick finish on interior wall at right.



Photograph 23

Description: Laundry Room. Note older electrical service at right.

Appendix



Photograph 24

Description: Basement Open Space / Office/Family Room



Photograph 26

Description: Bedroom 4

Appendix

DATE PLAN REGISTERED June 18, 1956  
 OWNERS Applewood Dixie Limited  
 VILLAGE OF STREETSVILLE  
 LOTS SUBDIVIDED pt. 6 & 7 con. L.W.H.S.  
 SHEET NO. 1  
 LOT NO. 87  
 STREET Plainman Rd.  
 PLAN NO. 548


NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
4622	ACRETT 27	1958 3	AUG. 1956	APPLEWOOD DIXIE LIMITED	MUNIC. CORP. VILLAGE STREETSVILLE	\$1.00	ALL & L. E. SERVICES
4666	GRANT 10	AUG. 1956	AUG. 1956	APPLEWOOD DIXIE LIMITED	G. S. SHIPP & SON LIMITED	\$1.00	ALL & L.
8097	Grant	23 Oct 1962	9 Nov 1962	G. S. Shipp & Son Limited	G. S. Shipp & Son Limited	\$2,000.00	All restrictions
8098	MORTGAGE	30 Oct 1962	9 Nov 1962	William R. Snigley	G. S. Shipp & Son Limited	\$2,000.00	All
8549	Release	25 Feb 1964	1 Mar 1964	Applewood Dixie Limited	Applewood Dixie Limited	\$5,000.00	All released from No. 4666
8784	Grant	3 Sept 1964	16 Sept 1964	G. S. Shipp & Son Limited	William R. Snigley		discharged by No. 8785
8785	MORTGAGE	10 Sept 1964	17 Sept 1964	William R. Snigley	Central Trust Company	\$9,000.00	All
47103	Grant	12 July 1967	1 Aug 1967	William R. Snigley et ux	Wallace L. Woyle & Isobel C. Woyle, as joint tenants		Discharged by # 864264 21, 09, 88 2,000.00 FEB 25 1981
855604	Grant		25 07 88	WOYCE, Wallace Conrad	WOYCE, Isobel Clara		All MICROFILMED

NOTICE  
 All Documents/Instruments subsequent to  
 NOV 19 1986  
 are recorded in the automated abstract index set out in subsection 21(5) of the REGISTRY ACT

Land Title History



Appendix



LAND REGISTRY OFFICE #43

13203-0082 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1  
PREPARED FOR belid-394929  
ON 2023/04/13 AT 19:22:20

---

PROPERTY DESCRIPTION: LT 87 ET 546 STREETVILLE ; MISSISSAUGA

PROPERTY REGIONS: MISSISSAUGA

REGISTRAR/QUALIFIER: RE-ENTRY FROM 13203-0119

FEE SINGLE LT CONVERSION QUALIFIED

OWNERS' NAMES: CAROLLYN SERGE  
UTEN  
UTEN

PIN CREATION DATE: 1999/09/08

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
				**EFFECTIVE 2000/07/25 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/11/19 ON THIS PIN**		
				**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/09/08**		
				** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **		
				**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:		
				SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *		
				AND ESCHEATS OR FORFEITURE TO THE CROWN.		
				THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF		
				IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY		
				CONVENTION.		
				ANY LEASE TO WHICH THE SUBSECTION 70(C) OF THE REGISTRY ACT APPLIES.		
				**DATE OF CONVERSION TO LAND TITLES: 1999/09/09 **		
1320318	1962/11/05	REST COW APL ANNEK				C
13203166	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
132031097	2021/05/28	TRANSFER	\$1,825,000	TURGOTTE, TIMOTHY WARREN MARK		C
132031098	2021/05/28	CHARGE	\$1,825,000			C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT SHOWS THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.  
NOTE: RESULTS WERE GENERATED VIA WWW.GEOWAREHOUSE.CA

Parcel Registry

## Proposed Development

The subject property is zoned R2-50, Residential with exception, and G1, Greenbelt.

<b>The R2 zoning regulations are:</b>		
<b>4.2.1.3.1</b>	Minimum lot area, interior lot:	695 m <sup>2</sup>
<b>4.2.1.4.1</b>	Minimum lot frontage, interior lot:	18.0 m
<b>4.2.1.5.0</b>	Maximum lot coverage:	30%
<b>4.2.1.6.1</b>	Minimum front yard, interior lot:	9.0 m
<b>4.2.1.6.3</b>	Front garage face, interior lot:	same as front yard
<b>4.2.1.8.1</b>	Minimum interior side yard, interior lot:	1.8 m plus 0.61 m for each additional storey or portion thereof above one storey
<b>4.2.1.9.1</b>	Minimum rear yard, interior lot:	7.5 m
<b>4.2.1.10.0</b>	Maximum height:	10.7 m
<b>4.2.1.12.1</b>	Attached garage:	permitted
<b>4.2.1.12.2</b>	Minimum parking spaces:	per Part 3 and Subsection 4.1.9, 2 per dwelling
<b>4.2.1.12.3</b>	Maximum driveway width:	width of garage door openings plus 2.0 m up to a maximum of 6.0 m
<b>4.2.1.12.4</b>	Minimum landscape soft area in the yard containing the driveway:	40% of the front yard
<b>4.2.1.13.0</b>	Accessory buildings and structures:	per Subsection 4.1.2

### R2 Zoning

<b>The R2-50 Exception regulations are:</b>		
<b>4.2.3.50.1</b>	Maximum lot coverage	25%
<b>4.2.3.50.2</b>	Maximum gross floor area – infill residential	150 m <sup>2</sup> plus 0.2 times the lot area of R2-50 zone residential
<b>4.2.3.50.3</b>	Minimum front yard	7.5 m
<b>4.2.3.50.4</b>	Minimum interior side yard	1.2 m plus 0.61 m for each additional storey of portion thereof above one storey
<b>4.2.3.50.5</b>	Minimum setback to front garage face – interior lot	7.5 m
<b>4.2.3.50.6</b>	Maximum height – highest ridge	9.0 m
<b>4.2.3.50.7</b>	Maximum height flat roof	7.5 m
<b>4.2.3.50.8</b>	Maximum height of eaves from average grade to lower edge of the eaves	6.4 m
<b>4.2.3.50.9</b>	Garage projection: maximum projection of the garage beyond the front wall or exterior side wall of the first storey:	2.0 m
<b>4.2.3.50.10</b>	Maximum dwelling unit depth	20.0 m

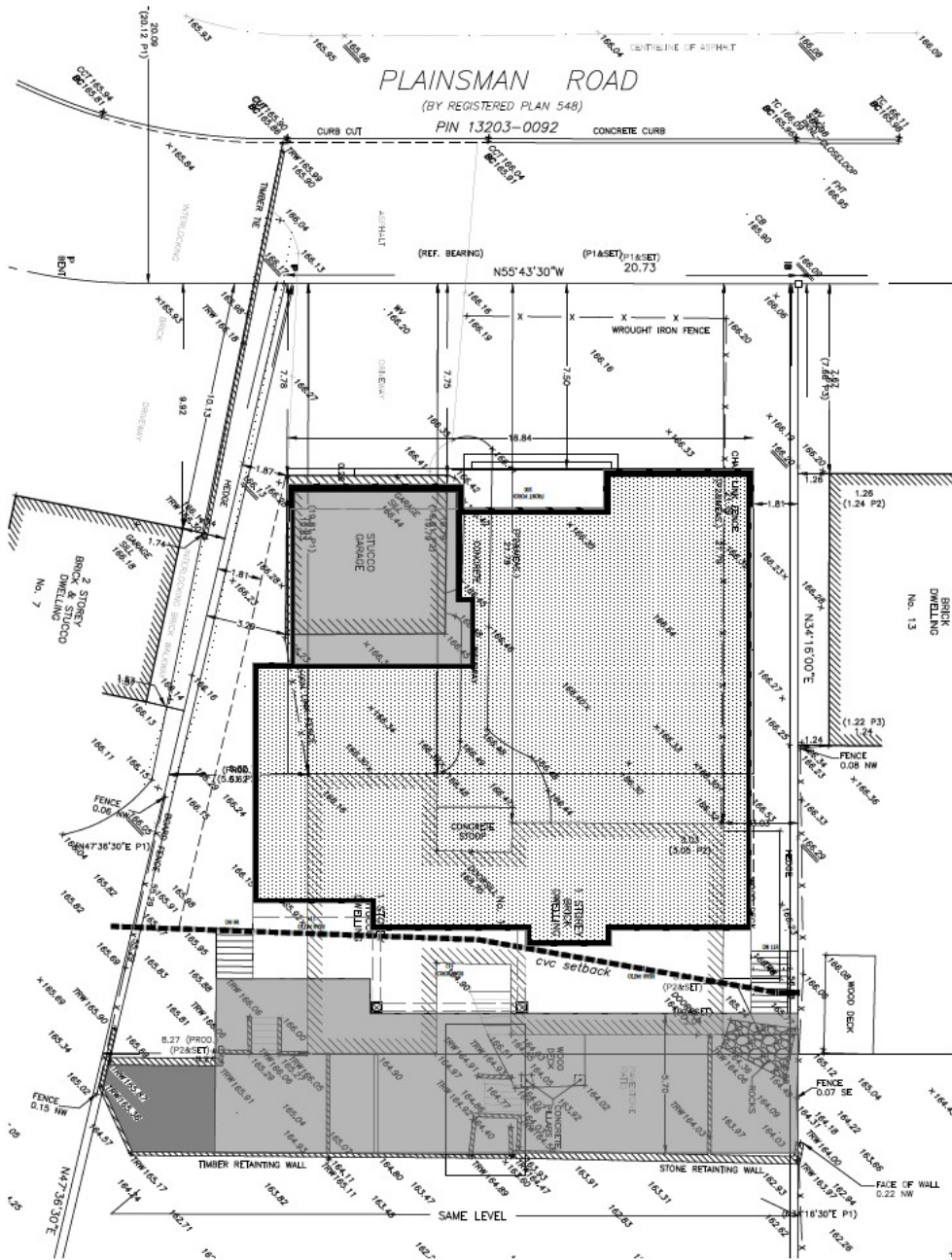
### R2-50 Exception Zoning Bylaw

## Appendix

Proposed Site Statistics			
ADDRESS:		11 PLAINSMAN ROAD	
		MISSISSAUGA, ONTARIO, L5N 1C4	
LEGAL DESCRIPTION:		LOT 87 REG'D PLAN 548	
ZONING:		R2-50	
	%	METRIC	IMPERIAL
LOT AREA:		2676.92	28815.07
LOT FRONTAGE:			
AT STREET		20.73	68.01
AS PER DEFINITION (7.5m back from property line)		22.49	73.79
GROSS FLOOR AREA: PERMITTED (150 SQ.M. + 0.20 X AREA OF LOT)	25.603	685.384	7377.65
PROPOSED			
GROUND FLOOR		297.28	3,200
SECOND FLOOR		279.91	3,013
GARAGE/CAR PORT	1.8844	50.44	543
TOTAL	23.446	627.63	6,756
TOTAL BASEMENT		304.15	3,274
FINISHED AREA		297.28	3,200
UNFINISHED AREA/COLD RM		6.87	74
LOT COVERAGE:			
(Includes porches & decks more than 10sq.m. & more than 0.6m above grade)			
PERMITTED	25	669.23	7,204
PROPOSED DWELLING INCL. GARAGE	13	347.72	3,743
PROPOSED COVERED PORCHES	1.3	34.28	369
PROPOSED PATIO/DECKS	1.6	42.74	460
PROPOSED TOTAL	15.9	424.7	4572
MAXIMUM HEIGHT FLAT ROOF			
PERMITTED		7.5	24'-7"
PROPOSED		7.5	24'-7"
MIN. REQUIRED SIDEYARD SETBACK		1.81	5.94
PROPOSED SIDEYARD (WEST)		1.81	5.94
PROPOSED SIDEYARD (EAST)		1.87	6.13
LANDSCAPED FRONT AREA			
FRONT YARD AREA		162	
HARD SURFACE AREA		61	
LANDSCAPE SOFT AREA	62.30%	101	

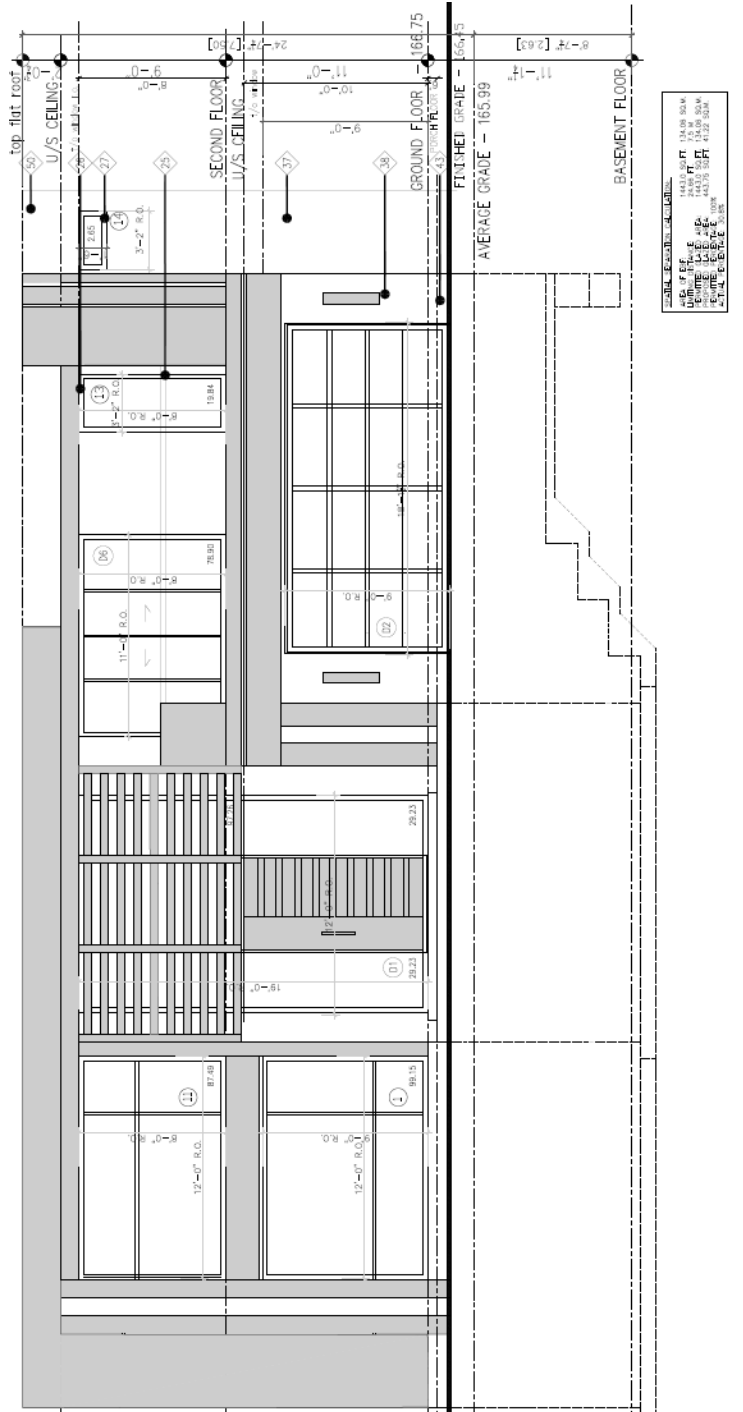
Proposed Site Statistics

### Proposed Development Drawings



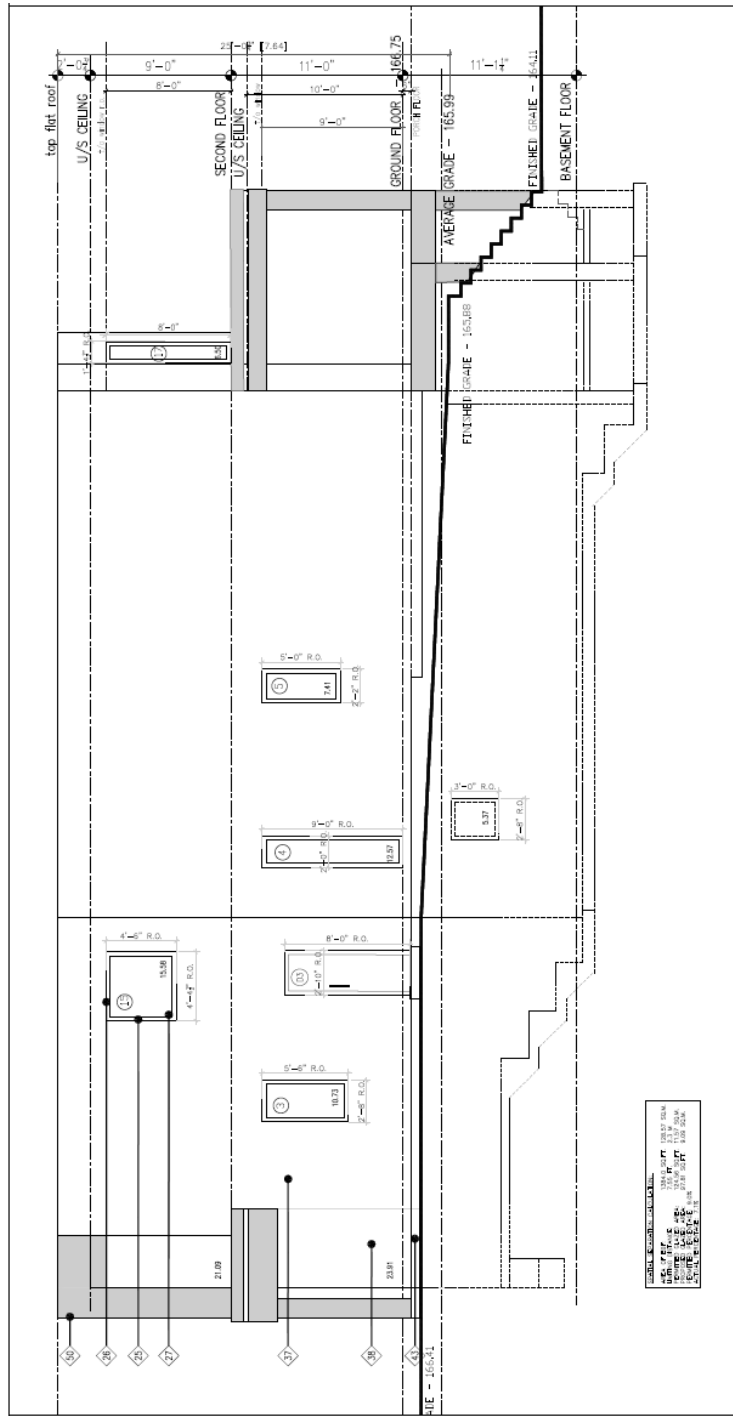
Proposed Site drawing – Site Plan

Appendix



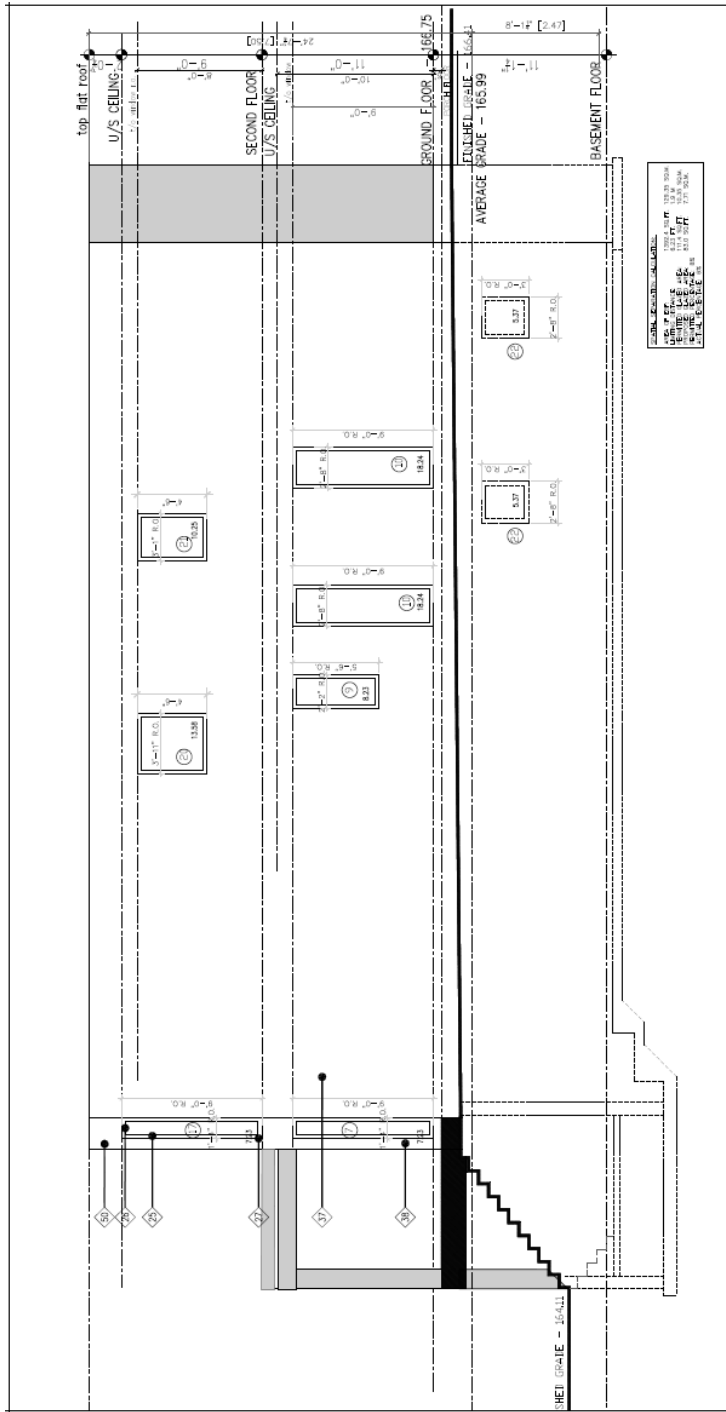
Proposed Front Elevation

Appendix



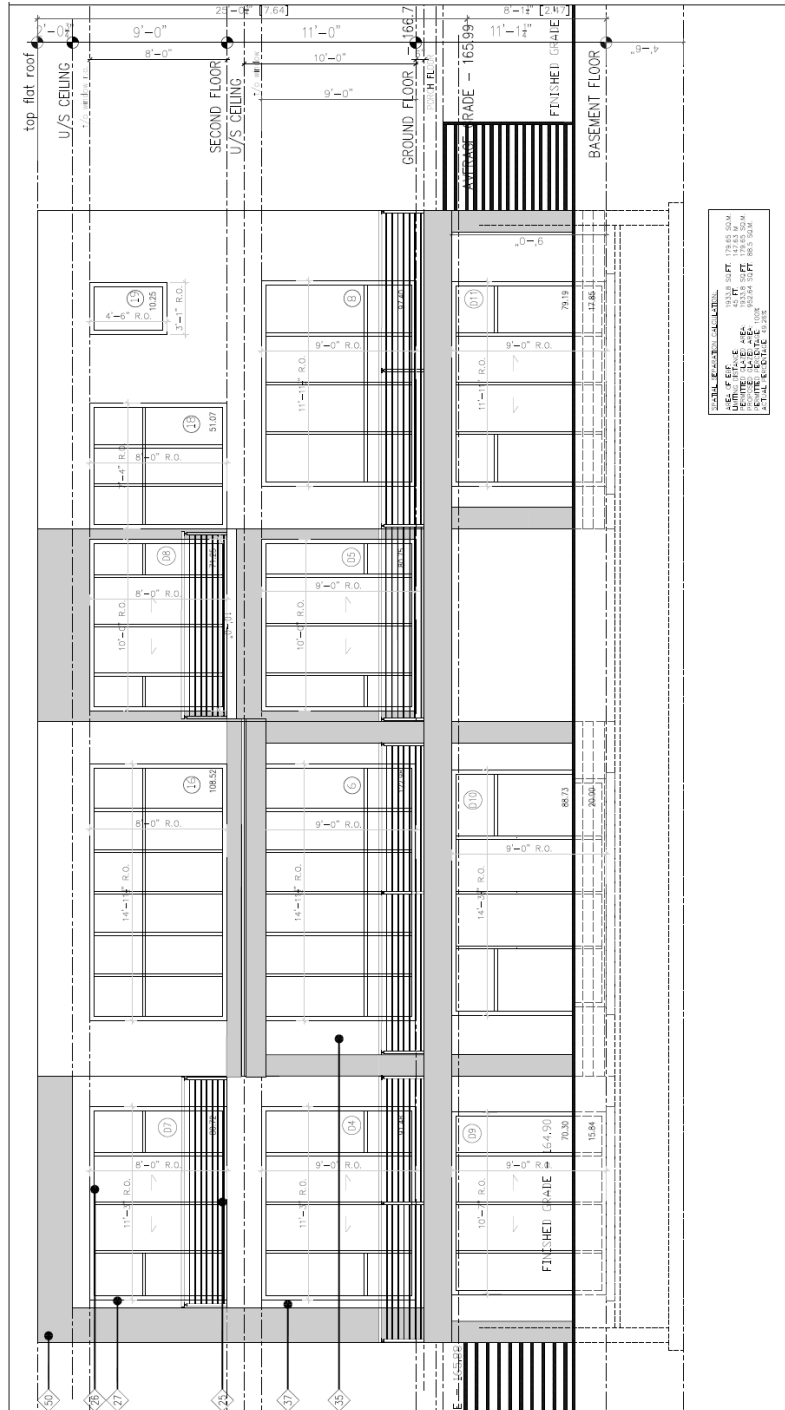
Proposed Side Elevation

Appendix



Proposed Side Elevation

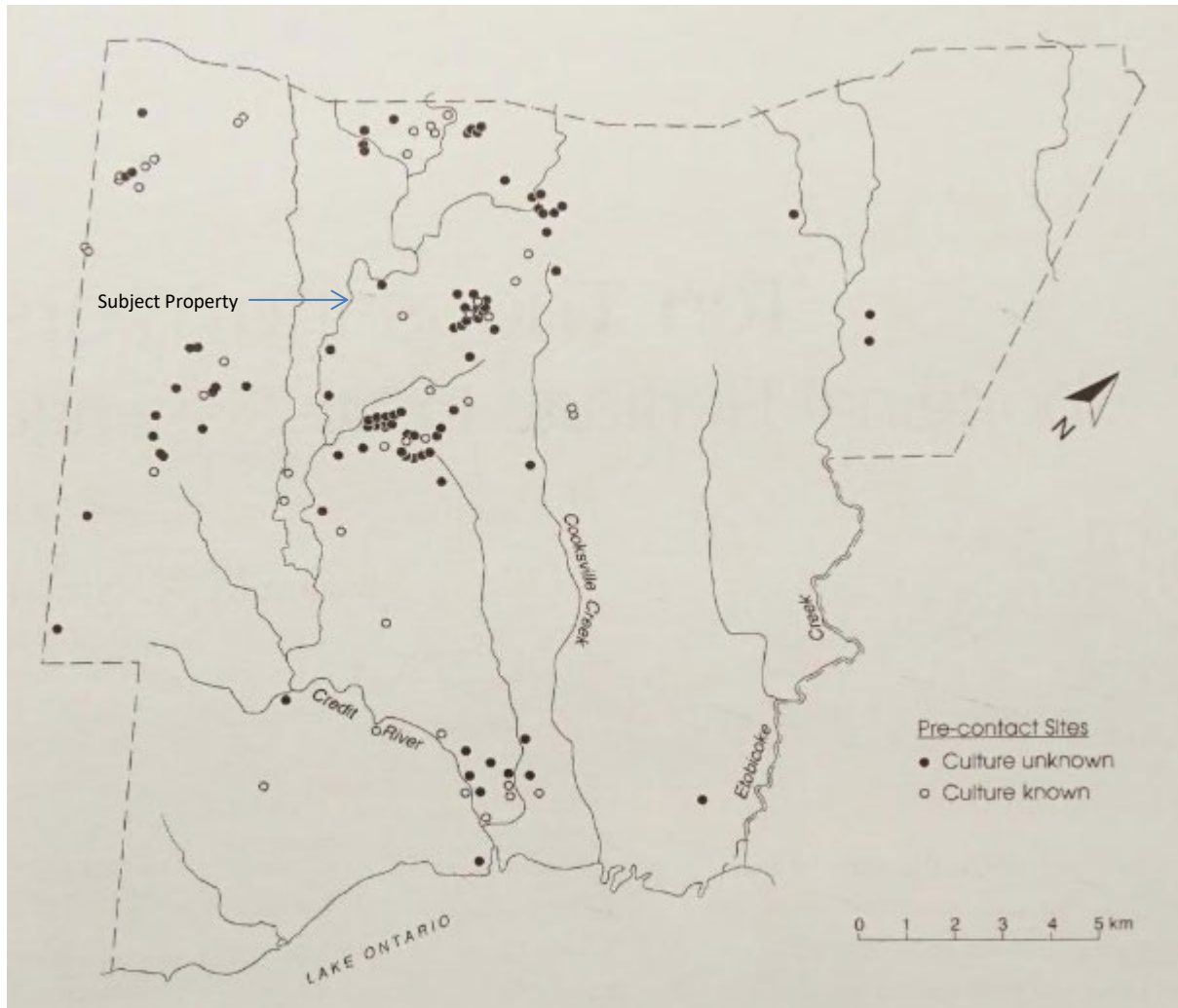
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Proposed Rear Elevation



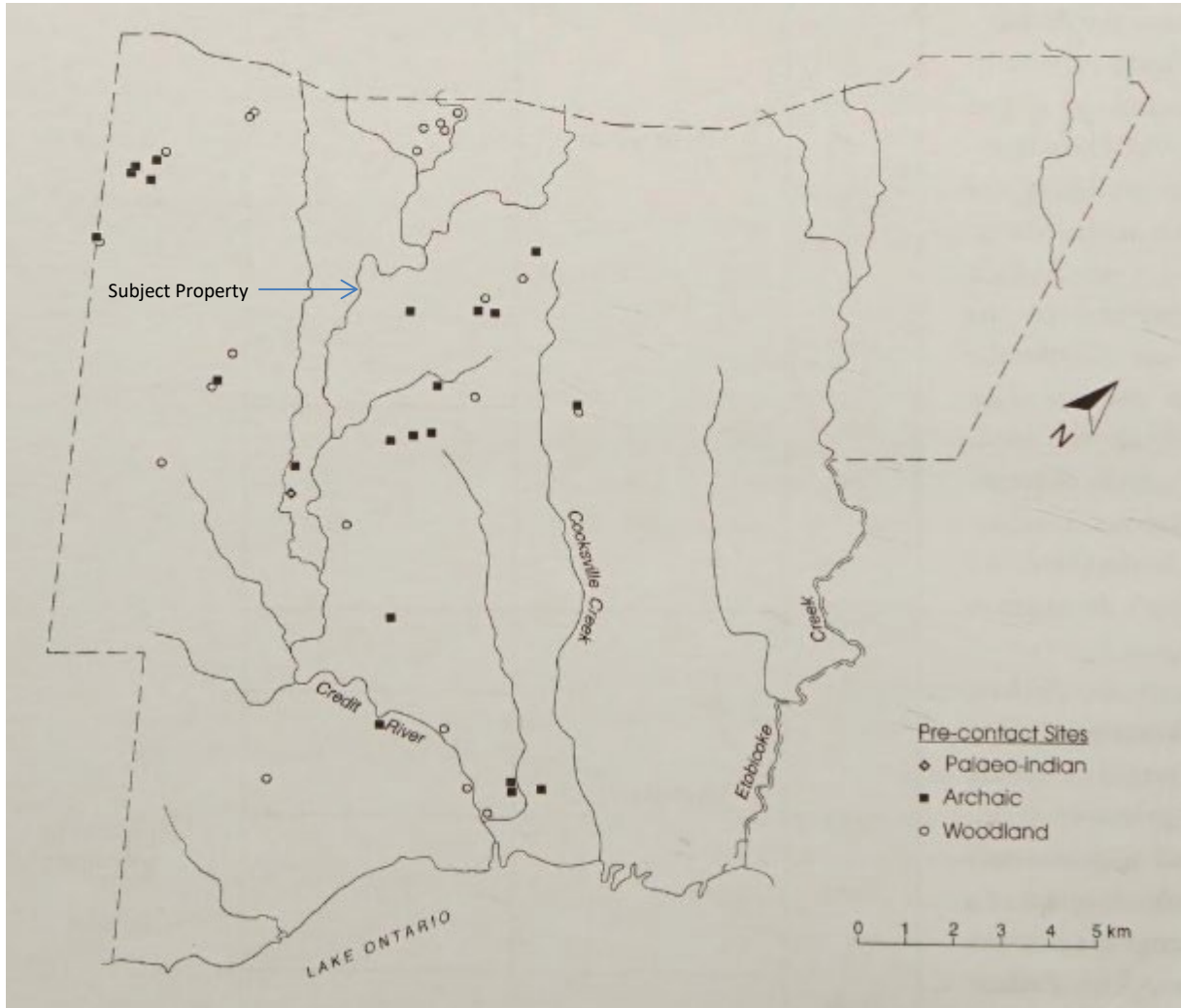
Appendix



Pre-contact Archaeological Sites in Mississauga<sup>1</sup>

<sup>1</sup> (Dieterman, 2002) pg. 56

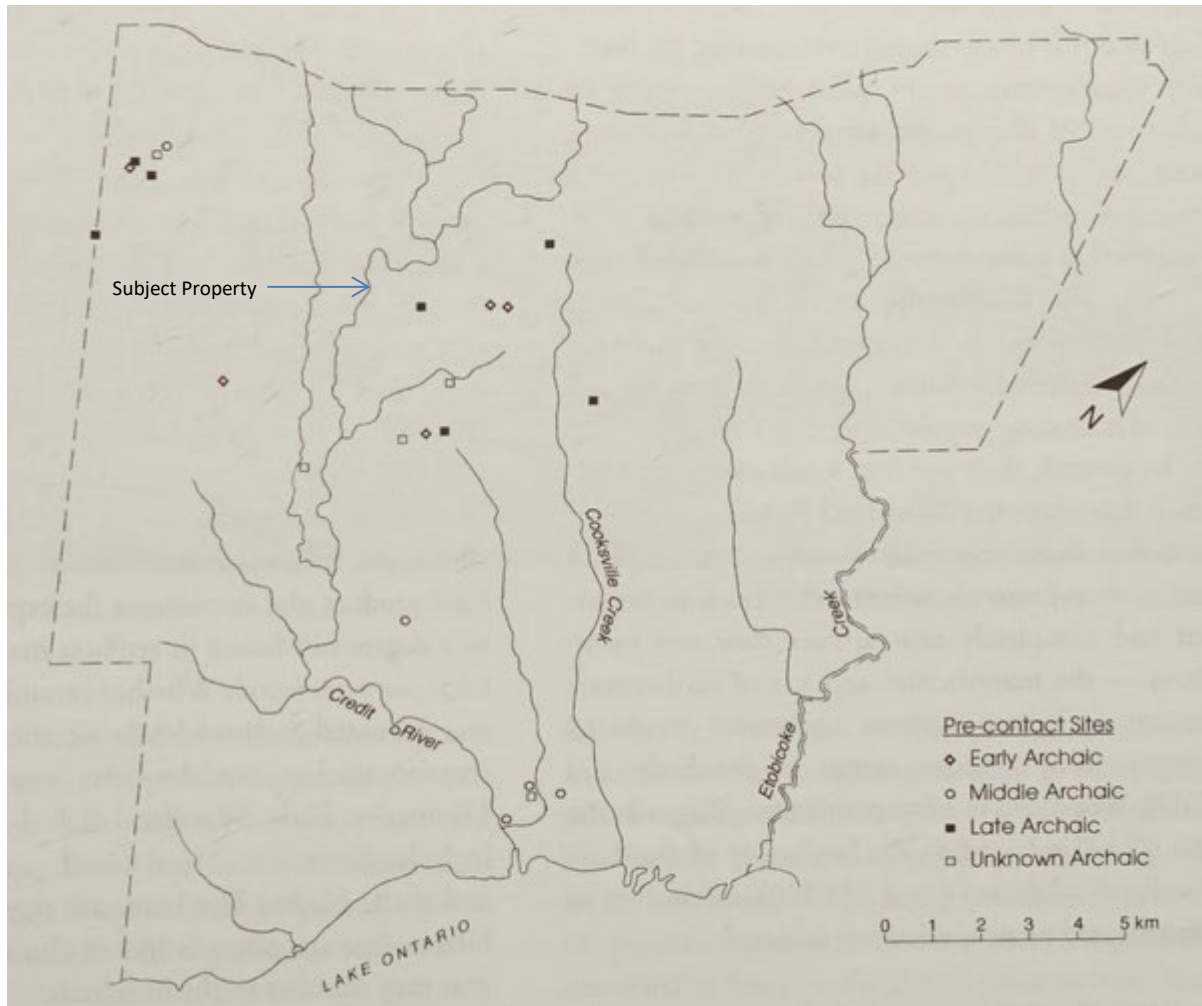
Appendix



Pre-Contact Aboriginal known Cultural Affiliation in Mississauga<sup>2</sup>

<sup>2</sup> (Dieterman, 2002) pg. 60

Appendix



Known Archaic Sites in Mississauga<sup>3</sup>

<sup>3</sup> (Dieterman, 2002) pg. 61

**RICK MATELJAN** B. A. Lic. Tech. OAA CAHP  
 3566 Eglinton Ave. W., Mississauga, ON  
 (t) 416 315 4567 (e) rick.mateljan@smda.ca

## curriculum vitae

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### 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:**

2022	Canadian Association of Heritage Professionals (Building Specialist)
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

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**Activities:**

2022-present	Member, OAA Integration Committee
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
2012-2022	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)  
 Canadian Association of Heritage Professionals (CAHP)  
 (former) Ontario Association of Applied Architectural Sciences (OAAAS)