

**Heritage Impact Assessment
1654 Glenburnie Road
(Mineloa Neighbourhood)
Mississauga, ON**



prepared by

CHC Limited

87 Liverpool Street, Guelph, ON N1H 2L2
(519) 824-3210 email oscott87@rogers.com

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photographs by Owen R. Scott of CHC Limited, September 4, 2023 unless otherwise noted.

cover photo: house number sign, "1654"

EXECUTIVE SUMMARY

Glenburnie Road runs from Mineola Road to the Queen Elizabeth Highway (QEW) in the Mineola Neighbourhood of Mississauga, where it dead ends. 1654 is the last property on the street and is bounded by the QEW on the north. 1654 Glenburnie Road is listed on the City's Heritage Register. It is not designated under the *Ontario Heritage Act*.

Residential development in the Mineola Neighbourhood occurred from the railway line in the south to cover approximately 4/5^{ths} of the lands between the Credit River and Hurontario Street and the Queen Elizabeth Way (QEW) and the railway by the mid 1950s. The subject property and the lands around it, except for a section adjacent to the cloverleaf at Hurontario and the QEW, remained undeveloped until the 1960s. The subject property; however, was built *circa* 1910 as a farmhouse and predates the Mineola Neighbourhood development.

Henry Robinson Belford (1883-1964) built the subject dwelling when he purchased the land in 1910. He erected the house for the occasion of his marriage, which never came to pass; consequently, he resided there as a bachelor until, his death.

The house is a 1½ -storey, centre gable-roofed L-shape with a square tower in the northeast corner. The main front entrance to the house is on the east side which was originally approached from the Middle Road. It wasn't until the later 1950s/early 1960s that the access was closed and the house was then approached from the south on Glenburnie Road when the QEW was turned into a limited access highway. The building was likely originally clad in horizontal wood siding that appears to have been unpainted. The foundation is cast-in-place concrete with the board formwork visible. Soffits have been replaced with plywood.

With respect to significance, 1654 Glenburnie Road meets none of the criteria of *Regulation 569/06*. As such, it does not merit designation under Part IV of the *Ontario Heritage Act*.

The impact of the proposed development/site alteration is a replacement residence that encompasses the footprint of the existing residence. 1654 Glenburnie Road meets none of the criteria of *Regulation 569/06*. As such, it does not merit designation under Part IV of the *Ontario Heritage Act* and there is no discernable impact on the Mineola Neighbourhood Cultural Landscape.

The qualities of the Mineola Neighbourhood that give it status as a significant cultural landscape is not inherent in the buildings, but in the landscape and in the streetscape. In spite of replacing older housing with new, preservation of existing trees and the street right-of-way, as well as the considering the scale of new construction, can ensure the conservation of the cultural landscape.

1.0 BACKGROUND - HERITAGE IMPACT ASSESSMENT (HIA)

1654 Glenburnie Road in Mississauga is listed on the City's Heritage Register. It is not designated under the *Ontario Heritage Act* and is located in the "Mineola Neighbourhood Cultural Landscape".¹

This Heritage Impact Assessment (HIA) follows the *City of Mississauga Heritage Impact Assessment Terms of Reference* June 2017² and the *Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference*³ and was prepared in response to a request from the owner.



Figure 1

Location Map, 1654 Glenburnie Road - Mississauga Maps

Figure 1 illustrates the location of the property at the periphery of the Mineola Neighbourhood near the interchange of the Queen Elizabeth Way and Hurontario Street (red asterisk). The Mineola Cultural Landscape is shaded in yellow and the Neighbourhood outlined in yellow.

¹ *Cultural Landscape Inventory, City of Mississauga, The Landplan Collaborative Ltd., January 2005 and Technical Memo #1, Conserving Heritage Landscapes: Cultural Heritage Landscape Project, City of Mississauga, Region of Peel, Ontario, ASI, April 2019*

² Culture Division, Community Services Department, City of Mississauga

³ *Ibid*

2.0 THE HERITAGE IMPACT ASSESSMENT

2.1 Site history

The villages of Toronto Township amalgamated to become the Town of Mississauga in 1968, excluding the Towns of Port Credit and Streetsville. In 1974, Mississauga incorporated as a City, this time including Port Credit and Streetsville.⁴

From the late 17th century to the early 19th century, the Credit River Valley was the exclusive domain of the Mississauga's, a band of the Ojibway. They were nomadic hunters and fishers who travelled the entire length of the Credit River from Lake Ontario to Georgian Bay. In 1805, they relinquished most of their holdings to the British Government, with the exception of a strip of land one mile on each side of the Credit River - the Credit Indian Reserve, which now comprises part of Mineola, as we know it today (Figure 3). As settlement occurred, the Mississaugas sold most of the Credit Indian Reserve to the Crown in 1820.

The Mississauga retained only two hundred acres on the east side of the Credit River. The 'two hundred acres' was never surrendered and became a land claim in the 1980s, for which the Mississauga received twelve or thirteen million dollars. In the early 1820s, both the government and the Mississauga themselves, believed they would soon be extinct. In late 1825, the Government agreed to build the Mississaugas a village near the Credit River; it became known as the Credit Mission. As early as 1840, the Mississauga decided to leave the Credit River. In 1847, the Mississauga of the Credit River left for the Six Nations Reserve and established the New Credit Reserve in Hagersville.

⁴ <http://www.heritagemississauga.com/history.htm>

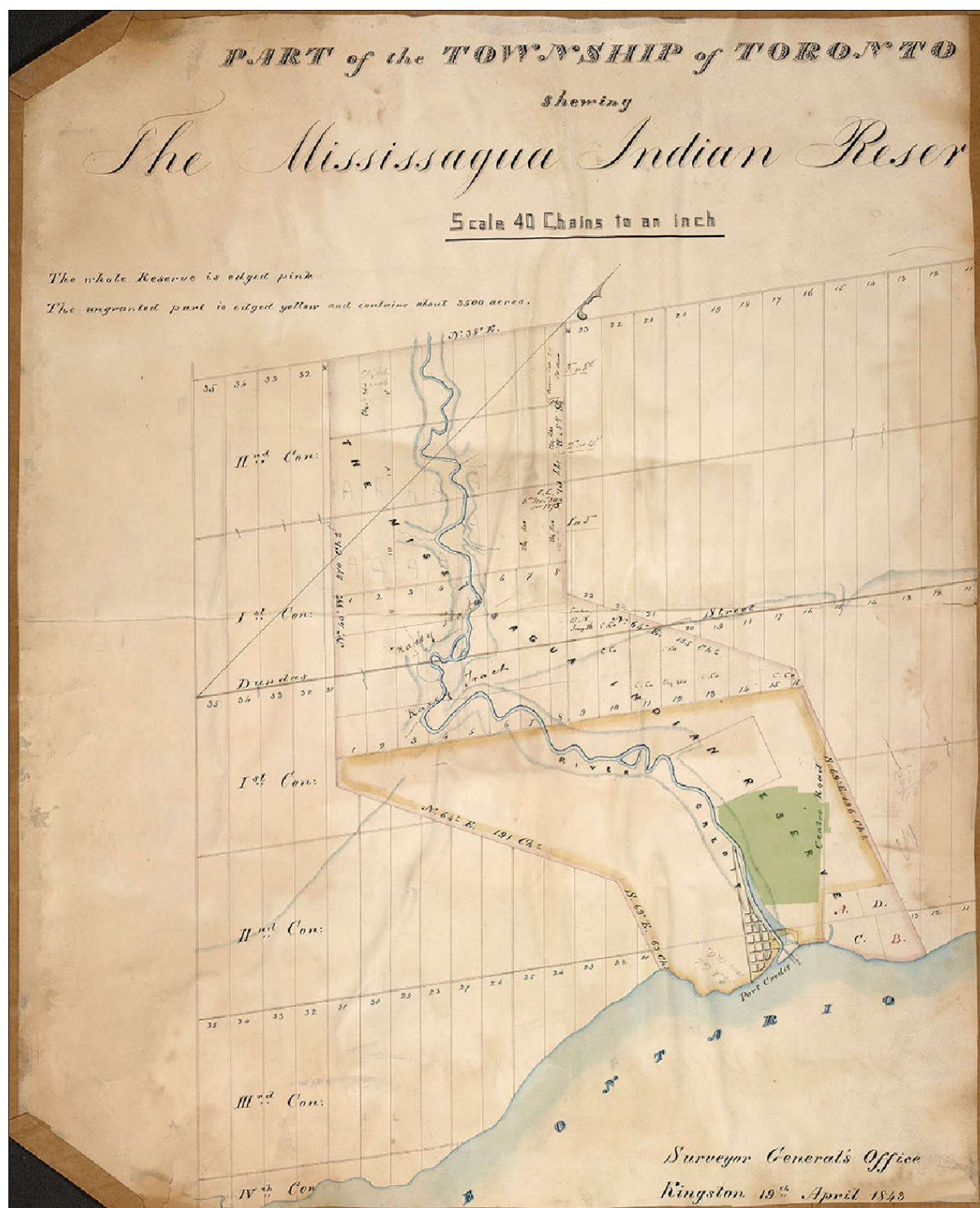


Figure 3

Part of the Township of Toronto shewing The Mississagua Indian Reserve
 present-day Mineola Neighbourhood Cultural Landscape superimposed in green
 Surveyor General's Office, Kingston, 18th April 1843

Following deforestation, the lands in Mineola were used for agriculture up to the 1930's. Growth pressures of Port Credit, together with construction of the Queen Elizabeth Way, including Canada's first "clover leaf" interchange at Hurontario Street, provided the impetus for development.

Consequently, Mineola underwent suburban residential development on several parcels of land throughout the 1940's and 50's, and by 1950 newer homes along with older farmhouses lined Hurontario Street almost continuously from Port Credit to Cooksville. Since that time, infill Mineola development has continued to take place, abetted by the widening of Hurontario Street, and the introduction of GO train service in 1967.⁵

Mineola was developed before it became standard practice to regrade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete stormwater drainage system artificially. In Mineola a road system was gently imposed on the natural rolling topography of the Iroquois Plain; homes were nestled into slightly larger lots and natural drainage areas were retained. This provided greater opportunity to save existing trees and because the soils and drainage system were minimally impacted, provided fertile ground for the planting of new vegetation, the natural regeneration of native trees and landscaping of the residential landscapes. What has evolved today is a wonderful neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends the houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between street and front yards. The roads wind, rise and fall with the natural topography and houses sit often at odd angles to take advantage of slopes and the location of large trees. A gradual infilling has increased the density over the years and care must be taken to ensure that this does not, in the end, ruin the very quality and character that makes this neighbourhood so appealing and attractive. Of the many neighbourhoods in Mississauga, the Mineola neighbourhood stands out as one of the most visually interesting and memorable. As is often the case, when new development is balanced with the protection of the natural environment, a truly livable and sustainable community evolves. Mineola is an excellent example of this type of community.⁶

Development continued within Mineola through the 1950s, with demonstrated regard for the existing landscape and topography.⁷

A 1954 aerial photograph of the area that is now identified as the Mineola Cultural Landscape shows residential development has occurred from the railway line in the south to cover approximately 4/5th of the lands between the Credit River and Hurontario Street and the Queen Elizabeth Way (QEW) and the railway. The subject property and the lands around it, except for a section adjacent to the cloverleaf at Hurontario and the QEW, remain undeveloped (Figure 4).

⁵ 1996 Census Profile, Statistics Canada, *Mineola*, Mississauga Planning & Building, http://www5.mississauga.ca/research_catalogue/B-28_mineola1.PDF

⁶ *Cultural Landscape Inventory*, City of Mississauga, The Landplan Collaborative Ltd., January 2005

⁷ *Technical Memo #1, Conserving Heritage Landscapes: Cultural Heritage Landscape Project*, City of Mississauga, Region of Peel, Ontario, ASI, April 2019, p. 166



Figure 4 Mineola Cultural Landscape superimposed on 1954 aerial photo, red asterisk is 1654 Glenburnie
Mississauga Maps

Prior to the 1960s, the subject property was accessed from the Middle Road, as Glenburnie Road did not exist. This access continued even after the QEW was built, then from the QEW itself (Figure 5).



Figure 5

1654 Glenburnie (white asterisk) in 1954 - *Mississauga Maps*

By 1966, Glenburnie Road had been constructed and houses built along it and to the west (Figure 6).

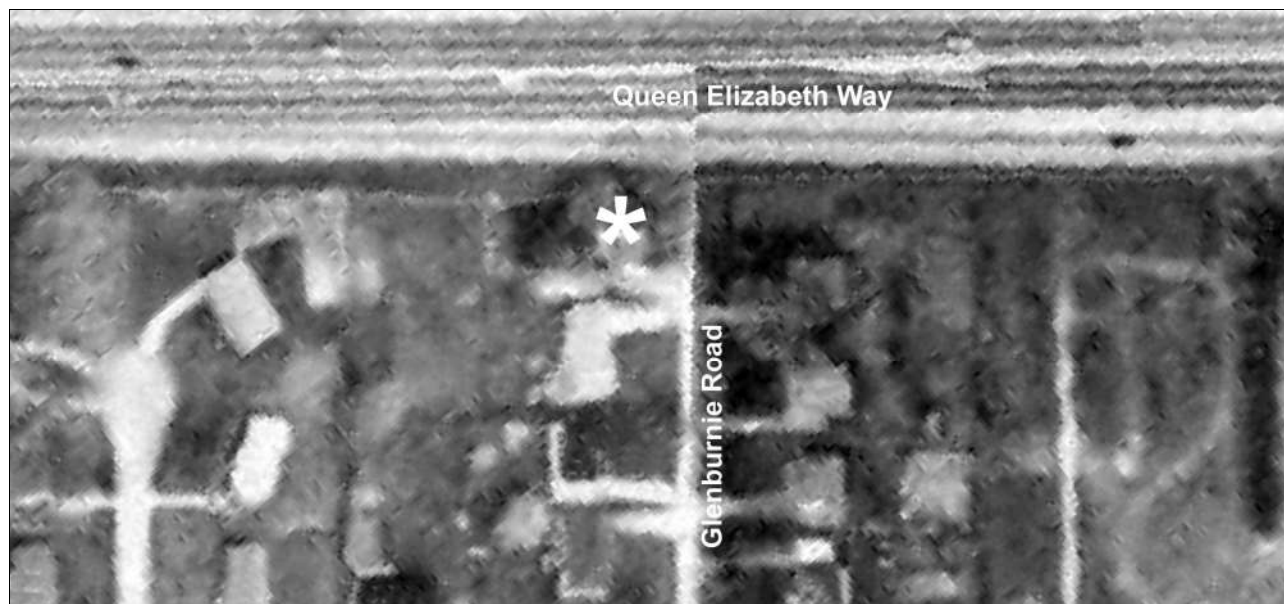


Figure 6

1654 Glenburnie Road (white asterisk) in 1966 - *Mississauga Maps*

The history of the QEW dates from 1931, when work began to widen the Middle Road in a similar fashion to the nearby Dundas Highway and Lakeshore Road as a relief project during the Great Depression. Following the 1934 provincial election, Ontario Minister of Highways Thomas McQuesten and his deputy minister Robert Melville Smith changed the design to be similar to the autobahns of Germany, dividing the opposite directions of travel and using grade-separated interchanges at major crossroads. When opened to traffic in 1937, it was the first intercity divided highway in North America and featured the longest stretch of consistent illumination in the world. While not a true freeway at the time, it was gradually upgraded, widened, and modernized beginning in the 1950s, more or less taking on its current form by 1975.⁸ Canada's first interchange was constructed at

⁸ https://en.wikipedia.org/wiki/Queen_Elizabeth_Way

the QEW and Hurontario Street.⁹

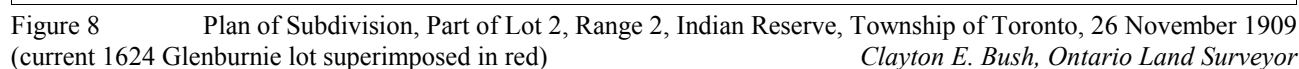


Figure 7 Queen Elizabeth Way, Port Credit, c. 1941 - *Mississauga Historic Images Gallery*

It was stated earlier that prior to the 1960s, the subject property was accessed from the Middle Road, as Glenburnie Road did not exist. It is interesting to note that a Plan of Subdivision was prepared in 1909 (Figure 8), prior to the house being built on the subject property and just before the property was sold to Henry Belford who purportedly built the house that is there today. May Elizabeth Gordon had inherited the property in 1907 and it was she who commissioned the plan of subdivision which featured a road where Glenburnie Road is now (named Forest Road on the Plan) and an east-west road where Pinetree Way is now (named River Road on the Plan). While the lotting pattern shown on the Plan of Subdivision was never put in place, a similar pattern, using the same road alignment, eventually became reality in the 1960s.

The current 1624 Glenburnie Road lot is superimposed in red on Figure 8.

⁹ Ibid



October 20, 2023

was purportedly built by the purchase of the property in 1909, Henry R. Belford, who owned the property until 1964 when he died. The property was owned by a couple of parties until its purchase in 2022 by the current owner.

2.2 Listing and written description of existing structures, significance, heritage attributes and context

The City of Mississauga's 'property Heritage Detail' provides a brief description of the property.

"According to Belford family histories, Henry Robinson Belford (1883-1964) built the subject dwelling when he purchased the land in 1910. He erected the house for the occasion of his marriage, which never came to pass; consequently, he resided there as a bachelor. Ownership until 1910 consisted only of companies and investors, the latter of whom held the property too briefly to build, or were known to reside elsewhere at the time. These latter figures include James William Cotton and Sir Melville Parker, Baronet. The Crown granted Cotton the land in 1854. Parker, who held many public offices and planted some of Peel's first wine vines, took ownership in 1891. Henry Belford was born to Irish immigrant William Belford and his wife Matilda Prescott, whom he met and married in Ontario. Matilda Belford was active in Dixie, being one of the founding members of both St. John the Baptist Anglican Church and the Women's Auxiliary. (Henry) Belford, a farmer and amateur carpenter, helped rebuild St. John the Baptist after it was ravaged by fire in 1924. He also re-shingled its steeple. In addition to building his own house, according to family histories, he built several others in the area. A former neighbour has also recounted that he tended both an apple and pear orchard on his property. Belford lived in the house until his death. Though the architectural style is quite antiquated for 1910, it is plausible that an amateur carpenter built it at that time. It is an L-shaped centre-gable farmhouse with an additional square "tower," nestled into the apex of the "L", and corner porch. The entrance seems to have been on the east side of the tower facing Glenburnie Road, though, based on a 1920s photograph, the house seems to have faced Middle Road (now the Queen Elizabeth Way). Typically, the front entrance of a centre gable house would have been under the gable. The house has been sheathed in aluminium siding and the porch enclosed. The Henry Belford House merits listing on the City's Heritage Inventory for its historical significance. The house yields information about area pioneers, the Belford family, turn of the century building practice and historic Middle Road".¹⁰

The following photographs from *circa* 2006 accompany the above description.



Figure 9 Mississauga Library System



Figure 10 Mississauga Library System

¹⁰ <https://www.mississauga.ca/apps/#/property/view/heritage>



Figure 11 *Mississauga Library System*



Figure 13 *Mississauga Library System*



Figure 14 *Mississauga Library System*



Figure 12 *Mississauga Library System*

Because of the high and very close acoustic wall to the north and the trees that are close to the house and have grown since the above photos were taken, it is difficult to secure good photos of house while there are leaves on the trees. What the photos do tell; however, is that the building is boarded up for security, as it is vacant and it is in poor condition. The following photos were taken on a sunny September 4th day.

The house is a 1½ -storey, centre gable-roofed L-shape with a square tower in the northeast corner (Figure 13).

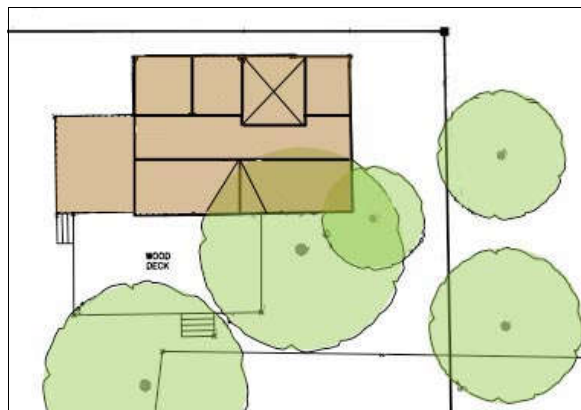


Figure 15

plan view

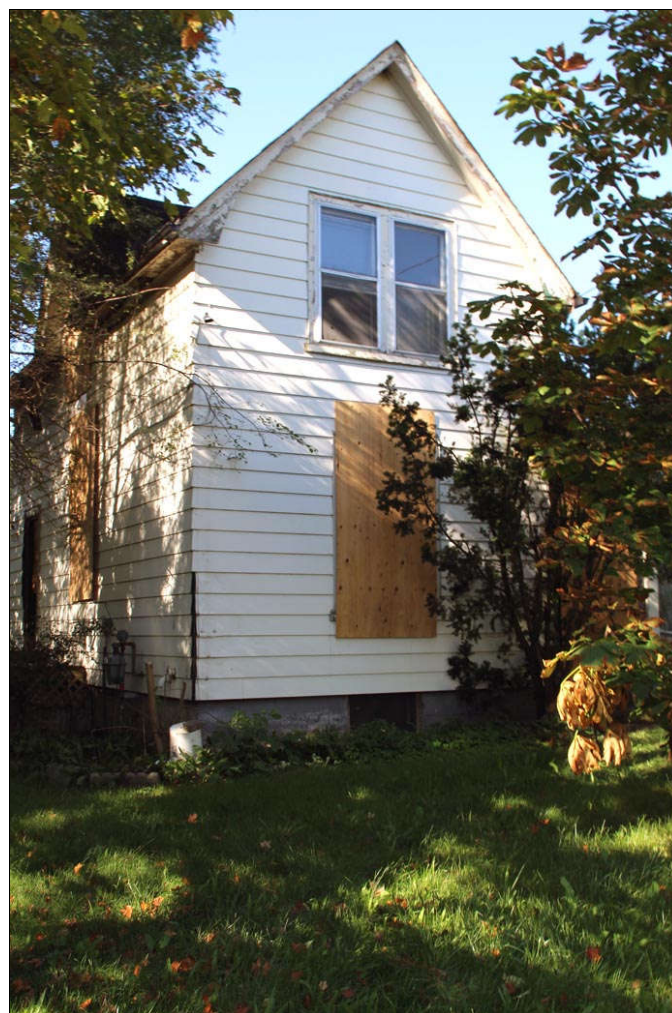


Figure 16

front facade



Figure 17

south facade

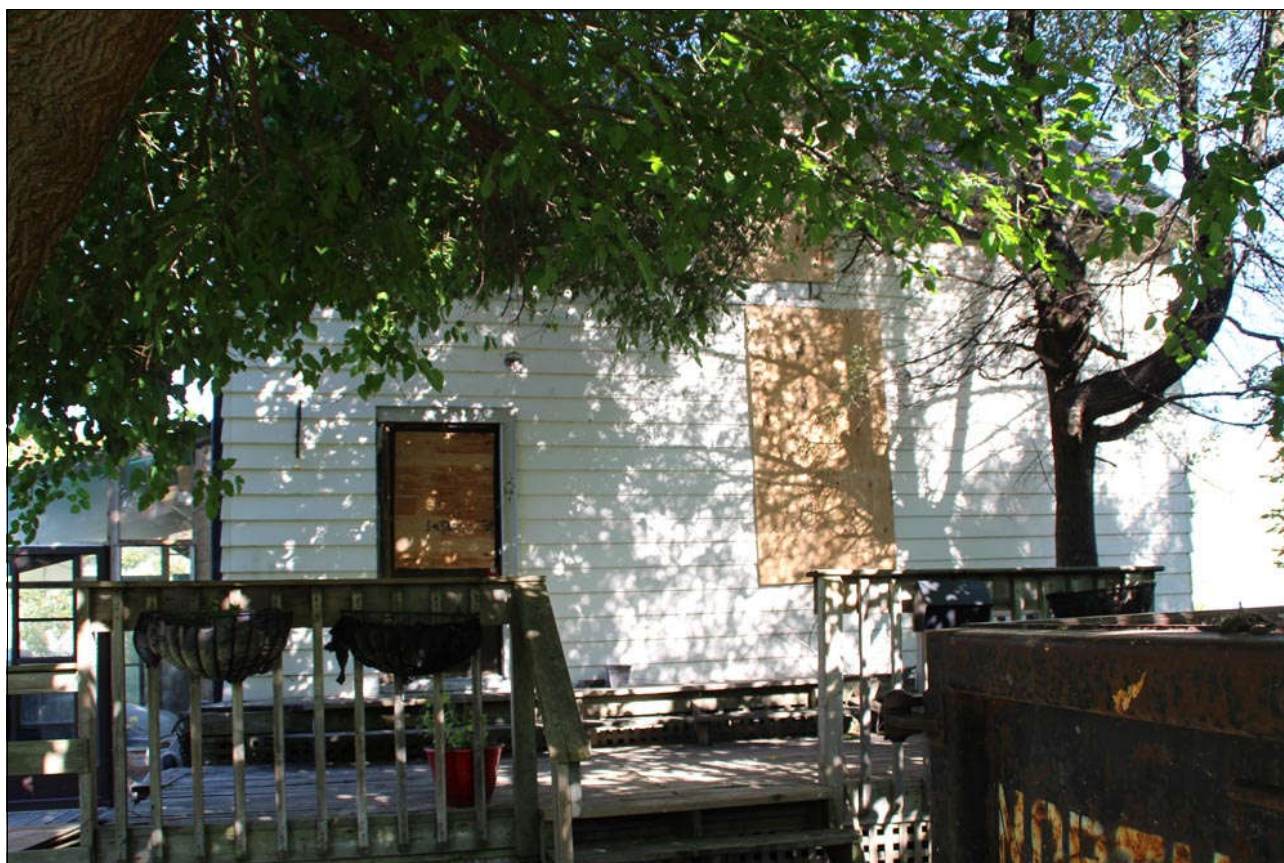


Figure 18

south facade



Figure 19

rear facade



Figure 20 north facade & acoustic wall

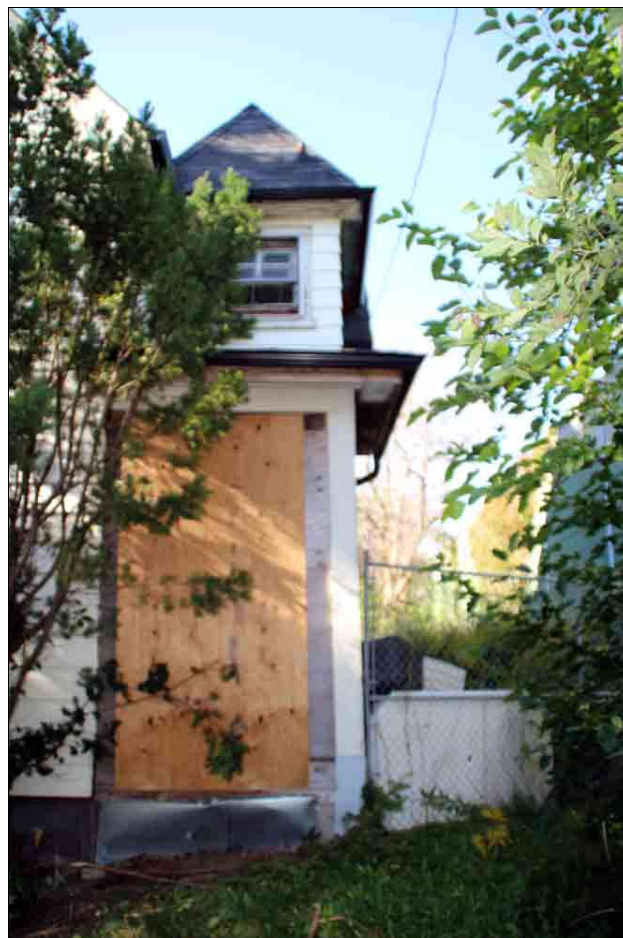


Figure 21 tower & front porch entrance

The main front entrance to the house is on the east side as can be seen in Figures 11, 12 and 21. There is no entrance or any sign of a former entrance in the north side which would have been on Middle Road. There is a secondary entrance on the south side (Figures 13, 17 & 18). The 1954 aerial photograph (Figure 5) shows a driveway from the QEW on the east side of the house, a drive that originally would have exited to the Middle Road. It wasn't until the later 1950s/early 1960s that the access was closed and the house was then approached from the south on Glenburnie Road (Figure 6). A glass sunroom is attached to the rear (Figure 19).

There is a paired 1/1 window on the upper storey of both gables, one on the north (Figure 20) and the other on the east (Figures 9, 10, 11, 12, 13 & 16). The remaining windows, except those in the tower, are 1/1 double hung sash windows, fitted with aluminum storms. The windows in the tower are a square 4-pane horizontal pivot (Figure 21) and a square, 9-pane fixed pivot (Figure 29).

The building was likely originally clad in horizontal wood siding that appears to have been unpainted, although this suggestion is based solely on what can be seen in the southeast corner where the aluminum siding corner piece has come away (Figure 22).

The foundation is cast-in-place concrete with the board formwork visible, pre-dating the use of plywood for formwork (Figure 23). Soffits have been replaced with plywood. They and the fascia are in need of paint (Figure 24).



Figure 22

wood siding under aluminum siding, southeast corner



Figure 23

CIP concrete foundation

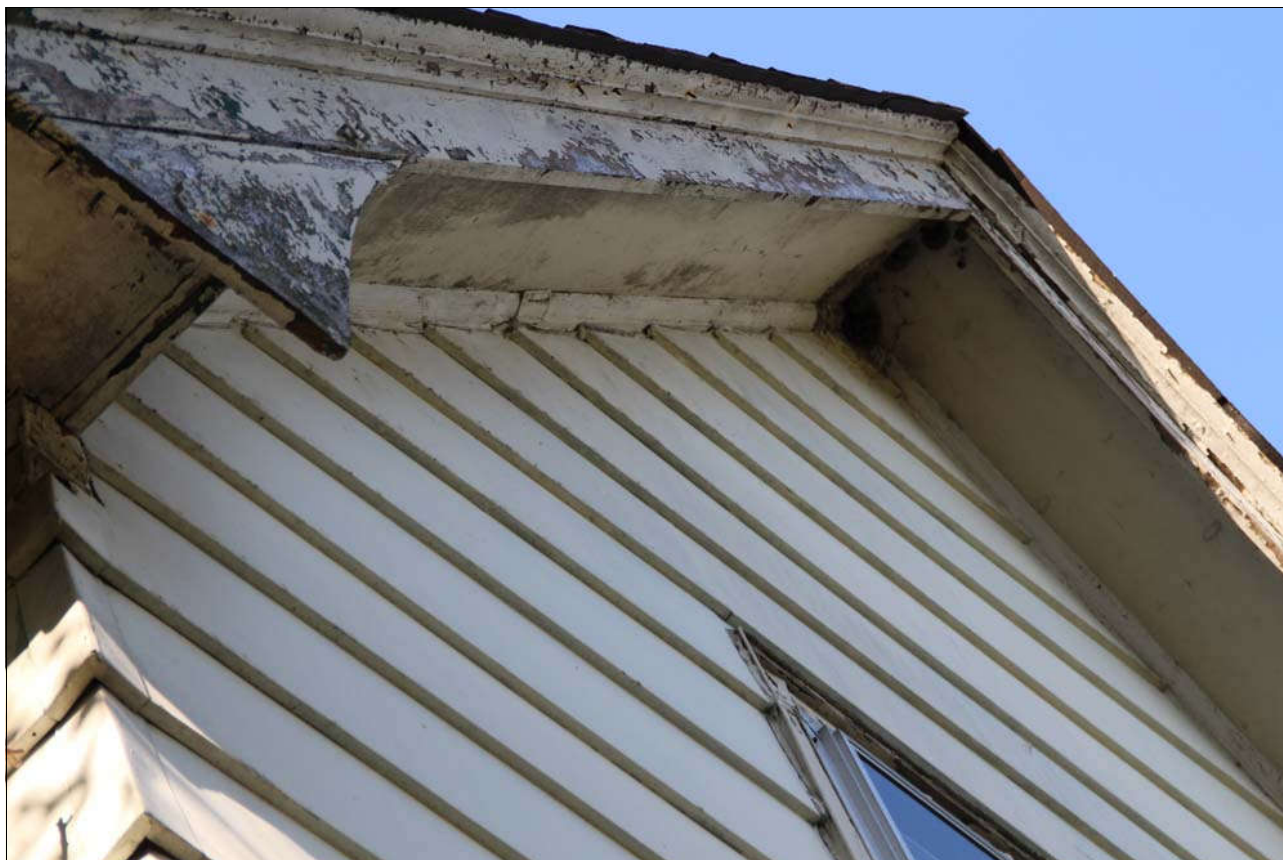


Figure 24

soffits, fascia and aluminum siding

Interior photographs were taken by Jose Garreton, September 8, 2023.

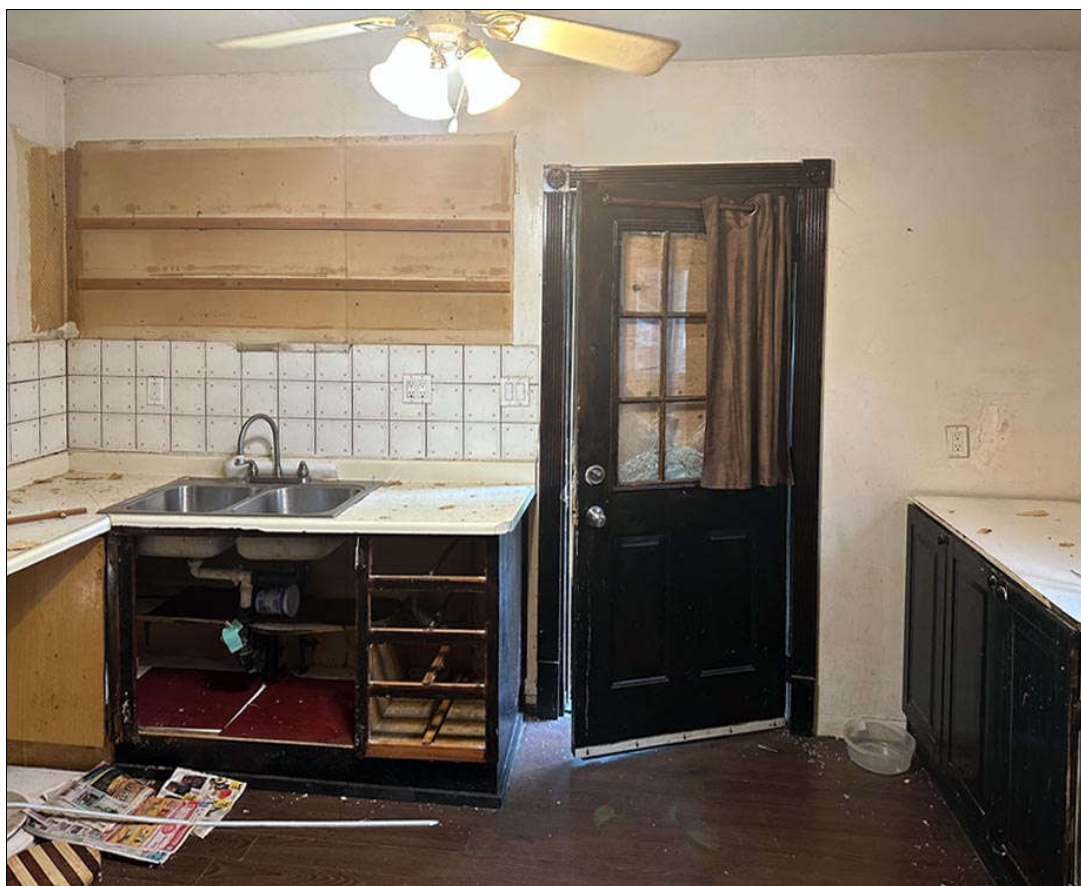


Figure 25 kitchen - original door trim, plaster replaced with drywall, tongue & groove floor

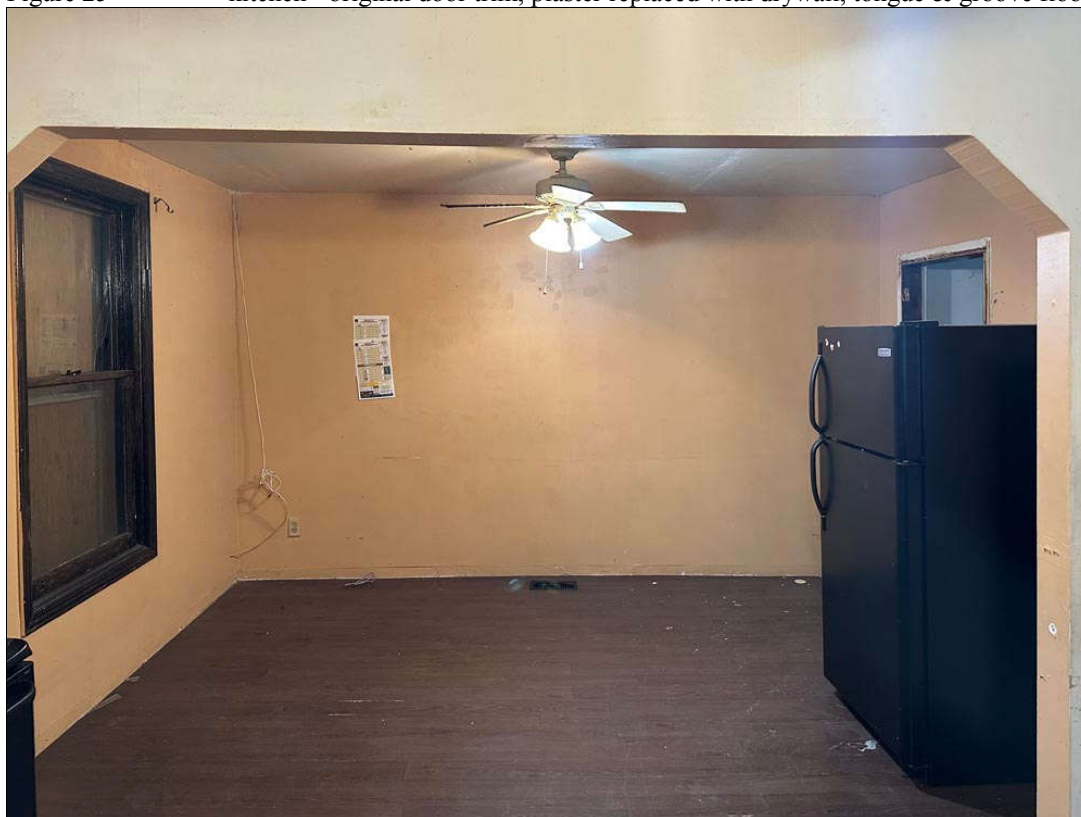


Figure 26 reception room, no trim, double hung 1/1 sash



Figure 27

reception room, no trim, double hung 1/1 sash

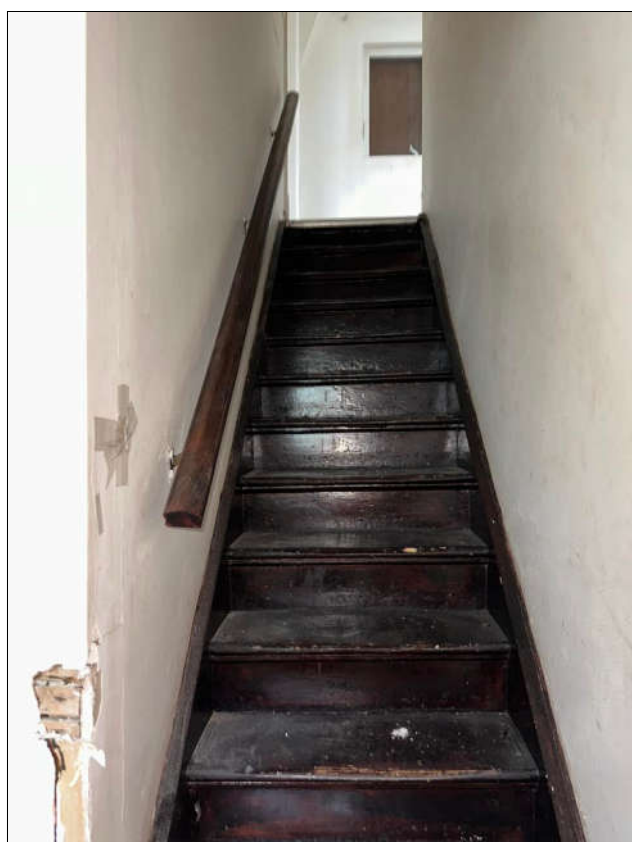


Figure 28

staircase, lathe & plaster wall



Figure 29

tower room



Figure 30

bedroom, paired 1/1 double hung sash, tongue & groove flooring

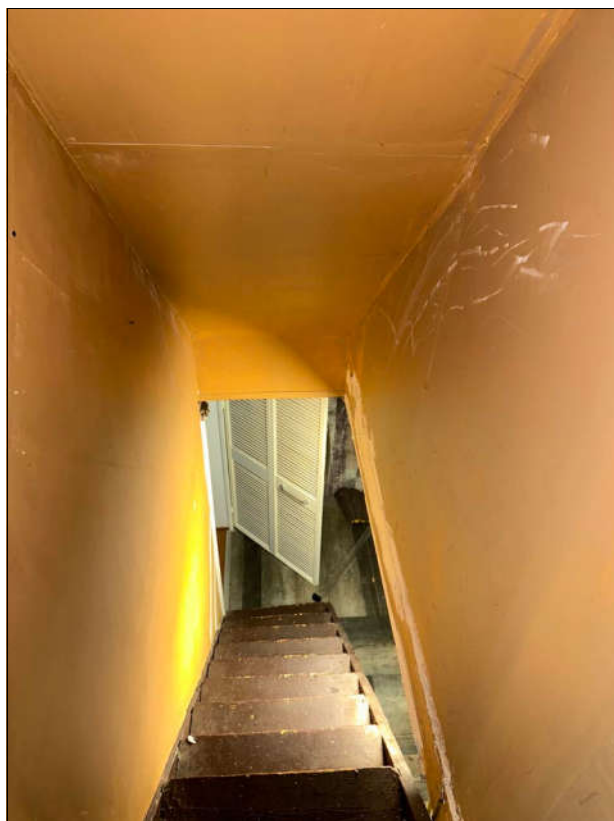


Figure 31

basement staircase



Figure 32

basement, furnace room

The interior retains very little of its original trim and exhibits no interesting architectural features. It is also in very poor condition.

1654 Glenburnie is at the end of the street where it abuts the QEW as evidenced by a 4 metre high concrete acoustic fence (Figure 33).



Figure 33 concrete acoustic fence terminates Glenburnie Road - 1654 is to the left of the photo

1654 Glenburnie is a 65 metre deep lot with the house set 3.72 metres from the street line. The deep rear lot is currently unkempt (Figure 34) and contains a shed (Figure 35).



Figure 34 rear yard



Figure 35 shed

The street is currently undergoing major changes, with demolitions and building permits on the neighbouring lots. Figure 36 is a 2021 aerial photo with street numbers to assist in identifying the photos in Figures 37 - 42. 1654 Glenburnie is outlined in red.

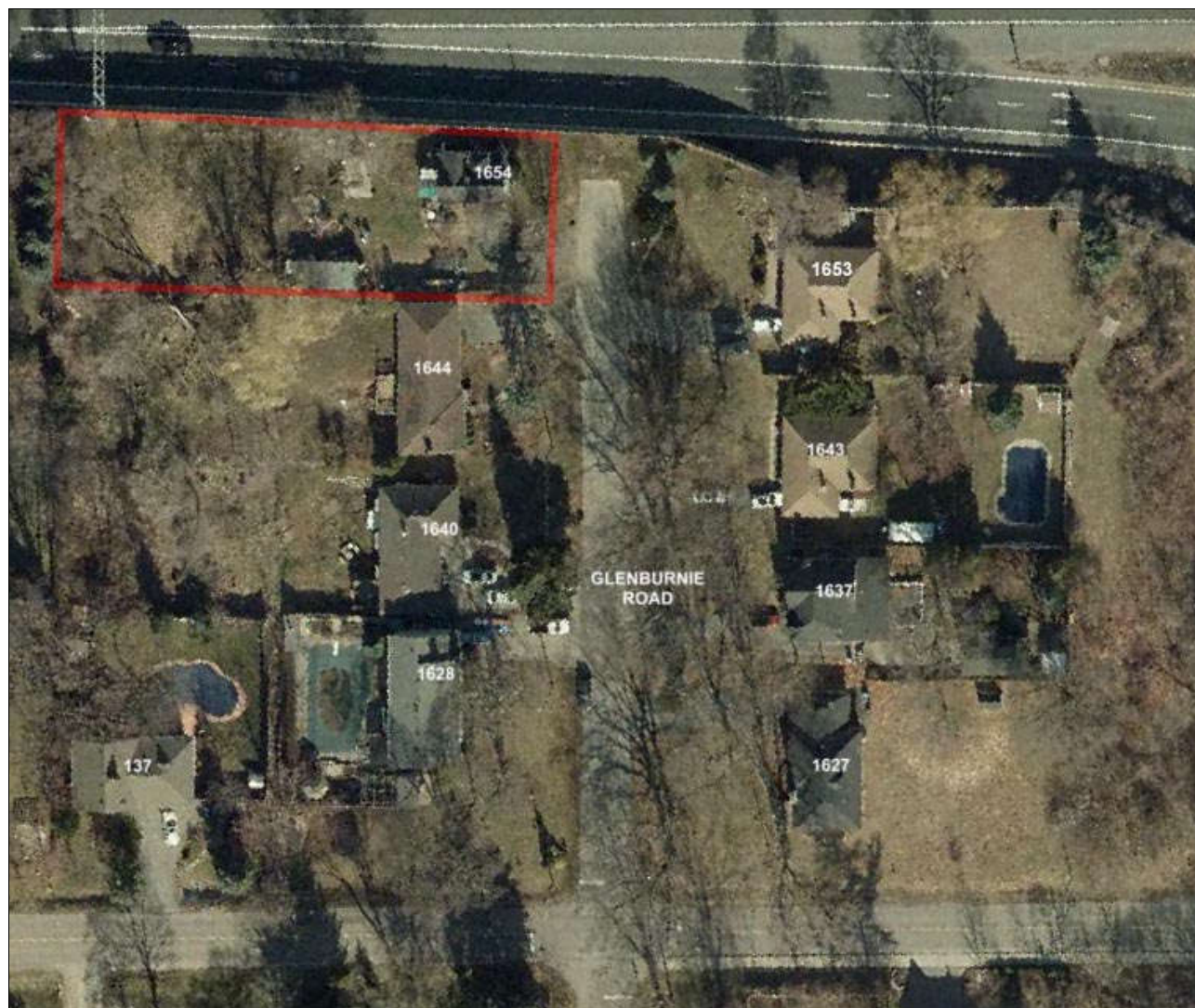


Figure 36

environs of 1654 Glenburnie Road

The house at 1653 Glenburnie Road (across the street from 1654) has been demolished and a Building Permit issued for the construction of a new dwelling (Figures 37 & 38).



Figure 37

Building Permit notice



Figure 38

1653 Glenburnie Road

While no Building Permit notices are displayed at 1644 and 1643 Glenburnie, tree protection fencing is in place, suggesting that some alteration to the properties may be planned or (Figures 39 & 40).



Figure 39

1644 Glenburnie Road

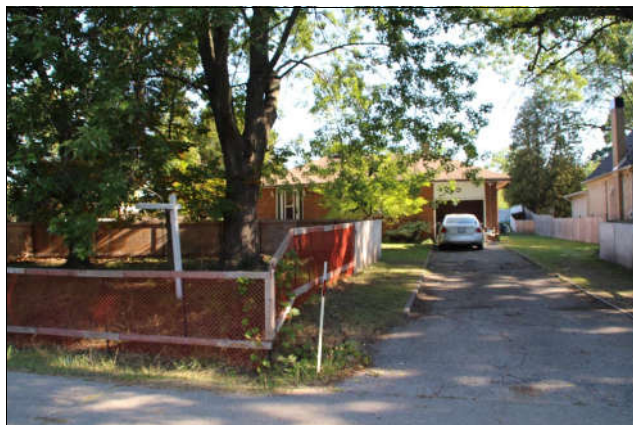


Figure 40

1643 Glenburnie Road

Another Building Permit notice is displayed at 1640 Glenburnie Road and the house has been demolished with new construction underway (Figures 41 & 42).



Figure 41

Building Permit Notice



Figure 42

1640 Glenburnie Road

Section 2 of the *Planning Act* indicates that City Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the *Planning Act* requires that decisions of Council shall be consistent with the *Provincial Policy Statement* (PPS-2020). Policy 2.6.1 of the PPS requires that significant built heritage resources and significant cultural heritage landscapes shall be conserved.¹¹

The PPS defines “built heritage resource” as a building, structure, monument, installation or any manufactured remnant that **contributes to a property’s cultural heritage value or interest as identified by a community**, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers. The term “significant” means resources **valued for the important contribution they make to our understanding of the history of a place, an event, or a people**. “Conserved” means the **identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that**

¹¹ *Provincial Policy Statement (PPS, 2020) - Under the Planning Act*

their heritage values, attributes and integrity are retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment.

*Ontario Regulation 9/06*¹² has recently been replaced by *Ontario Regulation 569/22* which lists 9 criteria for significance, two or more of which must be met in order for the property to be of cultural heritage value or interest. The criteria are:

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

The following tables for each of the properties list the *Regulation 569/06* criteria and answer the question “is the criterion met?”

critterion	meets?	rationale
1. has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method	no	The style is not unique or rare in the area; nor is it a representative example of Ontario vernacular architecture.
2. has design value or physical value because it displays a high degree of craftsmanship or artistic merit	no	The house does not display a high degree of craftsmanship. It is built of common materials. Its interior has been substantially gutted of original trim. Its exterior has been clad in aluminum siding over what appears to be original wood cladding in very poor condition.

¹² O. Reg. 569/22: CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST, filed December 15, 2022 under Ontario Heritage Act, R.S.O. 1990, c. O.18

criterion	meets?	rationale
3. has design value or physical value because it demonstrates a high degree of technical or scientific achievement	no	The design and physical structure do not demonstrate a high degree of technical or scientific achievement. It was built using common methods and materials.
4. has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	no	The house was built and occupied by a local farmer and carpenter who was not a particularly prominent member of the community.
5. has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	no	There is no evidence of anything unique or rare in the building that would suggest that new information could be garnered from it.
6. has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	no	The designer/builder was a farmer and carpenter; like many of his contemporaries, he was a contributor to the community, but not a particularly prominent one.
7. has contextual value because it is important in defining, maintaining or supporting the character of an area	no	The house became party of the Mineola neighbourhood, some 45 to 50 years after it was built. It doesn't define, maintain or support the character of the area.
8. has contextual value because it is physically, functionally, visually or historically linked to its surroundings	no	The house was a farmhouse and its context has completely changed, including its location on the Middle Road, now the QEW with a 4 metre high acoustic wall a few metres from the house.
9. has contextual value because it is a landmark	no	The house does not terminate a view. It is not a landmark.

The heritage attributes of 1654 Glenburnie Road are the:

- gable-fronted L-shaped house form,
- the unusual square tower on the north facade
- the paired 1/1 double-hung sash windows in the east and north gables.

With respect to the Mineola Cultural Landscape, the potential impacts and an assessment of the proposed site alteration follows.

Potential Impact	Assessment
<ul style="list-style-type: none"> • Destruction of any, or part of any, significant heritage attributes or features • Removal of natural heritage features, including trees • Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance 	<p>no significant heritage attributes or features affected</p> <p>9 trees are to be removed*</p> <p>the significant historic fabric of the Neighbourhood is the landscape and the streetscape; they are not affected.</p>
<ul style="list-style-type: none"> • 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 	no impact - the proposed building will not cast shadows on existing heritage properties
<ul style="list-style-type: none"> • Isolation of a heritage attribute from its surrounding environment, context or a significant relationship 	not applicable
<ul style="list-style-type: none"> • Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features 	no direct or indirect obstruction of significant views or vistas - no negative impact
<ul style="list-style-type: none"> • A change in land use where the change in use negates the property's cultural heritage value 	not applicable - the properties have no significant cultural heritage value
<ul style="list-style-type: none"> • Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources 	not applicable
<p>* Four of the 9 trees are victims of the Emerald Ash Borer and would be removed irrespective of the development proposal. The other 5 trees are all non-native exotics in fair to poor condition. One is dead.¹³</p>	

Figure 36 is a 2021 aerial photo of the immediate environs of 1654 Glenburnie Road. At least two of the properties in the photo have been or are in the process of being altered ,through replacement of the 1960s era single family homes that occupied them (Figures 37 & 38 and 41 & 42) with new single family homes. The qualities of the Mineola Neighbourhood that give it status as a significant cultural landscape is not inherent in the buildings, but in the landscape and in the streetscape. In spite of replacing older housing with new, preservation of existing trees and the street right-of-way, as well as the considering the scale of new construction, can ensure the conservation of the cultural landscape.

The impact of the proposed development/site alteration is a replacement residence that encompasses the footprint of the existing residence. 1654 Glenburnie Road meets none of the criteria of *Regulation 569/06*. As such, it does not merit designation under Part IV of the *Ontario Heritage Act* and there is no discernable impact on the Mineola Neighbourhood Cultural Landscape.

¹³ *Arborist Report*, Urban Arboretum Tree Consulting, October 19, 2023

2.3 The proposed development

The project proposes a replacement of the 1910 1½ storey residence with a 2-storey residence, set back slightly further from the street. The footprint of the new building encompasses that of the existing and is substantially larger, occupying 24.8% of the lot versus the existing house at 9.1%. The new house footprint; however, includes a double car garage. There is no existing garage. Figure 43 is a site plan showing the new building and the existing buildings and trees that are to be retained and to be removed.

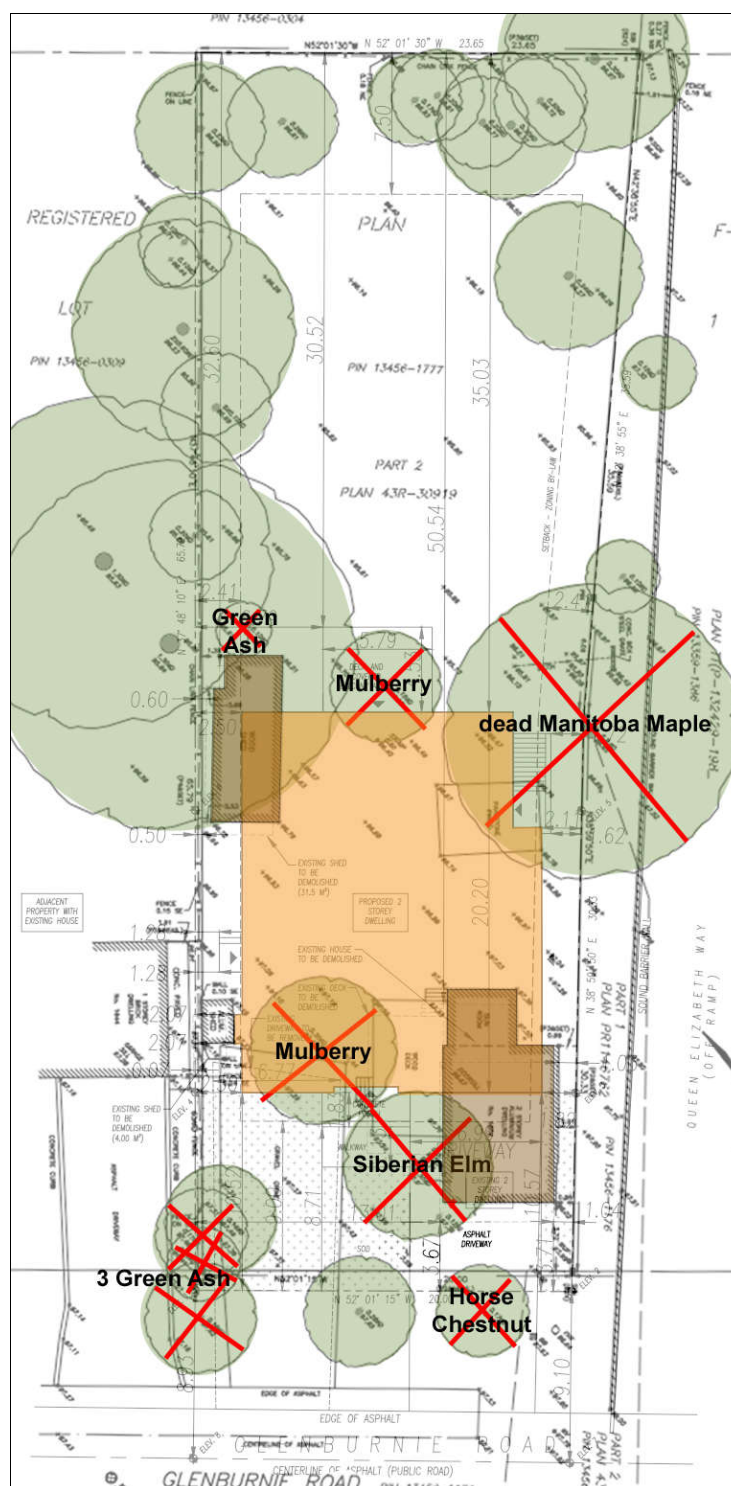


Figure 43

Site Plan (after BOSK Design, March 14, 2023)

Figures 44 - 47 are elevations of the proposed residence. Finishes are stucco with stone accents.



Figure 44

front elevation - BOSK Design, March 14, 2023

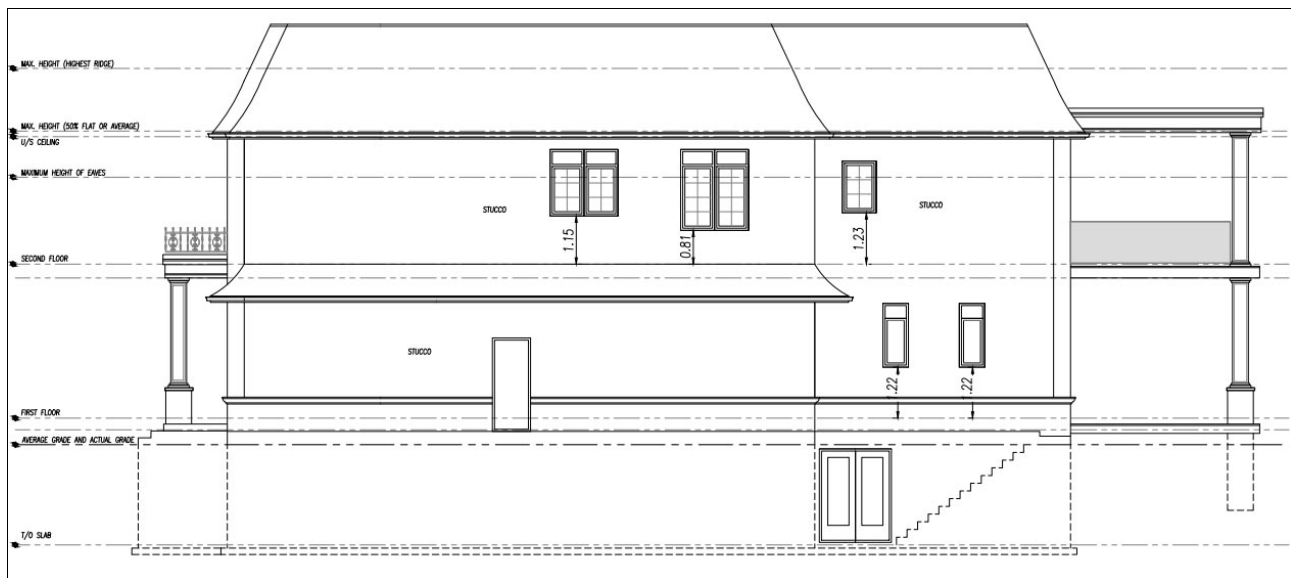


Figure 45

north elevation - BOSK Design, March 14, 2023

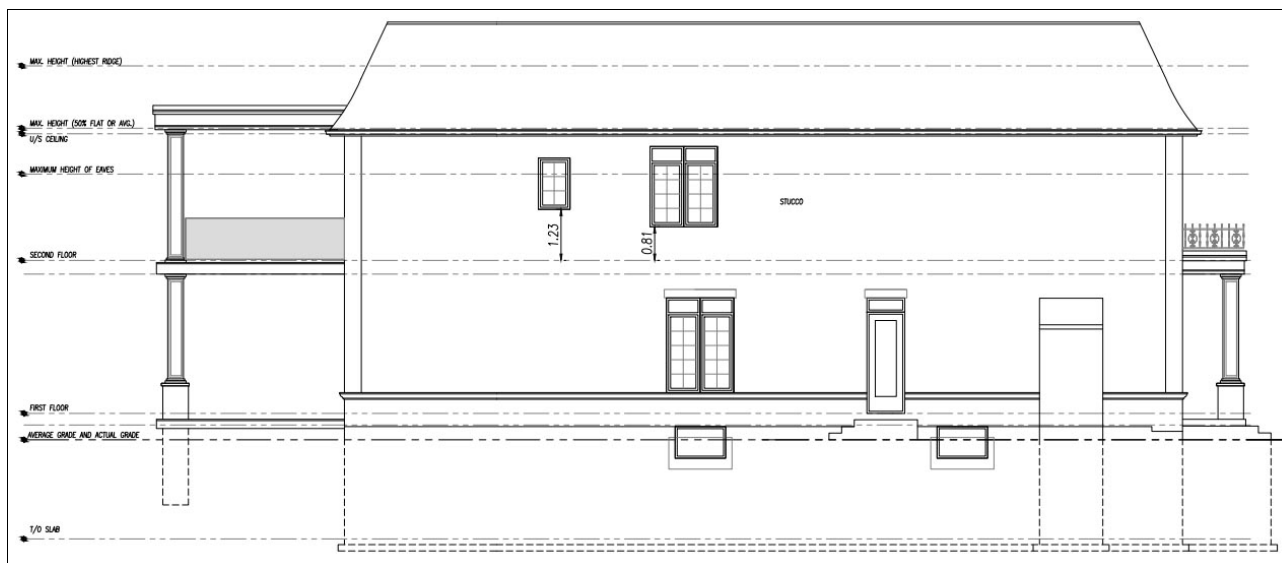


Figure 46

south elevation - BOSK Design, March 14, 2023



Figure 47

front elevation - BOSK Design, March 14, 2023

2.4 Assessment of alternative development options and mitigation measures

The Heritage Impact Assessment is to assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on cultural heritage resources, noted by the Ministry of Heritage, Sport, Tourism and Culture Industries include but are not limited to the following:

- *Alternative development approaches*
Alternative development approaches have not, to our knowledge, been proposed. There is no apparent negative impact on significant heritage features, the streetscape or the Mineola Neighbourhood.
- *Isolating development and site alteration from the significant built and natural heritage features and vistas*
There are no significant built or natural heritage features or vistas.
- *Design guidelines that harmonize mass, setback, setting and materials*
The proposal is in scale with recent new and planned residences on the street.
- *Limiting height and density*
The proposed building height is 2-storeys. Building heights in the neighbourhood range from 1- to 2-storeys.
- *Allowing only compatible infill and additions*
Infill is residential and compatible with the neighbourhood.
- *Reversible alterations*
Not applicable.

2.5 Conservation - principles and mitigation

The City's terms of reference for an HIA require the following with respect to this summary: "*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.)*"¹⁴

None of the property is considered significant.

2.6 Proposed demolition / alterations explained

1654 Glenburnie Road is to be demolished. It is not considered a significant heritage resource and its contribution to the streetscape is minimal at best. No loss of a significant cultural heritage resource will result from its removal.

2.7 Alternatives for salvage mitigation

Not applicable.

3.0 SUMMARY STATEMENT and CONSERVATION RECOMMENDATIONS

- There is no significant cultural heritage resource on the subject property.
- The introduction of a 2-storey building in place of the 1½-storey building does not require mitigation. The impact of the loss of 9 trees of dubious quality¹⁵ can be mitigated by planting new native trees on the street

¹⁴ City of Mississauga Heritage Impact Assessment Terms of Reference, June 2017

¹⁵ Arborist Report, Urban Arboretum Tree Consulting, October 19, 2023

and on the property. The property's landscape has been neglected for many years and a major re-landscaping is required and planned.

4.0 MANDATORY RECOMMENDATION

The terms of reference require the consultant to write a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 569/06, *Ontario Heritage Act*. The following questions must be answered in the final recommendation of the report:

“1. *Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?*

The property at 1654 Glenburnie Road does not meet the criteria for Part IV heritage designation.

“2. *If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not.*”

1654 Glenburnie Road meets none of the criteria of Regulation 569/06 and makes no contribution to the streetscape or the Mineola Neighbourhood, especially in its altered and very poor condition.

“3. *Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement.*”

The property at 1654 Glenburnie Road is not considered significant, and not worthy of conservation in the author's opinion.

5.0 QUALIFICATIONS

See appendix 2.

This Heritage Impact Assessment is respectfully submitted by:

CHC Limited



per: Owen R. Scott, OALA, FCSLA, CAHP

REFERENCES

- 1996 Census Profile, Statistics Canada, *Mineola*, Mississauga Planning & Building,
http://www5.mississauga.ca/research_catalogue/B-28_mineola1.PDF
- Arborist Report*, Urban Arboretum Tree Consulting, October 19, 2023
- ASI, *Technical Memo #1, Conserving Heritage Landscapes: Cultural Heritage Landscape Project*, City of Mississauga, Region of Peel, Ontario, April 2019
- City of Mississauga Heritage Impact Assessment Terms of Reference*, June 2017
- City of Mississauga Cultural Landscape Heritage Impact Assessment Terms of Reference* 2016
- City of Mississauga heritage files - <http://www.mississauga.ca/portal/services/property>
- City of Mississauga maps - <http://www.mississauga.ca/portal/services/maps>
- City of Mississauga Heritage Mississauga website - <http://www.heritagemississauga.com/history.htm>
https://en.wikipedia.org/wiki/Queen_Elizabeth_Way
- Illustrated Historical Atlas of the County of Peel, Ont.*, Walker & Miles, Toronto 1877
- O. Reg. 569/22: CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST*, filed December 15, 2022 under *Ontario Heritage Act, R.S.O. 1990, c. O.18*
- Ontario Ministry of Heritage, Sport, Tourism and Culture Industries website
http://www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf
- Mississauga Library System Historic Images Gallery
- Parks Canada website www.parkscanada.gc.ca
- Province of Ontario *Ontario Heritage Act, R.S.O. 1990, c. O.18*
- Province of Ontario *Provincial Policy Statement (PPS, 2020) Cultural Heritage and Archaeology Policies* 2.6
- Province of Ontario *InfoSheet #5, Heritage Impact Assessments and Conservation Plans*, Winter 2006
- The Landplan Collaborative Ltd. *Cultural Landscape Inventory, City of Mississauga*., January, 2005

Appendix 1

Chain of Title PIN 13456-1177 1654 Glenburnie Road, Mississauga

no.	instrument	registered date	acres	from	to	price
13861	Patent	17 November 1865		The Crown	Bank of Upper Canada	
340	B & S	06 September 1869		Bank of Upper Canada	John Crickmore	
351	B & S	20 September 1869		John Crickmore	William B. Hunter	
352	B & S	20 September 1869		William B. Hunter	Peel General Mfg. Co.	
1996	no doc. type	23 September 1876	Part and O.L. E.H.S.	Peel General Mfg. Co.	S. S. Lee	
2158	no doc. type	04 April 1877		S. S. Lee	Canada Life Assurance Co.	
	break in title					
5499	no doc. type	21 December 1885		John Forder Jr.	Isaac Middleton	
5498	B & S	21 December 1885		Isaac Middleton	John Forder Jr.	
5677	Release	14 May 1886	Part	Canada Life Assurance Co.	Peel General Mfg. Co.	
5841	B & S	04 November 1886	Part	The Crown	William J. McKay	
6976	B & S	09 November 1889	Part	John Forder Jr.	Henry Herbert Shaver	
7169	B & S	01 May 1890	Part	Henry Herbert Shaver	Miles W. Cook	
7753	Patent	24 December 1891		The Crown	Sir Melville Parker	
1	Mortgage	08 September 1893		Estate of J. W. Cotton	Miles W. Cook	\$3,012.80
8267	Mtg. of Mtg.	04 October 1893		Estate of J. W. Cotton	Humphrey S. Buchan et al trustees	\$3,000
9135	B & S	20 May 1896		Wm. J. McKay Estate of J. W. Cotton	The Trusts Corporation of Ontario	
9141	Vesting Order	22 May 1896	27.15	Humphrey S. Buchan et al trustees under Hon. Wm. McMaster's will	Toronto General Trusts Corporation	
11851	Grant	16 March 1905	88	Toronto General Trusts Corporation	Cyril Ernest Cotton	
12681	Probate Will	11 May 1907		Melville Parker, Baronet	May Elizabeth Gordon	
14170	B & S	18 October 1910		May Elizabeth Gordon	Henry R. Belford	

Appendix 1

Chain of Title PIN 13456-1177 1654 Glenburnie Road, Mississauga

no.	instrument	registered date	acres	from	to	price
177467	Grant	10 March 1965	0.346	Estate of Henry S. Belford	Phyllis Belford	
190862	Grant	23 December 1965	0.346	Phyllis Belford	Norman Bowser	
4713VS	Agreement for Sale	14 March 1966	0.346	Norman Bowser	William Nillesen & Helen Nillesen	
13197VS	Assignment of Agreement	27 June 1966	0.346	Norman Bowser	Ronald Smith & Patrick Lawlor	
159887VS	Grant	13 January 1971	0.346	Ronald Smith & Patrick Lawlor	William Nillesen & Helen Nillesen	
500240	Quit Claim Deed	14 December 1978	0.346	Norman Bowser	Ronald Smith	
500241	Quit Claim Deed	14 December 1978	0.346	Ronald Smith & Marilyn Smith,	Ronald Smith & Patrick Lawlor	
500242	Quit Claim Deed	14 December 1978	0.346	Ronald Smith, Marilyn Smith & Leslie Lawlor	Helen Voak (formerly Nillesen)	
RO500243	Transfer	14 December 1978	0.346	Helen & William John Edward Voak	Fred Andrews	
PR3930010	Transfer	14 December 1978	0.346	Fred Andrews	Fred & Madalyn Marie Andrews	
PR3988142	Survivorship	01 February 2022	0.346		Madalyn Marie Andrews	
PR3988230	Transfer	01 February 2022	0.346	Madalyn Marie Andrews	current owner	\$1,075,000

Property Index Map - *Service Ontario*

Appendix 2

Qualifications of the Author

R E S U M E

OWEN R. SCOTT, OALA, FCSLA, CAHP

Education:

Master of Landscape Architecture (MLA) University of Michigan, 1967

Bachelor of Science in Agriculture (Landscape Horticulture), (BSA) University of Guelph, 1965

Professional Experience:

1965 - present President, CHC Limited, Guelph, ON
 1977 - 2018 President, The Landplan Collaborative Ltd., Guelph, ON
 1977 - 1985 Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC
 1975 - 1981 Editor and Publisher, *Landscape Architecture Canada*, Ariss, ON
 1969 - 1981 Associate Professor, School of Landscape Architecture, University of Guelph
 1975 - 1979 Director and Founding Principal, Ecological Services for Planning Limited, Guelph, ON
 1964 - 1969 Landscape Architect, Project Planning Associates Limited, Toronto, ON

Historical Research, Heritage Planning and Conservation Experience and Expertise

Current Professional and Professional Heritage Associations Affiliations:

Member: Alliance for Historic Landscape Preservation (AHLP) - 1978 -
 Member: Canadian Association of Heritage Professionals (CAHP) - 1987 -
 Member: Ontario Association of Landscape Architects (OALA) - 1968 - (Emeritus 2016)
 Member: Canadian Society of Landscape Architects (FCSLA) - 1969 - (Fellow 1977, Life Member 2016)

Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003
 Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002
 Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)
 Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Professional Honours and Awards (Heritage):

Merit Award	2016	Canadian Association of Heritage Professionals Awards, City of Kitchener Cultural Heritage Landscapes
National Award	2016	Canadian Society of Landscape Architects (CSLA), City of Kitchener Cultural Heritage Landscapes
Mike Wagner Award	2013	Heritage Award - Breithaupt Block, Kitchener, ON
People's Choice Award	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
Award of Excellence	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
National Award	2009	Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON
Award of Merit	2009	Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON
Award	2007	Excellence in Urban Design Awards, Heritage, Old Quebec Street, City of Guelph, ON
Award	2001	Ontario Heritage Foundation Certificate of Achievement
Award	1998	Province of Ontario, Volunteer Award (10 year award)
Award	1994	Province of Ontario, Volunteer Award (5 year award)
Regional Merit	1990	CSLA Awards, Britannia School Farm Master Plan
National Honour	1990	CSLA Awards, Confederation Boulevard, Ottawa
Citation	1989	City of Mississauga Urban Design Awards, Britannia School Farm Master Plan
Honour Award	1987	<i>Canadian Architect</i> , Langdon Hall Landscape Restoration, Cambridge, ON

Appendix 2

Qualifications of the Author

Citation	1986	<i>Progressive Architecture</i> , The Ceremonial Routes (Confederation Boulevard), Ottawa,
National Citation	1985	CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK
National Merit	1984	CSLA Awards, St. James Park Victorian Garden, Toronto, ON
Award	1982	Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Selected Heritage Publications:

- Scott, Owen R., The Southern Ontario "Grid", *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.
- Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of "Conserving Ontario's Landscapes" conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.
- Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.
- Scott, Owen R. Cemeteries: A Historical Perspective, *Newsletter, The Memorial Society of Guelph*, September 1993.
- Scott, Owen R. The Sound of the Double-bladed Axe, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.
- Scott, Owen R. Woolwich Street Corridor, Guelph, *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc. (ACO)
- Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the ACO.
- Scott, Owen R. Heritage Conservation Education, Heritage Landscape Conservation, *Momentum 1989*, Icomos Canada, Ottawa, p.31.
- Scott, Owen R. Cultivars, pavers and the historic landscape, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.
- Scott, Owen R. Landscape preservation - What is it? *Newsletter*, American Society of Landscape Architects - Ontario Chapter, vol. 4 no.3, 1987.
- Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.
- Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.
- Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.
- Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.
- Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.
- Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-1871. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).
- Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a **representative listing of some of the heritage consultations undertaken by Owen R. Scott** in his capacity as a principal of The Landplan Collaborative Ltd., and principal of CHC Limited.

Cultural Heritage Evaluation Reports & Heritage Impact Assessments - Bridges

- Adams Bridge (Structure S20) Cultural Heritage Evaluation Report & Heritage Impact Assessment, Southgate Township, ON
- Belanger Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Casey Township, ON
- Bridge #9-WG Cultural Heritage Evaluation Report & Heritage Impact Assessment, Township of Centre Wellington, ON
- Bridge #20 Cultural Heritage Evaluation Report & Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge #25 Cultural Heritage Evaluation Report & Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge Street Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON

Appendix 2

Qualifications of the Author

- Holland Mills Road Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON
- Irvine Street (Watt) Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Township of Centre Wellington, ON
- Oxford-Waterloo Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON
- Uno Park Road Bridge, Cultural Heritage Evaluation Report & Heritage Impact Assessment, Harley Township, ON

Heritage Master Plans and Landscape Plans

- Alton Mill Landscape, Caledon, ON
- Black Creek Pioneer Village Master Plan, Toronto, ON
- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- Downtown Guelph Private Realm Improvements Manual, City of Guelph, ON
- Downtown Guelph Public Realm Plan, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- George Brown House Landscape Restoration, Toronto, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Greenwood Cemetery Master Plan, Owen Sound, ON
- Hamilton Unified Family Courthouse Landscape Restoration Plan, Hamilton, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- London Psychiatric Hospital Cultural Heritage Stewardship Plan, London, ON
- McKay / Varley House Landscape Restoration Plan, Markham (Unionville), ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, Kitchener Horticultural Society/City of Kitchener, ON
- St. George's Square, City of Guelph, ON
- St. James Cemetery Master Plan, Toronto, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, Meewasin Valley Authority, Saskatoon, SK
- Whitehern Landscape Restoration Plan, Hamilton, ON
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

Cultural Heritage Evaluation Reports (CHER), Cultural Heritage Inventories and Cultural Heritage Landscape Evaluations

- 2972 Alps Road Cultural Heritage Evaluation Report, Ayr, ON
- Belfountain Area Heritage Inventory for Environmental Assessment, Peel Region, ON
- Chappell Estate / Riverside / Mississauga Public Garden Heritage Inventory, Mississauga, ON
- 8895 County Road 124 Cultural Heritage Opinion Report, Erin (Ospringe), ON
- County of Waterloo Courthouse Building Cultural Heritage Evaluation Report, Kitchener, ON
- Cruickston Park Farm & Cruickston Hall - Cultural Heritage Resources Study, Cambridge, ON
- Doon Valley Golf Course - Cultural Heritage and Archaeological Resources Inventory, Kitchener/Cambridge, ON
- Government of Ontario Light Rail Transit (GO-ALRT) Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON

Appendix 2

Qualifications of the Author

- Hancock Woodlands Cultural Heritage Assessment, City of Mississauga, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- Highway 400 to 404 Link Cultural Heritage Inventory for Environmental Assessment, Bradford, ON
- Highway 401 to 407 Links Cultural Heritage Inventory for Environmental Assessment, Pickering/Ajax/Whitby/Bowmanville, ON
- Homer Watson House Cultural Heritage Evaluation Report, Kitchener, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Niska Road Cultural Heritage Landscape Addendum, City of Guelph, ON
- 180-B Nith River Way Cultural Heritage Evaluation Report, Ayr, ON
- 154 Ontario Street, Historical - Associative Evaluation, Guelph, ON
- 35 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- 43 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- Silvercreek (LaFarge Lands) Cultural Landscape Assessment, Guelph, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- 53 Surrey Street East and 41, 43, 45 Wyndham Street South Cultural Heritage Evaluation Guelph, ON
- Swift Current CPR Station Gardens condition report and feasibility study for rehabilitation/reuse, Swift Current, SK
- University of Guelph, McNaughton Farm House, Cultural Heritage Resource Assessment, Puslinch Township, ON
- University of Guelph, Trent Institute Cultural Heritage Resource Assessment, Guelph, ON
- University of Guelph, 1 and 10 Trent Lane Cultural Heritage Resource Assessments, Guelph, ON
- 2007 Victoria Road South Heritage Evaluation, Guelph, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- 69 Woolwich Street (with references to 59, 63-67, 75 Woolwich Street) Cultural Heritage Evaluation Report, Guelph, ON

Cultural Heritage Resource Impact Assessments (CHRIA/CHIA/HIS/HIA) and Cultural Landscape Heritage Impact Statements

- 2972 Alps Road Cultural Heritage Impact Assessment, Ayr, ON
- 33 Arkell Road Heritage Impact Assessment, Guelph, ON
- 86 Arthur Street, Heritage Impact Assessment, Guelph, ON
- William Barber House, 5155 Mississauga Road, Heritage Impact Assessment, Mississauga, ON
- Barra Castle Heritage Impact Assessment, Kitchener, ON
- 72 Beaumont Crescent Heritage Impact Assessment, Guelph, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 25 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 215 Broadway Street Heritage Impact Statement, Mississauga, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment Addendum, Cambridge, ON
- 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- 58 Church Street Heritage Impact Assessment, Churchville Heritage Conservation District, Brampton, ON
- City Centre Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- 12724 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- 12880 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment (farmstead, house & barn), Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON

Appendix 2

Qualifications of the Author

- 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON
- 75 Dublin Street Heritage Impact Assessment, Guelph, ON
- 24, 26, 28 and 32 Dundas Street East Heritage Impact Statement, Mississauga, (Cooksville), ON
- 1261 Dundas Street South Heritage Impact Assessment, Cambridge, ON
- 172 - 178 Elizabeth Street Heritage Impact Assessment, Guelph, ON
- 19 Esandar Drive, Heritage Impact Assessment, Toronto, ON
- 70 Fountain Street Cultural Heritage Impact Assessment, Guelph, ON
- 14 Forbes Avenue Heritage Impact Assessment, Guelph, ON
- 369 Frederick Street Heritage Impact Assessment, Kitchener, ON
- 42 Front Street South Heritage Impact Assessment, Mississauga, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Heritage Impact Statement, City of Mississauga, ON
- 132 Hart's Lane, Hart Farm Heritage Impact Assessment, Guelph, ON
- 9675, 9687, 9697 Keele Street Heritage Impact Assessment, City of Vaughan (Maple) ON
- 13165 Keele Street Cultural Heritage Resource Impact Assessment, King Township (King City), ON
- 151 King Street North Heritage Impact Assessment, Waterloo, ON
- Kip Co. Lands Developments Ltd. Cultural Heritage Resource Impact Assessment - Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge) ON
- 20415 Leslie Street Heritage Impact Assessment, East Gwillimbury, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 36-46 Main Street Heritage Impact Assessment, Mississauga, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 19 - 37 Mill Street Scoped Heritage Impact Assessment, Kitchener, ON
- 2610, 2620 and 2630 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 4067 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 1142 Mona Road, Heritage Impact Assessment, Mississauga, ON
- 1245 Mona Road, Heritage Impact Statement, Mississauga, ON
- 15 Mont Street, Heritage Impact Assessment, Guelph, ON
- Proposed Region of Waterloo Multimodal Hub at 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510 King Street West, Heritage Study and Heritage Impact Assessment, Kitchener, ON
- 6671 Ninth Line Heritage Impact Statement, Cordingley House Restoration & Renovation, Mississauga, ON
- 266-280 Northumberland Street (The Gore) Heritage Impact Assessment, North Dumfries (Ayr), ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- 259 St. Andrew Street East Cultural Heritage Assessment, Fergus, ON
- 35 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 43 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 2300 Speakman Drive Heritage Impact Assessment, Mississauga, ON
- 10431 The Gore Road Heritage Impact Assessment, Brampton, ON
- 18, 20, 30 & 34 Thomas Street, Streetsville Heritage Impact Assessment, Mississauga, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- 7 Town Crier Lane, Heritage Impact Assessment, Markham, ON
- University of Guelph, 3 - 7 Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- University of Guelph, Harrison House, Heritage Impact Assessment, Guelph, ON
- Victoria Park Proposed Washroom Cultural Heritage Impact Assessment, Kitchener, ON
- 927 Victoria Road South (barn) Heritage Impact Assessment, Guelph, ON
- 272-274 Victoria Street Heritage Impact Assessment, Mississauga, ON
- 26 - 32 Water Street North Heritage Impact Assessment, Cambridge (Galt), ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON

Appendix 2

Qualifications of the Author

- 248-260 Woodbridge Avenue Cultural Heritage Resource Impact Assessment and Heritage Conservation District Conformity Report, Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge)
- 35 Wright Street Cultural Heritage Resource Impact Assessment, Richmond Hill, ON
- 1123 York Road Heritage Impact Assessment, Guelph, ON
- 14288 Yonge Street, Heritage Impact Assessment, Aurora, ON

Heritage Conservation Plans

- William Barber House, 5155 Mississauga Road , Heritage Conservation Plan, Mississauga, ON
- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Hamilton Psychiatric Hospital Conservation Plan, for Infrastructure Ontario, Hamilton, ON
- Harrop Barn Heritage Conservation Plan, Milton, ON
- 120 Huron Street Conservation Plan, Guelph, ON
- 324 Old Huron Road Conservation Plan, Kitchener, ON
- Sixth Line Cultural Heritage Landscape Conservation Plan, Oakville, ON
- 264 Woolwich Street Heritage Conservation Plan, Guelph, ON
- 14288 Yonge Street Heritage Conservation Plan, Aurora, ON
- 1123 York Road Heritage Conservation Plan, Guelph, ON

Heritage Conservation District Studies and Plans

- Downtown Whitby Heritage Conservation District Study and Plan, Town of Whitby, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Queen Street East Heritage Conservation District Study, Toronto, ON
- University of Toronto & Queen's Park Heritage Conservation District Study, City of Toronto, ON

Cultural Heritage Landscape Inventories/Studies

- Cultural Heritage Landscape Study, City of Kitchener, ON
- Cultural Heritage Landscape Inventory, City of Mississauga, ON
- Cultural Heritage Resources Scoping Study, Township of Centre Wellington, ON

Peer Reviews

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- Belvedere Terrace - Peer Review, Assessment of Proposals for Heritage Property, Parry Sound, ON
- Forbes Estate Heritage Impact Assessment Peer Review, Cambridge (Hespeler), ON
- Heritage Square Heritage Impact Assessment Peer Review for Township of Centre Wellington (Fergus), ON
- Little Folks Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON
- Potter Foundry and the Elora South Condos Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON
- 558 Welbanks Road, Quinte's Isle, miscellaneous heritage assessment documents, Prince Edward County, ON

Expert Witness Experience

- Oelbaum Ontario Municipal Board Hearing, Eramosa Township, ON, 1988
- Roselawn Centre Conservation Review Board Hearing, Port Colborne, ON, 1993
- Halton Landfill, Joint Environmental Assessment Act and Environmental Protection Act Board Hearing, 1994
- OPA 129 Ontario Municipal Board Hearing, Richmond Hill, ON, 1996
- Diamond Property Ontario Municipal Board Hearing, Aurora, ON, 1998
- Harbour View Investments Ontario Municipal Board Hearing, Town of Caledon, ON, 1998
- Aurora South Landowners Ontario Municipal Board Hearing, Aurora, ON, 2000
- Ballycroy Golf Course Ontario Municipal Board Hearing, Palgrave, ON, 2002
- Doon Valley Golf Course Ontario Municipal Board Hearing, Cambridge, ON, 2002
- Maple Grove Community Ontario Municipal Board Hearing, North York, ON, 2002
- Maryvale Crescent Ontario Municipal Board Hearing, Richmond Hill, ON, 2003

Appendix 2

Qualifications of the Author

- LaFarge Lands Ontario Municipal Board Mediation, Guelph, ON, 2007
- 255 Geddes Street, Elora, ON, heritage opinion evidence - Ontario Superior Court of Justice, 2010
- Downey Trail Ontario Municipal Board Hearing, Guelph, ON, 2010
- Wilson Farmhouse Conservation Review Board Hearing, Guelph, ON, 2014
- 85 Victoria Street, Churchville Heritage Conservation District, Ontario Municipal Board Hearing, Brampton, ON, 2016
- Haylock / Youngblood Development OMB Mediation Hearing, Centre Wellington, ON, 2018
- Riverbank Drive LPAT Mediation Hearing, Cambridge, ON, 2019
- 50 Brookside Drive Ontario Land Tribunal Hearing, Kitchener, ON, 2021
- 70 Fountain Street, Skydevco Ontario Land Tribunal Hearing, Guelph, ON, 2022