

Reply to the Attention of: Mary Flynn-Guglietti
Direct Line: 416.865.7256
Email Address: mary.flynn@mcmillan.ca
Our File No.: 308415
Date: September 23, 2024

EMAIL (martha.cameron@mississauga.ca)

Mayor Parrish and Members of Council
The Corporation of the City of Mississauga
300 City Centre Drive, 2nd Floor
Mississauga, ON
L5B 3C1

**Attention: Ms. Martha Cameron, Legislative Coordinator
Legislative Services, Clerks Department**

Dear Mayor Parrish and Members of Council:

**Re: Objection to a by-law to designate 1 Godfrey's Lane as being of cultural heritage value or interest under Part IV, Section 29 of the *Ontario Heritage Act*
Item No. 17.1 of the September 25, 2024 Council Agenda
Address: 1 Godfrey's Lane
Owners: Catherine and John Scott Bagby**

We are the solicitors retained on behalf of Catherine and John Scott Bagby (the "**Clients**"), the owners of the lands municipally known as 1 Godfrey's Lane ("**Subject Site**"), in the City of Mississauga (the "**City**"). Our Clients received a Notice of Intention to pass a by-law to designate the Subject Site's lands and premises to be of cultural heritage and value and interest pursuant to Section 29 of the *Ontario Heritage Act*. On July 4, 2024, we filed with the Clerk a Notice of Objection to the proposed designation. Attached for your consideration is a copy of the July 4, 2024, Notice of Objection.

Subsequent to filing the Notice of Objection, our Clients retained the services of Mr. Christopher Borgal, B. Arch., OAA, FRAIC, CAHP APTRP, a well respected heritage Architect regarding the proposed heritage designation issues related to 1 Godfrey's Lane. Mr. Borgal has completed his review of the materials that were available at the Heritage Advisory Committee during their consideration of the proposed designation. In addition, Mr. Borgal

Tab 1

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COURIER & EMAIL (city.clerk@mississauga.ca)

City Clerk's Office
The Corporation of the City of Mississauga
300 City Centre Drive, 2nd Floor
Mississauga, ON L5B 3C1

Attention: City Clerk, Diana Rusnov

Dear Ms. Rusnov:

**Re: Notice of Objection to the Notice of Intention to Pass a By-law to Designate 1 Godfrey's Lane to be of Cultural Heritage Value and Interest under Part IV, Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, as amended.
Address: 1 Godfrey's Lane
Owner: Catherine and John Scott Bagby**

We are the solicitors retained on behalf of Catherine and John Scott Bagby (the "**Clients**"), owners of the lands municipally known as 1 Godfrey's Lane (the "**Subject Site**"), in the City of Mississauga (the "**City**"). Our Clients are in receipt of a Notice of Intention to pass a By-law to Designate the Subject Site's lands and premises to be of cultural heritage value and interest pursuant to Section 29 of the *Ontario Heritage Act*. Kindly accept this letter as our Clients' formal Notice of Objection to the designation.

The following are the reasons for our Client's objection to the designation.

We have had an opportunity to review the undated Heritage Evaluation Report (the "**Report**") prepared by the staff of the City of Mississauga and wish to comment specifically regarding the reference to the Subject Site.

1. At paragraph 1 of page 7 of the Report it states that the main residence at 1 Godfrey's Lane "displays minimal architectural embellishment and, as such, does not display a high degree of craftsmanship or artistic merit."

2. At paragraph 3 on page 7 it states that the Subject Site does not demonstrate a high degree of technical or scientific achievement.
3. At paragraph 6 on page 7 it states that the City of Mississauga records indicate that the architect Murray Brown designed 1 Godfrey's Lane and that this was not "one of his more notable works, being of a conventional bungalow design".
4. At paragraph 9 on page 7 it states that the Subject Site "is not considered locally to be a landmark".
5. At paragraph 9 on page 14 it states that "the property at 1 Godfrey's Lane has minimal architectural and historical merit.

It is important to note that the residential house on the Subject Site has been significantly altered from the original structure. The current first and second floors are 5 times larger than the original structure. The original stone-faced front porch or screened porch was renovated to a sunroom with glass in approximately 1950 and was again renovated in 1998. As well the entire front of the house presents very differently from the original structure due to significant renovations in 1950 and 2010 and no longer resembles the original structure.

It is clear in reviewing the Report that the main consideration for designation as outlined on page 9 is the location of the property's rural-style laneway access, orientation facing Lake Ontario and shed dormers. It is important to note that a number of structural repairs were necessary during the 2010 renovations. Once the ceilings were exposed it was clear that the original build did not include dormers and it is assumed that the dormers were added during the 1950 renovations.

The Report also speaks to the mix of credit valley stone and stucco however, it is important to note that much of the credit valley stone placement was a result of the 1950 and 2010 renovations and does not date to the original structure. Also, the 2010 renovations revealed that the main center chimney is all brick construction, except for the exposed roof portion. The addition of the credit valley stone to the exposed roof portion would have been an appropriate repair to the weathered brick in the 1950's.

We respectfully submit that the existing home, as a result of significant renovations, no longer is a true representation of Toronto's "cottage country" summer homes once common along the Mississauga lakeshore. The existing home does not display a high degree of craftsmanship or artistic merit and has minimal architectural and historical merit as noted in the Report. Further and as noted in the Report, it is not one of the architect's notable works and is not considered to be a landmark. It is, therefore, inappropriate to designate the Subject Site of cultural heritage value and interest.

We therefore request that we be notified of the date the proposed designating by-law will be presented to Council and, also, ask that I be listed as a deputation on this item.

Yours truly,

A handwritten signature in blue ink that reads "Mary Flynn-Guglietti". The signature is written in a cursive, flowing style.

Mary Flynn-Guglietti*
*A Professional Corporation

CC: Catherine and John Scott Bagby

Tab 2



Experience

Christopher Borgal has almost 50 years of experience as an architect and as a restoration architect and planner. He is one of Canada's leading heritage consultants and has specialised knowledge in historic restoration, heritage planning, and heritage urban design. He has provided consulting services to over 3,000 heritage sites in Canada, the U.S., and the Caribbean during his career. This work includes projects involving public and private sector sites ranging from the smallest of scales to internationally important. Mr. Borgal was the Project Conservation Architect (within PWGSC) for the restoration of the south facade of the Centre Block, Parliament Hill, from 1994 to 1997 and has been involved at various periods with the East and West Blocks on Parliament Hill (1990's); the British Columbia Legislative Assembly building (2000's); the Alberta Legislative Complex (early 2000's) and the Ontario Legislature complex (recent). As sole proprietor of GBCA, he recently completed the restoration component for the major re-development of Massey Hall in Toronto and, with his firm, was previously involved with the Governor General's Award-winning Royal Conservatory of Music and National Ballet School among many other notable sites. He is also the author of many planning assessments and has provided legal testimony and opinion in many appearances at the Local Planning Appeal Tribunal (LPAT); the former Ontario Municipal Board (OMB); the current Ontario Lands Tribunal (OLT) and the former Conservation Review Board (CRB).

A significant part of Mr. Borgal's work has involved the interface between heritage buildings, both as individual sites, groups, and districts with the surrounding evolution of the communities in which they are situated. This planning and urban design experience has helped guide the integration of new and old in a manner that allows all periods of buildings to co-exist in a mutually enhancing manner. He understands that, by this means, heritage can have a profound effect on the shape and size of new development and its meaning. Indeed, Mr. Borgal, with original business partner Nicholas Hill, prepared some of the earliest Heritage Conservation District Plans in Ontario (in the 1970's) which plans have guided development over the intervening decades. As an integrated part of a team, GBCA were the architects for the old Guelph City Hall which was converted into a Provincial Offences Act Courthouse - the integration of the design between new and old, including the former arena wall, has had a significant impact on the quality of the new overall City Hall development (by Moriyama and Teshima). The development of a half block area on King Street in Toronto, integrating several 1850's heritage buildings along with careful consideration of shadowing issues related to St. James Cathedral, resulted in a satisfactory blend of new and old for the new Canadian headquarters of Google (by WZMH). Significant structures, including the Flat Iron Building; the former Summerhill Railway Station; and many other visible and important sites in Toronto have benefitted from his input. His work has influenced many other major public sites including Parliament Hill (heritage consulting to the recent Parliamentary and Judicial Precinct Master Plan); the British Columbia Legislature Complex (wrote half the planning document for the future of the site and participated in seismic upgrading activities of the dome with Zeidler architects); the Alberta Legislature complex planning (with Kasian Architects and Sasaki & Associates); and many other major sites. His Canadian site involvement ranges from Newfoundland to British Columbia with many urban and rural sites between. He has worked internationally on several sites in the U.S. and the Caribbean.

Mr. Borgal has made personal training in conservation a life-long process and has travelled to the U.S. and the U.K. for courses in the various components of the conservation craft. He has worked with some of the most accomplished professionals in North America including, as an associate for two years, of the late Dr. Martin Weaver, the past head of the school of conservation at Columbia University. He has delivered lectures at many universities and community colleges in Canada on the topic of conservation and continues to do so. Mr Borgal is a signatory of the New Orleans Charter (1992) which describes the approach to the installation of museums into heritage sites - he spent several years prior to that charter adding to the knowledge base which informed its creation. He has also provided services to the Getty Institute for site review and analysis as a part of teams for sites ranging from Buffalo, Chicago, and Los Angeles in the US to St. Lucia in the Caribbean. Mr. Borgal has shared recognition in over 50 awards for his work from local, provincial and national organisations including sharing in recognition for Governor General's Awards as a part of the teams for the National Ballet School and for the Royal Conservatory of Music in Toronto. He is a recent recipient of the Eric Arthur Award, for Lifetime Achievement, from the Architectural Conservancy of Ontario (Ontario's oldest advocacy organisation). He has also been awarded the status of Recognised Professional (Restoration Architect) by the Association for Preservation Technology International of which there are less than 200 internationally and approximately a half dozen in Canada. He is the recent recipient of one of only 30 King Charles III Coronation Medals for contribution to architecture in Canada from the Royal Architectural Institute of Canada. He has appeared on various media including CBC national radio and History Channel on the topic of conservation.

Christopher Borgal

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He has also donated considerable time and resources to the field of building conservation.

- He has been a member of the Association for Preservation Technology International, founded in the 1970's, since the late 1970's. He has provided lectures at several of their conferences across North America and has written for their peer-reviewed journal.
- He has been involved with the Architectural Conservancy of Ontario, founded in the 1930's, since the late 1970's. He was President of the Huron County Branch in the early 1980's and, later, the provincial President in the early 2000's. He received the ACO Eric Arthur Lifetime Achievement Award in 2022.

During his initial years as president of the ACO, there were three provincial heritage conferences of small scale. Mr Borgal contacted the leaders of two other organisations, Community Heritage Ontario and the Canadian Association of Professional Heritage Consultants (later CAHP), with a view to consolidating their conferences in a manner that would attract more political attention to the cause of protecting heritage resources. This culminated in the first joint conference in Hamilton, Ontario, which attracted Lincoln Alexander as guest speaker as well as the provincial heritage minister which conference continues to this day. The conference and the ACO and its members have been a significant influence on heritage legislation in the Province in the intervening years and is an active and creative force for heritage in the province.

- For many years he has been a member of the Canadian Association of Heritage Professionals and is a past national president of the organisation. While president, and using his considerable number of contacts across Canada, he raised tens of thousands of dollars (and personally guaranteed them) to allow the Toronto-based organisation to participate as an equal partner in the National Heritage Trust conference. He also actively pursued and organised the relocation of the National Headquarters of CAHP from Toronto to Ottawa to make it a truly national organisation. He motivated Quebec members to establish a Quebec branch and set up the Ontario Association of Heritage Professionals branch which he organised to participate in the Provincial Heritage Conference. Most recently, he has been a key player in setting up the Atlantic Branch (ACAHP) of CAHP. He is a past President of the Ontario branch which role he took on after his role as national president.
- Mr. Borgal is a Fellow of the Royal Architectural Institute of Canada and was elected as a result of his heritage advocacy and philanthropy.

Although Mr Borgal has had a profound effect on the organisational nature of heritage conservation in Canada, he is also an avid sailor and has donated many volunteer hours to the sport.

- He is a past Commander of the Canadian Power and Sailing Squadrons Britannia Squadron (Ottawa) and was Community Safety and Reporting Officer to the Goderich Squadron while living near Lake Huron.
- He is past Vice Commodore of the historic Queen City Yacht Club (Toronto) which is one of Canada's ten oldest sailing clubs, and donated hundreds of hours to the club over a decade and a half.
- In the early 2000's, he donated his time and boat for over a 10 year period as navigator to assist Lake Ontario long distance cross-lake swimmers. A noted and successful Canadian swimmer, Colleen Shields (who crossed Lake Ontario 3 times in her career), described him in an international swim magazine as the "best navigator" with whom she had ever worked.
- In 2017 through 2019 he campaigned his then 47 year old yacht to several wins in long distance races on Lake Ontario of up to 300 km - these were typically "short handed" races of up to 52 hours with only one, rather than four, crew. In the 2019 season, he placed 12th overall of the 1400 boats registered to race on Lake Ontario and the Ottawa River and won the Brian Chapman Award for his category placement in the Toronto West District of PHRF-Lo. For two years he also won the highest award from QCYC for inter-club racing.

Some Current and Recent Projects

A few current projects (as partner-in-charge and owner of GBCA Architects):

- Restoration architect for the Cape Race Lighthouse, Newfoundland
- Heritage consultant for the development of the abandoned Camp 30 prisoner of war site in Bowmanville ON
- Heritage Consultant/architect for recently completed renovations and additions to Massey Hall, Toronto (\$130m project, approximately \$20m restoration) with KPMB architects.
- Master plan and facilities improvements, Toronto Golf Club, Mississauga, ON (third oldest golf club in North America)
- OLT and LPAT appearances and heritage restoration work for a variety of development projects in the City of Toronto including some of the largest tower sites in Canada integrating heritage and new construction
- Upgrading of the Rare Books Library, University of Toronto
- City of Mississauga Cultural Heritage Landscapes update as a consultant to Archaeological Services Inc. involving assessment of the urban design and evolution of the City - previous involvement with the Landplan Collaborative for the first iteration of the study. Similarly, a project was previously conducted to assess the Cultural Heritage Landscapes of Kitchener Ontario which project won a heritage award from the City of Kitchener
- Heritage Consultant including impact assessments and restoration consulting for development of LCBO Headquarters property, Lakeshore Blvd, Toronto with Menkes Developments.
- Heritage inspection services and project control, restoration of the train sheds, Union Station, Toronto (with RJC engineering)
- Heritage restoration of MacKenzie Hall for the City of Windsor
- Heritage Component of the \$1.5 billion dollar MacDonald Block renovations, Queens Park, Toronto
- On-going work with the Pickering Museum to develop a library of condition review reports for the buildings on site including supplemental histories and recommended upkeep - ten reports have been completed.

A Few Past Projects

A few past projects are provided below to indicate the geographic impact and scope of the work:

International Sites

- Specifications and consultation for the Capitolio (State Capital) Building, San Juan, Puerto Rico (while with UMA Engineering)
- Heritage and condition assessment of the Pigeon Island Fortification Complex, St. Lucia (constructed between 1780 and 1820 – project sponsored by the Getty Institute) (while with UMA Engineering)
- Consultation and project evaluation of projects for the Getty Institute for sites in Buffalo, N.Y. (Frank Lloyd Wright – designed Darwin Martin House) ; Los Angeles, Calif. (restoration of the Schindler House), and Glessner House Museum, Chicago, Ill (historic house conversion to museum)

National Sites:

- Project Conservation Architect for restoration of the South Façade, (Centre Block, Parliament Hill), and masonry repairs and studies for the Parliamentary Library, East Block, West Block and Vaux walls, Parliament Hill, Ottawa (on contract with the Heritage Conservation Directorate, PWGSC).
- Project Conservation Architect for preliminary masonry repairs and studies for the proposed Parliamentary Library restoration, Parliament Hill, Ottawa (with PWGSC-HCD).
- Project Conservation Architect for masonry repairs and studies for the East Block, Parliament Hill, Ottawa (with PWGSC-HCD).

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- Project Conservation Architect for masonry repairs and studies for the West Block, Parliament Hill, Ottawa (with PWGSC-HCD).
- Project architect, asbestos mitigation, G Block, RCMP Headquarters, Ottawa (with PWGSC-HCD)
- Project Conservation Architect for masonry repairs and studies for the Vaux walls, Parliament Hill, Ottawa (while with UMA Engineering)
- Consultant for roofing repairs over the Royal Suite, Rideau Hall, Ottawa, ON (while with UMA Engineering)
- National Agriculture Museum (National Museum of Science and technology) – Master Plan 1999
- National Agriculture Museum, Ottawa - new barn facility, and studies related to hay storage, highest and best use of Building 94 and various repairs to building 88.
- Consultant for building envelope upgrading of the National Aviation Museum, Ottawa
- Renovations and restoration of the Turkish Embassy, Ottawa (former 1914 Tudor revival hospital) (while with Morrison Hershfield Ltd. engineers).
- Consultant for projects at the National gallery of Canada including window replacements, and interior renovations (while with UMA Engineering)
- Quality control and document management for the restoration of plaster ceilings of the former Bank of Montreal building, Ottawa, as part of the relocation of the West Block committee room 400, Parliamentary Precinct (for Limen Masonry)
- Pro bono consultation on behalf of the National Heritage Trust for Canada for the Royal Cape Breton Yacht Club building (Sydney N.S.); the Sackville United Church building (Sackville, N.B.) and the remains of the core of Goderich Ontario subsequent to a tornado. Unfortunately, success was limited.
- Heritage consultant/architect, Edmonton Federal Building redevelopment, Alberta Legislative Precinct, Edmonton AB (for Kasian Architects).
- Heritage and Planning advisor, Master Plan for the Alberta Palisades Training Centre, Jasper Alberta (for Kasian Architects)
- Heritage Advisor, Master Plan for the Alberta Legislative Precinct (with Kasian Architecture and Sasaki Associates)
- Consultant to the Auditor General for Canada for a project audit of the \$125m Canadian Museum of Nature, Victoria Memorial Museum Building upgrade
- Heritage designer and architect for the redevelopment of the former U.S. Embassy Building, Ottawa, for the proposed National Portrait Gallery, Ottawa ON (with Teeple Architects)
- Heritage Advisor to the Long Term Vision and Plan project for the Parliamentary Precinct, Ottawa (with DTAH Architects)
- Risk assessment for the redevelopment of the West Block, Parliament Hill, Ottawa for the Long Term Planning Office, House of Commons
- Heritage Consultant and architect for the study team for master planning and upgrade of the British Columbia Legislature Complex, Victoria. B.C. (with Zeidler Architects)
- Heritage consulting/architect as a part of the team (P. Goldsmith as partner-in-charge) for the new National Ballet School, Toronto (phase one) and heritage input (as principal architects) for the redevelopment, restoration and adaptive re-use (as residences) of the original facility (phase 2). Total project value \$105m.

Ontario Sites:

- Condition surveys and evaluation of the Sir Harry Oaks Chateau, Inge-Va, Bethune Thompson House, and McMartin House for the Ontario Heritage Trust.
- Heritage consulting and architectural services for the \$40m redevelopment of the Guelph City Hall complex including the 1856 William Thomas designed City Hall (with M&T Architects)
- Restoration of the bronze animated Birks Clock, Hamilton, Ontario, for the City of Hamilton

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- Heritage Consultant related to the partial collapse and fire of the Empress Hotel, 335 Yonge Street, Toronto
- Heritage Consultant, under the auspices of Heritage Canada Foundation, for the aftermath of the Goderich tornado disaster
- Design and Heritage Architectural Consultant for the restoration and upgrade of Assumption Roman Catholic Church, Windsor, ON (with studio g+G inc. architect)
- Architectural team leader for the assessment and restoration of heritage ceiling (lay) light; fire safety upgrades, and restoration of statuary at Queens Park (Legislative Building), Toronto
- Restoration of Fulford Place, Brockville, Ontario (in joint venture with Robertson Architects)
- Evaluation of over 20 potential heritage sites, City of Pickering
- Heritage services for restoration of Parry Sound and Haileybury courthouses.

Toronto (GTA) Sites:

- Heritage Consultant, Canon (now Mirvish) Theatre, Toronto ON
- Heritage consultant for renovations to the Governor's House, Don Gaol, Toronto
- Heritage architects for restoration of the Flatiron Building, Toronto
- Heritage Consultant for restoration and reconstruction of two facades of the 12 storey National Building at the Bay-Adelaide Centre (attached to new 50 storey office tower), Toronto (with WZMH Architects)
- Heritage Consultant for restoration and reconstruction of two facades of the 17 storey 100 Adelaide Street West (attached to new 45 storey office tower), Toronto (with WZMH Architects)
- Restoration of Building 3 and 4, the Gooderham Cottages, at Sanofi Pasteur Laboratories, Toronto
- Heritage advisor for the redevelopment of Women's College Hospital, Toronto
- Condition review, the Arts and Letters Club, Toronto
- Condition review, several buildings and artefacts, the Guild Inn site, Toronto
- Restoration of cast iron light fixtures, Palmerston Ave., Toronto (for the City of Toronto).
- Preliminary study and repairs to the Princes' Gates, Toronto (with Dr. Martin Weaver)
- Restoration of the exterior façade, canopy, and various other projects at the Royal Alexandra Theatre, Toronto
- Heritage Consultant, Massey Hall, Toronto ON

Heritage Planning and Urban Design

- Some of the earliest Heritage Conservation District Plans in Ontario including Goderich, Seaforth, Exeter, Essex and others
- Central Whitby Heritage Conservation District Plan, Whitby, ON.
- Cultural Resource Survey, City of Mississauga (with The Landplan Collaborative)
- Cultural Heritage Resource Survey, City of Kitchener (with The Landplan Collaborative)
- Waterloo MacGregor/Albert Heritage Conservation District (lead consultant)
- Heritage Impact assessments for several hundred development sites which includes assessment of urban context and advice on integration of new development with the urban context of the developments.

Museum sites:

- Remedial design and restoration, the Ryan Premises in Bonavista Nfld (with CBCL engineering)
- Architects for the redevelopment of the Peel Heritage Complex, Brampton. Museum, art gallery and archives in 1850's jail and 1950's municipal complex.

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- Heritage services for Camp 30 in Bowmanville (former WWII POW site).
- Systems upgrades, Montgomery's Inn museum, City of Toronto. Designed original additions in the 1980's.
- Heritage consultant for the restoration of the original Township hall as a part of the new Niagara Falls Museum
- Restoration projects for several buildings at Black Creek Pioneer Village, Toronto ON
- Restoration work at the Elam Martin farmstead, City of Waterloo
- Renovations and addition to the Bruce County Museum, Southampton
- Restoration and expansion of the Woodstock Museum. Woodstock ON.
- Renovations and addition to the Huron County Museum, Southampton
- Renovations and addition to the Lambton County Museum, Southampton
- Study for the restoration of the Josiah Henson House (Uncle Tom's Cabin) for Lambton County
- Study for the restoration of the Griffen House, Ancaster (escaped slave's house) for Halton Region.
- Restoration of the Van Egmond House, Seaforth Ontario
- Repairs to Helliwell House, Todmorden Mills, Toronto
- Repairs to Colborne Lodge, High Park, Toronto

Transportation

- Evaluation of potential uses for Sudbury CPR station.
- Heritage Consultant for the Swift Current Railway station complex, Saskatchewan (with SEPA Architects)
- Heritage Consultant for changes to the SkyWalk for the Pearson Airport Rail Link, Metrolinx
- Heritage consultant and architect for security upgrades, Union Station, Toronto (for the City of Toronto)
- Building condition survey and repairs to small tower, Windsor Station, Montreal (with UMA Engineering)
- Restoration of exterior and interior, former North Toronto Station (LCBO facility)
- Heritage character statements and reviews of several railway stations in Macadam N.B., Stratford, North Bay and Woodstock, ON. (PWGSC- HCD)
- Building Audit and feasibility study for Flight Information Centres and control tower buildings at Halifax International Airport, Quebec City International Airport, London (ON) Airport, North Bay Airport, Winnipeg International Airport, Edmonton International Airport, Calgary International Airport, and Abbotsford Airport, B.C. (with Morrison Hershfield Ltd., Engineers)

Lighthouses:

- Heritage Conservation for repairs to radial beams for Cape Race Lighthouse, (with CBCL)
- Heritage technical consultant for the Neil's Harbour Lighthouse, Nova Scotia
- Consultation for the Burlington Canal Lighthouse, Hamilton, ON including a Business Plan for the lighthouse complex
- Consultant for lighthouse repairs and restoration at Bonavista Lighthouse, Newfoundland
- Condition review and use plan for lighthouse and keeper's cottage at Presqu'île Ont.,
- Heritage character statements for 5 Imperial Lighthouses, Lake Huron and Georgian Bay (with PWGSC - HCD).

Colleges and Universities:

- Heritage and building envelope upgrade consultation for the Fisher Rare Books Library, University of Toronto
- Various repairs including windows, ground features, porches, etc, at the Gatehouse, Beatty Building and Parkin Building, Upper Canada College, Toronto

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- Restoration of the front portico, Pickering College, Newmarket, ON.
- Restoration work at Annesley Hall, Victoria College, University of Toronto
- Restoration of portions of the Reynolds Building, University of Guelph
- Analysis for repairs and implementation of restoration of exteriors of the Ontario Veterinary College, Creelman Hall, Mills Hall, MacDonald Hall and Johnston Hall at the University of Guelph

Hotels:

- Heritage study and building envelope review, Empress Hotel, Victoria, B.C. (with UMA Engineering)
- Review of restoration work at Chateau Frontenac, Quebec City (for Colliers International)
- Building Audit, Fairmont Hotel, Winnipeg (with UMA Engineering)
- Building Audit, Holiday Inn (now York the Hotel), Winnipeg (with UMA Engineering)

Churches:

- Restoration of fire-damaged and gutted All Saints Anglican Church, Whitby, Ontario
- Exterior restoration, St. Matthews Anglican Church, Ottawa
- Design of new octagonal chapel and additions and restoration work to St. Peter's Anglican Church (1853), Cobourg
- Steeple Restoration, and general restoration and upgrading, Keene United Church, Keene, Ontario
- Building Condition Survey and Assessment of interior decorative paint scheme, St. Brigid's Roman Catholic Church, Ottawa (with UMA Engineering)
- Restoration of ornate decorative paint scheme, George Street United Church, Peterborough, Ontario
- Building Condition Survey, All Saint's Anglican Church, Ottawa
- Restoration study of St. Paul's Presbyterian Church, Port Hope, Ontario
- Repairs and restoration to Annunciation Roman Catholic Church, Mount Royal, Quebec (with UMA Engineering)
- Masonry Restoration, Soeurs de la Charité Chapel, Sussex Dr., Ottawa, ON (with UMA Engineering)
- Heritage Assessment and Condition Report for Our Lady of the Rosary Church, for the City of Windsor

Commercial Sites

- Heritage Consultant for signage issues at 222 Bay Street and the overall Toronto Dominion Centre site for Cadillac Fairview Corporation, Toronto, ON.
- Heritage consultant for proposed 60 storey tower and conversion of 151 Front Street and 20 York Street (the Skywalk) for Allied Properties REIT, Toronto
- Renovations and on-going maintenance work for the former Toronto Post Office (later the HQ of Hollinger International) at 10 Toronto St., Toronto
- Many development sites in Toronto - heritage services

Expert Witness

Mr. Borgal has provided expert witness services and has been qualified for many hearings. He, together with GBCA, only take on this work where it is compatible with the ethics and philosophy of the firm. Cases have included OLT, LPAT and OMB hearings as well as mediations.

Christopher Borgal

B.Arch., OAA, FRAIC CAHP APTRP

Past Practice:

While acting as principal of Christopher Borgal Architects in Southwestern Ontario (based in Goderich), Mr. Borgal was the responsible project architect for over 600 projects including over 30 museums and churches such as the renewal of copper domes and exterior masonry, St. Joseph's Roman Catholic Church, Chatham, ON and exterior masonry, St. Paul's Anglican Cathedral, London, ON. Many of these projects included heritage restoration as well as the redevelopment of museum sites including the Huron County Museum, the Lambton County Museum, the Oil Museum of Canada, the Simcoe County museum and many other sites of similar nature. In addition, Heritage Conservation Districts and Business Development District plans and designs for many municipalities in the area were completed. During this time, Mr. Borgal also assisted Temprano Architects in Ottawa for restoration planning for Stornoway, the home of the leader of Canada's opposition.

Advocacy

Over the years, Mr. Borgal has contributed his time to the protection of many heritage structures. These included:

- Churches in St. Joachim and Stoney Point, Ontario (saved)
- The Devereaux House In Georgetown, Ontario (saved)
- The Lister Block in Hamilton (saved).

He has volunteered his time for the creation of many reports on behalf of the Ontario Historical Society and the Architectural Conservancy of Ontario during the course of his career and continues to do so. He has also participated as both a member of, and board member of, several heritage organisations, notably the ACO, the Canadian Association of Heritage Professionals (former national president), and the Ontario Association of Heritage Professionals (past president) and put forward initiatives, which continue to bear results such as:

- the now well-established joint conference of the Architectural Conservancy, Community Heritage Ontario, and the Ontario Association of Heritage Professionals. Mr. Borgal, then the president of the ACO, initiated this joint conference in collaboration with Bob Saunders of the CHO with the first joint conference held in Hamilton.
- He was a significant fundraiser on behalf of the Canadian Association of Heritage Professionals for support for the Heritage Canada annual conferences in Quebec in 2008, Toronto in 2009, St. John's 2010, Victoria in 2011, and Montreal in 2012. In all, considerably more than \$100,000 was raised for this effort.
- He also raised support funds for the activities of the Architectural Conservancy of Ontario over several years.
- He has lectured extensively across North America.
- Because of his work advancing architecture in North America and advocacy for conservation, was elected as a Fellow of the Royal Architectural Institute of Canada in 2013.

Education

- B.Arch., University of Toronto, 1974
- Post-professional seminars and courses at West Dean College, UK; University of York, UK; and M.I.T. in Boston
- Seminars presented by the Danish Institute; the National Research Council of Canada; and the Association of Preservation Technology International.

Honours and Awards

Mr. Borgal's name is included on over 30 awards (either singly or in conjunction with allied partners and professionals) given locally, provincially, nationally and internationally over his career.

Some of these include:

As Goldsmith Borgal & Co. and GBCA architects

- 2024 - King Charles III Coronation Medal for contribution to architecture in Canada presented by the Royal Architectural Institute of Canada.
- 2023 - Association for Preservation Technology International, Recognised Professional
- 2022 - Architectural Conservancy of Ontario, Eric Arthur Lifetime Achievement Award in heritage conservation
- 2022 - City of Windsor Heritage Award for the restoration of Mackenzie Hall for the City of Windsor
- 2021 - Canadian Association of Heritage Professionals Awards, John Muir Branch of Windsor Public Library, with Studio g+G architecture
- 2021 - Canadian Association of Heritage Professionals Awards, the Silver Dollar Room, Toronto
- 2021 - Cabbagetown Preservation Association, Restoration Award for the Winchester Hotel, a special Peggy Kurtin Award for the Winchester Hotel, Parliament Street, Toronto
- 2019 - City of Windsor Heritage Award for the restoration of Willistead for the City of Windsor
- 2019 - City of Windsor Heritage Award for heritage consultation related to the newly created Sandwich Library (architect Studio g+G) from an early fire hall,
- 2016 - National Award, Canadian Association of Heritage Professionals, for City of Kitchener Cultural Heritage Landscapes as a consultant to Landplan.
- 2016 - National Award, Canadian Society of Landscape Architects, *City of Kitchener Cultural Heritage Landscapes report*, as consultant to Landplan, of Guelph Ontario.
- 2015 - Award of Excellence, Toronto Urban Design Awards, *Market Street Development* with Taylor Smyth Architects
- 2015 - Honourable mention, Heritage Toronto Awards for *Artscape Youngplace*, with Teeple Architects Inc.
- 2013 – Three awards for Urban Design, Central Area Award, and Peoples' Choice Award, City of Brampton, for the *Peel Archives Museum and Art Gallery (PAMA)*, Brampton, Ontario.
- 2012 – Project Conservation Architect as part of the team, KPMB Architects, for the Governor General's Award, *The Royal Conservatory of Music*, Toronto (with KPMB architects and with partner P. Goldsmith)
- 2012 – Heritage Toronto Award for the *James Cooper Mansion*, Toronto
- 2011 – Three awards for various projects from the Canadian Association of Heritage Professionals
- 2011 – Three awards for three projects from the Toronto Historical Society
- 2011 – The Peter Stokes Award for Restoration, the Architectural Conservancy of Ontario
- 2010 – Ontario Association of Architects Award of Excellence for *Phase II, National Ballet School of Canada* (in joint venture with KPMB architects and with partner P. Goldsmith)
- 2009 – Award of Merit from the Canadian Association of Heritage Professionals, *National Ballet School Maitland Avenue Residences*, (with partner P. Goldsmith)
- 2008 – Governor General's Award, *National Ballet School of Canada* (in joint venture with KPMB architects and with partner P. Goldsmith)
- 2008 - Royal Architectural Institute of Canada Urban Design Award, *National Ballet School of Canada* (in joint venture with KPMB architects and with partner P. Goldsmith)

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- 2008 - American Institute of Architects Award of Excellence, *the National Ballet School of Canada* – only the 3rd award given by the AIA to a Canadian project to that time since the founding of the awards in the 1940's (in joint venture with KPMB architects and with partner P. Goldsmith)
- 2008 - Urban Land Institute Global Awards, one of only 5 awards given internationally (2 in North America in 2008) for the *National Ballet School of Canada* (in joint venture with KPMB architects and with partner P. Goldsmith)
- 2008 - Ottawa Heritage Awards as the conservation architect for the restoration of *St. Matthews Anglican Church*, the Glebe, Ottawa.
- 2007 – Ontario Professional Planners Institute, Award of Excellence for the *Parliamentary and Judicial Precincts Area: Site Capacity and Long-Term Development Plan*, Ottawa (GBCA was the heritage consultant on this project which was led by the firm of DuToit Allsop Hillier)
- 2007 – Toronto Urban Design Awards, Award of Excellence, *National Ballet School of Canada* (in joint venture with KPMB architects and with partner P. Goldsmith)
- 2007 – Nomination, Toronto Heritage Awards, *Palais Royale* renovation, Toronto
- 2006 – Toronto Heritage Awards, *National Ballet School* redevelopment (in joint venture with KPMB architects and with partner P. Goldsmith)
- 2005 – Toronto Heritage Awards, *The Jolly Miller Tavern*, Award of Merit
- 2004 – Toronto Heritage Awards, *The North Toronto Station LCBO* store (project has won over 15 local and national awards since its construction)

As Christopher Borgal Architect:

- 1992 Innovative Design Award, First Prize, London and District Construction Association – The Blyth Festival Renovations and Expansions, 1978-1990
- 1991 Innovative Design Award of Merit, London and District Construction Association – The Huron County Museum
- 1986 Ontario Renews Award, Finalist for restoration of The Blake House, Goderich
- 1986 Ontario Renews Award, Ontario Ministry of Housing – Restoration of 2 The Square, Goderich

Affiliations

- Canadian Standards Association (CSA) – Member of technical committee for a new national standard for Blast Resistance in Buildings – 2008-2010
- National Research Council of Canada – Member of technical standing committee on mortars for heritage buildings – 1997 to 2011

Memberships

- Royal Architectural Institute of Canada, since 1977
 - Fellow of the Institute, 2013.
- Ontario Association of Architects, since 1977
 - Chair of the Professional Development Committee from 1983-1985
- Architectural Conservancy of Ontario since 1977.
 - President of Huron County Branch, c1990
 - Provincial President of the ACO from 2001 to 2003
 - Board member, 2013 - 2015
- Canadian Institute of Planners (provisional), 1978-1989

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- Construction Specifications Canada, since 1978
- Association for Preservation Technology International, since 1978
 - Recognised Professional (Conservation Architect) - 2023
- National Trust for Canada (Previously Heritage Canada Foundation), since 1981
- Canadian Association of Heritage Professionals (formerly the Canadian Association of Professional Heritage Consultants) since 1992
 - Board member 1990-91
 - Board member and chair of the membership committee 2006-2007
 - National President 2007 - 2008
 - President of Ontario Chapter (OAHP) 2011-2014
 - Secretary of Atlantic Chapter - 2022 - 2023
- Redevelopment Board Member, Royal Canadian Regiment Museum, London, ON, 2006-2007
- Member Architectural Conservation Program advisory committee, Ryerson University, 2007
- Lifetime trustee, Battle of the Atlantic Memorial, Halifax
- Vice Commodore, Queen City Yacht Club - 2018-2019

Business Affiliations

1977 – 1983 – Partner - Hill and Borgal Architects and Planners, Goderich ON

1983 - 2001 – Christopher Borgal Architect Inc. Goderich ON

1983 – 1985 – Co-founder and partner - Canadian Cultural Resource Consultants Inc. Goderich ON

1993-1997 – Senior Conservation Architect, Public Works and Government Services Canada, Heritage Conservation Programme (now Directorate) (term contract), Ottawa ON

1997 – 1999 – Senior Project Manager, **uma** Engineering Ltd., Ottawa ON

1999 – 2000 – Senior Building Science and Conservation Specialist, Morrison Hershfield Ltd., Ottawa ON

2001 – 2008 – Partner, Goldsmith Borgal & Co. Ltd. Architects, Toronto ON

2008 - 2024 – Sole proprietor, GBCA (Goldsmith Borgal & Co. Ltd. Architects), Toronto ON

Lectures, Papers and Media

Mr. Borgal has lectured or appeared at locations across North America. Some include:

- Appearance on Rogers Cable TV “Structures” related to the Toronto Work House, 2015.
- Training session, annual Royal Architectural Institute of Canada conference, St. John’s, 2012
- Lecture at the annual Royal Architectural Institute of Canada conference, Saskatoon, 2010
- Co-host and technical advisor on History Television series entitled “Saving Places” aired nationally in three one hour episodes in June of 2010
- Appearance on Rogers Cable TV “Structures” related to the development of Strachan Avenue, in Toronto.

Christopher Borgal

B.Arch., OAA, FRAIC CAHP APTRP

- Lectures at:
 - Dalhousie University School of Architecture Master's Program
 - Waterloo University School of Architecture
 - Carleton University School of Architecture
 - University of Toronto Department of Architecture
 - Windsor University School of Architecture
 - Ryerson University various departments
 - and several community colleges
- Series of lectures on Building Envelopes in Heritage Buildings - co-wrote and presented jointly with Morrison Hershfield staff and delivered in Tampa, Fla., Halifax, Ottawa, Calgary, Edmonton, and Vancouver, 2001
- Lectures to annual meetings of various organisations in locations including Nashville, Washington, Ottawa, Toronto, Halifax, Calgary, Vancouver, and Quebec City including:
 - Association for Preservation Technology,
 - ICOMOS (International Congress of Monuments and Site.- under UNESCO),
 - Canadian Museums Association, and
 - Ontario Museum Association.
- Papers in various journals including:
 - the Ontario Museum Association Quarterly,
 - Association for Preservation Technology International Bulletin, and
 - the Ontario Association of Architects Perspectives

Tab 3

10 September 2024

McMillan LLP
Brookfield Place
181 Bay Street
Suite 4400
Toronto, ON M5J 2T3

Attn: Mary L. Flynn-Guglietti
Counsel

Re: Letter of Opinion - 1 Godfrey's Lane City of Mississauga

Dear Mary:

I have reviewed the documentation provided for the above captioned site ("**Subject Site**") subsequent to my initial observations of 13 August and comment as follows:

1. Heritage Listing Report (graphic dated April of 2006) ("**Listing Report**"), Appendix "A"; and
2. Draft Designation Statement Appendix "B".

General Description:

The Subject Site consists of a residential home of approximately 800 square metres (8,000 sf) including partial basement located at the foot of Godfrey's Lane in the City of Mississauga. It includes an under-renovation basement in which exposed original and non-original brick can be seen (renovations are due to a flood); a full main floor and a second floor contained within the roofs. It has been significantly altered since its original construction to the point that few of the original attributes of the original building remain discernible.

Section 4.6 of the 2024 version of the Provincial Policy Statement states:

1. *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*

Determination of whether a property shall be protected flows from the evaluation process outlined in the Ontario Heritage Act ("**OHA**") using O. Reg. 09/06 as a tool to evaluate the significance of a property. In reality, the evaluation criteria are loosely worded and open to interpretation related

to the degree of importance to be allocated to each of the 3 major groups and 9 subgroups of criteria in the document. Therefore, I have examined the documentation provided by the City of Mississauga (“**City**”) and have evaluated on a point by point basis whether the evaluation should trigger a designation under 29, Part IV of the OHA (a “**Designation**”) and, if so, what attributes should be reasonably listed as desirable for protection under such a Designation

Section 4.6 also states:

3. Planning authorities shall not permit *development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

The adjacent property to the south, north and west of the subject site are public. Therefore, it is unlikely that protection is needed related to any potential development adjacent to the Subject Site. The property to the east, across Godfrey’s Lane, is Designated with faint potential for redevelopment. The properties to the east side of Godfrey’s Lane present their backyards to the lane, consist of a stable residential area, and are unlikely to trigger redevelopment applications. Therefore, this stipulation essentially does not apply.

Paragraph 2 deals with archaeological resourced sites as does 4a) while 4b) deals with setting of policy. Paragraph 5 deals with engagement with indigenous communities. None of these appear to be relevant to the current discussion.

Therefore, we are dealing solely with the evaluation criteria in OReg. 09/06. I discuss this evaluation later in this letter.

Images:

Image at left – Front (south) elevation facing Lake Ontario. There is no reference picture prior to the end of the 20th century.

Image below – East wall – some but not all of the window locations are seen in the 1919 photo.



Comments on Documentation prepared by the City:

Two documents were reviewed for the purposes of this current report. One is the background report prepared by the City of Mississauga for the listing process. The other is a Draft Designation Statement which would attach to the Designation. Below, I have provided paragraph by paragraph excerpts from the originals of said documents and provide comments related to the content of each paragraph. I have included the documents as Appendix A and B with this report.

A. Heritage Listing Report - The “Listing Report”

(April 2006 – City of Mississauga)

Paragraphs from the Listing Report are included on the following pages with my comments following each. A site plan and images included with the report have not been used below but I include the historic photograph found and discussed within the report including a sharper image found subsequently. I would note that the report is intended to trigger a listing on the Heritage Register as required by Provincial policy and is not a comprehensive in-depth report I typically see supporting a proposed property Designation.

Para 1 on Page 2 of the “Listing Report”:

“1 Godfrey’s Lane once formed part of a large estate that stretched from Lakeshore Road to its namesake Lake Ontario. John Milton Godfrey and his wife Lillie owned the property (which they purchased for \$1 in 1906) where they built their lakeside cottage circa 1907. Toronto manufacturer John A. Walker bought 2.864 acres of this land in 1913 for one dollar. The agreement stipulated that the property be used for residential purposes only. The two permitted dwellings were to be of “fair architectural design” and each was not to exceed four thousand dollars in cost.”

Comment: This is historical background but does not necessarily convey “significance” to the site. In reference to the Provincial Policy Statement, while Walker was a manufacturer, his prominence along the Lakeshore was not unique where many other prominent citizens of Toronto built summer homes.

It is noted that the property was to create a site of “fair architectural design” which does not convey the impression that the architecture was unusual or cutting edge for the time and, indeed, in my opinion it was not. Therefore, the design was not expected to be considered significant even at the time of its creation.

Only part of one of the permitted buildings survives (the “**Subject House**”) – in the 1919 image, the roof of the other (missing) building can be seen to the north of the main Subject House.

Para 2 on Page 2 of the “Listing Report”:

“According to the Ruth Konrad of Canadiana records, Walker commissioned architect Murray Brown (1884-1958) to design the bungalow style structure. (Brown is renowned for his theatre designs. His domestic oeuvre includes the John Paris Bickell estate, at 1993 Mississauga Road). The [subject] dwelling appears in a historic 1919 WWI homecoming garden party photograph of the Hobberlin estate to the east (20 Ben Machree Drive). According to Ruth Soules, a long time tenant under the subsequent owner, the house was built in 1917.”

Comment: Architect Murray Brown is predominantly known for his theatre designs and bank buildings across Canada. This oeuvre is the primary source of his importance. The referenced Bickell Estate was a strange compendium of styles including 1920’s California Spanish influences, a tower suggestive of northern Italian or Italianate design, and a Greek portico (subsequently changed to a simple arch) among others.

Assuming Brown was born in 1884, it is probable that the subject property is one of his earliest commissions or that he did this as a student. It was not executed to a standard or at a time that would have allowed it to have appeared in a list of his projects (it does not).

The California Bungalow, derived from Arts and Crafts aesthetic, was a style imported to Canada in the early 20th Century and there are many intact examples even in relatively small communities. It was popular from the early 1900’s to the late 1930’s. In this, Brown simply adopted a popular style and modified it to suit the demands of his client.

(The image at right is of an intact U.S. example of the style dating to 1909. Save for the dormer over the porch, the extended porch roof, and the mixture of masonry and wood, this building has little resemblance to the heavily modified Subject Building – note the sloped bases of the porch supports which is frequently seen with this style but not in the Subject Building).



Brown’s approach to theatre design is not untypical of his design of his other works such as banks. The bulk of his work was in the style of the time and his peers. His theatres were more eclectic and borrowed from other styles but the idea adopted for the Subject House is simply a style adopted and modified by the architect. A great architect, Frank Lloyd Wright, also based his early housing work on the Arts and Crafts style but created an entirely identifiable and new expression from this base. Unfortunately, we are not aware of photos of the Subject House apart from the 1919 image with the result that full evaluation of the original design cannot be done.

There are relatively few references, in Brown's biography, to houses. This is strongly suggestive that the architect only worked on a few residences or that buildings were designed by members of his studio with little design philosophy beyond "competent eclectic".

Construction of the house in 1917 is an historical component of the history of the site but does not, in itself, convey significance. The referenced photograph does indicate a few visible features remaining to the Subject House including the stucco aesthetic; some but not all of the second floor gable windows; the front porch (which extent cannot be determined by the image); and the two chimneys which appear to be brick in our examination.

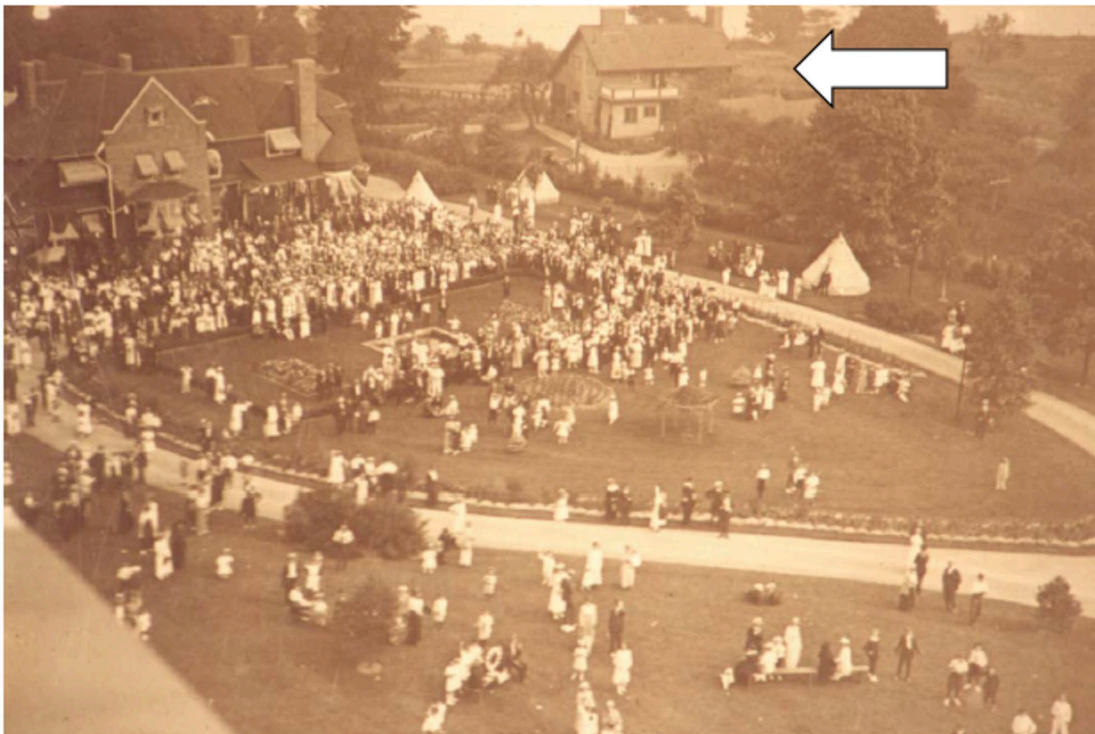


Figure 7: WWI Homecoming Garden Party at Hobberlin Estate, August 4, 1919

A more detail copy of a portion of this image is presented on the next page.



A sharper image of the 1919 photograph is shown above focused on the subject house.. The cap stones of the chimneys seem to be consistent with those found at present but it cannot be determined if the chimneys are stone or brick – the relative reflectance of light in the previous picture between the Hobberlin building and these chimneys suggests brick.

The arrow points to a bridge over the creek in front of the house. Indeed, the house is set quite a distance back from the lake and is oriented for its view to flow along the projection of land just to the east. Note the bridge to the south of the house (arrow) south of which is a small pond – in the larger image the profiles of individuals can be discerned on the bridge. This reinforces the distance of the house back from the lake which indicates the house was orientated towards the creek with a view of the lake in the distance. This which also means that the location for the house is not a typical example of a lake-front property due to its distance and separation from the lake.

Para 3 on Page 2 of the “Listing Report”:

“James Harris, of Harris Abattoir Company, owned the property from 1925 to 1970. Harris Abattoir was a predecessor to Canada Packers Inc., which later merger with another company to form Maple Leaf Foods. The property served Harris and wife Ada as a country house initially and later as a source of rental income. The Harris’ commissioned a stable to the south (15 Godfrey’s Lane) in the 1930’s. According to the Ruth Conrad Collection of Canadiana records, meat was slaughtered here [in the stable]. The Soules converted this structure to a residence in the 1950’s and the City demolished it in 1993.”

Comment: The key issue here is that while identified as prominent, and a long-term resident, was Harris significant in the context of the community? Many influential individuals settled to the west of Toronto on the lake in the early years of the 20th Century and many were, in their own spheres, prominent. Does this, in fact, trigger the need for a designation or is it merely an excuse for one? I would suggest that the various owners of the property could equally be celebrated in an interpretive plaque related to the Lane rather than with a full Designation of the Subject House. More of this later. However, I would suggest that the dwelling of Harris in Toronto might be a better location for a Designation.

Indeed, Harris was the 3rd generation of the original Harris family and one of four sons. His father operated the company. Harris, in other words, does not seem to be paramount in the business of Canada Packers or Maple Leaf Foods. From our information, the Harris company was the object of several lawsuits as a result of meat packing smells. In other words, perhaps he was notorious but not necessarily significant in terms of the Provincial Policy Statement. Certainly the value Harris placed on this property is evident in its later use as a rental property (as many as 8 telephone terminals were found during renovations suggestive of a the Subject House being used as a rooming house) and the use of the site for slaughtering animals – it is possible that, with better access north, Harris decamped from this summer site to points north of Toronto. While there is an interesting story line here, it is not be evident in the building itself and, in my opinion, not significant enough to warrant Designation.

A 1954 air photo at right illustrates the chimneys and roof but also clearly indicates that substantial changes had been made less than 35 years from its original construction – in this image, clearly many of the attributes of a California bungalow had been subsumed by renovations including modifications forming the large dormer on the roof and the building components to the north of the main house. More changes occurred during the 1950’s renovations and since.



Para 4 on Page 2 of the “Listing Report”:

“The John A. Walker structure is a one and a half storey stucco bungalow style dwelling with a Credit Valley stone veranda. Typical of the California-born style, it has a large medium pitch roof that extends to cover the “sleeping porch,” which is now enclosed by glass. There is also an addition at the rear. A large shed dormer with banded casement windows breaks the roofline of the original structure. The random fenestration and the asymmetrical placement of the two Credit Valley stone chimneys, one perpendicular to the other, imbue the cottage with a picturesque aesthetic. Wood framing surrounds all of the windows except for the basement ones, some of which have stone sills and lintels. This mixture of materials, the wide eaves and exposed rafters are all bungalow style traits.”

Comment: This is a California Bungalow style dating to the early 20th century. The original building was an imported style by an architect who specialized in an eclectic assemblage of parts. Generally, I would opine that good architecture is not confined to simply one elevation, but to all. In this case the original rear was remarkably undesigned and completely subsumed by later changes and additions (to the present).

Typically, where stone supports were used for a porch of this period, they would be of local stone and tapered from the porch deck to near the underside of the posts (note the tapering of the supports in the example image) – the 1919 image suggests that the original posts may have been of wood due to their apparently narrow profile. Therefore, in my opinion, the porch posts and rails would likely have been of wood or the posts would have extended from a brick toe wall. There is no evidence in the current structure of tapered posts.

The extension of the roof to cover the front porch is typical of this style (see the exemplar) and this remains in the current building. However, the rear portion of the pitched roof on the original building was shorter than the current roof south pitch and stopped over a rear balcony surmounting a service porch. This rear slope has now been extended and does not duplicate the original proportions and is blended into the addition to the main building with the north additions completely altering the design experience of the original building.

The large dormer at the south facing second floor is atypical for the period although it does appear in the 1954 air photo. Fenestration, however, is relatively recent and modern. Demolition would be required to expose the original arrangement but the dormer is at two times the width of what may have been original and now dominates the appearance.

Other potentially remaining fenestration on the east (and possibly the west) walls of the Subject House is not random although not formal (as, for instance, the Georgian style) – it was considered with respect to the arrangement of the roofs, porches and interior uses.

Only some of the fenestration on the upper storey of the west wall can be inferred to be original from the 1919 photograph although duplicated on the east wall and thus, likely, also original.

Wood window framing is indeed typical of this style but it should state that simple, unprofiled, wood framing has been used which is also typical of other arts and crafts styles of the period. Stone

lintels and sills are perfectly normal for the basement windows as they are located in stone walls. There is nothing unique here.

Wide eaves and exposed rafters are also attributes of the Italianate style of half a century earlier. However, the overall original components visible are consistent with the bungalow style.

The cap stones and cores of the existing chimneys appear to be original but the photographs, based on the reflection of light and the slender proportions, strongly indicate that the original chimneys may have originally been of brick and subsequently clad in stone. This cladding together with the porch posts and apparent exposed stone foundation belies the notion that there was a considerable amount of stone used above the sill line in the original building. Indeed, this can be seen from the basement where stone is installed over the brick base. Therefore, much of the picturesque aesthetic is likely to be of more modern enhancements.

The overall problem, however, is the paucity of original attributes – later additions and changes have been faithful to the original but the result has been a considerable expansion and alteration of the original which almost erases it.

Para 5 Page 1 of the “Listing Report”:

“The John A. Walker Cottage merits listing on the City’s Heritage Inventory for its architectural, historical and contextual significance. The house is a representative yet relatively rare example of bungalow style architecture in Mississauga. It displays a high degree of craftsmanship and artistic merit. It has direct associations with prominent area businesses and businesspeople and yields information about Port Credit’s history as a summer resort. It also demonstrates the early work of famed Ontario architect Murray Brown. Finally, it is important in defining Godfrey’s Lane and maintaining the physical history of this turn-of-the-century cottage community.”

Comment: Later in this report, I will discuss the Designation criteria and present my opinion. However, having completed two iterations of Cultural Heritage District studies in Mississauga over the whole City, it is my opinion that the bungalow style is not rare and, in fact, intact or nearly intact examples can be found elsewhere in the City.

As well, in this case, it simply cannot be stated that the building is a representative example – there have been so many changes and overlays that its representation of this style is almost non-existent.

It is odd that it is stated that the building displays a high degree of craftsmanship when an arts and crafts building is meant to display craftsmanship and hand work – a cruder representation of work showing the impact of the trades but not elevated to the level of fine design or work. Certainly, the current building presents as having a high level of craftsmanship but that is due to the work done on the building since the 1950’s – everything visible has been done to a high standard but that is not representative of the style which it purports to be an exemplar of.

The original building, as a modified copy of a style, would not represent a high level of artistic merit either – despite the fact that the extensive modifications now exhibit this trait. Certainly, the present much modified building is an attractive one in its community. But is enough of its context left both in the building, and its immediate surroundings to justify Designation? And, if Designation is reasonable, to what extent should its remaining attributes be considered of importance? This latter will be dealt with in commentary related to the Draft Designation Statement.

The association of the building with prominent area businesses and businessmen can be disputed, as per my previous comments. The association of the building with the early uses of Port Credit as a summer resort are possible, but remote, and one has to ask how the use of the site for a rooming house and abattoir relate to this use. In addition, this is not an important or identified piece of architect Brown’s work.

Finally, this house was on Godfrey’s Lane which extended well past, down the hill and to its termination well to the south. It is one of the buildings on the Lane, which could easily be interpreted by a plaque dealing with the Lane itself but installed on the public lands.

B. Draft Designation Statement (date) – the “Draft Designation Statement”

Typically, a substantial report is prepared in advance of the initiation of a Designation process. Reliance appears to have been placed on the listing report as noted above. The separate paragraphs of the Designation Statement are provided below with comments.

Para 1 (Per the “Draft Designation Statement”)

“1 Godfrey’s Lane is a one and a half storey house on the west side of Godfrey’s Lane, near Lake Ontario”.

Comment: This locates the building but only sets the stage – it is not relevant as to whether the house should be Designated.

In its current context, the house abuts Godfrey’s Lane but, with infilling and changes to the creek, does not meeting the context of the original. The original building appears to have been without the mature greenscape which currently blocks its visual connection to the property which never extended to the lake shore. The greenery also shows up in the 1950’s on land between the property and the lake and blocked views of the lake from then to now. Therefore, the context (including the context of subdivision around the Hobberlin Estate) has substantially changed – the original building represents a period of time that does not exist. Properties to the west, south and north are public lands and the properties along Godfrey’s Lane are the backyards of houses facing west.

Para 2 (Per the “Draft Designation Statement”)

“The property is a representative yet relatively rare example of bungalow style architecture in Mississauga. It displays a high degree of craftsmanship and artistic merit. It has historical and associative value due to its association with prominent businessmen Walker and Harris who were significant to the Greater Toronto Area. As a summer vacation property, 1 Godfrey’s Lane yields information that contributes to our understanding of Mississauga and the Port Credit area, in particular, as a fair-weather destination for wealthy Torontonians. It also demonstrates the early work of famed Ontario architect Murray Brown. Finally, it is important in defining Godfrey’s Lane and maintaining the physical history of this turn-of-the century cottage community.”

Comment: I have in previous paragraphs disputed the comments made here and so do not agree with the conclusions reached. A large number of houses were developed in Mississauga in the early decades of the 20th century and, based on my experience in Mississauga and elsewhere, it would be my opinion that the style is not rare and that, in many instances, would be found to be more intact in other examples. So many changes have been made to this building that the original “California” bungalow aesthetic has been almost erased with only traces representing the style remaining.

Although there is indeed a high degree of craftsmanship and artistic merit in the existing building, it is of a higher order of quality than would typically be found in a bungalow dating to the first decades of the 20th century and virtually all details that can be named in that manner date to

renovations from the 1950's on. Indeed, most of the exterior and virtually all of the interiors that are visible are representative of later renovations which do not render the building representative of the style.

Many prominent businessmen constructed lakeshore properties in Mississauga and points west in the early 20th century although it appears by our information that this was never a lakefront property. As businessmen they were not pivotal to the politics or social conditions of the community. Their presence here can be interpreted by a plaque rather than full Designation of the property.

There are many other intact and representative sites along the lake that will yield more information related to the understanding of the area's development.

Murray Brown was noted for his theatre design rather than for his domestic residences or summer homes. Not all of an architect's oeuvre can or should be considered seminal or contributory to a career or fame¹. Indeed, in this case, because of the considerable change rendered to the property, it would be inappropriate to ascribe the present design to Brown as there is limited remains of the original. Inclusion on a plaque could be considered but, in my view, inappropriate due to the changes in this site over time.

Godfrey's Lane had little similarity to what it now is in its early history. This is evident in the photograph at right (From Google Earth imagery dated 25-06-2019)

which shows the Lane (Arrow) continuing in both directions past the house. The provision of a plaque on public lands conserving of the Subject Building and the area in a manner that conserves history but does not ascribe false meaning to the Subject Site.



¹ The writer of this report is associated with over 50 award winning projects include Governor General's Awards. But has also done plans for some very modest sites including a hamburger bar (now demolished). This is typical of any architect's work over many decades.

Para 3 (Attributes Per the “Draft Designation Statement”)

Heritage Attributes:

- *“Size and massing of the original house – contributes to the cultural heritage value of the property because it speaks to the period in which it was built, the time of John Allan Walker”*

Comment: the size and massing of the house has changed considerably and has been subsumed by additions and changes. It is now almost triple its original size.

- *“Location of the house on Godfrey’s Lane – contributes to the cultural heritage value of the property because it’s a rare remnant of the rural-style laneway access development that existed in this area.”*

Comment: While a remnant, only the lane and the positioning of the house contributes as all other attributes in this regard are missing. Conserving by means of a plaque is a logical alternative.

- *“Location and orientation of the house near and facing Lake Ontario – contributes to the cultural heritage value of the property as it speaks to the attraction of the lake, which is why it was built. The time of John Allan walker – made up!”*

Comment: This is unlikely to change in any event. The relationship to the original property and the lake has changed with little visual connection (except in winter). Although this is where it was built, the same can be said for most lakefront properties extending from Toronto to Burlington. Orientation of the house is not directly to the lake – but as much to the headland to the east – the lake and the view have been acknowledged in the location of the porch but the house is too far from the lake to take advantage of its position as have many better examples along the lake. In fact, the original purchased lot of 2.864 acres compared with the current size of 1.39 acres suggests it is not reasonable to expect the property reached the lake shore (refer to graphic on the first page of Appendix A). See sketch on following page in which the original 2.864 acres is depicted by adding (green line) the missing 1.474 acres to the existing – in reality, the proximity of the north wing of the house to the property line suggests that some or all of the original parcel of 2.864 acres may have been to the north which would further isolate the subject house from the lake.



Image at left is from the property outline from the "Listing Report" – The current property of 1.39 acres does not reach the lake.

Image below shows, in green, approximately 1.74 acres added to the existing property to make up the original property size. It does not touch the lake. If this additional area was added to the north, which is more likely based on the proximity of the north portion of the subject house to the property line, or to the west, the subject house would be even less associated with the lake in the same manner as it is today.



- *“Large medium pitch roof, which extends to cover the veranda – contributes to the cultural heritage value of the property as this is an aspect of the house’s physical and design value”*

Comment: The roof has been changed and extended on the north and its profile interrupted by an unusually large dormer facing south. Further additions to the north and west obscure the original impact of the roof profile. These overwrite the attributes and undermine the heritage significance of the design. There are better examples of California bungalows in Mississauga.

- *“Veranda – contributes to the cultural heritage value of the property as this is an aspect of the house’s physical and design value”*

Comment: This is typical of this type of design but much better examples exist. It is simply a part of the original design but does not render the building to be of significance in terms of its design.

- *“Shed dormer – contributes to the cultural heritage value of the property as this is an aspect of the house’s physical and design value”*

Comment: Typically, such dormers are smaller. This is a modern intervention which changes the appearance of the south elevation of the building. While the placement is typical of this type of feature, better and more appropriate examples exist. It may be an expansion of an original but without extensive demolition we cannot confirm the original configuration.

- *“Random rectilinear casement windows with Classical surrounds – contributes to the cultural heritage value of the property as this is an aspect of the house’s physical and design value”*

Comment: These are in combination with new windows and have been extensively re-glazed. Placement and size of some of them are original but lack authenticity.

- *“Two Credit Valley stone chimneys, which are oriented perpendicular to each other –contributes to the cultural heritage value of the property as this is an aspect of the houses physical and design value.”*

Comment: Based on the photograph from 1919, these appear to have originally been brick and of a finer proportion. Stone cladding appears to distort the design impression although the cap stones may be original. They therefore appear to lack authenticity and distort the original impression of this aspect of the building.

C. Ontario Regulation 09/06

I have reviewed in tabular form the criteria in O. Reg. 09/06 for evaluation of heritage buildings. Depending on the importance of any one element, a hit on any one of the criteria could trigger a Designation. My notes describe the reasons for my opinion.

Criteria (quoted from O.Reg. 9/06)	Assessment of Value for 1 Godfrey's Lane, Mississauga
1. The property has design value or physical value because it,	
i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,	No. The building is so heavily modified that it cannot be considered a representative example.
ii) displays a high degree of craftsmanship or artistic merit, or	No. While the current building does exhibit a high degree of craftsmanship, all visible elements are of modern (mid-20 th century or later). Indeed, a proper representation of a building of this type would <u>not</u> exhibit a high degree of craftsmanship or artistic merit.
iii) demonstrates a high degree of technical or scientific achievement.	No. The building does not meet this criteria
2. The property has historical value or associative value because it,	
i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Partly – occupation of the lakeshore in Mississauga as summer homes is a theme addressed by the original building but is and was cut off from an association with the lake. Associations with past occupants is with those who were prominent in their business but not significant to the community. No events are known to have occurred here save for slaughtering of animals. No institutions were present.
ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No. Much of the context for the development of this building has been lost with the result that potential information is limited and not significantly greater than that offered by other sites.
iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No. Much of the original design and work has been erased. Celebration of Brown on a plaque would have more integrity than ascribing the design to him as so much has been changed.
3. The property has contextual value because it,	
i) is important in defining, maintaining or supporting the character of an area,	No. The property has local character but in no way defines, maintains or supports the parkland character of the area now, nor does it reference historical character due to changes made.
ii) is physically, functionally, visually or historically linked to its surroundings, or	No. The building is isolated from its surroundings by parkland which is not consistent with its original use. It is an anomaly in a park. It should not be referenced historically as this would promote an inauthentic understanding of its origins.
iii) is a landmark. O. Reg. 9/06, s. 1 (2).	No. The property is not a landmark

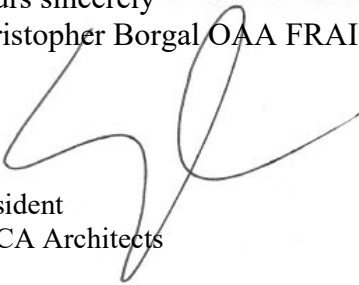
D. Conclusion:

It is my opinion that designation of the Subject Property is inappropriate given its significant renovations, changes and alterations. Such a designation would, because of these changes, lack authenticity and provide a false visual impression of its importance. A more appropriate solution to conserving the heritage of the site would be the creation of a heritage plaque that could illustrate the early photo and describe the history of the site.

Please do not hesitate to contact the undersigned for clarifications or further information.

Yours sincerely

Christopher Borgal OAA FRAIC CAHP APTRP ICOMOS

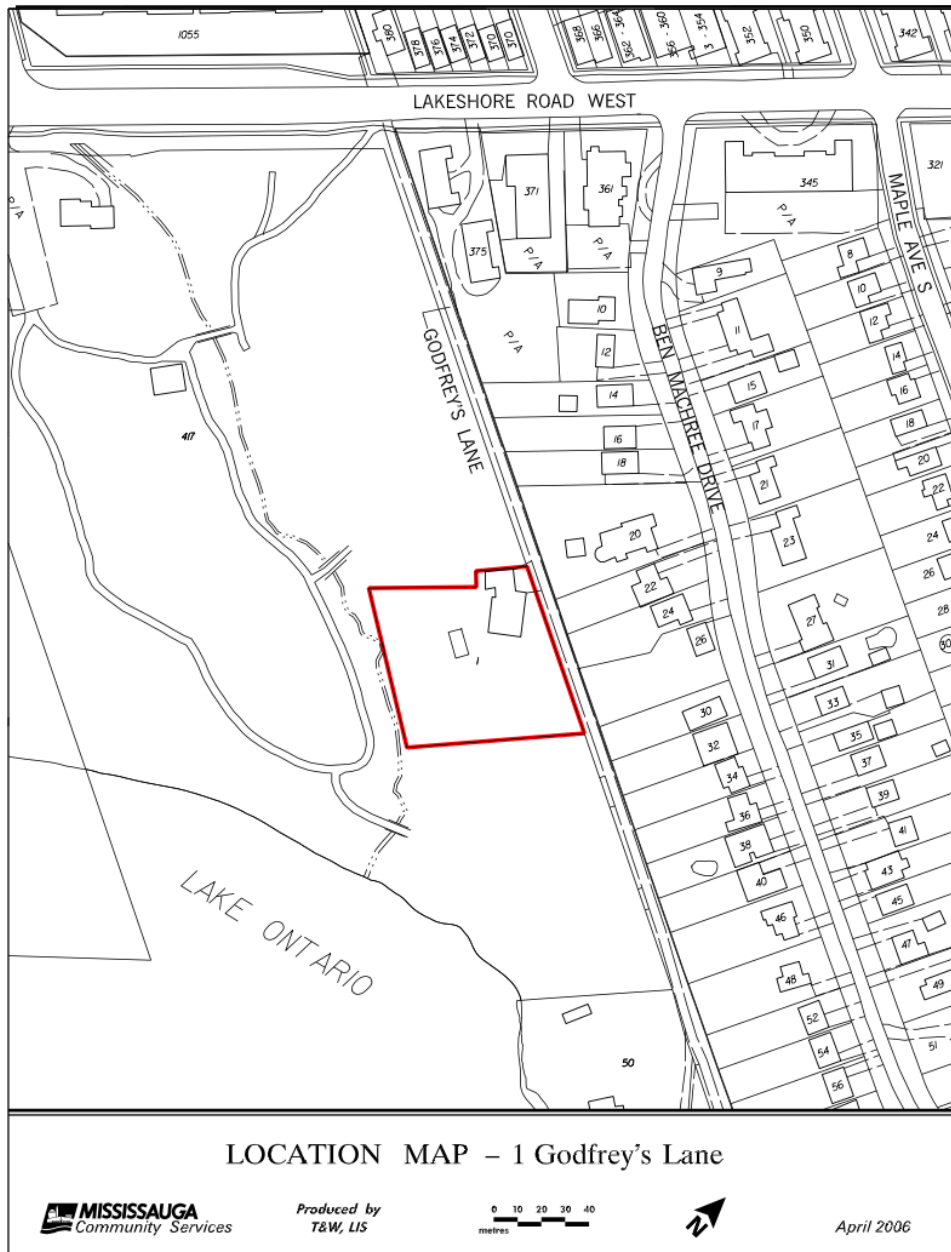
A handwritten signature in black ink, appearing to be 'CB', written over a faint, circular stamp or watermark.

President
GBCA Architects

Appendix A – Listing report

1 Godfrey's Lane

Appendix 5



Appendix 5

1 Godfrey's Lane

1 Godfrey's Lane once formed part of a large estate that stretched from Lakeshore Road to its namesake Lake Ontario. John Milton Godfrey and his wife Lillie owned the property where they built their lakeside cottage circa 1907. Toronto manufacturer John A. Walker bought 2.864 acres of this land in 1913 for one dollar. The agreement stipulated that the property be used for residential purposes only. The two permitted dwellings were to be of "fair architectural design" and each was not to exceed four thousand dollars in cost.

According to the Ruth Konrad Collection of Canadiana records, Walker commissioned architect Murray Brown (1884-1958) to design the bungalow style structure. (Brown is renowned for his theatre designs. His domestic oeuvre includes the John Paris Bickell estate, at 1993 Mississauga Road.) The dwelling appears in a historic 1919 WWI homecoming garden party photograph of the Hobberlin estate to the east (20 Ben Machree Drive). According to Ruth Soules, a long time tenant under the subsequent owner, the house was built in 1917.

James Harris, of Harris Abattoir Company, owned the property from 1925 to 1970. Harris Abattoir was a predecessor to Canada Packers Inc., which merged with another company to form Maple Leaf Foods. The property served Harris and wife Ada as a country house initially and later as a source of rental income. The Harris' commissioned a stable to the south (15 Godfrey's Lane) in the 1930s. According to the Ruth Konrad Collection of Canadiana records, meat was slaughtered here. The Soules converted this structure to a residence in the 1950s. The City demolished it in 1993.

The John A. Walker structure is a one and a half storey stucco bungalow style dwelling with a Credit Valley stone veranda. Typical of the California-born style, it has a large medium pitch roof that extends to cover the "sleeping porch," which is now enclosed by glass. There is also an addition at the rear. A large shed dormer with banded casement windows breaks the roofline of the original structure. The random fenestration and the asymmetrical placement of the two Credit Valley stone chimneys, one perpendicular to the other, imbue the cottage with a picturesque aesthetic. Wood framing surrounds all of the windows except for the basement ones, some of which have stone sills and lintels. This mixture of materials, the wide eaves and exposed rafters are all bungalow style traits.

The John A. Walker Cottage merits listing on the City's Heritage Inventory for its architectural, historical and contextual significance. The house is a representative yet relatively rare example of bungalow style architecture in Mississauga. It displays a high degree of craftsmanship and artistic merit. It has direct associations with prominent area businesses and businesspeople and yields information about Port Credit's history as a summer resort. It also demonstrates the early work of famed Ontario architect Murray Brown. Finally, it is important in defining Godfrey's Lane and maintaining the physical history of this turn-of-the-century cottage community.

1 Godfrey's Lane

Appendix 5



Figure 1: John A. Walker Cottage, view facing northeast



Figure 2: John A. Walker Cottage, south façade

1 Godfrey's Lane

Appendix 5



Figure 3: John A. Walker Cottage, view facing southwest



Figure 4: John A. Walker Cottage, east elevation

1 Godfrey's Lane

Appendix 5



Figure 5: John A. Walker Cottage, east elevation with addition



Figure 6: John A. Walker Cottage, north elevation

1 Godfrey's Lane

Appendix 5

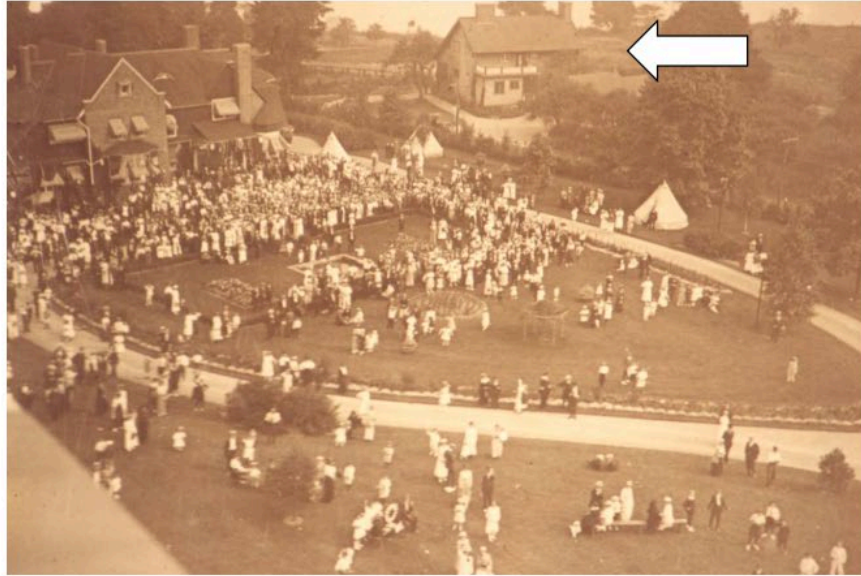


Figure 7: WWI Homecoming Garden Party at Hobberlin Estate, August 4, 1919

Appendix B – Designation Report

Appendix 7
1 Godfrey's Lane

DRAFT DESIGNATION STATEMENT

1 Godfrey's Lane is a one and a half storey house on the west side of Godfrey's Lane, near Lake Ontario.

The property is a representative yet relatively rare example of bungalow style architecture in Mississauga. It displays a high degree of craftsmanship and artistic merit. It has historical and associative value due to its association with prominent businessmen Walker and Harris who were significant to the Greater Toronto Area. As a summer vacation property, 1 Godfrey's Lane yields information that contributes to our understanding of Mississauga and the Port Credit area in particular as a fair weather destination for wealthy Torontonians. It also demonstrates the early work of famed Ontario architect Murray Brown. Finally, it is important in defining Godfrey's Lane and maintaining the physical history of this turn-of-the-century cottage community.

Heritage Attributes:

- Size and massing of the original house – contributes to the cultural heritage value of the property because it speaks to the period in which it was built, the time of John Allan Walker
- Location of the house on Godfrey's Lane – contributes to the cultural heritage value of the property because it's a rare remnant of the rural-style laneway access development that existed in this area
- Location and orientation of the house near and facing Lake Ontario – contributes to the cultural heritage value of the property as it speaks to the attraction of the lake, which was why it was built
- Large medium pitch roof, which extends to cover veranda – contributes to the cultural heritage value of the property as this is an aspect of the house's physical and design value
- Veranda – contributes to the cultural heritage value of the property as this is an aspect of the house's physical and design value
- Shed dormer – contributes to the cultural heritage value of the property as this is an aspect of the house's physical and design value
- Random rectilinear casement windows with Classical surrounds – contributes to the cultural heritage value of the property as this is an aspect of the house's physical and design value
- Two Credit Valley stone chimneys, which are oriented perpendicular to each other – contributes to the cultural heritage value of the property as this is an aspect of the house's physical and design value

Appendix 7
1 Godfrey's Lane

- Stone window sills and lintels – contributes to the cultural heritage value of the property as this is an aspect of the house's physical and design value
- Mix of Credit Valley stone and stucco – contributes to the cultural heritage value of the property as this is an aspect of the house's physical and design value