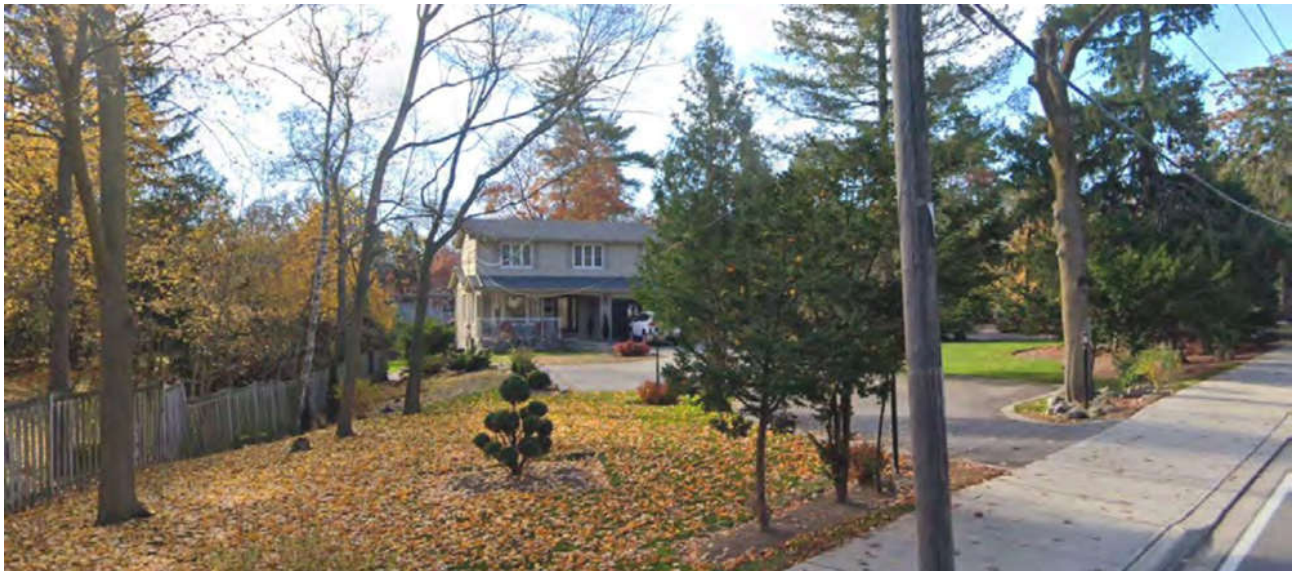


ADDENDUM
Cultural Landscape
Heritage Impact Assessment
**1376 Mississauga Road/
Mississauga Road Scenic Route**
Mississauga, ON



prepared by

CHC Limited

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December 11, 2023

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cover photo: from Mississauga Road - Megan Hobson, 2021

EXECUTIVE SUMMARY

A Heritage Impact Assessment, 1376 Mississauga Road, Mississauga Road Cultural Landscape prepared by Megan Hobson. CAHP, Built Heritage Consultant, 02 December 2021 addressed the impact of a proposed demolition of the existing home at 1376 Mississauga Road and its replacement with a new home. The HIA was submitted to and received by Mississauga's Heritage Advisory Committee on March 8, 2022.

Demolition did not occur and the current owner of the property is proposing to retain the home and construct an addition, hence the need to amend the original HIA. With the original heritage consultant's permission, this addendum relies on and does not repeat the research and conclusions regarding the lack of heritage value of the current home, but addresses the change in the proposal and its potential impact on the Mississauga Road Scenic Route Cultural Landscape.

The current proposal is to retain the existing home and construct additions to the rear and to the front of the building, increasing the footprint by approximately 15% and to alter the roofline.

With respect to the Mississauga Road Scenic Route Cultural Landscape, the HIA noted that "the subject property does not have unique scenic or visual qualities. It is level with Mississauga Road at the front and slopes along the east side and at the back. There is a shallow wooded gully between the subject property and the adjacent heritage property at 1262 Mississauga Road." 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, and its impact on the adjacent Designated property.

Alteration to the dwelling will have no negative impacts to the adjacent Designated heritage property at 1262 Mississauga Road because of the skewed alignment of both properties and because there is a shallow wooded gully between them. Furthermore, the heritage building is situated on the east side of the lot and is physically distanced from the subject property by a large side yard.

The Cultural Landscape that is the Mississauga Road Scenic Route is not impacted by the proposed development.

1.0 BACKGROUND - HERITAGE IMPACT ASSESSMENT (HIA) ADDENDUM

This report is an addendum to the *Heritage Impact Assessment, 1376 Mississauga Road, Mississauga Road Cultural Landscape* prepared by Megan Hobson. CAHP, Built Heritage Consultant, 02 December 2021. That HIA addressed the impact of the proposed demolition of the existing home at 1376 Mississauga Road and its replacement with a new home. The HIA was submitted to and received by Mississauga's Heritage Advisory Committee on March 8, 2022, accompanied by a Corporate Report dated February 18, 2022 with a recommendation that reads:

That the property at 1376 Mississauga Road is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report dated February 18, 2022 from the Commissioner of Community Services.

Demolition did not occur and the current owner of the property is proposing to retain the home and construct an addition, hence the need to amend the original HIA. With the original heritage consultant's permission, this addendum does not repeat the research and conclusions regarding the lack of heritage value of the current home, but addresses the change in the proposal and its potential impact on the Cultural Landscape. The first five sections of the original HIA are included as background in Appendix 1. Sections 6 through 11 of the original HIA are replaced and constitute the addendum.

This Heritage Impact Assessment addendum follows the City's *Cultural Landscape Heritage Impact Assessment Terms of Reference*¹ 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 1376 Mississauga Road is not listed on the City's Heritage Register.

¹ *Cultural Landscape Heritage Impact Assessment Terms of Reference*, City of Mississauga, undated

2.0 THE HERITAGE IMPACT ASSESSMENT

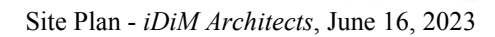
2.1 The Proposed Development

The proposal is to retain the existing home and construct additions to the rear and to the front of the building, increasing the footprint by approximately 15% and alter the roofline. (Figures 2 - 10) The following chart illustrates the changes and compliance with the Zoning By-law (Figure 1).

ZONING: R1-2 (INTERIOR LOT) LOT AREA: 1,295.16 m ² LOT COVERAGE: HOUSE : 232.88 m ² EXIST. SHED: 8.93 m ² NEW DECK >10 m ² & HIGHER THAN 0.6m: 23.05 m ² NEW 2ND FLOOR BALCONY: 2.63 m ² OVERHANGING EAVES >0.45m: 0.00 m ² NEW GROUND FLOOR ROOF: 5.11 m ² TOTAL LOT COVERAGE: 272.6 m ² (21.05%)			FLOOR AREA: EXIST. BASEMENT FLOOR: 105.81 m ² NEW BASEMENT FLOOR: 45.66 m ² EXIST. GROUND FLOOR: 105.81 m ² NEW GROUND FLOOR: 89.35 m ² EXIST. SECOND FLOOR: 91.16 m ² NEW SECOND FLOOR: 53.73 m ² GROSS FLOOR AREA 340.05 m ² GARAGE AREA: 37.71 m ² AVERAGE GRADE CALCULATIONS:		
	PERMITTED	PROPOSED			
LOT COVERAGE	25%	21.05%			
HEIGHT (FLAT ROOF)	7.50 m	7.50 m			
FRONT YARD	12 m	18.71 m			
SIDE YARD	2.41 m	1.92 m			
COMBINED SIDE WIDTH	8.34 m	6.46 m			
REAR YARD	7.5 m	9.42 m			
DWELLING DEPTH	20 m	20.61 m			
SOFT LANDSCAPE: FRONT YARD AREA: 640.77 m ² DRIVEWAY AREA: 240.54 m ² FRONT SOFT LANDSCAPING AREA: 400.23 m ² (62.46%)					
				A	B
4. CENTRELINE OF STREET				93.20	93.89
1. INTERSECTION OF FRONT AND SIDE LOT LINES				93.20	93.36
2 .ALONG SIDE LOT LINES AT REQUIRED FRONT YARD SETBACK				92.01	93.16
3. ALONG SIDE LOT LINES 15.0m BACK FROM FRONT YARD SETBACK				91.89	93.52
SUM OF GRADE ELEVATION: 743.33					
AVERAGE GRADE : 92.92					

Figure 1

zoning chart from: Site Plan, *iDiM Architects*, June 16, 2023



December 11, 2023

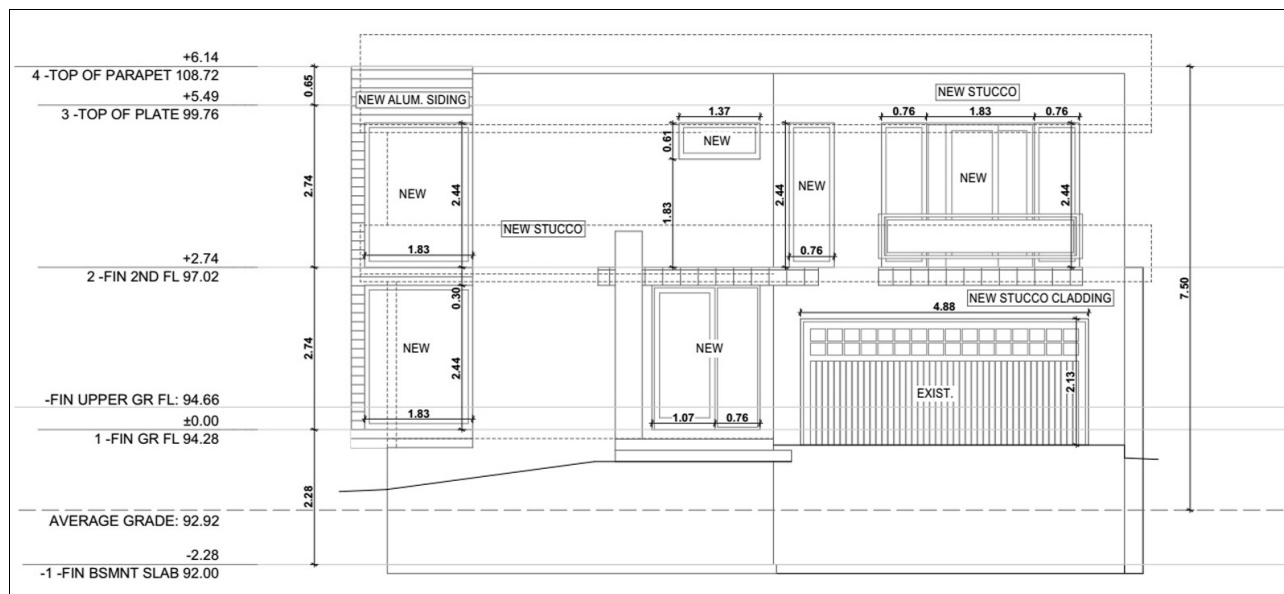


Figure 7

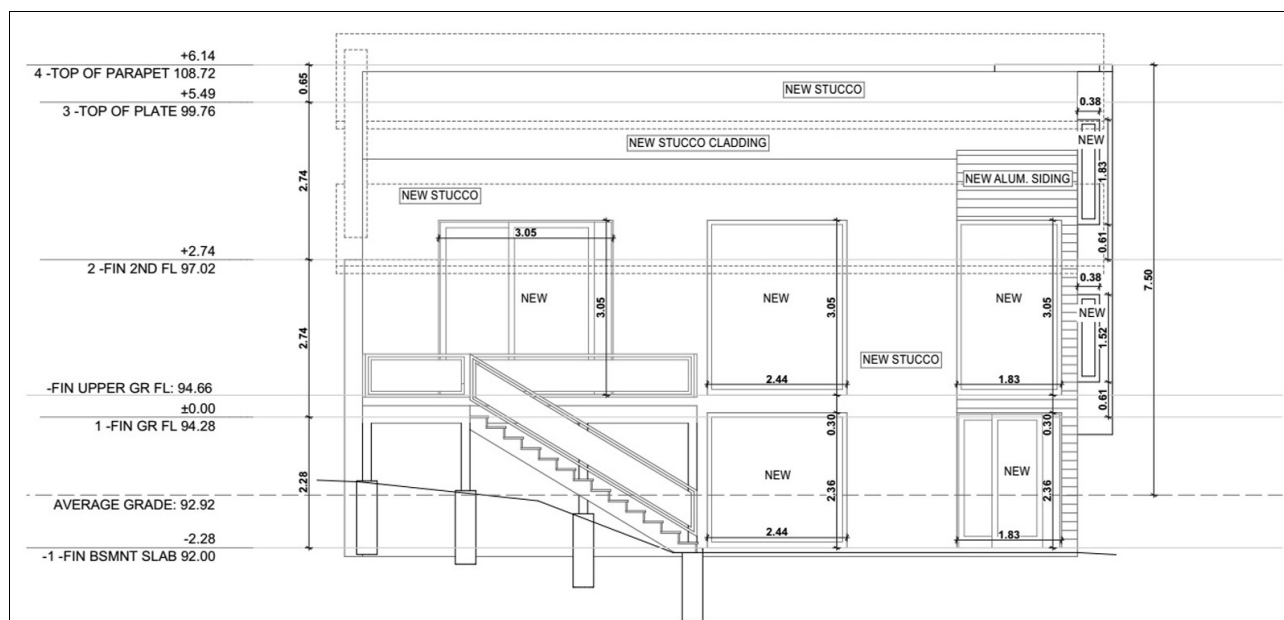
north elevation, *iDiM Architects*, June 16, 2023

Figure 8

south elevation, *iDiM Architects*, June 16, 2023

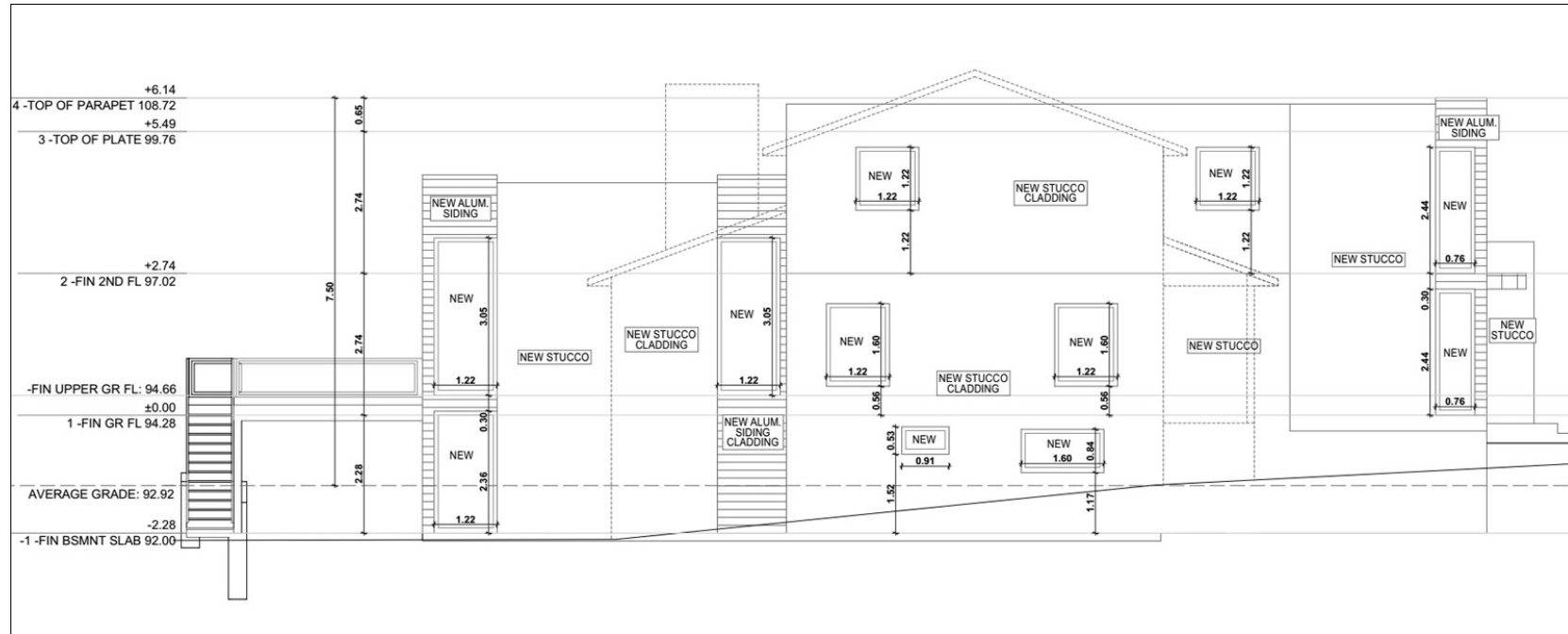


Figure 9

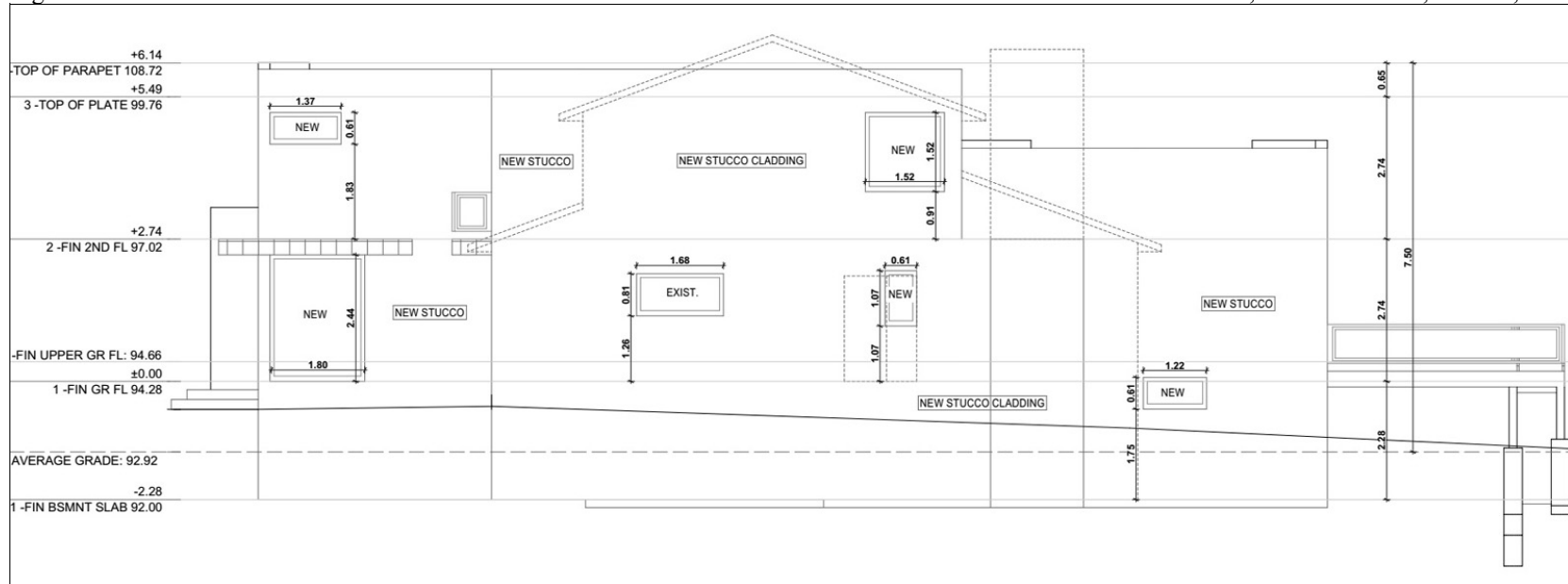
east elevation, *iDiM Architects*, June 16, 2023

Figure 10

west elevation, *iDiM Architects*, June 16, 2023

2.2 Impact Assessment

The subject property was evaluated in Section 5.0 of the original HIA (Appendix 1).

With respect to the Mississauga Road Scenic Route Cultural Landscape, it was noted that “the subject property does not have unique scenic or visual qualities. It is level with Mississauga Road at the front and slopes along the east side and at the back. There is a shallow wooded gully between the subject property and the adjacent heritage property at 1262 Mississauga Road.”

The house was evaluated using Regulation 90/06 criteria and found not to meet any of the criteria. Regulation 9/06 has been recently replaced with Regulation 569/22 which are virtually the same criteria; therefore, it can be said that the house does not meet any of the criteria of the newer regulation.

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.

Mississauga Road Scenic Route (F-TC-4)

The table below provides an analysis of potential impacts of the proposed development to heritage values associated with the Mississauga Road Scenic Route Cultural Landscape (F-TC-4).

CRITERIA Cultural Landscape Inventory	ANALYSIS
LANDSCAPE ENVIRONMENT	
Scenic and visual quality	<p>NO IMPACT</p> <ul style="list-style-type: none"> The existing dwelling has an exceptionally deep setback from Mississauga Road. The front addition will bring the house slightly closer to Mississauga Road but the proposed setback is consistent with the zoning regulations. Existing trees and landscaping are maintained and the existing driveway is utilized. There are no negative impacts on the scenic and visual quality of Mississauga Road Scenic Route.
Horticultural Interest	<p>NO IMPACT</p> <ul style="list-style-type: none"> Mature trees in the front yard that contribute to the Mississauga Road Scenic Route are maintained. Mature trees along the east property line that contribute to the setting of the adjacent Designated heritage property are maintained.
Landscape design	<p>NO IMPACT</p> <ul style="list-style-type: none"> A portion of the existing front yard (4.4 m x 7.1 m) is being built on; however, the front lawn and mature trees that contribute to the Mississauga Scenic Route are maintained.
BUILT ENVIRONMENT	

CRITERIA Cultural Landscape Inventory	ANALYSIS
Consistent scale of built features	NO IMPACT <ul style="list-style-type: none"> The existing 2-storey dwelling is being retained and added to with an alteration to the roofline that lowers the building from its current height.
HISTORICAL ASSOCIATION	
Illustrates style trend or pattern	NO IMPACT <ul style="list-style-type: none"> The existing dwelling to be demolished is a Raised Ranch style house that was built in large numbers in the 1960s.
Illustrates important phase in Mississauga's social or physical development	NO IMPACT <ul style="list-style-type: none"> The proposed additions and renovations represent a renewal of the existing housing stock on a lot that was created in 1958.
OTHER	
Historical or archaeological interest	NO IMPACT
	<ul style="list-style-type: none"> The proposed additions will have no impact.

Ontario Heritage Act

An analysis of potential impacts of the proposed development using criteria from the *Ontario Heritage Toolkit* is required in the City of Mississauga's *Cultural Landscape Heritage Impact Assessment Terms of Reference*. Potential impacts on the Mississauga Scenic Route Cultural Landscape and on the adjacent Part IV Designated heritage property at 1263 Mississauga Road are assessed in the table below.

NEGATIVE IMPACTS Ontario Heritage Toolkit	ANALYSIS
Destruction of any, or part of any significant heritage attributes or features	NO IMPACT <ul style="list-style-type: none"> The existing dwelling to be altered does not meet any criteria for Designation under the <i>Ontario Heritage Act</i>
Alteration that is not sympathetic or is incompatible with the historic fabric and appearance	NO IMPACT <ul style="list-style-type: none"> The front setback is being slightly reduced and an appropriate setback is being maintained.
Isolation of a heritage attribute from its surrounding environment context or a significant relationship	NOT APPLICABLE
A change in land use where the change in use that negates the property's cultural heritage value	NOT APPLICABLE

NEGATIVE IMPACTS Ontario Heritage Toolkit	ANALYSIS
Removal of natural heritage features including trees	NO IMPACT <ul style="list-style-type: none"> The front lawn and mature trees that contribute to the Mississauga Road Scenic Route are retained. Mature trees along the east property line that contribute to the setting of the adjacent Designated heritage property are retained.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings such as a garden	NO IMPACT <ul style="list-style-type: none"> An existing 2-storey dwelling is being altered with two additions, increasing the footprint by about 15%. The roofline is being lowered; therefore, shadowing is not a concern.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	NO IMPACT <ul style="list-style-type: none"> There is no impact to the tree lined character of the Mississauga Road Scenic Route as existing trees and landscaping in the front yard are being retained and the existing driveway is remains in place. There is no impact to views to and from the adjacent Designated heritage property as mature trees screening the east property line are being retained.
Land disturbances such as a change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources and/or archeological resources.	NO IMPACT <ul style="list-style-type: none"> The altered dwelling has an increased footprint of about 15%.

Mississauga Scenic Route Urban Design Guidelines

The design of new and altered dwellings on the Mississauga Road Scenic Route are guided by the *Mississauga Scenic Route Urban Design Guidelines*. The table below provides comments on the compatibility of the proposed dwelling with the guidelines.

DESIGN PRINCIPLE Mississauga Scenic Route Urban Design Guidelines	COMMENT
2.1 Zoning By-law	<ul style="list-style-type: none"> No variances to the zoning by-law are required
2.2 40 m Detached Lots	<ul style="list-style-type: none"> No changes to the existing lot boundaries are proposed
2.3 Direct Vehicular Access	<ul style="list-style-type: none"> No changes to the existing direct vehicular access from Mississauga Road to the garage is proposed
2.4 Upgraded Building Elevations	<ul style="list-style-type: none"> The altered dwelling faces and fronts onto Mississauga Road. The elevations have a high level of design with a variety of high quality building materials, windows and visual interest.

DESIGN PRINCIPLE Mississauga Scenic Route Urban Design Guidelines		COMMENT
2.5	Buffer Roads and Reverse Frontage Lots	<ul style="list-style-type: none"> • Not applicable
2.6	Street Pavement Width	<ul style="list-style-type: none"> • Not applicable
2.7	Residential Complementary Built Form	<ul style="list-style-type: none"> • The alterations to the building do not increase its height, they actually decrease it slightly. • Its scale and massing are similar to adjacent residences. • The front yard setback is consistent with the zoning regulations. • There is a slight decrease in the rear yard setback. • The alignment of the building is not being altered. • Side yard setbacks are not being altered. • There are no heritage concerns. • There is no impact on the adjacent neighbours with respect to overshadowing or overlooking.
2.8	No Projecting Garages	<ul style="list-style-type: none"> • Not applicable
2.9	On-site Turn-arounds	<ul style="list-style-type: none"> • Not applicable
2.10	Tree Preservation	<ul style="list-style-type: none"> • Existing trees are conserved.
2.11	Landscape, Cultural and Heritage Features	<ul style="list-style-type: none"> • the front lawn and mature trees that contribute to the Mississauga Scenic Route will be retained.
2.12	Utility Location	<ul style="list-style-type: none"> • Not applicable
2.13	Grading and Retaining Walls	<ul style="list-style-type: none"> • The site slopes on the east side and the east side yard is approximately 1.0 m lower than the west side yard. There are existing retaining walls. • Detailed information regarding the final grading and any new retaining walls, if needed, will be submitted as part of the regular permit process to ensure that the grading is compatible with the grades of adjacent properties.
2.14	Enhance Connections	<ul style="list-style-type: none"> • Not applicable

2.3 Mitigating Measures

As there is no impact, there is no requirement for mitigating measures.

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. Alteration to the existing dwelling will have no negative impacts on the adjacent Designated heritage property at 1262 Mississauga Road because of the skewed alignment of both properties and because there is a shallow wooded gully between them. Furthermore, the heritage building is situated on the east side of the lot and is physically distanced from the subject property by a large side yard. Therefore, protecting trees on the adjacent Designated heritage property at 1262 Mississauga Road is recommended to maintain the wooded area that provides a visual buffer and contributes to character of that property. And the alteration to the residence will have no impact on the Mississauga Road Scenic Route Cultural Landscape.

This Heritage Impact Assessment addendum is respectfully submitted by:

CHC Limited



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

REFERENCES

City of Mississauga Corporate Report, February 18, 2022, To: Chair and Members of Heritage Advisory Committee, From: Jodi Robillos, Commissioner of Community Services re: Request to Demolish a Heritage Listed Property: 1376 Mississauga Road

City of Mississauga Cultural Landscape Heritage Impact Assessment Terms of Reference, (undated)

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>

City of Mississauga - *Mississauga Scenic Route Urban Design Guidelines* (2017)

Hobson, Megan CAHP, Built Heritage Consultant, *Heritage Impact Assessment, 1376 Mississauga Road, Mississauga Road Cultural Landscape*, 02 December 2021

Ontario Ministry of Tourism & Culture, *Ontario Heritage Tool Kit*, Province of Ontario *InfoSheet #5, Heritage Impact Assessments and Conservation Plans*, (Winter 2006)

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

Appendix 1
Sections 1 - 5

HERITAGE IMPACT ASSESSMENT



1376 Mississauga Road
Mississauga Road Cultural Landscape

02 Dec 2021

MEGAN HOBSON CAHP
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BUILT HERITAGE CONSULTANT
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	APPENDIX C: ARCHITECTURAL DRAWINGS {SIMPLE DESIGN STUDIO}	

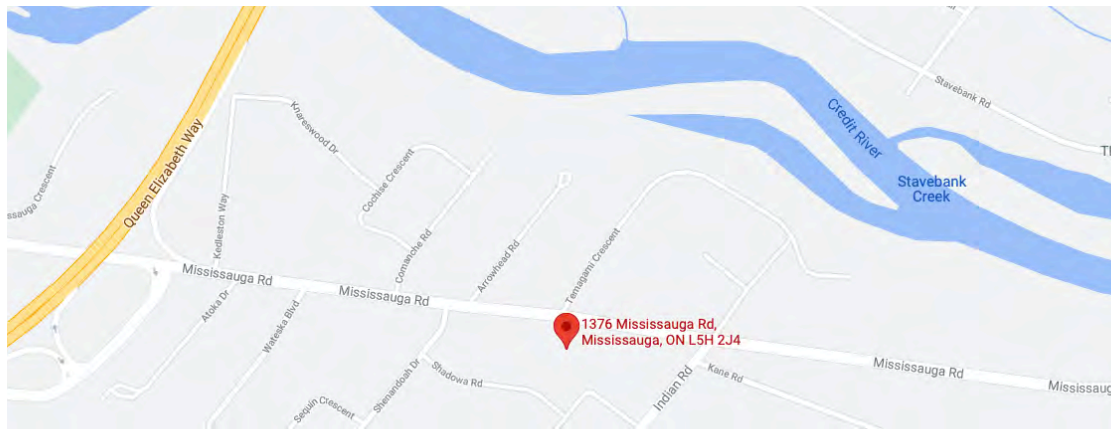
1.0 INTRODUCTION

This impact assessment was undertaken for the property owner as a requirement for obtaining permission to demolish and existing 2-storey dwelling located within the *Mississauga Scenic Route Cultural Landscape* and build a new 2-storey dwelling. This report was prepared in accordance with the City of Mississauga's *Terms of Reference for Cultural Landscape Heritage Impact Assessments* (2016). Historical research and a review of relevant heritage policies was undertaken by the consultant. Site documentation and architectural drawings for the proposed alterations were provided by SIMPL Design Studio and are included in the appendix of this report.

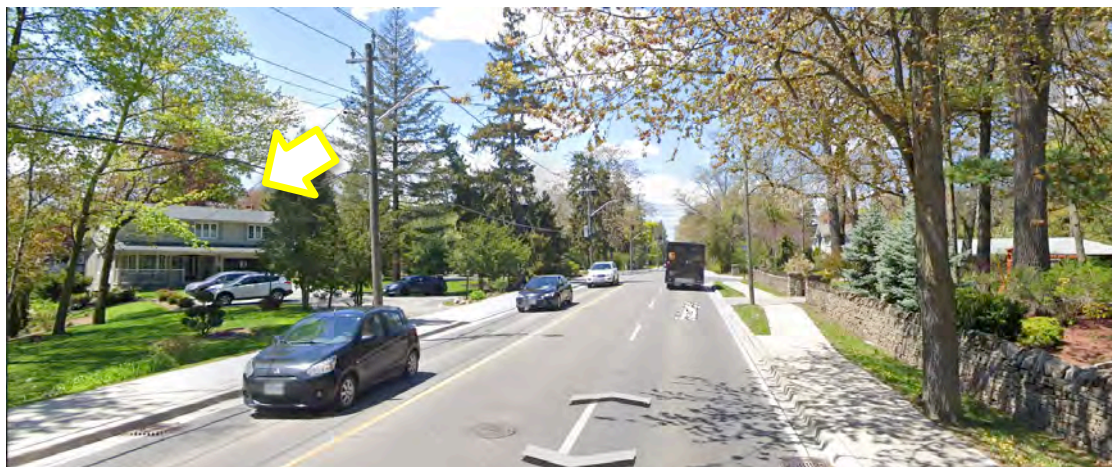
2.0 LOCATION & SITE DESCRIPTION

See Appendix A: Photo Documentation

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area. It is situated on the south side of Mississauga Road, between Indian Road and Shenandoah Drive. Mississauga Road is identified in the Mississauga Plan as a major collector road and is also identified as a 'scenic route'. Adjacent properties contain one and two-storey single-detached homes on large lots with mature landscapes including large trees along Mississauga Road.



LOCATION MAP – south side of Mississauga Road, between Indian Road & Shenandoah Drive



STREETSCAPE VIEW – looking west on Mississauga Road, subject property visible on the left

The roughly rectangular lot is irregularly shaped and is just over 0.3 acres in size. The lot contains a single-detached dwelling that is set well back in the lot and oriented towards Mississauga Road. The orientation to the road is lightly skewed and adjacent properties have a similar orientation. The large front yard contains a paved driveway and parking area, lawn and mature trees along the frontage on Mississauga Road. The side yards are narrow and the rear yard is much smaller than the front yard. The dwelling located on the subject property is a 2-storey Raised Ranch style house constructed in the 1960s.



AERIAL PHOTO - 1376 Mississauga Road has a large front yard, narrow side yards and a relatively small back yard.



SUBJECT DWELLING – 2-storey Raised Ranch style house built in the 1960s

3.0 HERITAGE PLANNING CONTEXT

The subject property is located within the *Mississauga Scenic Route Cultural Landscape*, a significant cultural resource that is listed on the *Municipal Heritage Register*.

Cultural Heritage Landscape Inventory

The City of Mississauga adopted the *Cultural Landscape Inventory* in 2005. Properties included in the *Cultural Heritage Inventory* are listed on the City's Heritage Register. Under City policy 7.4.1.12, the City of Mississauga seeks to conserve, record and protect its heritage resources and a *Heritage Impact Assessment* is required for any "construction, development, or property alterations that might adversely affect" those resources. *Heritage Impact Assessments* must be prepared by a qualified heritage consultant according to the City's *Terms of Reference for Cultural Landscape Impact Assessments* (2016). New development is regulated by Official Plan policies and zoning by-laws and is subject to review, including heritage review, under the Site Plan Application process.

F-TC-4: Mississauga Road Scenic Route Cultural Landscape

The subject property is located within the *Mississauga Road Scenic Route Cultural Landscape* (F-TC-4). The *Cultural Heritage Inventory* (2005) provides a general description of the character of this cultural resource and includes a checklist of natural and cultural values associated with it.

The *Mississauga Road Scenic Route Cultural Landscape* is described as follows:

SITE DESCRIPTION

Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south, following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city's most interesting architecture and landscape features, including low stone walls. The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage.

The cultural values associated with the *Mississauga Road Scenic Route Cultural Landscape* are:

- Landscape Environment
 - Scenic and visual quality
 - Horticultural interest
 - Landscape Design, Type and Technological Interest
- Historical Associations
 - Illustrates Style, Trend or Pattern
 - Illustrates Important Phase in Mississauga's Social or Physical Development

- Built Environment
 - Consistent Scale of Built Features
- Other
 - Historical and Archaeological Interest

The subject property contains a dwelling that was built in 1980 and is therefore associated with post-WWII suburban development on Mississauga Road.

Site Plan Control

Under policies in the *Mississauga Plan*, properties along the Mississauga Scenic Route are subject to Site Plan Control. The site plan approval process is intended to ensure that the construction of new dwellings, replacement housing and additions retain and complement the Scenic Route's built form character, enhance the area's natural features, maintain mature trees, and contribute to the area's unique qualities.

New Dwellings, Replacement Housing and Additions Urban Design Guidelines (2014)

The *New Dwellings, Replacement Housing and Additions Urban Design Guidelines* provides a general framework and design principles on which the guidelines for Site Plan approval are based.

Mississauga Scenic Route Urban Design Guidelines (2017)

The *Mississauga Scenic Route Urban Design Guidelines* provides specific guidelines for new development located along the route to ensure that it is compatible with, and sensitive to the established character and to minimize undue impacts on adjacent properties.

Adjacent Cultural Heritage Resource: Perrin-Bonner-Bluett Residence (1880s)

The subject property is adjacent to a *Part IV Designated* heritage property located at 1262 Mississauga Road that contains the *Perrin-Bonner-Bluett Residence*, a Gothic Revival style farmhouse that was built in 1888. The significance of this property is described as follows:

Addison Perrin built this structure in 1888. It remained in the Perrin family, passed along via daughters, hence the other names, until 1971. This is a two storey L-shaped plan structure with a three bay facade. There is a one storey addition at the rear of the house. The high pitched gable roof originally had cedar shingles with decorative bands of diamond pattern shingles. This has been recently replaced with a plain cedar shingle roof. Original decorative vergeboard runs beneath the gable and turned finials extend above the gable apex. An original one storey porch covers the main facade from the crook of the L. There are two wall dormers on the main facade. A wall dormer with a gable roof and a decoration carved into the wooden pediment or tympanum and a wall dormer in a gable with the same decorative vergeboard as the gable ends. There is an external chimney on the west facade. Two original interior end chimneys have been removed. A one and a half storey shed in the south west corner of the property was built after 1945 by Mr. and Mrs. Bluett. A wooden water-table rests on a slightly recessed foundation of uncoursed rubble-stone, which has recently been faced with cement. The exterior of the main structure and shed are white painted clapboard. The original porch on the main facade has a hipped cedar roof

supported by chamfered columns and pilasters. A fret sawn pierced decoration runs beneath the porch roof and is accentuated in the corners by fan-like brackets. Turned balusters extend between a molded hand rail and a lower rail that runs above the planked porch floor. Two turned newel posts end the rail on either side of the front door. The rail is a recent addition. The windows are one over one paned sash. Identical one storey bay windows are located on the front of the main (south) facade and the east facade. The original roofs of the bay windows had cedar shingles. All windows of the one storey rear addition have been replaced recently with single glass panels. The doors have been replaced by glass paneled doors with fifteen panes each. The main entrance door has a single sidelight and a segmental transom of leaded coloured glass. The recent one and a half storey shed in the south-west corner has the original front door of the house. The narrow double doors have two round headed windows with recent stained glass. On the north side of the shed, there are two large casement windows above garage doors; a small cupola rests on the gabled roof.

The Perrin-Bonner-Bluett Residence is set in large grounds and has a large side yard adjacent to the subject property that contains a wooded area. The heritage building is therefore physically distanced and visually buffered from the subject property.



The subject property is adjacent to the Perrin-Bonner-Bluett Residence (1888), a *Part IV Designated* heritage property located at 1362 Mississauga Road – the heritage property is buffered by a wooded area between the properties

4.0 HISTORICAL CONTEXT

See Appendix B: Historic Documentation

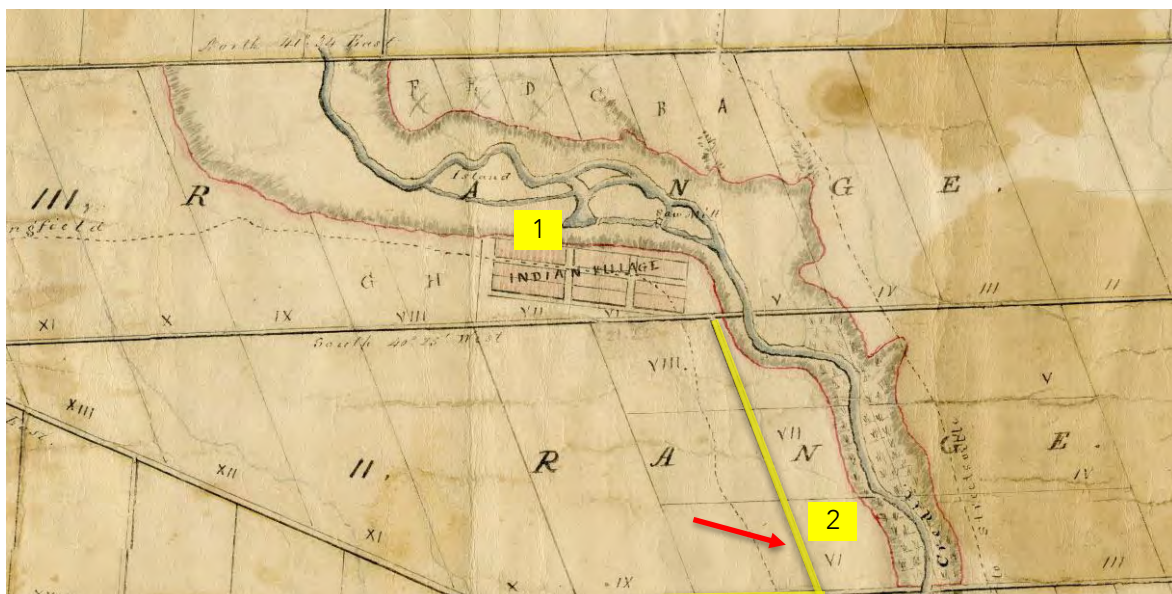
Mississauga Road

Mississauga Road is recognized as a cultural landscape within the City of Mississauga because it is the City's oldest north-south transportation route. The road follows the path of an **aboriginal trail** that lead from fishing grounds at the mouth of the Credit River to farms and hunting grounds located inland to the north. It follows high land on the west bank of the Credit River from Port Credit to Streetsville. These lands were originally reserved for the Mississaugas, but by 1847 they had relocated elsewhere and the land was re-distributed by the Crown and Mississauga Road was extended further north to Brampton.

As the settlements linked by Mississauga Road grew, the cultural landscape made up of **villages and farmsteads** evolved. In the 20th century, changes to this cultural landscape accelerated as urban boundaries expanded and rural areas were transformed by suburban development. Mississauga Road is now a major arterial road continuously lined with development. Some of the built and natural features associated with this **early pioneer road** remain. These features define the character of the Mississauga Scenic Route Cultural Landscape.

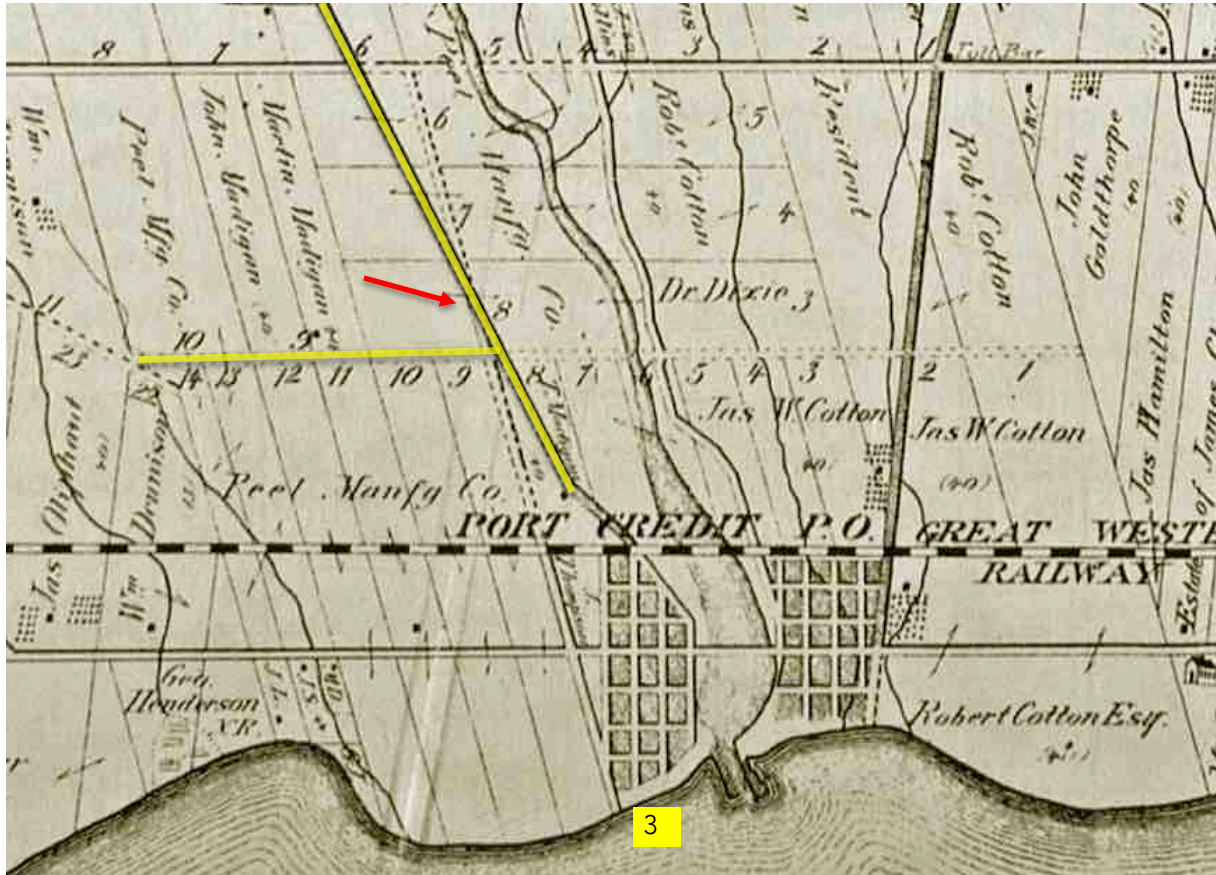
Lot 6, Range II CIR

Historically, the subject property is located in the area that was reserved on either side of the Credit River for the Mississauga. In 1805 the Crown negotiated a large purchase of these lands from the Mississauga and it was surveyed into 200-acre lots for settlement. This area was divided into three 'Ranges' and identified as the **Credit Indian Reserve (CIR)** in land documents. Lots located in the lower portion of the New Survey (1806) were aligned with the Credit River, rather than the shoreline of Lake Ontario, so the lots are slightly skewed in relation to other lots in Toronto Township. By 1847, the Mississauga had relocated elsewhere and the land was re-distributed by the Crown.



1849 MAP – 1. Mississauga village on the Credit River – 2. Lot 6, Range II Credit Indian Reserve

The subject property is located in **Lot 6 in Range II of the Credit Indian Reserve (CIR)**. This lot, along with adjacent lots, was purchased by **Robert Cotton (1809-1885)**, a major landowner in the Toronto Township and one of the founders of Port Credit. Throughout the 19th and early 20th century this land remained agricultural. Historic mapping from 1859 and 1877 does not show any structures in the location of the subject property. By 1877, Robert Cotton had formed the **Peel Manufacturing Company** and Lot 6 was registered under this name.



1877 MAP – 3. Village of Port Credit – Lot 6 on the earlier mapping is identified on this map as Lot 8 – Robert Cotton was the director of the Peel Manufacturing Company that owned Lots 6, 7 & 8 in Range II

Addison Perrin Farmhouse (1888)

In 1888, **Addison Perrin** owned a farmstead on Lot 6 that included the subject property. The Addison Perrin farmhouse is still standing at 1262 Mississauga Road and is now known as the Perrin-Bonner-Bluett Residence, to reflect the name of the original and subsequent owners of the property. In the 20th century, the agricultural land around the house was subdivided for residential development. The portion where the subject property is located was sold in 1958 by Ralph Bonner.

S.B. McLaughlin & Associates (Plan 599, 1958)

In 1958, land records show that **Ralph Bonner** sold land in Lot 6 to **S.B. McLaughlin Associates Ltd.** That same year, McLaughlin Associates registered a plan of subdivision known as **Plan 599** that included the land where the subject property is located. S.B. McLaughlin Associates Ltd. was one of the largest land

developers in Mississauga in the 1960s and 1970s. The company was formed in 1957, built residential subdivisions through the 1960s, and diversified into resorts and commercial development in the 1970s. By 1978 the corporate assets were over \$250 million.

1376 Mississauga Road

The subject property is associated with post-WWII suburban development along Mississauga Road on former agricultural land. The **1954 Aerial Photo** shows the rural character of this section of Mississauga Road beginning to be transformed and there are two new streets off Mississauga Road lined with dwellings. At this time, the area where the subject property is located was still being used as an agricultural field. The **1969 Aerial Photo** shows new subdivisions built on the remaining agricultural lands on either side of Mississauga Road and the subject property has been built by this time. The **1974 Topographical Map** shows the area completely transformed into the current street pattern of residential streets. The subject dwelling was therefore built sometime between 1958, when Plan 599 was Registered and 1969, when it appears on aerial photos.



1954 AERIAL PHOTO - agricultural



1969 AERIAL PHOTO – the subject dwelling appears in this photo



1974 TOPOGRAPHICAL MAP – the modern street layout is established – the subject dwelling was built in the 1960s and is associated with Post-WW II suburban development on either side of Mississauga Road

5.0 CULTURAL HERITAGE VALUE

Mississauga Road Scenic Route Cultural Landscape

The table below evaluates the subject property as a component of the *Mississauga Road Scenic Route Cultural Landscape* according to attributes identified in the City of Mississauga's *Cultural Landscape Inventory* (2005):

CHL INVENTORY - CRITERIA	PROPERTY: 1376 Mississauga Road
LANDSCAPE ENVIRONMENT	
Scenic & visual quality	The subject property does not have unique scenic or visual qualities. It is level with Mississauga Road at the front and slopes along the east side and at the back. There is a shallow wooded gully between the subject property and the adjacent heritage property at 1262 Mississauga Road.
Horticultural interest	Mature trees in the front yard include a mix of deciduous and coniferous trees that is typical of a post-WWII residential property.
Landscape design, type & technological interest	The front yard is a typical suburban yard that contains a lawn, mature trees and vegetation and a paved driveway.
HISTORICAL ASSOCIATIONS	
Illustrates a style, trend or pattern	The subject dwelling is a typical Raised Ranch style suburban house that was built in the 1960s by S.B. McLaughlin Associates Ltd, one the largest residential developers in Mississauga at the time.
Illustrates an important phase in Mississauga's Social or Physical Development	The subject dwelling is associated with suburban development along Mississauga Road in the 1950s & 1960s.
BUILT ENVIRONMENT	
Consistent scale of built features	The subject dwelling is a 2-storey single detached dwelling with a large front yard.
OTHER	
Historical and Archaeological Interest	The subject property is located on land that was sub-divided from the Perrin-Bonner farmstead in 1958 for residential development. Historic mapping indicates that the former land use was agricultural. There are no visible above ground features with historical interest. An archaeological assessment has not been done.

Evaluation According to Ontario Regulation 09/06

According to Subsection 1 (2) of *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*, a property may be designated under section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria:

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The property contains a Raised Ranch style dwelling that was built in the 1960s in large numbers across North America.
ii) Displays a high degree of craftsmanship or artistic merit	NO	It is an example of mass-produced suburban housing from the 1960s.
iii) Demonstrates a high degree of technical or scientific achievement	NO	It is a 2-storey frame dwelling with aluminum siding.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	NO	It does not have any associations that are significant to a community.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	It does not have any potential to yield information that contributes to an understanding of the community.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	It does not reflect the work or ideas of an architect, artist, builder, designer or theorist.
3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	NO	It is a typical residential building in a residential area.
ii) Is physically, functionally, visually, or historically linked to its surroundings	NO	It is associated with post-WWII residential development on former farmland.
iii) Is a landmark	NO	It is a modest private residence.

Summary: The subject property does not meet any criteria for Designation under the Ontario Heritage Act.

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

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Qualifications of the Author

National Merit	1984	CSLA Awards, St. James Park Victorian Garden, Toronto, ON
Award	1982	Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Selected Heritage Publications:

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

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

Cultural Heritage Evaluation Reports & Heritage Impact Assessments - Bridges

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

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Qualifications of the Author

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

Heritage Master Plans and Landscape Plans

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

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

- 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 (Ospringle), 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

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Qualifications of the Author

- 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
- 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

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Qualifications of the Author

- 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
- 1720 Forrest Circle Heritage Impact Assessment, Mississauga, ON
- 369 Frederick Street Heritage Impact Assessment, Kitchener, ON
- 42 Front Street South Heritage Impact Assessment, Mississauga, ON
- 1654 Glenburnie Road Heritage Impact Assessment, Mississauga, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Heritage Impact Statement, City of Mississauga, ON
- 132 Hart's Lane, Hart Farm Heritage Impact Assessment, Guelph, ON
- 9675, 9687, 9697 Keele Street Heritage Impact Assessment, City of Vaughan (Maple) ON
- 13165 Keele Street Cultural Heritage Resource Impact Assessment, King Township (King City), ON
- 151 King Street North Heritage Impact Assessment, Waterloo, ON
- Kip Co. Lands Developments Ltd. Cultural Heritage Resource Impact Assessment - Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge) ON
- 20415 Leslie Street Heritage Impact Assessment, East Gwillimbury, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 36-46 Main Street Heritage Impact Assessment, Mississauga, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 19 - 37 Mill Street Scoped Heritage Impact Assessment, Kitchener, ON
- 2610, 2620 and 2630 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 4067 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 1142 Mona Road, Heritage Impact Assessment, Mississauga, ON
- 1245 Mona Road, Heritage Impact Statement, Mississauga, ON
- 15 Mont Street, Heritage Impact Assessment, Guelph, ON
- Proposed Region of Waterloo Multimodal Hub at 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510 King Street West, Heritage Study and Heritage Impact Assessment, Kitchener, ON
- 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

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Qualifications of the Author

- 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
- 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

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Qualifications of the Author

- 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