



Heritage Impact Assessment - Paul Coffey Park, City of Mississauga, Ontario

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Parslow Heritage Consultancy Inc.

883 St. Clair Ave. West, Toronto, ON,
M6C 1C4

Landscape Planning Limited

95 Mural Street, Suite 207, Richmond Hill, ON
L4B 3G2

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Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by Landscape Planning Limited (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the property at 3430 Derry Road East, City of Mississauga (Subject Property, also known as Paul Coffey Park). The Proponent is undertaking this assessment at the request of the City of Mississauga in advance of redesign of the existing parkland. The Subject Property is currently Listed on the City of Mississauga's Heritage Register.

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest (CHVI) of the Subject Property, and identify potential impacts and mitigation options. In order to evaluate potential CHVI of the property and recommend mitigation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 569/22 (O.Reg. 569/22), the *Planning Act* (1990), and the *City of Mississauga Official Plan* (Consolidated 2023) were applied. The HIA was developed to meet the City of Mississauga's *Heritage Impact Assessment Terms of Reference*.

A site visit was conducted on 20 September 2023 to document the Subject Property and surrounding landscape.

The Subject Property is currently Listed on the City of Mississauga's heritage register. Evaluation of the Subject Property under O.Reg. 569/22 found the Subject Property to not meet criteria for Designation under the OHA. However, individual elements of heritage value were identified within the Subject Property, including:

- ▶ CF-100 monument
- ▶ Malton Cenotaph

While these elements are acknowledged as having heritage value, that value is not considered to be specific to their location within the park.

The proposed redevelopment will not have a direct or indirect impact to the elements of heritage value; the proposed alterations as part of the redevelopment are meant to enhance the visibility of these features.

To enable the proposed redevelopment changes to the Subject Property, the Malton Tennis Clubhouse is proposed to be demolished. The clubhouse is proposed to be removed to allow the construction of new elements; it is also being removed as part of the Phase 1 work given new tennis courts have been constructed on the other side of the Subject Property, that are intended to be their replacement. The Malton Tennis Clubhouse does not present with CHVI that would be impacted from the proposed demolition.

In consultation with John Dunlop, Manager Heritage Planning and Indigenous Relations, City of Mississauga, it is acknowledged Paul Coffey Arena may exhibit CHVI as an individual structure within the Subject Property; however, it was confirmed by Mr. Dunlop that any further heritage studies related to the arena could be deferred to a future date, should any alteration be proposed to the arena not in relation to the Paul Coffey Park redevelopment (as no alterations are proposed to the arena under the current project).

The following recommendations are put forth for consideration by the City of Mississauga:

1. The Subject Property as a whole does not meet criteria for Designation under O.Reg. 569/22.

2. The Malton Tennis Clubhouse specifically does not meet criteria for Designation under O.Reg. 569/22; the proposed demolition of the clubhouse as part of the redevelopment is supported from a heritage perspective.
3. Although the Subject Property as a whole does not meet criteria for Designation under O.Reg. 569/22, a site-specific heritage Designation could be considered by the City of Mississauga in the future, following establishment of the proposed flight garden (includes the Malton Cenotaph, CF-100, MALTON sign and proposed CF-105 commemoration). By defining a localized area, a heritage Designation could be applied specifically to that parcel of land, and a site-specific heritage installation erected to the significance of the former village of Malton, and its contribution to the Canadian aerospace industry, as reflected by the items in the proposed flight garden. This is to acknowledge that while the Subject Property as a whole does not meet criteria for Designation, there are elements of heritage value within the Subject Property (CF-100, Malton Cenotaph) that are proposed to be consolidated within the proposed flight garden. The City of Mississauga may elect in the future not to proceed with a heritage Designation of the proposed flight garden, if the City feels these items will be appropriately protected under existing City parks policies.
4. Any work to be conducted in proximity to or involving the Malton Cenotaph, CF-100, MALTON Sign, including relocation of any of these features, be undertaken by persons knowledgeable and with previous documented experience in the maintenance, relocation, and installation of like objects.
5. It is recommended that no further heritage reporting be required at this time in relation to the proposed redevelopment of Paul Coffey Park. Should alterations be proposed to Paul Coffey Arena in the future, it is recommended a HIA be undertaken, focused specifically on that building (Personal communication, John Dunlop, Manager Heritage Planning and Indigenous Relations, City of Mississauga).

The *Provincial Policy Statement* (2020) notes that CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those determinations.

Project Personnel

Carla Parslow, Ph.D., CAHP

Senior Cultural Resource Specialist

Christopher Lemon, B.Sc., Dip. Heritage, CAHP

Lead Cultural Heritage Specialist

Jamie Lemon, M.A.

Project Manager

Acknowledgements

Greg Baskin

Landscape Planning Limited

Lauren Gibbins

Landscape Planning Limited

Jordan Wu

City of Mississauga

Kathi Ross

City of Mississauga

John Dunlop

City of Mississauga

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Project Context

Parslow Heritage Consultancy, Inc. (PHC) was retained by Landscape Planning Limited (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the property at 3430 Derry Road East, City of Mississauga (Subject Property, also known as Paul Coffey Park). The Proponent is undertaking this assessment at the request of the City of Mississauga in advance of redesign of the existing parkland. The Subject Property is currently Listed on the City of Mississauga's Heritage Register.

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A site visit was conducted on 20 September 2023 to document the Subject Property and surrounding landscape. Documentation took the form of high-resolution photographs using a Nikon D5600 DSLR camera the collection of field notes. The assessment strategy was derived from the National Parks and Sites Branch Canadian Inventory of Historic Buildings (Parks Canada 1980), *Well Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation* (Fram 2003), the *Guide to Field Documentation* (HABS 2011), and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2010).

Site Description and Context

The Subject Property is located in the northeast portion of the City of Mississauga and is bound by Goreway Drive, Derry Road East and Professional Court; the south limit of the Subject Property is partially delineated by the Canadian National Railway (CNR). The Subject Property is comprised of a City of Mississauga owned park that is known by three monikers: Paul Coffey Park, Wildwood Park and City of Mississauga Natural Area Study Site NE9. The Subject Property contains portions of two creeks (Mimico Creek and Malton Creek). The Subject Property is associated with the former Village of Malton and is home to the Malton Cenotaph as well as a pedestaled CF-100 aircraft as a tribute to the contribution Malton made to the Canadian Aerospace Industry in the mid-20th century. The Subject Property serves as a recreational green space in an otherwise highly urban environment and contains a mix of recreational activities including an arena, outdoor sports fields, picnic areas and playgrounds. An enclosed dog park is also located within the Subject Property boundaries. The lands surrounding the Subject Property are highly urbanized containing a mix of residential properties, commercial store fronts and manufacturing facilities. The Subject Property is located north of Pearson International Airport.

Applicant Contact Information

Landscape Planning Limited C/O Greg Baskin
95 Mural Street, Suite 207, Richmond Hill, ON L4B 3G2

Legislative and Policy Framework

The following assessment reviews provincial and municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the City of Mississauga.

Provincial Legislation and Policy

Ontario Heritage Act (OHA), Revised January 1, 2023

The OHA was enacted in 1990 and since that time has been revised and amended a total of 25 times, most recently on January 1, 2023. When it comes to heritage properties, the OHA prescribes the legal requirements of municipalities and the powers municipalities have to protect and administer heritage within their jurisdiction. The OHA also prescribes the criteria by which heritage value is assessed by way of O.Reg. 569/22. Under Section 27 of the OHA, the municipal clerk is required to keep a current register of properties of cultural heritage value or interest within the municipality, including properties Designated under Part IV, Section 29 of the OHA. Heritage protections within the OHA fall into the following categories:

- ▶ Listed Properties (Part IV, Section 27), minimal protection, usually candidates for Designation
- ▶ Designated Properties (Part IV, Section 29), protection under Municipal By-law
- ▶ Heritage Conservation Districts (Part V), protection under Municipal By-law

Planning Act

The Planning Act (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (e) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

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

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

Municipal Policies

City of Mississauga Official Plan

The City of Mississauga Official Plan references the importance of cultural heritage within the city in numerous sections. In general, the following is provided in Chapter 4 (Vision):

In order to protect what is valuable and shape change responsibly, Mississauga Official Plan subscribes to the following key guiding principles for land use:

- 1. Mississauga will promote development decisions that support the sustainability of our Natural Heritage System and enhance the quality of life for our present and future generations;*
- 2. Mississauga will protect, enhance and where possible restore distinct natural features, areas and linkages, including their ecological functions, particularly those associated with the Lake Ontario waterfront and the city's river and valley corridor system;*
- 3. Mississauga will preserve the character, cultural heritage and livability of our communities;*
- 4. Mississauga will maintain and promote a strong and sustainable, diversified economy that provides a range of employment opportunities for residents and attracts lasting investment to secure financial stability;*
- 5. Mississauga will provide a range of mobility options (e.g., walking, cycling, transit, vehicular) for people of all ages and abilities by connecting people with places through coordinated land use, urban design and transportation planning efforts;*

6. Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life;

7. Mississauga will support the creation of distinct, vibrant and complete communities by building beautifully designed and inspiring environments that contribute to a sense of community identity, cultural expression and inclusiveness; and

8. Mississauga will be a city that promotes the participation and collaboration of all sectors including residents, employees, entrepreneurs, government, business, education and non-profit, to achieve this vision.

Paul Coffey Park Master Plan

The Paul Coffey Park Master Plan process undertook its first public consultation session in June 2017. The project is considered to be in progress, with proposed changes evolving over the years. Further information is available through the City of Mississauga's website. In general, The City's website for the Master Plan states the following:

Developing this Master Plan will allow us to:

- ▶ *continue to provide recreational opportunities*
- ▶ *restore some existing park features*
- ▶ *improve safety*
- ▶ *enhance the landscape*

Paul Coffey Park is a multi-faceted community park in Malton. Heavily used by residents, sports groups and cultural groups, the park spans approximately 45.5 hectares (112.4 acres).

Acquired in 1965 by the City, the park has undergone considerable challenges including substantial loss of its tree canopy due to insect infestation.

Recognized as a valued asset to the Malton Community, redevelopment of the park will enhance the design quality, social and environmental attributes to meet current and future user needs.

Historical Research and Analysis

Property History

The Subject Property is located within the traditional territory of the Haudenosaunee Confederacy, Nation Huronne-Wendat, and Mississaugas of the Credit First Nation. The Indigenous land use of lands that would become the City of Mississauga is well documented in archaeological license reports available through MCM. One registered archaeological site is located within Paul Coffey Park, in a wooded area in the southeast corner of the study area, in close proximity to the creek. AkGv-345 was identified during a Stage 2 test pit survey, and consisted of three pieces of chipping detritus. The site is considered to be sufficiently documented and no further assessment is recommended. The site was identified during a Stage 1 and 2 archaeological assessment of the majority of Paul Coffey Park. AkGV-345 was the only site identified during the assessment; the majority of the Park was confirmed to be disturbed soils through test pit survey at a 10 m interval (ASI 2018).

Historically, the Subject Property is situated on parts of four historic lots within the historic Gore of Toronto (also known as Toronto Gore), County of Peel:

- ▶ Lot 10, Concession 7, Sern Division
- ▶ Lot 9, Concession 7, Sern Division
- ▶ Lot 10, Concession 8, Sern Division
- ▶ Lot 9, Concession 8, Sern Division

The Gore of Toronto was surveyed following the 1818 Colonial acquisition of all remaining lands north of Eglinton from the Mississauga Nation under the terms of Treaty No. 19. Survey of the land was completed by 1820 with the arrival of colonial settlement of the four lots commencing in 1833.

The Crown patent for Lot 9, Concession 7 was granted to Colonel James Baldwin on February 1 1833; Baldwin was granted the Lot in full amounting to 200 acres. The Crown patent for the west half (100 acres) of Lot 10, Concession 7 was granted to James Tomilson on April 19 1841. The Crown granted the patent for 117 acres of Lot 9, Concession 8 to the Canada Company on July 19, 1829, who sold all 117 acres to James Hayden on June 6, 1854. The Cown patent for Lot 10, Concession 8 was granted to Samuel Shaw on February 17, 1855; Shaw received a total of 156 acres.

Ownership history of the parts of Lots 9 and 10, Concessions 7 and 8 are unknown between 1862 and 1878 as the land ownership records were not able to be located. Between 1878 and 1950 the lots remained in cultivation under private ownership. In 1950, portions of the properties were acquired by corporations such as De Havilland Aircraft of Canada Ltd., A.V. Roe Canada Ltd., Hawker Siddeley Canada Ltd., and Orenda Engines Ltd. Due to a lack of available mapping, it is not clear where the exact boundaries of ownership extended in relation to the current park limits; assessment of available aerial imagery clearly show that the lands contained within Paul Coffey Park were never subject to industrial development as a result of their ownership.

While never subject to intensive development like the surroundings lands, the Subject Property has been subject to development to facilitate recreational activities and community enjoyment. Construction of an arena at the corner of Derry Road East and Goreway Drive commenced in 1967; fundraising for the arena (originally the Malton Arena) was spearheaded by the Malton

Memorial Recreation Association (The Globe and Mail 1967). The arena was later renamed 'Paul Coffey Arena'.

Since its acquisition in 1965 by the Town of Mississauga, the Subject Property has operated as parkland which was subsequently transferred to the City of Mississauga following its incorporation as a City in 1974) which resulted from the amalgamation of the Town of Mississauga the villages of Port Credit and Streetsville and parts of the Townships of Toronto Gore and Trafalgar).

Long known as Wildwood Park (and previous to that, Orenda Park), the park and arena were renamed in 2016 in honor of former Malton resident and former NHL player Paul Coffey.

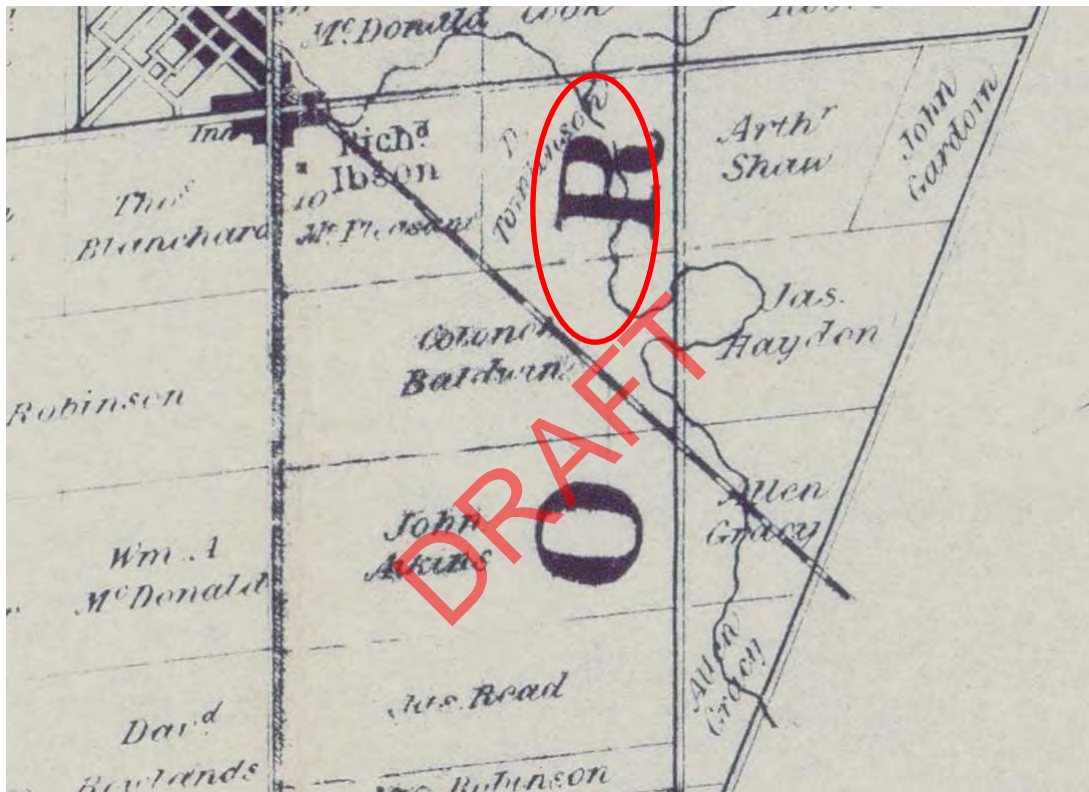


FIGURE 1: PORTION OF 1859 TREMAINE'S MAP OF THE COUNTY OF PEEL, APPROXIMATE LOCATION OF PAUL COFFEY PARK CIRCLED IN RED



FIGURE 2: PORTION OF THE 1877 MAP OF THE TOWNSHIP OF TORONTO GORE, COUNTY OF PEEL, APPROXIMATE LOCATION OF PAUL COFFEY PARK CIRCLED IN RED



FIGURE 3: PORTION OF UNDATED MAP AVAILABLE AT PEELREGION.CA, APPROXIMATE LIMITS OF PAUL COFFEY PARK SHOWN IN RED

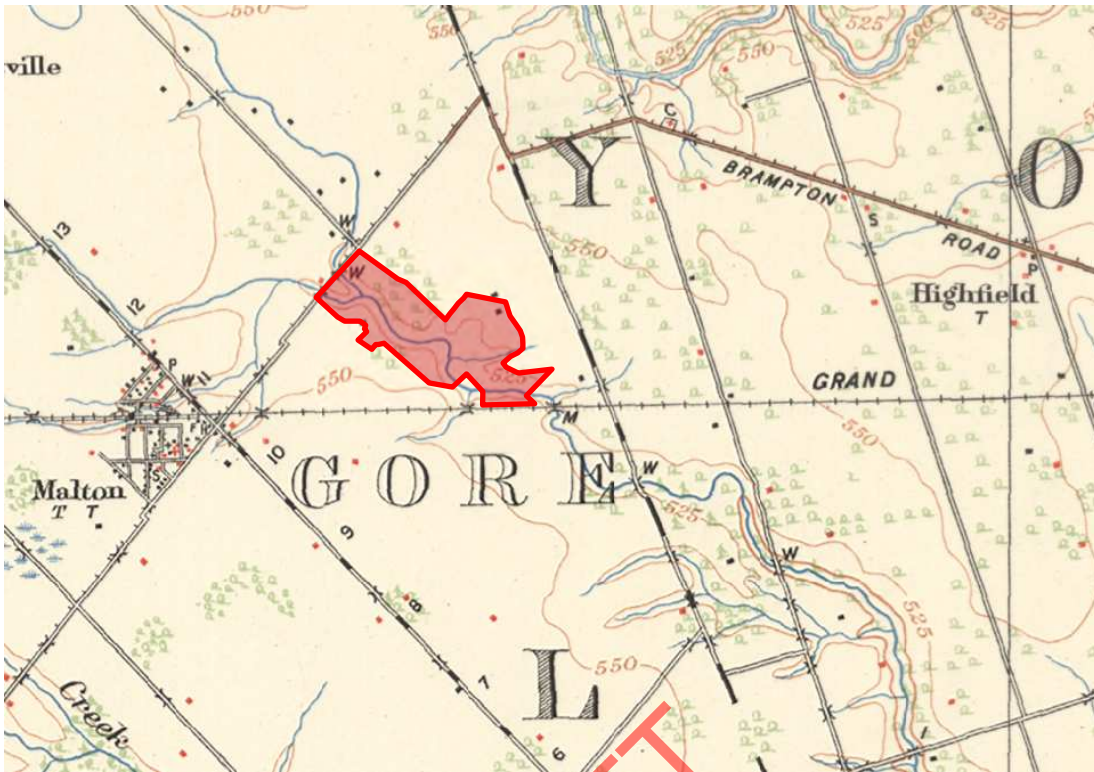


FIGURE 4: PORTION OF 1909 1:63,360 TOPOGRAPHIC MAP DEPICTING SUBJECT PROPERTY, APPROXIMATE EXTENT OF SUBJECT PROPERTY SHOWN IN RED



FIGURE 5: PORTION OF 1954 AERIAL IMAGE DEPICTING SUBJECT PROPERTY, APPROXIMATE LIMITS OF PAUL COFFEY PARK SHOWN IN RED



FIGURE 6: CLOSE UP OF A PORTION OF 1954 AERIAL IMAGE DEPICTING PAUL COFFEY PARK, APPROXIMATE LIMITS OF PAUL COFFEY PARK SHOWN IN RED



FIGURE 7: PORTION OF 2022 AERIAL IMAGE OF SUBJECT PROPERTY, PINK LINES DENOTE HISTORIC LOT LINES, APPROXIMATE LIMITS OF PAUL COFFEY PARK SHOWN IN RED (IMAGE SOURCE GOOGLE EARTH)

Documentation of Existing Conditions

Paul Coffey Park is approximately 45.5 ha in size with lands owned by the City of Mississauga and the Toronto and Region Conservation Authority (TRCA) under a shared use agreement. The property is currently designated as Greenlands and Public Open Space with a large portion of the site located within the City's Natural Heritage System.

The Subject Property is located in the northeast portion of the City of Mississauga and is bound by Goreway Drive, Derry Road East and Professional Court; the south limit of the Subject Property is partially delineated by the Canadian National Railway (CNR). The Subject Property is comprised of a City of Mississauga owned park that is known by three monikers: Paul Coffey Park, Wildwood Park and City of Mississauga Natural Area Study Site NE9. The Subject Property contains portions of two creeks (Mimico Creek and Malton Creek). The Subject Property is associated with the former Village of Malton and is home to the Malton Cenotaph as well as a pedestaled CF-100 aircraft as a tribute to the contribution Malton made to the Canadian Aerospace Industry in the mid-20th century. The Subject Property serves as a recreational green space in an otherwise highly urban environment and contains a mix of recreational activities including an arena, outdoor sports fields, picnic areas and playgrounds. An enclosed dog park is also located within the Subject Property boundaries. The lands surrounding the Subject Property are highly urbanized containing a mix of residential properties, commercial store fronts and manufacturing facilities. The Subject Property is located north of Pearson International Airport.

Through correspondence with the City of Mississauga the following statement was provided by the City's heritage team to the Proponent:

Located in Paul Coffey Park, formerly Wildwood Park, the Malton War Memorial monument commemorates the victims of the two World and Korean Wars. The monument, which is constructed of light grey granite; stands approximately 4 metres tall, approximately 1 metre long and 0.5 metre deep; and consists of two major segments. There is a large Christian cross on the upper part of the structure and engraving which reads "Lest We Forget". Also engraved on the monument is "In memory of our comrades who paid the supreme sacrifice so that we may live in peace; 1914-1918; 1939-1945; 1950-1953", and is topped by three engraved symbols. The monument was constructed by a Milton monument company (likely Creative Memorials), and is said to weigh 9 tonnes. The cenotaph was dedicated November 4, 1978.

Next to the monument is the CF-100 Jet Fighter, placed on this location by Branch 528 Malton Legion. It was dedicated in October 1974 by Premier William Davis and the ceremony was attended by a crowd of 3,000-4,000 people.

The gardens, in which the monument and the plane are located, officially opened on September 18, 1982.

Built Features of Paul Coffey Park

The following built features are found within Paul Coffey Park; the location of existing built features is provided on mapping in Appendix B:

- ▶ Paul Coffey Arena and associated parking lot
- ▶ M-A-L-T-O-N sign

- ▶ CF-100 monument
- ▶ Malton cenotaph
- ▶ Baseball diamonds
- ▶ Playground structures (2)
- ▶ Malton Tennis Club House
- ▶ Tennis courts
- ▶ Dog park
- ▶ Basketball courts
- ▶ Bocce ball courts
- ▶ Skatepark
- ▶ Picnic areas with pavilions or shade structure
- ▶ Cricket pitch and batting cage
- ▶ Soccer field
- ▶ Washroom facility
- ▶ Furnishing (various benches, bleachers, lighting, etc.)

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Paul Coffey Park



FIGURE 8: DEPICTION OF PAUL COFFEY PARK FROM PAUL COFFEY PARK MASTER PLAN



FIGURE 9: EXISTING MALTON VILLAGE DISPLAY CONTAINING CF-100 AIRCRAFT STATIC DISPLAY, MALTON SIGN AND MALTON CENOTAPH



FIGURE 10: EXISTING GRANITE CENOTAPH LOCATED IN MALTON COMMEMORATIVE PARK



FIGURE 11: TYPICAL CONDITION OF SOUTHERN LIMIT OF SUBJECT PROPERTY



FIGURE 12: TRAIL ALONG SOUTHERN BOUNDARY



FIGURE 13: TRAIL ALONG SOUTHERN BOUNDARY ADJACENT TO EXISTING DOG PARK



FIGURE 14: EXISTING DOG PARK



FIGURE 15: RECREATION AREA ADJACENT TO MALTON TENNIS COURTS AND CLUB HOUSE



FIGURE 16: INFRASTRUCTURE ADJACENT TO THE CLUB HOUSE OF THE MALTON TENNIS CLUB



FIGURE 17: MALTON TENNIS CLUB “CLUB HOUSE”, CLUB HOUSE WAS CONSTRUCTED C.1979 AND IS OF UTILITARIAN DESIGN AND CONSTRUCTED OF STANDARD BUILDING MATERIALS



FIGURE 18: FRONT EXPOSURE OF MALTON TENNIS CLUB HOUSE



FIGURE 19: FRONT EXPOSURE OF MALTON TENNIS CLUB HOUSE



FIGURE 20: REAR (LEFT) AND SIDE (RIGHT) EXPOSURES OF MALTON TENNIS CLUB HOUSE



FIGURE 21: ORIGINAL MALTON TENNIS CLUB COURTS



FIGURE 22: NATURALIZED AREA ADJACENT TO MIMICO CREEK



FIGURE 23: EXAMPLE OF TYPICAL PAVED PATHS AND GREEN SPACE



FIGURE 24: EXAMPLE OF EXISTING BASEBALL DIAMOND



FIGURE 25: BASKETBALL COURTS AND CURRENT MALTON TENNIS CLUB TENNIS COURTS ON NORTHERN LIMIT OF PROJECT AREA



FIGURE 26: GREEN SPACE WITH MATURE TREE CANOPY

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FIGURE 27: EXAMPLE OF COMMUNITY ART INSTALLATION



FIGURE 28: NATURALIZED WETLAND NORTHERN LIMIT OF SUBJECT PROPERTY



FIGURE 29: SECTION OF MIMICO CREEK LOOKING WEST



FIGURE 30: MIMICO CREEK LOOKING EAST



FIGURE 31: VIEW ACROSS PARKING LOT TOWARDS ARENA, LOOKING NORTHWEST



FIGURE 32: VIEW ALONG PAUL COFFEY ARENA (GOREWAY DRIVE EXPOSURE)



FIGURE 33: PORTION OF PLAYGROUND, WITH PAUL COFFEY ARENA IN BACKGROUND



FIGURE 34: PICNIC AREA ADJACENT TO PLAYGROUND, WITH PAUL COFFEY ARENA IN BACKGROUND



FIGURE 35: PORTION OF PLAYGROUND, WITH PAUL COFFEY ARENA IN BACKGROUND



FIGURE 36: SKATE PARK



FIGURE 37: SKATE PARK



FIGURE 38: PICNIC AREA WITH PLAYGROUND IN BACKGROUND

Surrounding Area



FIGURE 39: ENTRANCE SIGN TO SUBJECT PROPERTY WITH TYPICAL URBAN DEVELOPMENT ALONG DERRY ROAD EAST



FIGURE 40: LOOKING WEST DOWN DERRY ROAD EAST



FIGURE 41: PARKING ADJACENT TO GOREWAY DRIVE

Evaluation of Cultural Heritage Value or Interest

O.Reg. 569/22 prescribes the criteria for determining the CHVI of a property. As of January 1, 2023 the regulation requires that, to be considered a candidate for designated under Section 29 of the Ontario Heritage Act (OHA), a property must meet “two or more” of the criteria listed in O.Reg. 569/22. To be a candidate for Listing a property must meet “one” of the criteria listed in O.Reg. 569/22. The nine criteria and associated evaluation are listed and assessed below.

O.Reg. 569/22 Evaluation of 3430 Derry Road East (Paul Coffey Park)

- 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. (Criteria Not Met)**

The Subject Property does not meet this criteria.

- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit. (Criteria Not Met)**

The property as a whole does not meet this criteria nor do any of the other installations within the Subject Property.

- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. (Criteria Not Met)**

The Subject Property does not exhibit a high degree of technical or scientific achievement. The CF-100 display is of heritage value, but is not considered to be a property specific attribute; as such its heritage value should not be combined or directly attributed to the Subject Property on which it has been placed, as the installation would have heritage value wherever it was situated within the City of Mississauga. As such, the Subject Property does not meet this criteria.

- 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. (Criteria Not Met)**

The Subject Property represents one of the City of Mississauga’s largest continual green spaces. Historic research indicates the property has never been subject to intensive development and therefore represents one of the last vestiges of non-urbanized land in the City. The Subject Property has been a significant natural preserve since its inception in 1965. Research did not find the Subject Property to be of significant historical value or associative value due to a direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. While the Subject Property does not meet the intent of this criteria it must not diminish the value the park land has and the role it plays in the daily lives of community members.

- 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. (Criteria Not Met)**

The Subject Property was not identified to have historic or associative value nor to have the potential to yield information that may contribute to an understating 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. (Criteria Not Met)

The Subject Property contains elements of historic value (CF-100, Malton Cenotaph) but these items are not specific to the Subject Property or reflective of the property's historical value. The historic value of specific items are reflective in just the items (CF-100, Malton Cenotaph), and are not location specific and would retain and exhibit their individual historic significance regardless of setting.

7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area. (Criteria Not Met)

The Subject Property was not identified to have contextual value that can be defined as being important to defining or maintaining the character of the area. The Subject Property does not reflect the historic agricultural use of the surrounding area, nor does it contribute to or support the contemporary urban design and use of the area.

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. (Criteria Not Met)

The Subject Property does not present with contextual value under the intent of the regulation.

9. The property has contextual value because it is a landmark. (Criteria Not Met)

The Subject Property is not in and of itself a landmark. The presence of the CF-100 and Malton Cenotaph may individually have value as landmarks, but their evaluation as landmarks is not specific to their current location; each of these would retain their landmark significance regardless of setting.

Evaluation of Subject Property against the nine criteria outlined by O.Reg. 569/22 does not identify the Subject Property to meet the standards prescribed to justify the identification of the Subject Property as a Listed property under Section 27 of the OHA or consideration for Designation by municipal By-law under Section 29 of the OHA.

As the Subject Property did not meet the criteria set forth by O.Reg 569/22 a Draft Statement of Cultural Heritage Significance was not deemed necessary.

O.Reg. 569/22 Evaluation of Malton Tennis Club "Club House"

The Club house for the Malton Tennis Club is located in the center portion of the Subject Property (Figure 17, Figure 18). The Club House is reflective of institutional construction consistent with construction practices of the late 1970s and early 1980s. The Club House is square in plan with a pyramid hip roof. The exterior is clad in brown brick and the roof in asphalt shingles. The Malton Tennis Club Club House opened in 1979 and was undertaken under partnership between the Malton Tennis Club and the City of Mississauga. The Malton Tennis Club commissioned and funded the construction and the City provided the land and agreed to maintain the structure. The interior of the structure includes a stucco ceiling with fluorescent lighting, vinyl floor tiles, and walls consisting of drywall; the interior is divided into an open area, kitchenette, men's and women's washrooms, and a mechanical/storage room (Safetech 2022). Per personal communication with John Dunlop, Manager Heritage Planning and Indigenous Relations, City of Mississauga, interior documentation of the tennis clubhouse was not required for the purposes of the HIA.

The Malton Tennis Club House was identified as a potential structure of value by the City of Mississauga at the commencement of the HIA. It is also the only building proposed to be demolished as part of the park redevelopment; given this, the structure was subject to a separate O.Reg. 569/22 evaluation, below.

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. **(Criteria Not Met)**
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit. **(Criteria Not Met)**
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. **(Criteria Not Met)**
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. **(Criteria Not Met)**
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. **(Criteria Not Met)**
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. **(Criteria Not Met)**
7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area. **(Criteria Not Met)**
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. **(Criteria Not Met)**
9. The property has contextual value because it is a landmark. **(Criteria Not Met)**

Evaluation of structure against the nine criteria outlined by O.Reg. 569/22 does not identify the structure to meet the standards prescribed to justify the identification of the structure as Listed under Section 27 of the OHA or consideration for Designation by municipal By-law under Section 29 of the OHA.

As the structure did not meet the criteria set forth by O.Reg. 569/22 a Draft Statement of Cultural Heritage Significance was not deemed necessary.

Heritage Impact Assessment

Description of Proposed Development

Through the course of the Paul Coffey Park master plan phase, it was determined the Phase One scope of redevelopment is to include the following amenities and program elements:

- ▶ Addition of one (1) new accessible playground
- ▶ Addition of new waterplay
- ▶ Addition of open air shade shelter
- ▶ Removal of existing tennis building
- ▶ Modifications to existing picnic area
- ▶ Addition of two-season washroom building (approximately 1500sq.ft)
- ▶ Modification to existing Cricket (1) and batting cage
- ▶ Addition of two new (2) pedestrian bridge crossing
- ▶ Removal and replacement of modular skatepark with cast-in-place skatepark
- ▶ Addition of internal park roads (lit)
- ▶ Decommissioning of existing community centre entrance at Derry Road East to add a right-out south on Derry Road East
- ▶ Access on the south end of the site connecting Derry Road East to Professional Court
- ▶ Renovation of existing parking lot
- ▶ Addition of parking lot at Professional Court (lit)
- ▶ Addition of internal parking lot (lit) adjacent to picnic area and washroom building
- ▶ Relocation of existing cenotaph
- ▶ Flight garden plaza and addition of new plane monument
- ▶ Accessible park pathways (lit)
- ▶ Site servicing (storm, sanitary and water)
- ▶ Pre-cast maintenance bunkers (3)
- ▶ Tree plantings
- ▶ Naturalization plantings
- ▶ Shrubs and perennials
- ▶ Low-impact development technologies

To enable the proposed redevelopment changes to the Subject Property, the Malton Tennis Clubhouse is proposed to be demolished. The clubhouse is proposed to be removed to allow the construction of new elements; it is also being removed as part of the Phase 1 work given new tennis courts have been constructed on the other side of the Subject Property, that is intended to be their replacement. As part of future Phase 2 works, the original tennis courts

close to the clubhouse will be decommissioned, as these are located within the TRCA Floodplain where a planned future wetland is to be developed. The removal of the clubhouse also supports the Design Framework from the Master Plan where the North Anchor is intended to primarily serve as a venue for small to medium sized gatherings that can support family and community gatherings and have a natural 'green' character with opportunities for education and exploration.

No neighbouring properties will be impacted by the proposed development. The proposed development will not alter the setting, character, and use of the Subject Property.



FIGURE 42: PAUL COFFEY PARK REDEVELOPMENT PHASE 1 MASTER PLAN (LANDSCAPE PLANNING 2022)

Impact of Proposed Development

In order to evaluate the potential impacts of the proposed development to the Subject Property, the guidelines of the MCM's *Info Sheet #5 Heritage Impact Assessment and Conservation Plans*, were reviewed (MCM 2006b):

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

- The proposed re-development outlines the demolition of the Malton Tennis Clubhouse, and the installation of new elements within the park. The Malton Tennis Clubhouse does not present with CHVI that would be impacted from the proposed demolition. Elements of heritage value within the Subject Property (CF-100, Malton

Cenotaph), will not be removed as part of the redevelopment; the cenotaph will be relocated closer to the CF-100, and be part of a proposed flight garden installation.

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

- ▶ Several elements within the Subject Property will be relocated (Malton cenotaph, MALTON sign); the proposed alterations are meant to enhance the visibility of these features.

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

- ▶ New shadows created as part of the redevelopment are not anticipated to differ substantially from those shadows that already exist within the Subject Property. No gardens or plantings with CHVI were identified within the Subject Property that could be impacted from new shadows.

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

- ▶ Several elements within the Subject Property will be relocated (Malton cenotaph, MALTON sign); the proposed alterations are meant to enhance the visibility of these features. None of these elements will be isolated as part of the redevelopment of the Subject Property.

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

- ▶ No significant views or vistas were identified within the Subject Property that would be directly or indirectly impacted by the Subject Property redevelopment.

A change in land use where the change may impact the property's CHVI:

- ▶ No change in land use is proposed for the Subject Property.

Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological and/or cultural heritage resources:

- ▶ The proposed Subject Property redevelopment will not alter soil and drainage patterns that would adversely affect cultural heritage resources.
- ▶ Archaeological assessment has been conducted within the Subject Property (ASI 2018).

In terms of natural areas associated with Paul Coffey Park, according to the Scoped Environmental Impact Study for the project (North-south Environmental 2023: ii-iii)

The proposed development is not anticipated adversely affect natural heritage features and therefore demonstrates conformity with the natural heritage policies of the Provincial Policy Statement, Peel Region Official Plan, and City of Mississauga Official Plans... The proposed development will result in a loss of 1.604 ha of natural vegetation and the removal of 263 trees with a DBH equal to and greater than 10 cm. Tree planting according to the Arborist Report and Tree Preservation Plan and Landscape Plan will promote the regeneration of the canopy cover within the Park. Utilizing native species for tree replacement and reseedling of disturbed areas will contribute to the regeneration of natural vegetation and species diversity within the Park.

Summary Statement

The Subject Property is currently Listed on the City of Mississauga's heritage register. Evaluation of the Subject Property under O.Reg. 569/22 found the Subject Property to not meet criteria for Designation under the OHA. However, individual elements of heritage value were identified within the Subject Property, including:

- ▶ CF-100 monument
- ▶ Malton Cenotaph

While these elements are acknowledged as having heritage value, that value is not considered to be specific to their location within the park.

The proposed redevelopment will not have a direct or indirect impact to the elements of heritage value; the proposed alterations as part of the redevelopment are meant to enhance the visibility of these features.

To enable the proposed redevelopment changes to the Subject Property, the Malton Tennis Clubhouse is proposed to be demolished. The clubhouse is proposed to be removed to allow the construction of new elements; it is also being removed as part of the Phase 1 work given new tennis courts have been constructed on the other side of the Subject Property, that are intended to be their replacement. The Malton Tennis Clubhouse does not present with CHVI that would be impacted from the proposed demolition.

In consultation with John Dunlop, Manager Heritage Planning and Indigenous Relations, City of Mississauga, it is acknowledged Paul Coffey Arena may exhibit CHVI as an individual structure within the Subject Property; however, it was confirmed by Mr. Dunlop that any further heritage studies related to the arena could be deferred to a future date, should any alteration be proposed to the arena not in relation to the Paul Coffey Park redevelopment (as no alterations are proposed to the arena under the current project).

Conclusions

The Subject Property does not meet the criteria as prescribed by O.Reg 569/22 for Designation under the terms of the OHA.

The Subject Property contains items of historical significance (CF-100, Malton Cenotaph) though neither of these items are specifically tied to the Subject Property. The CF-100 is of great historical significance to the former community of Malton and the cenotaph serves as a touchstone of Malton community history, but they do not warrant the entirety of the Subject Property being Listed or Designated under the terms of the OHA.

The proposed redevelopment of Paul Coffey Park includes a flight garden, which would include the current CF-100, the relocated Malton Cenotaph and MALTON sign, and the development of a CF-105 commemoration (see Figure 43). The proposed flight garden could include additional information pertaining to the former village of Malton, the development of the CF-105 “Avro Arrow”, and the contribution Malton made to the Canadian Aerospace Industry; the development of the flight garden could be an opportunity for the City of Hamilton to commemorate these items through a formal Designation (see below).



FIGURE 43: PORTION OF RENDERING OF PROPOSED FLIGHT GARDEN

Statements and Recommendations

1. The Subject Property as a whole does not meet criteria for Designation under O.Reg. 569/22.
2. The Malton Tennis Clubhouse specifically does not meet criteria for Designation under O.Reg. 569/22; the proposed demolition of the clubhouse as part of the redevelopment is supported from a heritage perspective.
3. Although the Subject Property as a whole does not meet criteria for Designation under O.Reg. 569/22, a site-specific heritage Designation could be considered by the City of

Mississauga in the future, following establishment of the proposed flight garden (includes the Malton Cenotaph, CF-100, MALTON sign and proposed CF-105 commemoration). By defining a localized area, a heritage Designation could be applied specifically to that parcel of land, and a site-specific heritage installation erected to the significance of the former village of Malton, and its contribution to the Canadian aerospace industry, as reflected by the items in the proposed flight garden. This is to acknowledge that while the Subject Property as a whole does not meet criteria for Designation, there are elements of heritage value within the Subject Property (CF-100, Malton Cenotaph) that are proposed to be consolidated within the proposed flight garden. The City of Mississauga may elect in the future not to proceed with a heritage Designation of the proposed flight garden, if the City feels these items will be appropriately protected under existing City parks policies.

4. Any work to be conducted in proximity to or involving the Malton Cenotaph, CF-100, MALTON Sign, including relocation of any of these features, be undertaken by persons knowledgeable and with previous documented experience in the maintenance, relocation, and installation of like objects.
5. It is recommended that no further heritage reporting be required at this time in relation to the proposed redevelopment of Paul Coffey Park. Should alterations be proposed to Paul Coffey Arena in the future, it is recommended a HIA be undertaken, focused specifically on that building (Personal communication, John Dunlop, Manager Heritage Planning and Indigenous Relations, City of Mississauga).

The *Provincial Policy Statement* (2020) notes that CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those determinations.

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THE GLOBE AND MAIL

1967 PLANS UNVEILED FOR ICE ARENA IN MALTON PARK. IN THE GLOBE AND MAIL, MARCH 22, 1967.

Appendix A

9.5

Qualifications

DRAFT

Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is responsible for the overall quality assurance.

Project Manager – Jamie Lemon, MA: Jamie Lemon is a Senior Archaeologist and Project Manager with PHC and is responsible for managing archaeological and heritage projects across Ontario. She is the primary or secondary author of numerous heritage and archaeological license reports and is proficient at artifact and archaeobotanical analysis. In addition, she is a former field technician and field director with experience on precontact Indigenous and historical Euro-Canadian sites. She has worked on archaeological and heritage projects for mining, land development, transportation, aggregates, and energy sectors. Jamie received a BA in Anthropology from the University of Waterloo in 2007, an MA from Trent University in 2014, and has been active in Cultural Resource Management in Ontario for 15 years. Jamie holds a valid professional license with the Ontario Ministry of Citizenship and Multiculturalism (MCM). Jamie regularly assists clients with navigating the life cycle of archaeological and heritage assessments as it relates to their Project, including interpretation of MCM Standards and Guidelines and engaging with Indigenous communities and other stakeholder groups.

Ms. Lemon is responsible for project management and client relations.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Mr. Lemon is responsible for research, reporting and analysis.

Appendix B

9.5

Topographic Survey

DRAFT



PAUL COFFEY PARK

TOPOGRAPHICAL PLAN

LEGEND

Spot Elevation	111.00	Index Contour
CB	111.50	Intermediate Contour
Catch Basin	Back of Curb	
Storm Manhole	Edge of Pavement	
DCB	Top of Bank	
Sanitary Manhole	Bottom of Bank	
HP	Chain Link Fence	
Light Standard	Property Line	
Guy Wire	Culvert	
GP	Guide Rail	
Handwell	Treed area	
Electric Pedestal	Storm Sewer	
TL	Sanitary Sewer	
Telephone Pedestal	Watermain	
FH	Gas Main	
Valve Chamber	Bell	
Water Valve	Rogers	
Water Sprinkler	Hydro	
Shrub		
Deciduous Tree		
Coniferous Tree		
MTR		
Gas Meter		
Post/Bollard		
Sign		
Gate		
Planter Box		
Flagpole		



Benchmark No. 448
Elevation : 162.55

DESCRIPTION

On the West face at the South corner of West end of a concrete box culvert across Goreway Drive, 152m North of Derry Road East.

Note: Elevations shown are to the Canadian Geodetic Datum, 1928 (not the 1978 Southern Ontario Adjustment).

Note :
Contour interval equals 0.25 metres.

Property Lines and Building outlines shown on the plan are graphic representations and are taken from available office records. They have not been verified by field survey.

Caution :

Before digging, services should be located on site by the respective agencies. The utility information shown on this plan conforms to Quality Level D. The information was obtained from available office records supplied by the utility agency and was reproduced on this plan.

It is the responsibility of the contractor to ensure that the local bench marks have not been altered or disturbed and that their relative elevations and descriptions agree with the information shown on this plan.

Inverts shown on this plan have been verified by field survey.

Boundary information shown hereon is derived from the City's cadastral land base.

This is not a Plan of Survey.

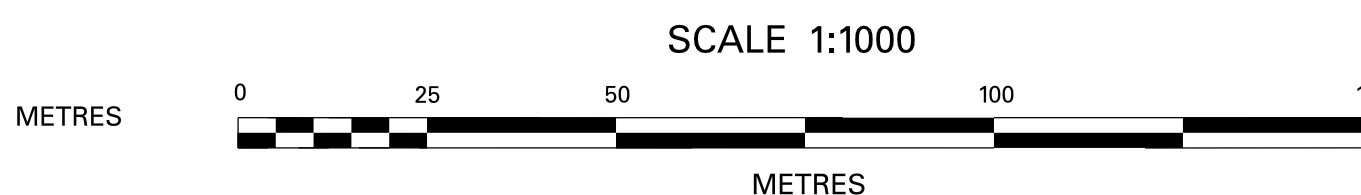
All measurements are to be verified in the field.

Information contained in this plan is intended for the use by the City of Mississauga only.

SOURCE DATA

COMPILATION :
City of Mississauga, Corporate Services Department, Information Technology Division, Digital Services and Mobility, Geospatial Solutions, March 2021

SURVEY :
City of Mississauga, Transportation and Works Department, Work Operations and Maintenance Division, Technical Services Section, Surveys and Inspections. Field work completed on February 25, 2021.



FILENAME: E:\cadd\Projects\Topo Surveys\2021\4 Paul Coffey Park Topo_T\Vector\Field Survey_November\Paul Coffey Park_Topo Nov Jan March.dgn

PLOTTED : March 2021 TO ORDER CALL 905-615-3347 AREA Z-40W, 40E



DRAFT

© Parslow Heritage Consultancy Inc.

883 St. Clair Avenue West, Rear, Toronto, ON, M6C 1C4

Telephone: 647-348-4887

Email: admin@phcgroup.ca

Website: www.phcgroup.ca

