

**Cultural Landscape
Heritage Impact Assessment
1720 Sherwood Forrest Circle/
Mississauga Road Scenic Route
Mississauga, ON**



prepared by

CHC Limited

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October 12, 2023

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all photographs by Owen R. Scott of CHC Limited, September 7, 2023 unless otherwise noted.

cover photo: Mississauga Road Scenic Route - subject property is to the left - *Google Maps*

EXECUTIVE SUMMARY

1720 Sherwood Forrest Circle is the former Formation House, the Provincial motherhouse of the Carmelite Sisters of the Divine Heart of Jesus. Prior to 1952, the property was occupied by a residence on an estate lot surrounded by farmland and orchards. In the 1960s, the Carmelite Sisters built a large retirement home for seniors and operated it until 2019. The surrounding farmland was transformed into a single family residential subdivision in the 1970s.

The property is bounded on the east by the Mississauga Road Scenic Route, an identified Cultural Landscape, and separated from it by a steep 14 to 17 metre high, heavily wooded slope, totally screening the property from the road.

The requirement for a Heritage Impact Assessment (HIA) is triggered by the fact that the property borders the Mississauga Road Scenic Route.

The property at 1720 Sherwood Forrest Circle is not listed on the City's Heritage Register. An analysis of the property indicates that it does not meet any of the *Ontario Regulation 569/22: Criteria For Determining Cultural Heritage Value Or Interest*.

The development proposal is to remove the existing buildings and build a single family neighbourhood comprised of 55 homes, all on the tableland. The wooded slope adjacent to Mississauga Road and bordering the east side of the property effectively screens the development from the Mississauga Road Scenic Route and is to be conserved and deeded to the City.

The significant heritage resource is the Mississauga Road Scenic Route Cultural Landscape, not the property. Therefore, the task of the HIA is to determine the impact on the Scenic Route, rather than the property.

Because the property cannot be viewed from Mississauga Road due to its elevated position and the mature forest cover, there is no impact from the low-rise redevelopment of the property.

1.0 BACKGROUND - HERITAGE IMPACT ASSESSMENT (HIA)

1720 Sherwood Forrest Circle is the former Formation House¹ the Provincial motherhouse of the Carmelite Sisters of the Divine Heart of Jesus, a contemplative apostolic congregation of Pontifical Rite. The Carmelite Sisters D.C.J. have been in Canada since 1913 serving in the diocese of Toronto, St. Catharines, and Calgary². The 4.635 hectare (11.453 acre) property was the subject of a redevelopment proposal in 2019, a proposal that has since been withdrawn and has been replaced by the proposal indicated in this HIA.

This Heritage Impact Assessment follows the City's *Cultural Landscape Heritage Impact Assessment Terms of Reference*³ and was prepared in response to a request from the owner. The requirement for an HIA is triggered by the fact that the property borders the Mississauga Road Scenic Route, a Cultural Landscape. The property at 1720 Sherwood Forrest Circle is not listed on the City's Heritage Register.

2.0 THE HERITAGE IMPACT ASSESSMENT

2.1 Location Map

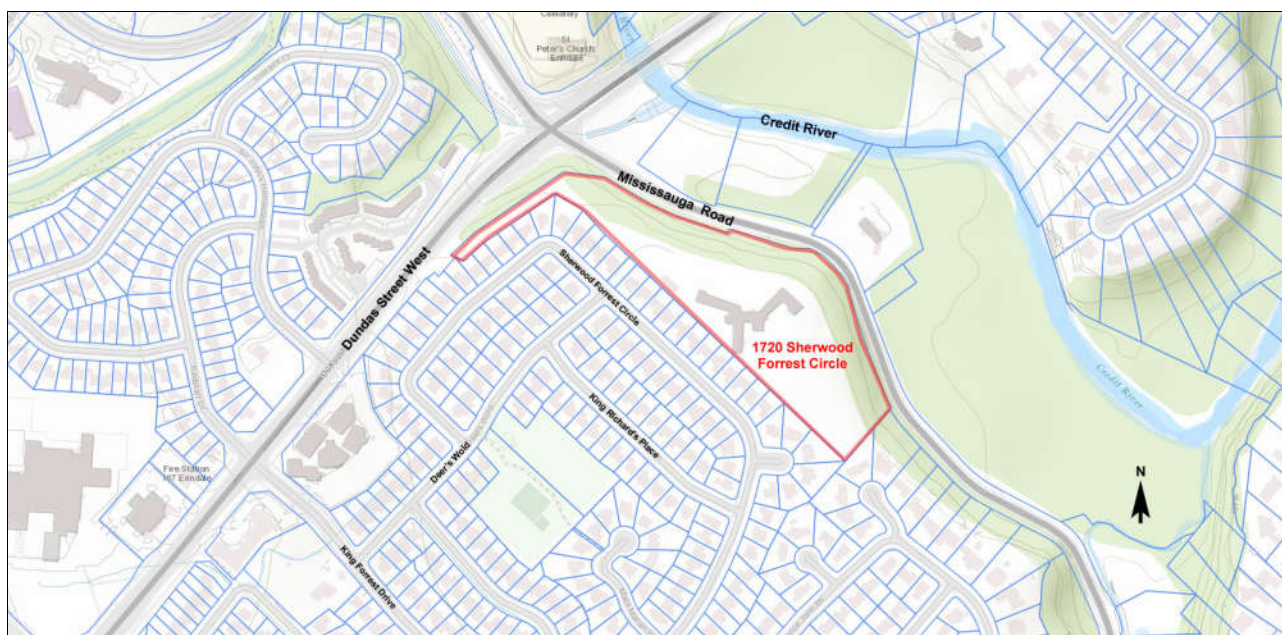


Figure 1

location map - <http://www6.mississauga.ca/missmaps/>

¹ Formation is the personal preparation that the Catholic Church offers to people with a defined mission, such as the priesthood or membership of a religious order

² <https://sites.google.com/view/carmelitesistersdcjca/home>

³ *Cultural Landscape Heritage Impact Assessment Terms of Reference*, City of Mississauga, undated, provided by Paula Wubbenhorst, Heritage Planner, August 15, 2023

2.2 Existing Conditions Survey

Figure 2 is a 2021 aerial photograph of the property. The 4.635 hectare site is screened on all sides by dense, mature vegetation, especially the borders with Mississauga Road and Dundas Street West. There are two buildings, a large brick one-, two- and three-storey multiple dwelling, chapel and function rooms, and a single storey, seven-car garage, both centred in the property.



Figure 2

2021 aerial photograph - <http://www6.mississauga.ca/missmaps/>

Figure 3 is a site survey of the property showing the buildings, driveways, gardens, and vegetation. The relatively flat table land of the property ranges from 14 to 17 metres above Mississauga Road, which is in the valley of the Credit River.



Figure 5

looking into Sherwood Forrest neighbourhood from the property



Figure 6

looking back to the entrance



Figure 7

original entrance drive from Dundas Street West



Figure 8

original entrance from Dundas Street West - Google Maps

The entrance to the Carmelite Sisters of the Divine Heart of Jesus property was from Dundas Street West, prior to the development of the Sherwood Forrest neighbourhood. It was also the entrance to the property that predated the Carmelite Sisters occupation of the site (Figures 27 - 31).



Figure 9 from the entrance drive, Mississauga Road Scenic Route is to the left and about 16 metres below the tree line.



Figure 10 building complex, 1968 addition left, original 1963 building centre and right



Figure 11

front entrance to building, 1968 addition left, 1963 building centre & right



Figure 12

1963 date stone



Figure 13

1968 date stone

The front entrance and centre part of the building is a gable-roofed structure with vertical windows, whereas the 1963 and 1968 wings have flat roofs and generally square, punched windows. The second storey of the 1968 addition departs from the brick cladding used throughout the rest of the building, with vertical aluminum siding of two different colours that appears to be applied over the original brick veneer (Figures 10, 11 & 14).



Figure 14 northwest side of building, Mississauga Road is to the left and about 17 metres below the tree line



Figure 15 rear of building, south side



Figure 16

looking south towards Sherwood Forrest Circle from behind building



Figure 17

east side of building



Figure 18

7-car garage

Figures 8 and 19 - 24 are scenes⁴ from Dundas Street West (Figure 8) and the Mississauga Road Scenic Route. In all cases, the subject property is to the left with the table land from 14 to 17 metres higher than the road.



Figure 19

Mississauga Road Scenic Route - Google Maps, July 2022

⁴ For safety reasons, these scenes are from Google Maps, taken in July 2022.

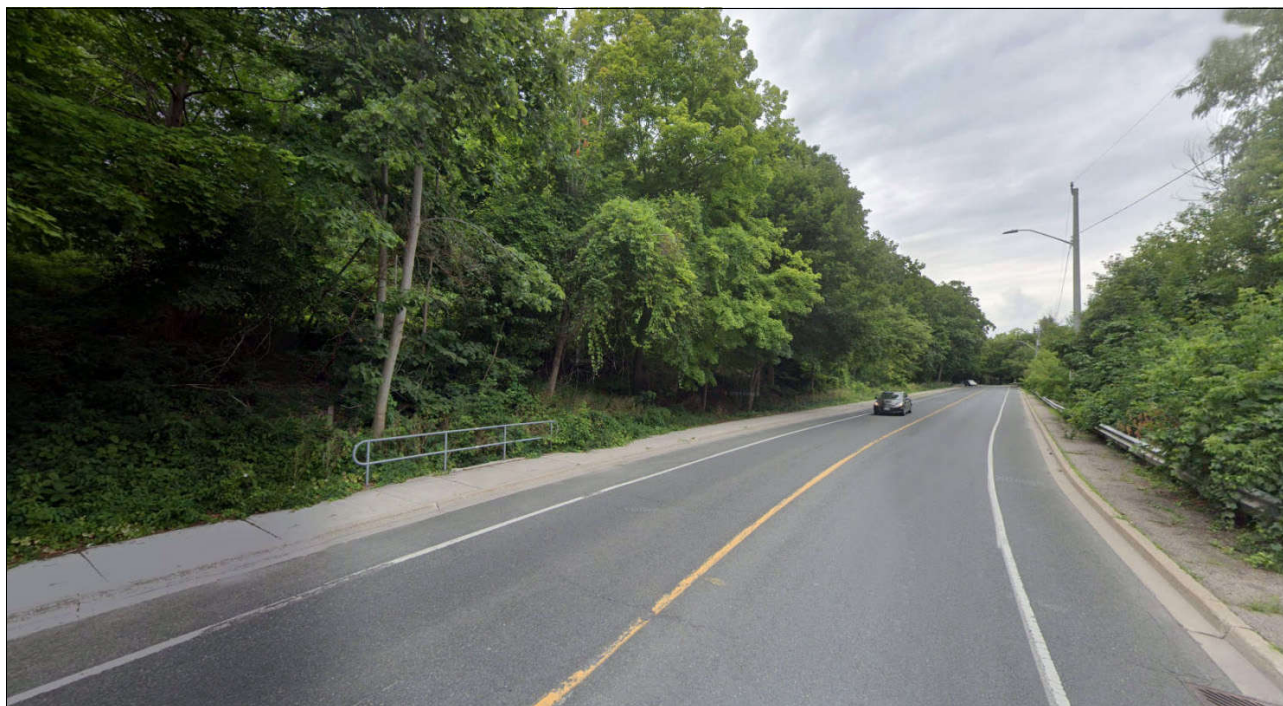


Figure 20

Mississauga Road Scenic Route - Google Maps, July 2022



Figure 21

Mississauga Road Scenic Route - Google Maps, July 2022



Figure 22

Mississauga Road Scenic Route - Google Maps, July 2022

Figure 23

Mississauga Road Scenic Route - Google Maps, July 2022



Figure 24 Mississauga Road Scenic Route approaching Dundas Street West - Google Maps, July 2022

2.4 The Proposed Development

The proposal is to remove the existing buildings and develop a single family neighbourhood comprised of 55 homes, all on the tableland. Figure 26 is a conceptual site plan.

The treed slope adjacent to Mississauga Road is to be conserved and deeded to the City. It effectively screens the development from the Mississauga Road Scenic Route as can be seen in Figures 19 - 24. Reinforcement of that screen is planned (Figure 27).

Figure 25 is a rendering of an example of the proposed residences.



Figure 25 proposed residences - after Q4^LArchitects, 2023-09-19



Figure 26

preliminary development concept - Gerrard Design, September 14, 2023



Figure 27

Landscape Concept - Strybos Barron King

2.5 The Streetscape

Because the property cannot be seen from the Mississauga Road Scenic Route, as is evidenced in Figures 19 through 24, and with the retention of all of the screening vegetation, a measured streetscape drawing would not show anything different from the status quo. There is no adjacent property at the northern end where Mississauga Road intersects with Dundas Street West and heavily wooded, steep slope to the south screens those adjacent properties.

2.6 Property Information

Before the Carmelite Sisters developed the property, it was a residence, accessed from Dundas Street West (Figures 7, 8 & 28). The following aerial photographs trace the history of the property from 1944 through to the present. The current property boundary is superimposed in the photographs.

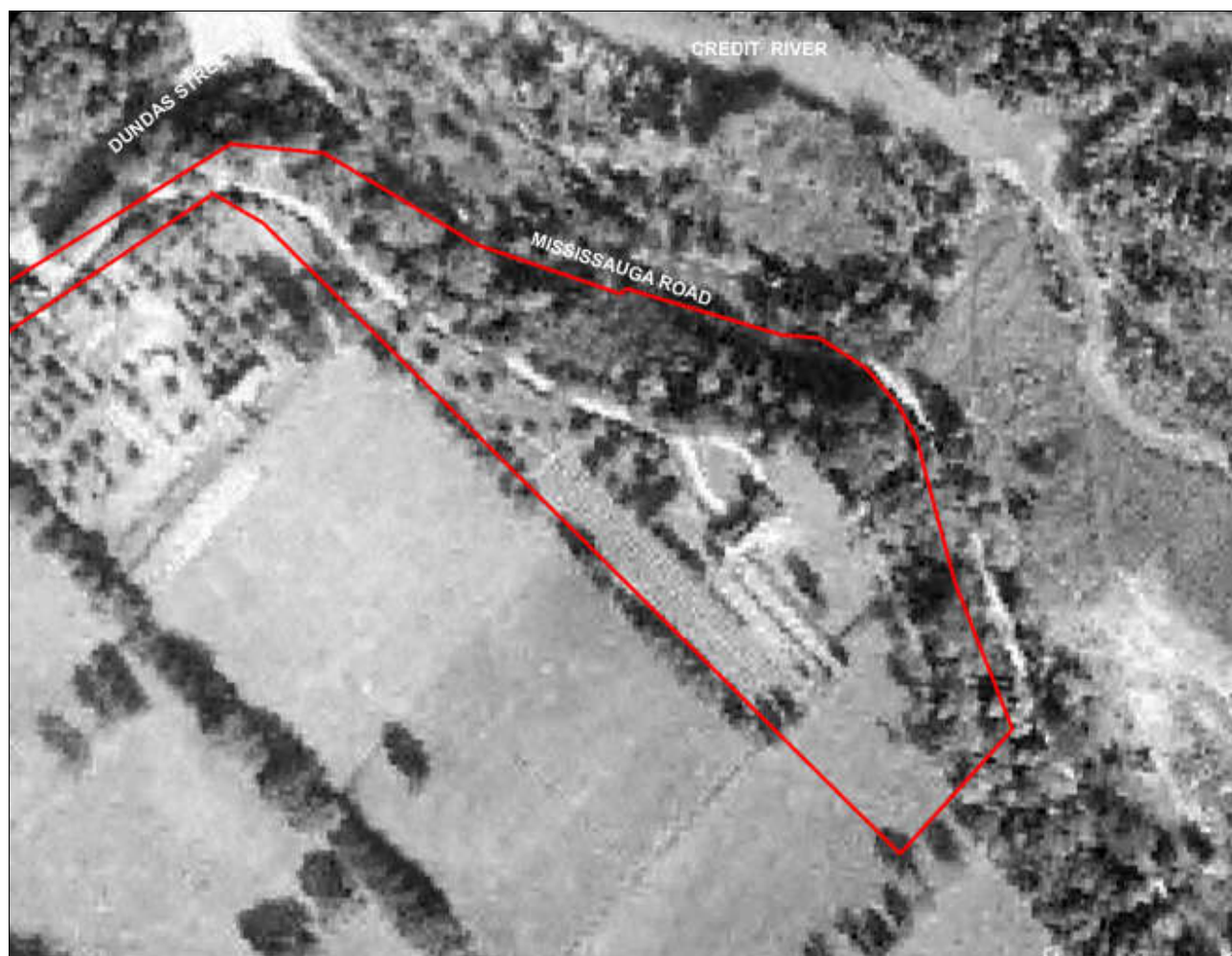


Figure 28

1944 aerial photo - *Mississauga Maps*

A lane from Dundas Street, still extant today, led to house on the tableland above the Credit River Valley, with and orchard and crop land to the west. The heavily wooded, steep slope to Mississauga Road that exists today is evident in this photograph. The property was in the ownership of James L. Ross at the time. Ross's estate sold the property to Arthur, Wallace, and Jordon Oughtrid in 1946. Figure 29 is a survey that accompanied the transfer.

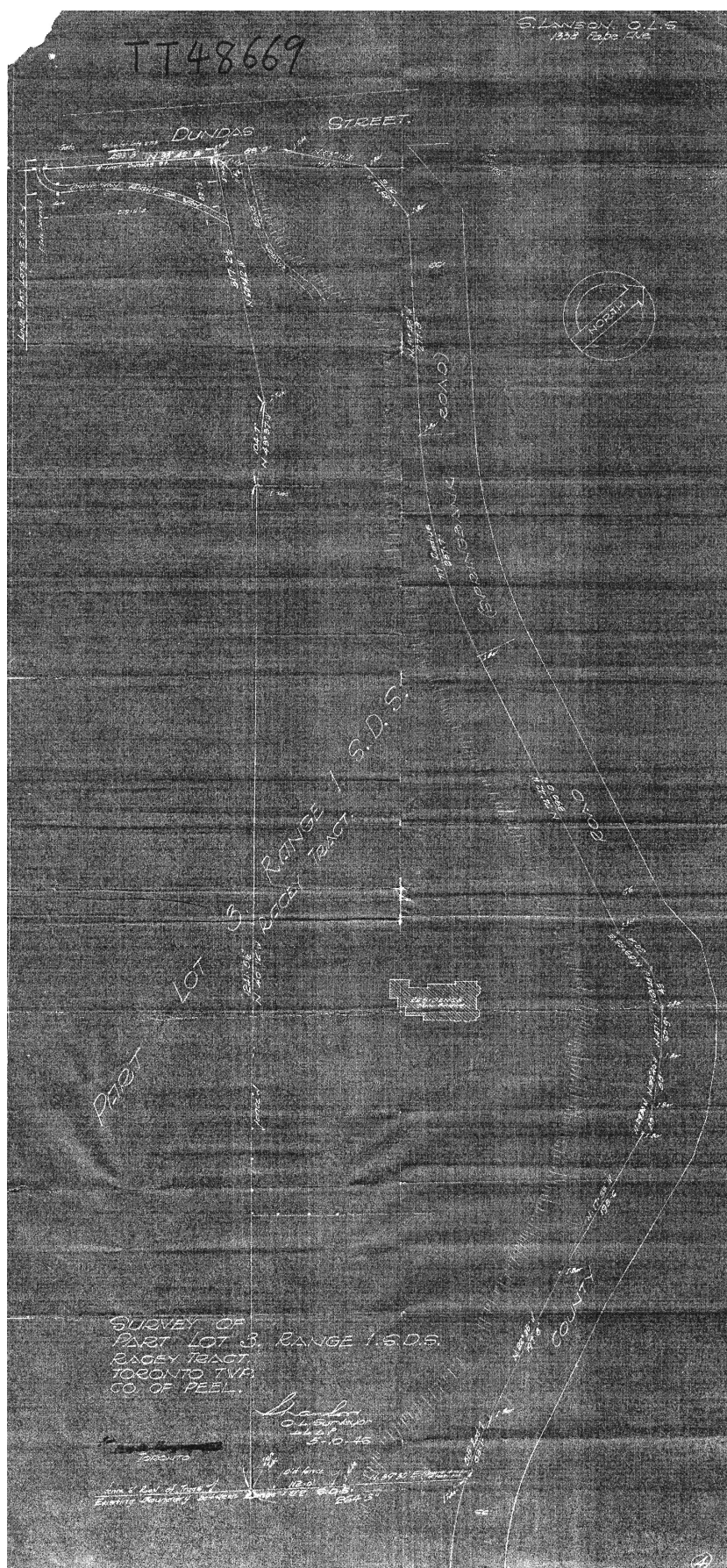


Figure 29

Survey of Part Lot 3, Range 1 S.D.S., Racey Tract,
Toronto Twp., Co. of Peel, S. Lanson, O.L.S., Toronto

Ten years later, the orchard adjacent to Dundas Street West had been replaced by a residence, the crop land to the west of the house had become an orchard; and a substantial building had been constructed south of the house (Figure 30). The Oughtrids had transferred the property to Thomas Day and his wife Hilda Oughtrid in 1946 and Day had sold today's parcel to The Jesuit Fathers of Upper Canada Holding Corp who in turn transferred it to the Alcoholism Research Foundation in 1949. In 1952, the property was transferred to the Carmelite Sisters who retained it until 2023.



Figure 30

1954 aerial photo - *Mississauga Maps*

By 1966, the Carmelite Sisters had occupied the property for 14 years and had built the first phase of the current building in 1963. The orchard to the west was still extant and the entrance to the new complex was still from Dundas Street West which had been widened considerably by the Minister of Highways, resulting in the taking of a portion of the lands at the corner of Dundas and Mississauga Road. This necessitated a realignment of the entrance to the property from Dundas Street West (Figure 31).



Figure 31

1966 aerial photo - *Mississauga Maps*

The property was constantly improved by The Carmelite Sisters and a large addition was built in 1968. Figure 32 shows the addition in 1975.



Figure 32

1975 aerial photo - *Mississauga Maps*

In the short span of two years, the orchard lands to the west became the Sherwood Forrest residential subdivision and access to the Carmelite Sisters' property was made through the subdivision, giving the property a new street address, 1720 Sherwood Forrest Circle (Figure 33).



Figure 33

1977 aerial photo - *Mississauga Maps*

Figure 34 is the latest available *Mississauga Maps* aerial photograph (2021) although little has changed other than the abandonment of the property by the Carmelite Sisters.



Figure 34

2021 aerial photo - Mississauga Maps

A chain of title can be found in Appendix 1.

With respect to significance, applying the criteria from *Ontario Regulation 569/22: Criteria For Determining Cultural Heritage Value Or Interest* which states that a property may be designated under section 29 of the *Ontario Heritage Act* if it meets two or more of the following nine criteria for determining cultural heritage value or interest.

1720 Sherwood Forrest Circle		
has design value or physical value because it:	meets?	rationale
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method,	no	The style is not rare, unique, representative or an early example of mid-20th century modern architecture.
2. displays a high degree of craftsmanship or artistic merit, or	no	The building does not display a high degree of craftsmanship.

1720 Sherwood Forrest Circle		
3. 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.
has historical value or associative value because it:	meets?	rationale
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	no	To our knowledge, and from the title search conducted, the property has no direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community.
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	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. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	no	The architect and builder are unknown.
has contextual value because it:	meets?	rationale
7. is important in defining, maintaining or supporting the character of an area,	no	The property is hidden behind walls of mature vegetation and a residential subdivision and is an anomaly in a residential area. It does not maintain or support the character of the neighbourhood.
8. is physically, functionally, visually or historically linked to its surroundings, or	no	The property has been in its current use for 71 years, with the buildings being extant for 60 years. Prior to that it was a residence and before that, farmland. It is not linked to its surroundings.
9. is a landmark.	no	The property cannot be viewed except from within or from the air. It is not a landmark.

The property meets none of the criteria.

2.7 Impact Assessment

The significant heritage resource is the Mississauga Road Scenic Route Cultural Landscape, not the property. Therefore, the task of the HIA is to determine the impact on the Scenic Route, rather than the property. Because the property cannot be viewed from Mississauga Road due to its elevated position and the mature forest cover, there is no impact from the low-rise redevelopment of the property.

2.8 Mitigating Measures

As there is no impact, there is no requirement for mitigating measures. A *Sherwood Forrest Circle Arborist Tree Preservation and Protection Report, August 2, 2023* was prepared by Palmer. It inventories the woody vegetation on the property and provides recommendations for tree preservation as well as a continuing relationship with the Credit Valley Conservation Authority for additional plantings on the property. Retention of the wooded slope on the eastern boundary is assured by deeding those lands to the City.

3.0 RECOMMENDATION

The property does not meet any of the criteria for determining cultural heritage value or interest. The Cultural Landscape that is the Mississauga Road Scenic Route is not impacted by the proposed development. No recommendation for designation is warranted.

This Heritage Impact Assessment is respectfully submitted by:

CHC Limited



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

REFERENCES

Carmelite Sisters Website <https://sites.google.com/view/carmelitesistersdcjca/home>

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>

Palmer, *Sherwood Forrest Circle Arborist Tree Preservation and Protection Report*, August 2, 2023

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

Q4Architects, Strybos Barren King, and Glen Schnarr & Associates Inc., 1720 Sherwood Forrest Circle – Draft Urban Design Brief, September 2023

Appendix 1
Chain of Title, PIN 13440-0314 - 1720 Sherwood Forrest Circle, Mississauga

no.	instrument	registered date	acres	from	to	price
	Patent	6 November 1821		Crown	Samuel Smith	
	break in title					
6409	B & S	22 July 1828		John Robinson	Thomas S. McEwen	
6581	B & S	23 July 1829		Thomas S. McEwen	John McGill	
	break in title					
9606	B & S	21 March 1833		Joseph Adamson	Hiram Van Valkenburg	
9607	B & S	21 March 1833		Hiram Van Valkenburg	Joseph McDougall	
	break in title					
35029	B & S	24 February 1830	50	William B. Jarvis	Alexander McGlarham	
	break in title					
15765 will	B & S	11 September 1867		re: John McGill		
577	B & S	29 July 1870		Henry McGill	John Wilson	
1106	B & S	02 January 1873		John Wilson	James Wilson	
2076	B & S	02 January 1877		James Wilson	William James Devline	
7101	B & S	12 March 1890	60	Western Canada L. & S. Co. (power of sale)	John Wilson	
10788	B & S	09 April 1902		John Wilson	Edward W. Pollock	
13330	B & S	02 March 1909		Edward W. Pollock	James L. Ross	
	break in title					
16350	Grant	09 March 1914		James Wilson	James L. Ross	
	break in title					
25510	Grant	01 December 1924		James Wilson	Kenneth Skinner	
	break in title					

Appendix 1
Chain of Title, PIN 13440-0314 - 1720 Sherwood Forrest Circle, Mississauga

no.	instrument	registered date	acres	from	to	price
40832	Q.C. Deed	29 May 1941		James L. Ross	Mun. Corp. County of Peel	
47260	Grant	11 April 1946		Estate of James L. Ross	Arthur W., Wallace L. & Jordon Oughtrid	\$27,600
48669	Grant	15 October 1946		Arthur W., Wallace L. & Jordon Oughtrid	Thomas J. Day	
48817	Grant	31 October 1946		Thomas J. Day	The Jesuit Fathers of Upper Canada Holdings Corp.	
57295	Grant	28 November 1949		The Jesuit Fathers of Upper Canada Holdings Corp.	Alcoholism Research Foundation	
59893	Grant	16 June 1950		Alcoholism Research Foundation	Brookside Hospital	
63197	Grant	26 June 1951		Brookside Hospital	Alcoholism Research Foundation	
TT 69053	Transfer	31 July 1952		Alcoholism Research Foundation	Carmelite Sisters of Canada	
TT68777	Transfer	30 June 1964	0.488	Her Majesty the Queen. ... Minister of Highways	Carmelite Sisters of Canada	
PR4227354	Transfer	21 July 2023	11.453	Carmelite Sisters of Canada	current owner	\$21 M

Property Index Map - Service Ontario



APPENDIX 2

Qualifications of the Author

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 *Canadian Architect*, Langdon Hall Landscape Restoration, Cambridge, ON

Citation 1986 *Progressive Architecture*, 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

APPENDIX 2

Qualifications of the Author

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
- 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

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Qualifications of the Author

- 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

- 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
- 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
- 960 Nashville Road Cultural Heritage Evaluation Report, City of Vaughan (Nashville), ON
- Niska Road Cultural Heritage Landscape Addendum, City of Guelph, ON
- 180-B Nith River Way Cultural Heritage Evaluation Report, Ayr, ON

APPENDIX 2

Qualifications of the Author

- 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 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
- 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

APPENDIX 2

Qualifications of the Author

- 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
- 89 and 99 Nashville Road Heritage Impact Assessment, City of Vaughan (Kleinburg), 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
- 15, 19, 23 & 27 Pearl Street Heritage Impact Assessment, Mississauga, 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
- 43 Sheldon Avenue North, Heritage Impact Assessment, Kitchener, ON
- 35 & 43 Sheldon Avenue North, 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
- 85 Victoria Street Heritage Impact Assessment, Churchville Heritage Conservation District, Brampton, 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
- 248-260 Woodbridge Avenue Cultural Heritage Resource Impact Assessment, 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

APPENDIX 2

Qualifications of the Author

- 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 and Conformity Reports

- Review and Critique of Brooklyn and College Hill Heritage Conservation District Study Plan and Guidelines, Guelph, ON
- 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
- 10680 Islington Avenue Heritage Conservation District Conformity Report, City of Vaughan, ON
- 248-260 Woodbridge Avenue Heritage Conservation District Conformity Report, Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge)

Cultural Heritage Landscape Inventories/Studies

- Cultural Heritage Landscape Study, City of Kitchener, ON
- Cultural Heritage Landscape Inventory, City of Mississauga, ON
- Cultural Heritage 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
- Tytler School for the Upper Grand District School Board, (Part IV Designation proposal), Guelph, 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
- 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

