

HERITAGE IMPACT ASSESSMENT

1147 Dixie Road, City of Mississauga, ON



FINAL REPORT

Date: 4 March 2025

Project #: LHC0496

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not structural engineering assessments unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to assess potential impacts to the property. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to assess potential impacts related to the proposed demolition of the house on the property.

The review of policy and legislation was limited to information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Archaeological potential has not been assessed as part of this heritage impact assessment. A separate archaeological assessment may be required as part of a complete application.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results, as well as limitations.

LHC Heritage Planning & Archaeology Inc. (LHC) was retained on 16 December 2024 by 400511 Ontario Ltd. (the ‘**Owner**’) to prepare a Heritage Impact Assessment (**HIA**) for the proposed demolition of the c. 1884 two-storey residence, locally known as the Thomas Goldthorpe House, located at 1147 Dixie Road (the ‘**Property**’) in the City of Mississauga (the ‘**City**’), Ontario.

It is understood that the Property is *Listed* on the *Heritage Register for Mississauga* under Section 27 Part IV of the *Ontario Heritage Act* (**OHA**). It is further understood that City Heritage Staff have confirmed the process – in accordance with Section 27 Part IV of the *OHA* – for providing 60 days written notice to the City of intention to demolish the structure along with a completed Heritage Property Application and a HIA.

In LHC’s professional opinion, the Property at 1147 Dixie Road **meets** criterion 4 of *Ontario Regulation 9/06* (**O. Reg. 9/06**) for its historical or associative value because it is directly associated with Thomas Goldthorpe, who served as Councilor, Deputy Reeve, and Reeve for Toronto Township. Because the Property meets one criterion, it is **not eligible** for individual *Designation* under Section 29 Part IV of the *OHA*. Additionally, there are no tangible, physical characteristics present on the Property connected with its historical or associative value. As a result, the Property has no heritage attributes. It is LHC’s professional opinion that the Property does not warrant individual *Designation* under Section 29 Part IV of the *OHA*.

Because the Property is not eligible for individual *Designation* under Section 29 Part IV of the *OHA*, there is no reason, from a purely cultural heritage perspective, that demolition should not be allowed. Mitigation options, conservation methods, and proposed alternatives were not explored.

Per policy 7.5.2.2 in the *Mississauga Official Plan*, documentation of a cultural heritage resource is required prior to demolition or alteration. This HIA should serve as the required documentation.

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1 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (LHC) was retained on 16 December 2024 by 400511 Ontario Ltd. (the ‘Owner’) to prepare a Heritage Impact Assessment (HIA) for the proposed demolition of the c. 1884 two-storey residence, locally known as the Thomas Goldthorpe House, located at 1147 Dixie Road (the ‘Property’) in the City of Mississauga (the ‘City’), Ontario.

It is understood that the Property is *Listed* on the *Heritage Register for Mississauga* under Section 27 Part IV of the *Ontario Heritage Act* (OHA). It is further understood that City Heritage Staff have confirmed the process – in accordance with Section 27 Part IV of the OHA – for providing 60 days written notice to the City of intention to demolish the structure along with a completed Heritage Property Application and a HIA.

This HIA was prepared in accordance with the City’s *Heritage Impact Assessment Terms of Reference* (June 2017) and the Ministry of Citizenship and Multiculturalism’s (MCM) *Ontario Heritage Toolkit* (2006).

1.1 PROPERTY LOCATION

The Property is located in southeast corner of the City and is in the Orchard Heights sub-area of the City’s Lakeview neighbourhood. It is on the northeast side of Dixie Road to the northwest of the Canadian National Railway (Figure 1). The Property is legally described as CON 2 SDS PT LOT 5.

1.2 PROPERTY DESCRIPTION

The Property is a rectangular lot with an area of 1301.48m². It is occupied by a single-detached, “L” shaped, one-and-a-half storey vernacular house built c. 1884 (Figure 2).

1.3 PROPERTY HERITAGE STATUS

The Property is *Listed* on the *Heritage Register for Mississauga* under Section 27 Part IV of the OHA.

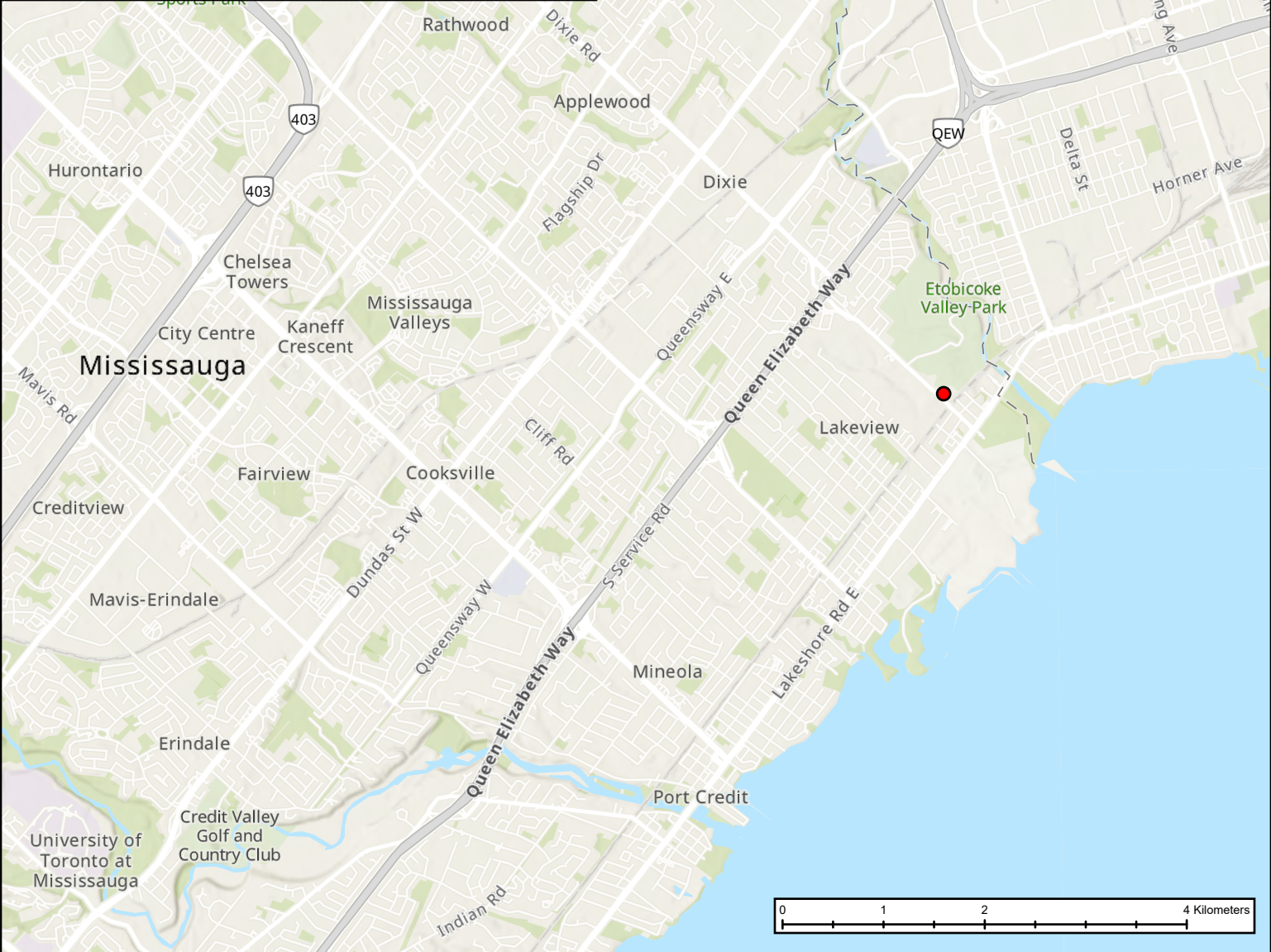
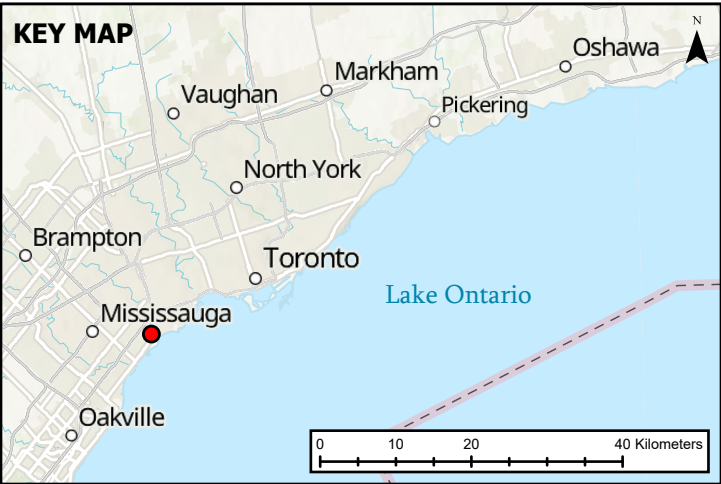
1.4 ADJACENT HERITAGE PROPERTIES

The *Mississauga Official Plan* does not define ‘adjacent’. The *Region of Peel Official Plan* defines adjacent, as it relates to cultural heritage, as “lands that are contiguous to a protected heritage property or as otherwise defined in a local municipal official plan.”¹ Using this

¹ Region of Peel, “Region of Peel Official Plan,” last revised April 2022, accessed 6 December 2024, <https://peelregion.ca/sites/default/files/2024-07/official-plan-review-consolidation-clean%20%281%29.pdf>. 261.

definition, the Property is not adjacent to any properties *Listed* under Section 27 Part IV, *Designated* under Section 29 Part IV, or *Designated* under Section 41 Part V of the *OHA*.

The City conducted a project in 2022 to identify significant Cultural Heritage Landscapes (CHLs). The project identified twenty-eight significant CHLs across the City, of which none include or are adjacent to the Property. One adjacent property – the Toronto Golf Club located at 1305 Dixie Road – was evaluated and recommended for future evaluation as a CHL.



Legend

● Property

NOTE(S) 1. All locations are approximate.
REFERENCE(S) 1. Esri, NASA, NGA, USGS, FEMA, Esri, CGIAR, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
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TITLE Location of the Property	
CLIENT 400511 Ontario Ltd.	
PROJECT Heritage Impact Assessment, 1147 Dixie Road, City of Mississauga, ON	
PROJECT NO. LHC0496	
YYYY-MM-DD	2025-01-06
FIGURE #	1



Legend

Property

TITLE Current Conditions of the Property	
CLIENT 400511 Ontario Ltd.	
PROJECT Heritage Impact Assessment, 1147 Dixie Road, City of Mississauga, ON	PROJECT NO. LHC0496

NOTE(S) 1. All locations are approximate.
REFERENCE(S) 1. City of Toronto, ON, Peel Region, Maxar, Microsoft
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2 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning, and intervening guidance from the Canada's Historic Places' *Standards and Guidelines for the Conservation of Historic Places in Canada* and the MCM's *Ontario Heritage Tool Kit*.² Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation, and evaluation—when necessary.
- Understanding the setting, context, and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

In the context of this HIA, emphasis was placed on understanding the cultural heritage value or interest of the Property and how the proposed demolition of the c. 1884 house will affect this cultural heritage value or interest.

2.1 LEGISLATION AND POLICY REVIEW

This HIA includes a review of provincial legislation, plans, and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property (see Section 3).

2.2 HISTORICAL RESEARCH

Historical research for this HIA included local history research. LHC consulted primary and secondary research sources, including:

- Local histories;
- Historic maps;
- Aerial photographs; and,
- Online sources about local history.

² Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 2010, accessed 6 January 2025, <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>, 3.; Ministry of Citizenship and Multiculturalism (MCM), "Heritage Property Evaluation, Ontario Heritage Tool Kit," Queens Printer for Ontario, Toronto, 18.

Online sources consulted included (but was not limited to):

- Archives of Ontario;
- City of Toronto Archives;
- Internet Archive;
- Library and Archives Canada;
- Ontario Council of University Libraries, Historical Topographic Map Digitization Project;
- Toronto Public Library; and
- University of Toronto Library.

A list of sources consulted in the preparation of this HIA is in Section 12.

2.3 SITE VISIT AND DESCRIPTION OF EXISTING CONDITIONS

A site visit was conducted on 23 January 2025 by Intermediate Heritage Planner, Ben Daub. The purpose of this site visit was to document the current conditions of the Property and its surrounding context. Unless otherwise attributed, all photographs in this HIA were taken during the site visit. A selection of photographs from the site visit that document the property are included in Section 5.

2.4 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

This report evaluates the Property against the criteria described in *Ontario Regulation 9/06 (O. Reg. 9/06)* under the *OHA*. *O. Reg. 9/06* has nine criteria. They are:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.³

2.5 DESCRIPTION OF THE PROPOSED DEVELOPMENT

A description of the proposed development, based on the Owner's plans at the time of writing, is provided in Section 7 of this HIA.

2.6 IMPACT ASSESSMENT

This impact assessment considers the MCM's *Info Sheet #5*, Canada's Historic Places' *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the Government of Ontario's Eight Guiding Principles in the *Eight Guiding Principles in the Conservation of Historic Properties*, as described below. The impact assessment considers possible direct, indirect or accidental impacts to the Property.

2.6.1 INFO SHEET #5

The HIA is based on guidance from the MCM's *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*.⁴ *Information Sheet #5* outlines seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;

³ Province of Ontario, "Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest," last modified 1 January 2023, accessed 6 January 2025, <https://www.ontario.ca/laws/regulation/060009>.

⁴ Ministry of Citizenship and Multiculturalism "Heritage Impact Assessments and Conservation Plans, Info Sheet #5," published 2006, accessed 6 January 2025, https://www.cambridge.ca/en/learn-about/resources/East-Galt-HCD/Heritage_Tool_Kit_Heritage_PPS_infosheet.pdf.

4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and,
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.⁵

2.6.2 *STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA*

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (*S&G*) has been adopted by most federal agencies (including Parks Canada), provinces, heritage agencies (such as the Ontario Heritage Trust), and many municipalities, including the City of Toronto, as the guiding document for heritage work. They are considered best practice guidance for heritage conservation in Canada. The City reviews the *S&Gs* as part of heritage permit applications.

The *S&G* document is a tool to help guide change for cultural heritage resources. It provides an overview of the conservation decision-making process, identifies appropriate conservation treatments, and provides standards and guidelines appropriate for conservation. The *S&Gs* view conservation as a sequence of actions — from understanding the historic place, to planning for its conservation and intervening through projects or maintenance. In the context of the *S&Gs*, conservation is understood to embrace several key concepts including preservation, rehabilitation, and restoration. These terms are defined as follows:

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements⁶ of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes;

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component,

⁵ MCM “Heritage Impact Assessments and Conservation Plans, Info Sheet #5,” 3.

⁶ Character-defining element is generally the federal/Parks Canada equivalent of a heritage attribute.

while protecting its heritage value; and,

Restoration: The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.⁷

The S&Gs includes nine general standards for preservation, rehabilitation, and restoration; three additional standards for rehabilitation; and two additional standards for restoration.

2.6.3 *EIGHT GUIDING PRINCIPLES IN THE CONSERVATION OF HISTORICAL PROPERTIES*

The *Eight Guiding Principles in the Conservation of Historical Properties* (*Eight Guiding Principles*), compiled by the Ministry of Citizenship and Multiculturalism, are as useful as a tool to help guide change to cultural heritage resources. These principles are intended to provide a basis for decisions concerning “good practice” in heritage conservation. The eight principles are as follows:

1. **Respect for documentary evidence:** Do not base restoration on conjecture. Conservation work should be based on historical documentation, such as historical photographs, drawings and physical evidence.
2. **Respect for the original location:** Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.
3. **Respect for historical material:** Repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.
4. **Respect for original fabric:** Repair with like materials, to return the resource to its prior condition without altering its integrity.
5. **Respect for the building's history:** Do not restore to one period at the expense of another. Do not destroy later additions to a house solely to restore it to a single time period.
6. **Reversibility:** Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

⁷ Canada's Historic Places, “Standards and Guidelines for the Conservation of Historic Places in Canada,” 15-16.

7. **Legibility:** New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
8. **Maintenance:** With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.⁸

2.7 INTEGRITY ASSESSMENT

In a heritage conservation and evaluation context, the concept of integrity is associated with the ability of a property to represent or support the cultural heritage value or interest of the property or to convey its heritage significance. It is understood as the ‘wholeness’ or ‘honesty’ of a place or if the heritage attributes continue to represent or support the cultural heritage value or interest of the property. Heritage integrity can be understood through how much of the resource is ‘whole’, ‘complete’, changed, or unchanged from its original or ‘valued subsequent configuration’. Changes or evolution to a place that have become part of its cultural heritage value become part of the heritage integrity, however if the cultural heritage value of a place is linked to another structure or environment that is gone the heritage integrity is diminished. Heritage integrity is not necessarily related to physical condition or structural stability.

The *Ontario Heritage Tool Kit* discusses integrity and physical condition in relation to evaluation. However, heritage integrity and physical condition are not part of the evaluation criteria. They are part of understanding a property and its potential cultural heritage resources. The *Ontario Heritage Tool Kit* describes integrity as “a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.”⁹

There are few tools describing a methodology to assess historic integrity. One of the tools comes from the U.S. National Park Service (NPS), which has informed Ontario’s practice, and considers heritage integrity a necessary condition of listing on the National Register. The NPS identifies seven aspects of integrity, degrees and combinations of which can be used to determine if a site has heritage integrity. The seven aspects include: Location; Design; Setting; Materials; Workmanship; Feeling; and Association.¹⁰

⁸ Ministry of Citizenship and Multiculturalism, “Eight Guiding Principles in the Conservation of Built Heritage Properties,” last updated 25 October 2022, accessed 6 January 2025, <https://www.ontario.ca/page/eight-guiding-principles-conservation-built-heritage-properties>.

⁹ MCM, “Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities,” 26.

¹⁰ National Park Service, “Glossary of Terms: Historic Integrity,” <https://www.nps.gov/subjects/nationalhistoriclandmarks/glossary.htm>.

Understanding a place's significance or cultural heritage value or interest helps to identify which aspects of integrity support its heritage value. Furthermore, the heritage integrity of the heritage attributes supports the cultural heritage value or interest of a property. This is an iterative process to assess integrity, evaluate significance and plan appropriate management of a cultural heritage resource.

3 POLICY AND LEGISLATION CONTEXT

3.1 PROVINCIAL CONTEXT

In Ontario, cultural heritage is established as a matter of provincial interest directly through the provisions of the *Planning Act*, *Provincial Planning Statement*¹¹, and the *OHA*. Cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Other provincial legislation applies to cultural heritage indirectly or in specific cases. The *Environmental Assessment Act* and *Environmental Protection Act* use a definition of “environment” that includes cultural heritage resources, and the *Funeral, Burial and Cremation Services Act* addresses historic cemeteries and processes for identifying graves that may be prehistoric or historic. The *Greenbelt Act*, *Oak Ridges Moraine Conservation Act*, and *Niagara Escarpment Planning and Development Act* enact provincial plans that include intentions and policy to protect and/or conserve cultural heritage. These various acts and the policies and plans under these acts indicate broad support for the protection of cultural heritage by the Province.

3.1.1 PLANNING ACT, R.S.O, 1990, C. P.13

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and was most recently revised on 1 January 2025. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.¹²

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *Provincial Planning Statement*, which is used under the authority of Section 3.

¹¹ The *Provincial Planning Statement* came into force on 20 October 2024 and replaced the *Provincial Policy Statement* and the *Growth Plan for the Greater Golden Horseshoe*.

¹² Province of Ontario, “Planning Act, R.S.O. 1990, c. P.13,” last revised 1 January 2025, accessed 6 January 2025, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

3.1.2 PROVINCIAL PLANNING STATEMENT

The *Provincial Planning Statement* (*PPS*) provides further direction for municipalities regarding provincial requirements. The *PPS* addresses cultural heritage in Section 4.6.¹³

Section 4.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. The subsections state:

- 4.6.1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.
- 4.6.2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.
- 4.6.3. 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.
- 4.6.4. Planning authorities are encouraged to develop and implement:
 - a) archaeological management plans for conserving archaeological resources; and
 - b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.
- 4.6.5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.¹⁴

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province.

A HIA may be required by a municipality in response to Section 4.6.1 and 4.6.3 of the *PPS*. Conservation may be achieved by the implementation of recommendations set out in a HIA that has been approved, accepted, or adopted by the relevant planning authority and/or

¹³ Province of Ontario, "Provincial Planning Statement," October 2024, accessed 6 January 2025, <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>.

¹⁴ Province of Ontario, "Provincial Planning Statement," 28.

decision maker. A HIA can include mitigative measures and/or alternative development approaches.

The Property is *Listed* under Section 27 Part IV of the *OHA* and is therefore not considered a ‘Protected Heritage Property’ under the *PPS*. This HIA has been prepared to satisfy cultural heritage planning measures implemented by the City.

3.1.3 ONTARIO HERITAGE ACT, R.S.O. 1990, C. O.18

The *OHA* (revised on 4 December 2024) enables the provincial government and municipalities with powers to conserve, protect, and preserve the heritage of Ontario. The *OHA* gives municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.¹⁵ It also requires municipalities to keep a register of properties in the municipality that are of cultural heritage value or interest (Municipal Heritage Register). There are two types of heritage properties under the *OHA*, *Designated* properties and *Listed* properties. Conditions surrounding *Listed* properties are relevant to this HIA.

Properties can be *Listed* on a Municipal Heritage Register. *Listing* applies to real property. The original *OHA*—from 1975 to 2005—only allowed *Designated* properties to be included on a Municipal Heritage Register. In 2005 the *OHA* was amended to allow *Listed* or non-designated properties to be added. This allowed any property that municipal council believed to have cultural heritage value or interest to be added as a *Listed* property. On 1 January 2023 amendments to the *OHA* required a *Listed* property to meet at least one of the criteria from *O. Reg. 9/06* before the property can be included on the Municipal Heritage Register. These amendments also require a municipality to *Designate* the property under Section 29 or remove it from the Municipal Heritage Register within a period of two years of listing, or by 1 January 2025 for properties on the Register on 31 December 2022. In 2024 this was extended to 1 January 2027.

Property owners are allowed to make changes to a *Listed* property—generally—without obtaining written consent from Municipal Council with one exception. Section 27(9) prohibits an owner of a *Listed* property from demolishing or removing a building or structure or permitting the removal or demolition of a building or structure from the property unless they give municipal council at least 60 days’ notice in writing of their intention to demolish or remove, or permit the demolition or removal of a building or structure from the property.

The municipality has until 1 January 2027 to decide whether to *Designate* currently *Listed* properties under Section 29 of the *OHA* or to remove them from the Municipal Heritage

¹⁵ Province of Ontario, “Ontario Heritage Act, R.S.O. 199, c. O.18.,” last revised 4 December 2024, 6 January 2025, <https://www.ontario.ca/laws/statute/90o18>.

Register. *Designation* would require the municipality to demonstrate that the Property meets at least two criteria from *O. Reg. 9/06*.

3.2 LOCAL CONTEXT

3.2.1 REGION OF PEEL OFFICIAL PLAN (2022)

The *Region of Peel Official Plan (ROP)* was adopted by Regional Council on 28 April 2022 through By-law 20-2022 and was approved with modifications by the Ministry of Municipal Affairs and Housing on 4 November 2022. As of 1 January 2025, the Region of Peel is considered an upper-tier municipality without planning responsibilities pursuant to Bill 23. The Region of Peel's three local area municipalities – including the City of Brampton – have adopted the *ROP* as official planning guidance.

The *ROP*'s purpose is to guide land use planning policies and “provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives.”¹⁶ The *ROP* recognizes the importance of cultural heritage for the region to develop healthy and sustainable communities. Section 3.6 of the *ROP* establishes policies surrounding the identification and management of cultural heritage resources, the lower tier municipalities' ability to require a HIA when an infrastructure project is proposed, and the requirement of lower tier municipalities to adopt official plan policies requiring sufficient documentation for projects affecting cultural heritage resources.

3.2.2 MISSISSAUGA OFFICIAL PLAN (7 AUGUST 2024 CONSOLIDATION)

The *Mississauga Official Plan (OP)* was adopted by municipal council in 2010 and was most recently consolidated on 7 August 2024. Policies pertaining to heritage planning are in section 7.5 of the *OP*. Relevant policies are included in Table 1.

The *Mississauga Official Plan* does not define ‘cultural heritage resource’ or ‘built heritage resource’. The *Region of Peel Official Plan* defines ‘cultural heritage resource’ as:

[B]uilt heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.¹⁷

¹⁶ Region of Peel, “Region of Peel Official Plan,” 1.

¹⁷ Region of Peel, “Region of Peel Official Plan,” 266.

The *Region of Peel Official Plan* defines ‘built heritage resource’ is defined as:

[O]ne or more buildings, structures, monuments, installations, or any manufactured or constructed part of remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on a property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included in local, provincial, federal and/or international registers.”¹⁸

Table 1. Relevant Policies from the *OP*¹⁹

Policy #	Policy
7.5.1.2	Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.
7.5.1.3	Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.
7.5.1.10	Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.
7.5.1.12	The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction
7.5.1.13	Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.
7.5.1.14	Cultural heritage resources will be integrated with development proposals.
7.5.2.2	Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a Heritage Impact Assessment.

¹⁸ Region of Peel, “Region of Peel Official Plan,” 264.

¹⁹ City of Mississauga, “Mississauga Official Plan,” last consolidated 7 August 2024, accessed 6 January 2025, <https://www.mississauga.ca/projects-and-strategies/strategies-and-plans/mississauga-official-plan/>, 7-11 – 7-13.

3.2.3 LAKEVIEW LOCAL AREA PLAN

The *Lakeview Local Area Plan (LLAP)* was adopted under Section 16.13 of the City's *OP* and it provides specific policy guidance for the Lakeview neighbourhood in the City's southeast corner. Relevant policies for this HIA in the *LLAP* are included in section 8.2, cultural heritage, and section 8.4, distinct identity and the waterfront. Relevant policies are listed in Table 2. Section 10 of the *LLAP*, entitled 'desirable urban form', gives effect to the *Lakeview Built Form Standards (LBFS)*. Section 2.4 of the *LBFS* states:

Properties designated or listed on the Heritage Register will be preserved in their existing location. Any development will incorporate these structures in the design of the proposal. Any changes to these structures or developments adjacent to these structures will require a Heritage Impact Assessment and may have additional requirements. Additional requirements may include, but are not limited to, a review and recommendation by the Heritage Advisory Committee. New buildings will not visually impede the setting of listed/ designated heritage buildings and cultural landscapes. Where heritage buildings are low-scale, taller buildings will respect and reflect the unique character, topography and materials of the surrounding historic buildings. All new buildings will preserve and enhance the character and appearance of the setting of the adjacent listed/properties.²⁰

Table 2. Relevant Policies from the *LLAP*²¹

Policy #	Policy
8.2.1	Cultural heritage sites are places that have the opportunity to provide attractive streetscape. Streetscape improvements are encouraged to accentuate the site through landscaping, signage, lighting, benches, public art, interpretive signs, or other means.
8.4.2	The distinct identity of the existing Neighbourhoods will be maintained by preserving the scale and character of the built environment.

²⁰ City of Mississauga, "Lakeview Built Form Standards," published September 2015, accessed 6 January 2025, <https://www.mississauga.ca/wp-content/uploads/2024/11/08144606/mississauga-official-plan-lakeview-local-area-plan-august7-2024.pdf>, 11-12.

²¹ City of Mississauga, "Lakeview Local Area Plan," published 1 August 2018, accessed 6 January 2025, <https://www.mississauga.ca/wp-content/uploads/2024/11/08144606/mississauga-official-plan-lakeview-local-area-plan-august7-2024.pdf>, 32.

4 HISTORIC CONTEXT

4.1 PRE-CONTACT HISTORY

The pre-European contact (pre-contact) history of this area is long and diverse. Archaeologists generally divide the chronology of pre-European contact land use in Southern Ontario into three primary periods based on characteristics of settlement patterns and material culture: Palaeo, Archaic, and Woodland.

Southern Ontario became open to settlement following the final retreat of the Laurentide Ice Sheet, which had covered much of the Great Lakes area until approximately 12,000 B.P. The earliest human occupation of Southern Ontario dates to 11,000 B.P. During this archaeological period, known as the Palaeo period (9500-8000 BCE), the climate was similar to the modern sub-arctic; and vegetation was dominated by spruce and pine forests. The initial occupants of the province, distinctive in the archaeological record for their stone tool assemblage, were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometers in a single year.²²

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued to be migratory in nature, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies.²³

The Woodland period in southern Ontario (1000 BCE–CE 1650) represents a marked change in subsistence patterns, burial customs and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE–CE 500) and Late Woodland (500-1650 CE). During the Early and Middle Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long-distance trade networks. The Late Woodland period (ca. 500-1650 CE) is marked by the establishment of

²² Ellis, C. and Deller, D.B. “Paleo-Indians,” in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990).

²³ Toronto Region Conservation Authority. “Chapter 3: First Nations,” in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*. prepared by the Toronto Region Conservation Authority (Toronto, ON, 2001); Watson, G., “Prehistoric Peoples of the Rideau Waterway,” in *Archaeological Historical Symposium: October 2-3, 1982, Rideau Ferry, Ontario*, edited by F.C.L. Wyght, pp. 24–55. Lombardy, Ontario.

larger village sites, sometimes containing dozens of longhouses and fortified with palisade walls. Agriculture increased during this period, as did regional warfare.²⁴

It should be noted that historical documentation related to the location and movement of Indigenous peoples in present-day Southern Ontario is based on the documentary record of the experiences and biases of early European explorers, traders, and settlers. This record provides only a brief account of the long and varied occupation and use of the area by various Indigenous groups known, through oral histories and the archaeological record, to have been highly mobile over vast territories which transcend prevailing modern understandings of geographical boundaries.

4.2 TREATIES

The land comprising the contemporary day City of Mississauga is on the traditional territory of the Mississaugas of the Credit First Nation, the Haudenosaunee Confederacy, the Huron-Wendat, and the Wyandot Nations.²⁵ Several treaties between the Crown and Mississauga peoples were signed, including Treaty 13A, the ‘Mississauga Purchase’, on 2 August 1805 (in interim treaty to Treaty 14); Treaty 14, the ‘Head of the Lake Purchase’, on 12 September 1806; Treaty 19, the ‘Ajetance Purchase’, on 28 October 1818; and Treaties 22 and 23, the ‘Credit Treaties’, on 28 February 1820.²⁶ The Property is on Treaty 14 land.

4.3 TORONTO TOWNSHIP AND THE CITY OF MISSISSAUGA

In 1788, the Province of Quebec’s government created districts and counties to serve as administrative bodies from the local level.²⁷ The first Districts were Hesse, Nassau, Mecklenburg, and Lunenburg. These four Districts would be renamed Western, Home, Midland, and Eastern, respectively, in 1792.²⁸ What would become Toronto Township was in the former Nassau or Home district.

Treaty 14 – which formed Toronto Township – was surveyed in 1805 by Samuel Wilmot immediately following Treaty 13A (in interim treaty to Treaty 14). All the land was surveyed

²⁴ Jackson, L., “Dawson Creek: An Early Woodland Site in South-Central Ontario,” *Ontario Archaeology* 33:12–32; Parker, L.R.B. *The Fitzgerald Site: A Non-Meadowood Early Woodland Site in Southwestern Ontario*. *Canadian Journal of Archaeology* 21(2):121–148; Toronto Region Conservation Authority. “Chapter 3: First Nations.”

²⁵ Mississaugas of the Credit First Nation, “Traditional Territory,” n.d., accessed 9 January 2025, <https://mncfn.ca/about-mncfn/community-profile/>.

²⁶ Heritage Mississauga, “History of Mississauga,” n.d., accessed 9 January 2025, http://www5.mississauga.ca/rec&parks/websites/museums/pdfs/history_of_mississauga.pdf; Province of Ontario, “Map of Ontario treaties and reserves,” last updated 23 April 2023, accessed 9 January 2025, <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>.

²⁷ Archives of Ontario, “*The Changing Shape of Ontario: Early Districts and Counties 1788-1899*,” *Government of Ontario*, accessed 12 September 2023, <http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx>.

²⁸ Archives of Ontario, “The Changing Shape of Ontario.”

aside from the land within one mile of the banks of the Credit River, which was retained by the Mississaugas of the Credit. Dundas Street was used as the baseline for the survey. Two concessions were created to the north of Dundas Street (between Dundas Street and the Base Line – now Eglinton Avenue) and three concessions were created to the south of Dundas Street (between Dundas Street and Lake Ontario). The survey was completed in the spring of 1806, and settlement began immediately. Little is known about the early settlers in Toronto Township; however, United Empire Loyalists and immigrants from the British Isles and United States were among the primary groups in the area. Early settlement primarily occurred on the concessions adjacent to Dundas Street. The fertile, well-drained soil conditions attracted settlers and provided optimal conditions for farms. A census conducted in 1809 identified a population of 175 in Toronto Township.²⁹

By the beginning of the War of 1812, settlement in Toronto Township slowed. Although the population stagnated, economic activity increased because of an increased demand for farmed goods. Additionally, inland transportation became much more common, owing to curtailed transportation on Lake Ontario. This directly led to roadway improvement on Dundas Street.³⁰ Immigration resumed in 1815 following the war and was dominated by immigrants from the British Isles. Immigration from the United States remained slow, due largely to regulations regarding property ownership in Upper Canada following the war.³¹

Toronto Township was expanded northward following Treaty 19 in 1818. Richard Bristol, with the financial support of Timothy Street, surveyed land included in Treaty 19 using Hurontario Street as the baseline. Bristol's survey came to be known as the 'New Survey' and Wilmot's earlier survey was known as the 'Old Survey'. In 1820, the lands included in Treaty 14 were expanded to include the land within one mile of the bank of the Credit River. The Mississaugas of the Credit retained a 200-acre parcel to the west of the mouth of the Credit River.³²

By 1821, Toronto Township reached a population of 803 which was concentrated in numerous hamlets that had been developed by this time. In the 'Old Survey' lands, development was primarily concentrated along Dundas Street in Summerville, Dixie, Credit, and Cooksville. Burhamthorpe was the sole hamlet at the time not directly on Dundas Street. Development on/near Lakeshore Boulevard was slower and was limited to Clarkson and Sheridan at the time. In the 'New Survey' lands, Streetsville, Meadowvale, Churchville, Derby West, and Malton were the main population centres. Population centres situated along the Credit River,

²⁹ Riendeau, R.E., "Mississauga: An Illustrated History," 1st Ed., (Windsor Publication, 1985), accessed from: <https://archive.org/details/mississaugaillus00rien/mode/2up>.

³⁰ Riendeau, R.E., "Mississauga: An Illustrated History."

³¹ Riendeau, R.E., "Mississauga: An Illustrated History."

³² Riendeau, R.E., "Mississauga: An Illustrated History."

including Credit, Streetsville, Meadowvale, and Churchville were among the most populous areas at the time.³³

The ‘Credit Treaties’ (Treaty 22 and Treaty 23) in 1826 were agreements between the Mississaugas of the Credit and the Crown. They involved a 200-acre parcel of land along the Credit River. The Credit Treaties opened additional developable land adjacent to the Credit River and land at the mouth of the river suitable for a port. It was on this land that Port Credit was established. Despite financial support from the government, Port Credit was slow to develop and reached a population of 150 by the early 1840s. In contrast, by the late 1830s, Streetsville had reached a population of 500. By around 1850, Streetsville and Port Credit had become the two largest villages in Toronto Township, reaching populations of around 1,000 and 400, respectively.³⁴

In 1849, the District governance system was dissolved in favour of administering government at a smaller, county level. The County of Peel was established in 1851 as a subsection of the United Counties of York, Ontario, and Peel, and included the Townships of Toronto, Toronto Gore, Chinguacousy, Caledon, and Albion.³⁵ In 1854, Ontario County separated from the United Counties.³⁶ Economic shifts followed shortly after these political changes, primarily through the construction of the Great Western Railway and the Grand Trunk Railway, which were developed in 1855 and 1856, respectively. The Great Western Railway was built through the ‘Old Survey’ lands, and it ran adjacent to Lakeshore Boulevard (to its northwest). Stations were constructed in Clarkson and Port Credit. The Grand Trunk Railway was built through the northmost corner of the ‘New Survey’ lands and a station was built in Malton.³⁷

The arrival of the railways resulted in different effects for the various villages and hamlets in Toronto Township. Port Credit experienced economic decline because inland trading routes on the railway system gained popularity over waterway shipping channels. In response, Port Credit’s economy shifted from a shipping/port centre to stonehooking, fishing, and sport boating. Streetsville, in addition to many of the other villages and hamlets in Toronto Township, also experienced economic decline because they were not connected to the newly developed railroad and were therefore in a disadvantaged position in contrast with settlement areas with railroad stations. Conversely, Malton developed into a major storage and marketing village following construction of the Grand Trunk Railway.³⁸

³³ Riendeau, R.E., “Mississauga: An Illustrated History.”

³⁴ Riendeau, R.E., “Mississauga: An Illustrated History.”

³⁵ Archives of Ontario, “The Changing Shape of Ontario.”

³⁶ Peel Art Gallery, Museum, and Archives, “The Creation of the County of Peel, 1851-1867.”

³⁷ Riendeau, R.E., “Mississauga: An Illustrated History.”

³⁸ Riendeau, R.E., “Mississauga: An Illustrated History.”

In 1856, the provincial legislature passed ‘An Act to Provide for the Separation of the County of Peel from the County of York’. A provisional municipal council for the County of Peel was subsequently established, with Joseph Wright serving as the reeve. To separate, consent from a majority of eligible voters, selection of a County Seat, and construction of necessary civic infrastructure (courthouse and jail) was required. It was not until 1865 that Brampton was officially selected as the County Seat for the County of Peel. On 1 January 1867, the union between Peel and York was dissolved.³⁹ During this timeframe, Streetsville was incorporated as a village.⁴⁰

Another wave of economic decline in Toronto Township followed the creation of Peel Region, primarily resulting from Brampton being named County Seat. Because of this, many new and existing businesses moved or were established in Brampton. This effect was particularly notable in several villages and Hamlets in Toronto Township including Churchville, Malton, and Streetsville. Construction and operation of the Credit Valley Railway by 1879, which provided a direct connection between several additional village in Toronto Township – including Streetsville – and the City of Toronto, stimulated development; however, by this time, Brampton had become the economic centre of Peel County.⁴¹

Towards the end of the 19th century, the population shifted from rural farming communities to industrial centres. During this period, many inhabitants of Toronto Township moved to larger economic centres including Brampton, Toronto, and Hamilton. By 1901, Toronto Township had a population of 5,208.⁴² Nevertheless, development continued. Pre-WW1 suburban migration resulted in an influx of people from larger industrial centres. Although limited at first due to its distance from major centres, Toronto Township experienced some growth from these migration patterns.⁴³

In 1913, the federal government purchased 360-acres of land to establish a rifle range. Shortly thereafter, the Air Force purchased adjacent land for training purposes. To support ongoing federal investment and development, infrastructure improvements, including the paving of Lakeshore Road between Hamilton and Toronto in 1914, were completed. Following WW1, improved the improved transportation network coupled with the more widespread uptake of the motor car supported ongoing development.⁴⁴

³⁹ Corporation of the Town of Brampton, “Brampton Centennial Souvenir 1853-1953,” (Toronto, ON: Charters Publishing Company Limited, 1953), <https://archive.org/details/brampton-centennial-souvenir/page/n15/mode/2up>, 29.

⁴⁰ Riendeau, R.E., “Mississauga: An Illustrated History.”

⁴¹ Riendeau, R.E., “Mississauga: An Illustrated History.”

⁴² Riendeau, R.E., “Mississauga: An Illustrated History.”

⁴³ Riendeau, R.E., “Mississauga: An Illustrated History.”

⁴⁴ Riendeau, R.E., “Mississauga: An Illustrated History.”

In 1966, A municipal consultant from Montreal named Thomas J. Plunkett released the *Peel-Halton Local Government Review*, which had been commissioned by the Ontario Department of Municipal Affairs. This report recommended a two-tiered government system that would create the ‘Urban County of Mississauga’ composed of Burlington, Oakville, Brampton, and the new (recommended) Town of Mississauga and the Rural County of Peel-Halton, composed of the other land in these existing counties. This plan was never adopted; however, it served as the impetus for amalgamating the Township of Toronto, Port Credit, and Streetsville.⁴⁵

Toronto Township emerged as a manufacturing centre at the outbreak of WW2. During the middle of the 20th century, several large corporations purchased and developed land in Toronto Township, including the Small Arms Company, National Steel Car Company (later the Victory Aircraft Company), A. V. Roe Aircraft Company, St. Lawrence Starch Company, Ontario National Brick Company, Canadian Admiral Corporation, Good Rich Oil Company, British American Oil, St. Lawrence Cement Company, and Chrysler Canada.

The Plunkett Report also served as the impetus for Toronto Township’s bid to obtain Town status. The name of the town was between Sheridan and Mississauga. In December 1967, local voters voted for Mississauga. On 1 January 1968, the Town of Mississauga was created from the former Township of Toronto. Six years later, on 1 January 1974, the City of Mississauga, as it is now known, was created and comprised the Town of Mississauga, Town of Streetsville, and Town of Port Credit.⁴⁶

4.4 LAKEVIEW

Settlement in what would become known as Lakeview began in the early 19th century. Lakeview was not close to any of the hamlets and villages that formed in Toronto Township in the early 19th century, and it was predominantly composed of rural farmland. Among the earliest settlers in Lakeview were the Cawthra, Shaw, Ogden, Caven, and Duck families, who had each settled in the first half of the 19th century. Local institutions, including a school in 1933 and Orange Hall in 1834, were also established in the early- to mid-19th century.⁴⁷

Toronto Township was divided into five wards following the creation of the County of Peel in 1851. Lakeview was in ward two, whose population elected Charles Romain as the first councilor.⁴⁸

In 1853, officials from the Great Western Railway began purchasing land in Lakeview for the railway’s right of way. The subsequent construction of the railway stimulated the local

⁴⁵ Riendeau, R.E., “Mississauga: An Illustrated History.”

⁴⁶ Riendeau, R.E., “Mississauga: An Illustrated History.”

⁴⁷ Hicks, K.A., “Lakeview: Journey from Yesterday,” (The Friends of the Mississauga Library System, 2005), Print.

⁴⁸ Hicks, K.A., “Lakeview: Journey from Yesterday.”

economy as jobs became available in the area. This ultimately led to an increase in commercial activity. Additionally, when the railway was completed in 1855, the local population had increased mobility to Toronto and Hamilton..⁴⁹

Settlement continued throughout the mid- to late-19th century when the Richey, Pallett, Watson, Robinson, Death, and Goldthorpe families purchased land in the area. Lakeview remained largely rural agricultural land at the time. On 10 September 1888, however, the first plan of subdivision – plan E-88 – was registered by Albert Ogden on Lot 8 Concession 2 South of Dundas Street. This was the second plan of subdivision in Toronto Township, and suggested that smaller, non-agricultural lots were in demand..⁵⁰

The paving of Lakeshore Road in 1914 coupled with the more widespread uptake of the motor car made south Toronto Township a viable location for development. Additional plans of subdivision were created shortly after Lakeshore Road's paving, including Plan A-18 on 13 March 1918, Plan A-19 on 1 November 1918, Plan B-19 on 17 June 1919, Plan A-20 and Plan D-19 on 26 September 1919, Plan F-20 on 1 October 1920, and Plan B-21 and Plan C-21 on 15 March 1921. Associated development predominantly included dormitory-style housing for residents who lived in Lakeview but travelled elsewhere for work. The name 'Lakeview' was adopted in 1922, and it reached a population of 300 around this time. Several additional plans of subdivision were also created, including Plan C-23, Plan C-22, Plan C-23, and Plan H-23..⁵¹

Population change slowed in the early 1930s; however, land in Lakeview remained cheap and attracted unemployed people from Toronto who could develop land cheaply. Development was stimulated in Lakeview during the outbreak of WW2. In 1940, the Small Arms Company opened a factory on the south side of Lakeshore Road adjacent to the rifle ranges. Also in 1940, the federal government developed army barracks on Lakeshore Road near Dixie Road. Housing for factory workers was also developed near the intersection of Lakeshore Road and Cawthra Road. Following WW2, the army barracks were repurposed as emergency housing for those migrating to Lakeview. Settlement also gained popularity because Toronto Township council offered free land grants to returning veterans. By 1950, Lakeview had a population of 9,000 and it was composed of residential, commercial, and industrial land uses..⁵²

In the mid- to late-20th century, several large municipal infrastructure projects were developed in Lakeview including the Lakeview Water Treatment Plant in 1952, Lakeview Generating Station in 1958, and the Lakeview Wastewater Plant in 1961..⁵³

⁴⁹ Riendeau, R.E., "Mississauga: An Illustrated History."

⁵⁰ Hicks, K.A., "Lakeview: Journey from Yesterday."

⁵¹ Hicks, K.A., "Lakeview: Journey from Yesterday."; Roger E. Riendeau, "Mississauga: An Illustrated History."

⁵² Riendeau, R.E., "Mississauga: An Illustrated History."

⁵³ Riendeau, R.E., "Mississauga: An Illustrated History."

4.5 PROPERTY HISTORY

The Property is located on Concession 2 South of Dundas Street (SDS) Lot 5 in the historic Township of Toronto South. The Crown Patents for the east and west halves of Concession 2 SDS Lot 5 were issued to Samuel Smith on 11 July 1817 and Edward Macmahon on 5 June 1817.⁵⁴

Although unclear specifically how from land registry abstracts, the property came under the ownership of James A. Smith. On 1 December 1846 Smith, issued the east 100 acres of Concession 2 SDS Lot 5 to Augustus N. Howard.⁵⁵ That same day, Howard sold the lot to Samuel B. Smith.⁵⁶ On 3 April 1858, Samuel B. Smith acquired the west 100 acres of Concession 2 SDS Lot 5 from Joseph Wilkinson.⁵⁷ On 23 July 1858, Samuel B. Smith sold part of Concession 2 SDS Lot 5 to the Great Western Railway.⁵⁸ Tremaine's 1859 map of Peel Region shows that the southwest part of the lot was owned by the Bank of Upper Canada and that northeast part of the lot was owned by the 'Smith Estate'. The map depicts the Great Western Railway extending through the southeast part of the lot. No other development is depicted (Figure 3).

On 6 July 1870, the Trustees of the Bank of Upper Canada sold 100 acres of the west half of Concession 2 SDS Lot 5 to Samuel B. Smith.⁵⁹ It is not clear how this sale of the west half of the lot corresponds with that from 3 April 1858. It is possible that the Bank of Upper Canada took ownership of the lot following mortgage-related activities.

Samuel B. Smith partitioned and sold several sections of Concession 2 SDS Lot 5 including to John Watson on 16 March 1872, Robert Dunn on 1 August 1877, and John White on 1 March 1882.⁶⁰ The exact land area of these land parcels is not identified in corresponding land registry abstracts. Walker & Miles' 1877 map of the County of Peel identifies 'B. S. Smith' as the owner of most of Concession 2 SDS Lot 5. John Watson is identified as owning the west part of the lot and the Great Western Railway traverses through the east part of the lot. One building is depicted in the southmost corner of the lot (Figure 3).

On 30 December 1882, F.A. Ball et al., the executors of Samuel B. Smith's estate, sold the property described as 'Part and O.L. 133 77/100 acres & Pt Lots 3, 4, & 5 Con 2 SDS...' to

⁵⁴ Peel County Land Registry Office (LRO 43), "PEEL COUNTY (43), MISSISSAUGA; TORONTO, CONCESSION 2; SOUTH DUNDAS STREET; LOT 1 TO 35," n.d., accessed 6 January 2025, <https://www.onland.ca/ui/43/books/42302/viewer/328237105?page=21>, Instrument No. Patent.

⁵⁵ LRO 43, Instrument No. 38178.

⁵⁶ LRO 43, Instrument No. 38179.

⁵⁷ LRO 43, Instrument No. 5372.

⁵⁸ LRO 43, Instrument No. 5633.

⁵⁹ LRO 43, Instrument No. 66.

⁶⁰ LRO 43, Instrument No. 925, 2295, 3592.

Reginald L. Ball for \$5,351.00.⁶¹ On 2 October 1884, Reginald L. Ball sold the property described as ‘Part and O.L.’ to Thomas M. Goldthorpe for \$2,500.00.⁶² The 1891 Census of Canada identifies that Thomas M. Goldthorpe was a farmer and lived in the Township of Toronto, Peel Region with his wife, Emma J., and their children John Ross, Agnes Anna, Eva Congetta, Emma Rymal, and Reginald Dixie.⁶³

A topographic map from 1909 depicts a stone or brick building in the approximate location of the house on the Property (Figure 4). The 1911 Census of Canada identifies that Thomas M. Goldthorpe had retired from farming. At the time, he was 63 years old and lived with Emma J., Emma R., and Edith A. C.⁶⁴ On 23 March 1911, Thomas W. Goldthorpe granted 40.84 acres of land to the National Trust Co. Limited for \$13,525.00.⁶⁵ This sale of land is most likely connected to the Toronto Golf Club, who is subsequently listed as having acquired a \$150,000.00 mortgage from the National Trust Co. Limited for sections of Concession 2 SDS Lots 3, 4, and 5.⁶⁶ Harry Colt’s 1911 plan for the Toronto Gold Club shows Goldthorpe’s remaining property after his sale of the land. One building – likely the house currently on the Property – is depicted. Additionally, Goldthorpe’s barn, located to the rear of the house, is also depicted (Figure 5). The barn was acquired by the Toronto Golf Club and was used as a storage facility.⁶⁷

There is no evidence to suggest that Goldthorpe had any involvement in the establishment of the Toronto Golf Club. The Toronto Golf Club was established in 1876 by James Lomond Smith in the Village of Norway in the southeast part of York (now the City of Toronto). The Toronto Golf Club moved location following the City of Toronto’s annexation of the Village of Norway in 1909.⁶⁸

The 1921 Census of Canada identifies that Thomas M. Goldthorpe owned a brick veneered house with 6 rooms on Concession 2 SDS.⁶⁹ Thomas M. Goldthorpe died on 25 December

⁶¹ LRO 43, Instrument No. 3806.

⁶² LRO 43, Instrument No. 5164.

⁶³ Library and Archives Canada, “Census of Canada, 1891, Goldthorpe, Thomas W.,” Item ID number: 26289055, last modified 29 January 2025, accessed 6 January 2025, https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=26289055&ecopy=30953_148163-00644.

⁶⁴ Library and Archives Canada, “Census of Canada, 1911, Goldthorpe, Thomas W.,” Item ID number: 14096456, last modified 29 January 2025, accessed 6 January 2025, <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=14096456&ecopy=e002012185>.

⁶⁵ LRO 43, Instrument No. 14374.

⁶⁶ LRO 43, Instrument No. 14516.

⁶⁷ Batten, J., “The Toronto Golf Club 1876-1976,” (The Bryant Press, Limited, 1976).

⁶⁸ Toronto Golf Club, “Heritage,” n.d., accessed 20 February 2025, <https://www.torontogolfclub.com/heritage>.

⁶⁹ Library and Archives Canada, “Census of Canada, 1921, Goldthorpe, Thomas W.,” Item ID number: 64727757, last modified 29 January 2025, accessed 6 January 2025, <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=64727757&ecopy=e003026959>.

1928.⁷⁰ Although not specified through land registry abstracts, Thomas M. Goldthorpe's property came under the ownership of his son, John Ross Goldthorpe, who on 10 January 1929, transferred the lot to Emma J. Goldthorpe through a quit claim deed. This transfer identifies that the property was one acre.⁷¹ A topographic map from 1929 continues to depict one building in the approximate location of the house on the Property (Figure 4).

On 10 July 1947, Emma R. Goldthorpe and Edith A.S. Goldthorpe, executrices of Emma J. Goldthorpe granted the property described as '...190' N of CNR thence N 116' x E 220' x S 116' x W 220 to p of c.' to Walter D. Jackson.⁷² This divided the one-acre lot into two distinct lots – now known as 1137 Dixie Road and 1147 Dixie Road.

A 1954 air photo shows the Property in largely the same physical configuration as today. At the time, the property was occupied by a rectangular house with a rear wing addition and was accessed from a driveway extending along the Property's southeast property line. Rows of trees were present along the Property's northwest property line and along the northwest side of the driveway. Goldthorpe's former barn, then being used as a storage facility by the Toronto Golf Club, is also shown (Figure 6). The barn was demolished in 1968.⁷³

On 2 June 1983, the estate of Emma R. Goldthorpe granted the property to Edith A.S. Goldthorpe for \$2.00.⁷⁴ A 1983 air photo from 1983 suggests that no major alterations had been made to the Property by this time (Figure 6).

The City's inventory sheet for the Property suggests that several alterations were made to the house in the summer of 2004. The inventory sheet states:

In the summer of 2004, several changes were made to the structure. The exterior was covered over with yellow stucco, the windows were replaced (although they remain multi-paned), shutters were added to the upper story windows, all trim was painted white and the roof line on the front facade was extended from the peak to the porch.⁷⁵

One of the house's chimneys was also removed, and it is also likely that the rear wing addition connected to the northeast elevation of the house either had a new roof constructed or was

⁷⁰ Archives of Ontario, "Registrations of Deaths, 1928; Series: 363," n.d., accessed 6 January 2025, <https://www.ancestry.ca/search/collections/8946/records/2438823>.

⁷¹ LRO 43, Instrument No. 31211.

⁷² LRO 43, Instrument No. 50439.

⁷³ Batten, J., "The Toronto Golf Club 1876-1976."

⁷⁴ LRO 43, Instrument No. 644350.

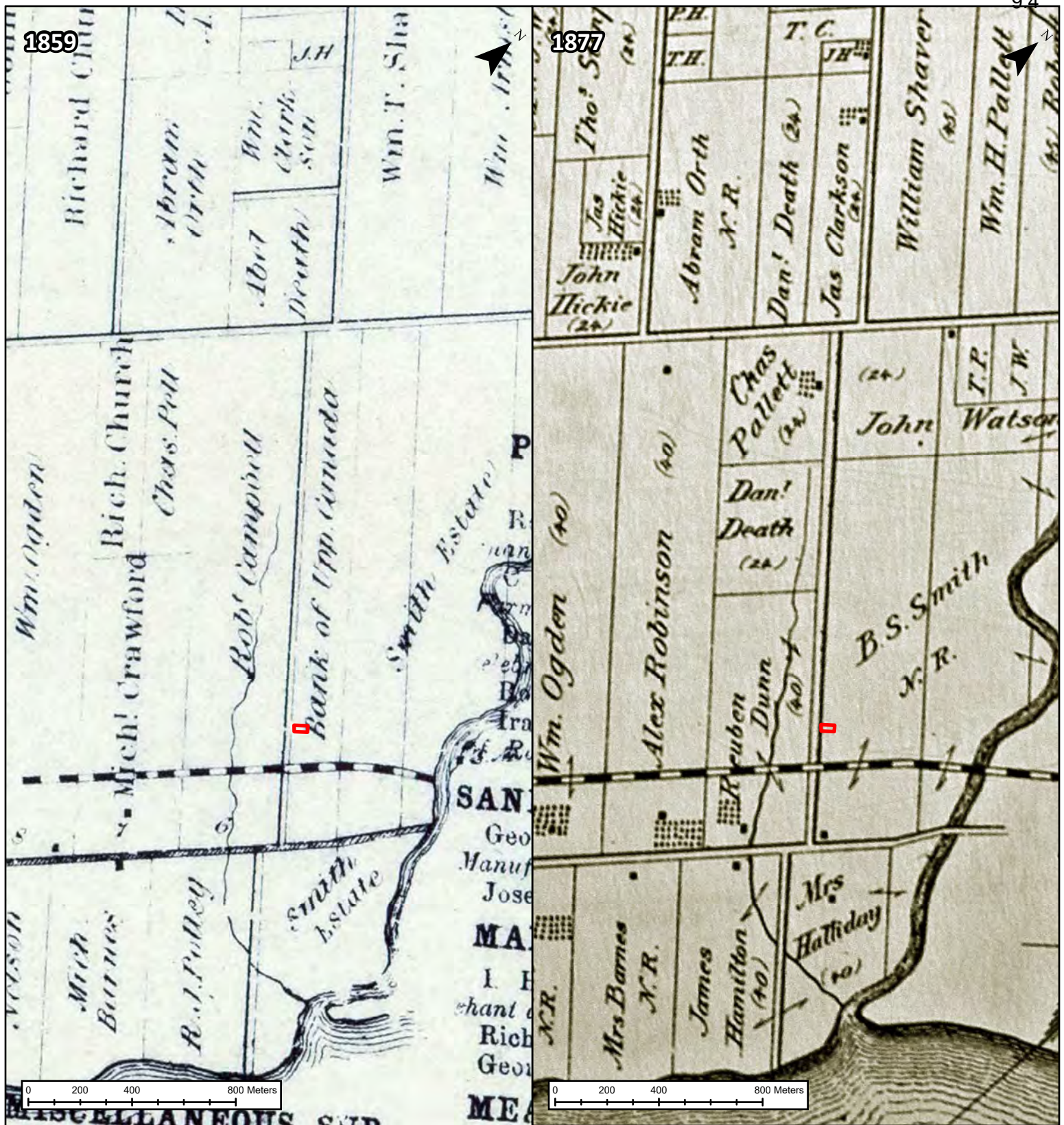
⁷⁵ City of Mississauga, "Property Information, 1147 Dixie RD," n.d., accessed 31 January 2025, <https://www.mississauga.ca/apps/#/property/view/heritage>.

replaced with a new addition entirely. The City's inventory sheet for the Property includes several photographs of the house prior to the 2004 alterations (see Figure 6 through Figure 9). By 2008, an open porch was constructed on the northeast and southeast sides of the house's rear wing addition and by 2009 a shed was constructed in the northeast corner of the Property. No additional discernable modifications have been made to the property (Figure 6).

4.5.1 THOMAS GOLDTHORPE (1846-1928)

Thomas Goldthorpe served as Deputy Reeve for Toronto Township Council in 1897 and 1898, as a Toronto Township Councillor in 1900 and from 1903 to 1905, and as Toronto Township Reeve from 1906 to 1907.⁷⁶

⁷⁶ Hicks, K.A., "Lakeview: Journey from Yesterday."



Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

Pope, J.H. 1877. Southern Half Toronto Township. In Illustrated Historical Atlas of the County of Peel Ont. Scale 40 chains to an inch. "The Canadian County Atlas Digital Project." Digitized map. Accessed 6 January, 2025. <https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>

Tremaine, G.R. 1859. Tremaine's Map of the County Peel. Scale fifty chains to one inch. "Ontario Historical County Maps." Digitized map. Accessed 6 January, 2025. <https://maps.library.utoronto.ca/hgis/countymaps/peel/Peel2.jpg>

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TITLE
1959 and 1877 Historic Maps Showing the Property

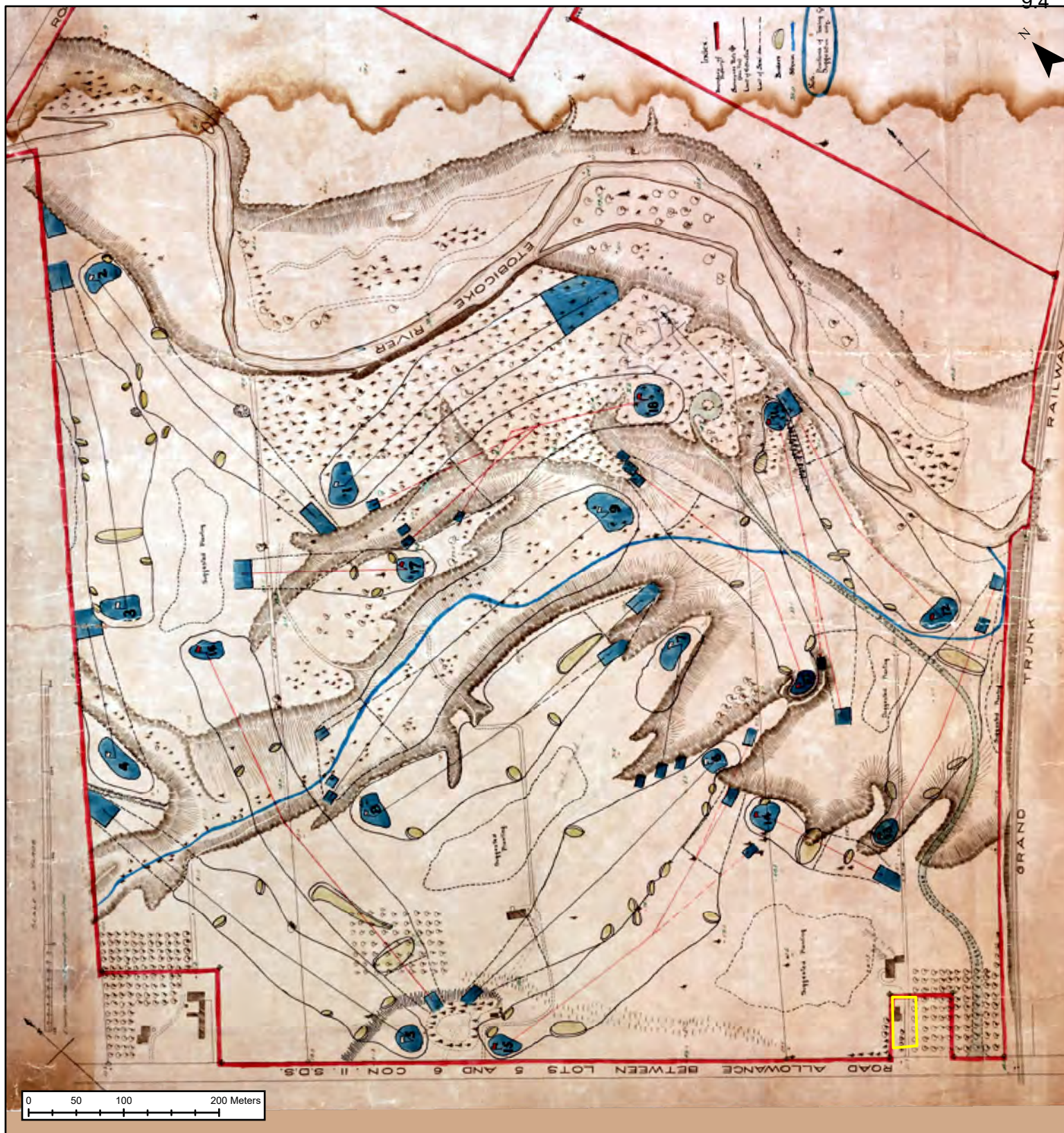
CLIENT
400511 Ontario Ltd.

PROJECT
Heritage Impact Assessment, 1147 Dixie Road, City of Mississauga, ON

PROJECT NO. LHC0496



<div>Legend</div> <div><div></div>Property</div>	<div>TITLE</div> <div>1909 and 1929 Topographic Maps Showing the Property</div>		
	<div>CLIENT</div> <div>400511 Ontario Ltd.</div>		
	<div>PROJECT</div> <div>Heritage Impact Assessment, 1147 Dixie Road, City of Mississauga, ON</div>		<div>PROJECT NO.</div> <div>LHC0496</div>
<div>NOTE(S) 1. All locations are approximate.</div> <div>REFERENCE(S)</div> <div>Department of Militia and Defence</div> <div>1909. Topographic Map, Ontario, Brampton Sheet. Scale 1:63,360. "Scholars Geoports!." Digitized map. Accessed 6 January, 2025. https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1909TIFF&_add:true_nozoom:true</div> <div>1929. Topographic Map, Ontario, Brampton Sheet. Scale 1:63,360. "Scholars Geoports!." Digitized map. Accessed 6 January, 2025. https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1929TIFF&_add:true_nozoom:true</div> <div>Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.</div>	<div><div><div></div></div><div>HERITAGE PLANNING & ARCHAEOLOGY</div></div>		<div>YYYY-MM-DD</div> <div>2025-02-21</div>
	<div>FIGURE #</div>		<div>4</div>



Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

Colt, H. 1911. Colt Course Survey. "The Toronto Golf Club Heritage". Digitized map. Accessed 19 February, 2025.

<https://www.torontogolfclub.com/heritage>

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TITLE

Harry Colt's 1911 Plan for the Toronto Golf Club

CLIENT

400511 Ontario Ltd.

PROJECT

Heritage Impact Assessment, 1147 Dixie Road, City of Mississauga, ON

PROJECT NO. LHC0496



HERITAGE PLANNING
& ARCHAEOLOGY

YYYY-MM-DD

FIGURE #

2025-02-21



Legend

Property

TITLE 1954, 1983, 2008, 2009, and 2023 Air Photos Showing the Property	
CLIENT 400511 Ontario Ltd.	
PROJECT Heritage Impact Assessment, 1147 Dixie Road, City of Mississauga, ON	PROJECT NO. LHC0496
<p>NOTE(S) 1. All locations are approximate.</p> <p>REFERENCE(S) City of Toronto. 1983. 42F. Scale 1:5,000. "Aerial Photographs 1983." Digitized map. Accessed 6 January, 2025. https://www.toronto.ca/ext/archives/s0012/fl1983/s0012_fl1983_it0042f.jpg</p> <p>Mississauga Maps. 1954. Aerial Basemap, 1954. "Mississauga Maps." Digitized maps. Accessed 6 January, 2025. https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=eMaps.HTML5 2008. Aerial Basemap, 2008. "Mississauga Maps." Digitized maps. Accessed 6 January, 2025. https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=eMaps.HTML5 2009. Aerial Basemap, 2009. "Mississauga Maps." Digitized maps. Accessed 6 January, 2025. https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=eMaps.HTML5 2023. Aerial Basemap, 2023. "Mississauga Maps." Digitized maps. Accessed 6 January, 2025. https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=eMaps.HTML5</p> <p>Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.</p>	
<div><div>LHC</div><div>HERITAGE PLANNING & ARCHAEOLOGY</div></div>	<div>YYYY-MM-DD</div> <div>FIGURE #</div>
<div>2025-02-19</div> <div>6</div>	



Figure 7. View northeast showing the southwest elevation of the house prior to alterations made in 2004 (image cropped).⁷⁷



Figure 8. View west showing the southeast elevation of the house prior to alterations made in 2004 (image cropped).⁷⁸

⁷⁷ City of Mississauga, "Property Information, 1147 Dixie RD."

⁷⁸ City of Mississauga, "Property Information, 1147 Dixie RD."



Figure 9. View southwest showing the northeast elevation of the house prior to alterations made in 2004 (image cropped).⁷⁹



Figure 10. View northeast showing the northwest elevation of the house prior to alterations made in 2004 (image cropped).⁸⁰

⁷⁹ City of Mississauga, "Property Information, 1147 Dixie RD."

⁸⁰ City of Mississauga, "Property Information, 1147 Dixie RD."

5 EXISTING CONDITIONS

5.1 SURROUNDING CONTEXT

The Property is located in southeast corner of the City and is in the Orchard Heights sub-area of the City's Lakeview neighbourhood. It is on the northeast side of Dixie Road to the northwest of the Canadian National Railway.

The Property is bound by an irregularly shaped, unnumbered lot adjacent to Dixie Road to the southwest, 1157 Dixie Road (Toronto Golf Club) to the northwest and northeast, and 1137 Dixie Road to the southeast.

The irregularly shaped, unnumbered lot to the southwest of the property has an approximate area of 0.27 hectares (ha) and is undeveloped. An asphalt, single lane driveway connected to Dixie Road that provides access to 1137, 1147, and 1157 Dixie Road is partially on this property (Image 1). A steep embankment covered with juvenile trees and tall grass is also on this property between the asphalt driveway and the sidewalk along the northeast side of Dixie Road (Image 2). Dixie Road is a Regional Major Arterial road providing access between Old Base Line Road in the Town of Caledon to the northwest and Lakeshore Road East to the south to the southeast. Near the Property, it has one northwest-bound and one southeast-bound lane. Concrete curbs, concrete sidewalks, and concrete electrical poles with streetlights are present on both sides of the road (Image 3 and Image 4).

The Property at 1157 Dixie Road, which is owned by the Toronto Golf Club, is an irregularly shaped lot with an approximate area of 92.08 ha. Eight buildings of differing size, height, and material composition occupy the property. To the northwest of the Property, there is a single-detached, two-storey residential house clad in vertical bard siding and cedar shakes is located (Image 5); to the north of the Property, there is a single-detached, one-storey shed clad in board and batten siding (Image 6); and to the northeast of the Property, there is a single-detached, one-storey maintenance facility for the Toronto Gold Club (Image 7).

The Property at 1137 Dixie Road is a rectangular lot with an approximate area of 0.18 ha. A single-detached, one storey house clad in stucco occupies the property (Image 8).

The topography in the area is generally flat; however, there is a steep embankment between the asphalt driveway on the unnumbered lot to the southwest of the Property and the sidewalk along the northeast side of Dixie Road (Image 2). Additionally, Dixie Road slopes downwards as it travels southeast near the Property (Image 3). The residential properties in the Property's vicinity have a front lawn composed of manicured grass and some arrangement of hedges, shrubs, and gardens with perennial flowers. Mature deciduous and coniferous trees are common in front, side, and rear yards.

The Property's immediate context is primarily composed of commercial golf courses, including the Toronto Golf Club at 1157 Dixie Road and the Lakeview Golf Course located at 1190 Dixie Road. In accordance with their use, these properties are dominated by extensively manicured grass and mature deciduous and coniferous trees. They both also have numerous buildings of differing sizes and materials. Residential properties/buildings are present to the northwest and southeast of the Property. Houses are oriented towards Dixie Road, are single-detached, range from one to two stories, and use a range of materials primarily including stucco.



Image 1. View east showing the driveway connecting 1137, 1147, and 1157 Dixie Road



Image 2. View southeast showing the steep embankment separating the Property from Dixie Road



Image 3. View southeast showing Dixie Road near the Property



Image 4. View west showing Dixie Road near the Property



Image 5. View northeast showing the house on the adjacent property at 1157 Dixie Road



Image 6. View northeast showing the shed on the adjacent property at 1157 Dixie Road



Image 7. View northeast showing the maintenance facility on the adjacent property at 1157 Dixie Road



Image 8. View northeast showing the house on the adjacent property at 1137 Dixie Road

5.2 THE PROPERTY

The Property is a rectangular lot with an approximate area of 0.13 ha. It is occupied by a single-detached, “L” shaped, one-and-a-half storey vernacular house built c. 1884 that is clad in stucco and stone veneer and a one storey shed (Image 9 and Image 10). The Property is accessed from a narrow asphalt driveway that extends along the southeast property line to the southeast of the house (Image 11). The driveway provides access to the Property’s backyard and shed (Image 12). The Property’s front yard has manicured grass and several mature deciduous and coniferous trees (Image 13). Flowerbeds with shrubs and (likely) perennial flowers are located along the house’s primary, southwest elevation (Image 10). The northwest side yard is composed of unvegetated soil (Image 14). The backyard and southeast side yard have manicured grass, flowerbeds with shrubs and perennial flowers, and mature deciduous and coniferous trees (Image 15). The topography of the Property is relatively flat; however, the front yard slopes upward from the access road to the house.



Image 9. View northeast showing the house on the Property



Image 10. View north showing the shed on the Property



Image 11. View southwest showing the driveway on the Property



Image 12. View northeast showing the driveway on the Property



Image 13. View southwest showing the front yard



Image 14. View northeast showing the northwest side yard



Image 15. View southeast showing the backyard

5.2.1 HOUSE EXTERIOR

The house is a single-detached, “L” plan building measuring approximately 11.0 metres (m) wide by 8.0 m deep with a large rear wing addition measuring approximately 11.3 m wide by 8.9 m deep (Image 16 through Image 19). The main house is one-and-a-half storeys and has a three-bay primary (southwest) façade composed of three windows. The main house has a full below grade basement with rubblestone foundation walls and a crawlspace located beneath the rear wing addition. The main exterior wall of the main house is clad in red brick set in a stretcher bond that has been covered with stucco (Image 20, also see Figure 7 through Figure 10). Additional wall details are limited to stone veneer along the base of the main house’s southwest elevation and a narrow wood string course that separates the stucco and stone veneer. The rear wing addition is clad in painted board and batten siding. The main house has a moderate side gable roof with double gable on its primary façade. The roof has projecting eaves with plain soffit and fascia (Image 21). One single-stack, brick chimney set in a stretcher bond with two flues is offset towards the northeast and northwest side of the house (Image 22). The rear wing addition has a low front gable roof with projecting eaves and plain soffit and fascia.

Windows in the main house typically have a flatheaded opening and plain trim inside the structural opening. On the southwest elevation, the central window and upper half storey windows have moulded non-structural lintels and sills and nonfunctional storm shutters (Image 23). The eastmost window has a pedimented head, plain trim sides, and moulded sill outside of the structural opening (Image 24). The westmost window protrudes from the main house's façade and has a plain header, side, and sill outside of the structural opening and a dado panel (Image 25). The windows on the main house's northwest elevation and the window in the upper half storey of its southeast elevation have moulded non-structural lintels and sills. The first storey window on the main house's southeast elevation has a pedimented head, plain trim sides, and moulded sill outside of the structural opening. The upper half storey window on the main house's northeast elevation and the foundation window on its southeast elevation have no trim. Windows have either a double-hung, casement, or sliding mechanism. Windows in the rear wing addition are typically flatheaded with plain trim outside the structural opening. The eastmost window on the rear wing addition's northeast elevation differs, having a semi-circular opening. Windows have either a casement or sliding mechanism.

The house's main entrance is offset towards the south side of its southeast elevation. The main entrance has a flatheaded opening, decorative trim outside the structural opening composed of a plain paneled header with keystone and fluted pilaster sides, and plain trim inside the structural opening. The main entrance has a one-leaf carved door with central glazing (Image 26). The main entrance is accessed from the front porch. The porch has a low shed roof with projecting eaves with plain soffit and fascia supported by square posts. The porch has a wood deck and is accessed by a straight run of two wood risers (Image 27).

Three additional entrances are on the rear wing addition, including one on its southeast elevation and two on its northeast elevation. All entrances in the rear wing addition are flatheaded and have plain trim outside the structural opening. The southeast opening has a one-leaf shaped panel door with central glazing (Image 28) and both northeast openings are two-leaf sliding doors with central glazing (Image 19 and Image 29).



Image 16. View northeast showing the primary, southwest elevation of the house



Image 17. View northwest showing the southeast elevation of the house



Image 18. View west showing the southeast and northeast elevations of the house



Image 19. View southwest showing the northeast elevation of the house



Image 20. View northeast showing an uncovered brick section on the southwest elevation



Image 21. View northeast showing the roof overhang on the main house



Image 22. View west showing the chimney



Image 23. View northeast showing a typical window



Image 24. View northeast showing the eastmost window on the first storey



Image 25. View northeast showing the westmost window on the first storey



Image 26. View northwest showing the main entrance



Image 27. View northwest showing the porch



Image 28. View northwest showing the entrance on the southeast elevation of the rear wing addition



Image 29. View southeast showing the eastmost entrance on the northeast elevation of the rear wing addition

5.2.2 HOUSE INTERIOR

The first storey of the main house is composed of a foyer, living room, kitchen, bathroom, and hallway. Materials used in these rooms remain generally consistent. Unless otherwise noted, rooms have a wood floor, moulded wood baseboards, smooth painted walls, moulded door surrounds, smooth ceilings, and crown moulding (Image 19 and Image 20). The living room is accessed from a two-leaf door with a transom and sidelights, and it has slightly wider and darker floorboards, wallpapered walls, textured ceiling finish, and a fireplace. The fireplace has a metal firebox, tiled surround and hearth, and decorative wood mantle (Image 21 through Image 23). The kitchen has wood cabinetry, tiled countertops and backsplash, and white appliances. The kitchen does not have crown moulding (Image 24). The bathroom has a tiled floor, tiled baseboard, white fixtures, and a dropped acoustic ceiling. The bathroom does not have crown moulding (Image 25).

The rear wing addition is accessed from a one-leaf internal door located at the northeast terminus of the main house's first storey hallway. The rear wing addition is composed of a living room/office, bedroom, bathroom, and mudroom. Materials in the living room/office and bedroom remain consistent. These rooms have a wood floors, moulded wood baseboards, smooth painted walls, moulded door surrounds, textured ceiling finishes, and crown moulding (Image 38 and Image 39). The bathroom has a tiled floor, tiled baseboard, white fixtures, smooth painted walls, smooth ceiling, and crown moulding (Image 40). The mudroom has a tiled floor, plain baseboards, smooth painted walls, moulded door surrounds, smooth painted walls, smooth ceiling, and crown moulding (Image 41).

The main house's upper half story is accessed from a "U" shaped stairway located along the northwest wall of the first storey hallway. The stairway has a run of twelve risers followed by two individual additional risers. The stairway has wood treads, wall stringer, wainscoting, newel post, balusters, and handrail (Image 42). The stairway provides access to an "L" shaped hallway that provides access to three bedrooms, a bathroom, and two storage closets (Image 42). Materials used in the hallway and bedrooms remain largely consistent. They have wood floors, moulded wood baseboards, smooth painted walls, moulded door surrounds, and smooth ceilings (Image 43 through Image 45). The bathroom has a tiled floor, moulded wood baseboards, white fixtures, smooth painted walls, and smooth ceiling (Image 46).

The main house's basement is accessed from a straight stairway accessed from the southwest wall in the rear wing addition. The stairway has ten risers with wood treads and a wood handrail (Image 47). The basement is one open area with a wood laminate floor, exposed rubblestone walls, and unfinished ceiling (Image 48).



Image 30. View southwest showing the foyer in the main house

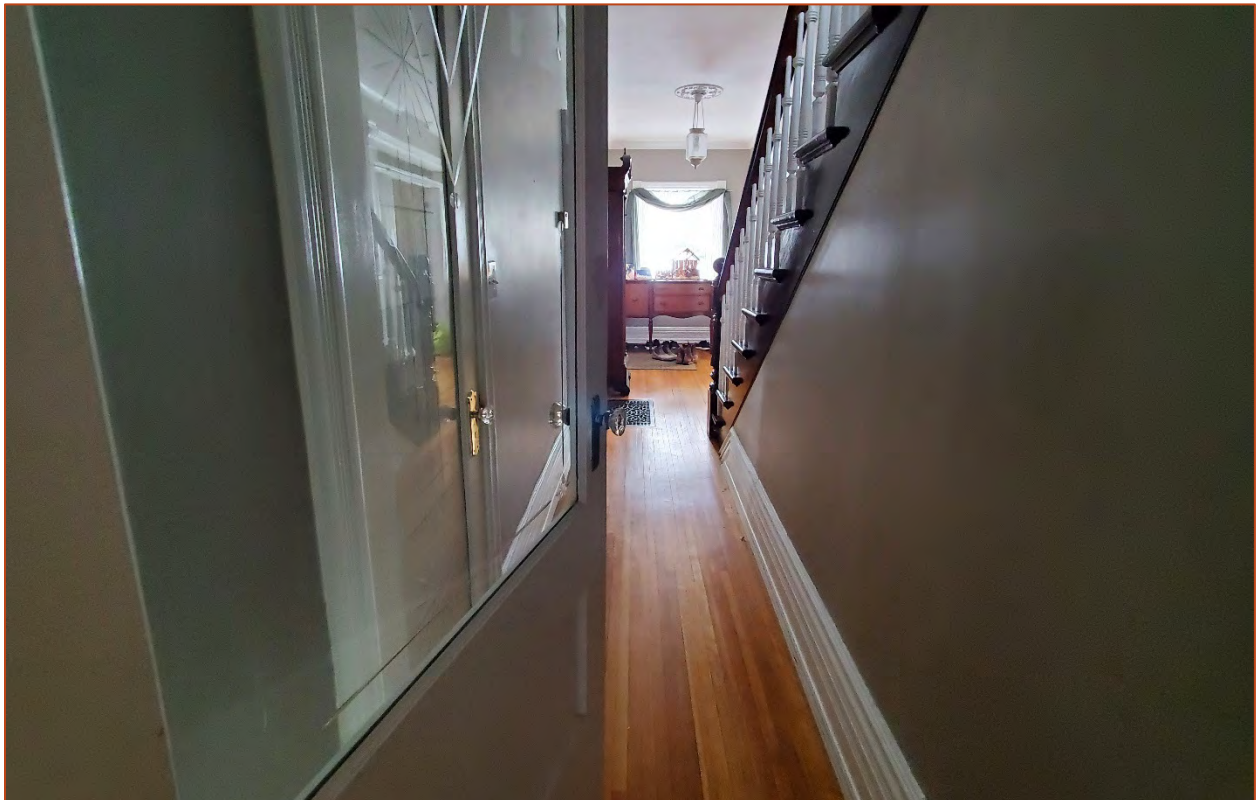


Image 31. View southwest showing the hallway in the main house



Image 32. View west showing the door between the foyer and living room in the main house



Image 33. View north showing the living room in the main house



Image 34. View northeast showing the fireplace in the living room of the main house



Image 35. View northeast showing the kitchen in the main house



Image 36. View southeast showing the bathroom in the first storey of the main house



Image 37. View northeast showing the living room/office in the rear wing addition



Image 38. View north showing the bedroom in the rear wing addition



Image 39. View northwest showing the bathroom in the rear wing addition



Image 40. View southeast showing the mudroom in the rear wing addition



Image 41. View southwest showing the "U" shaped stairway and hallway in the upper half storey of the main house



Image 42. View northwest showing the north bedroom in the main house

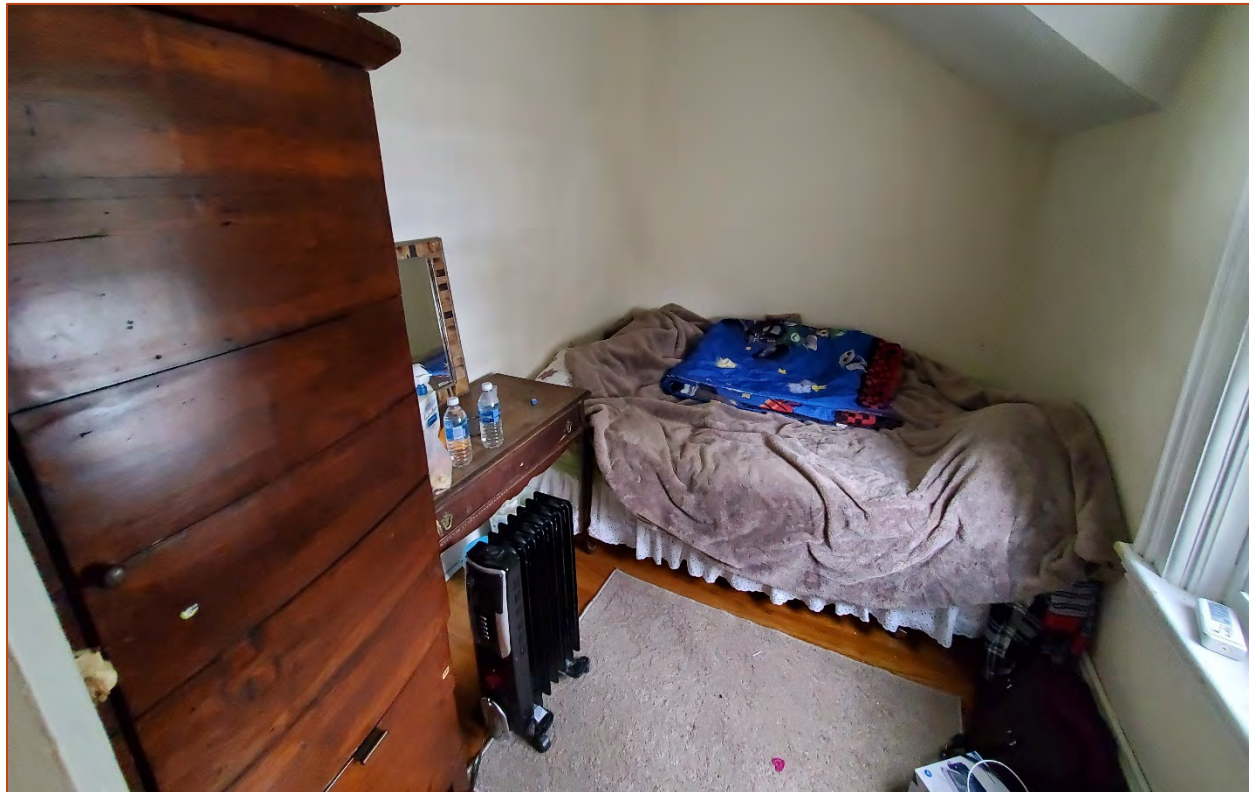


Image 43. View southeast showing the east bedroom in the main house



Image 44. View southwest showing the west bedroom in the main house



Image 45. View southeast showing the bathroom in the upper half storey of the main house



Image 46. View northeast showing the basement stairway in the main house



Image 47. View south showing the basement in the main house

5.3 ARCHITECTURAL AND INTEGRITY ASSESSMENT

5.3.1 ARCHITECTURAL ASSESSMENT

The house on the Property is a vernacular structure with architectural design influences from the Gothic Revival/Victorian Gothic styles. Gothic Revival buildings in Ontario shared many similar design elements to the Georgian and Neoclassical architectural styles, with the inclusion of specific Gothic design elements serving as the distinguishing factor. Common Gothic Revival design elements include a rectangular floor plan, one-and-a-half storey height, three-bay façade with central entrance, central gable with lancet window, the use of vergeboard or bargeboard, hood-moulds, steeply pitched gable roofs with numerous dormers, finials, pinnacles, bay windows, verandahs, and decorated chimneys. Gothic Revival residences were promoted by A. J. Downing, a landscape architect, and J. C. Loudon, an academic, as well as by *The Canada Farmer*, which identified the architectural style as cheap residential dwelling.⁸¹ As a result, the Gothic Revival architectural style became abundant in Ontario.

The house's Gothic Revival influences also draw from the Victorian Gothic era that began after 1850. Victorian Gothic architecture was promoted primarily by John Ruskin, who was specifically motivated by the picturesque and decorative qualities of Gothic architecture. Among the primary modifications that the Victorian Gothic style made were the employment of dichromatic colours, the use of different sized windows, the use of verge board that varied in pattern – adding an eclectic element to the Gothic style, and structural asymmetry. Often, Victorian Gothic structures used a range of materials that were typically distinguished by their colour. The use of colour also extended to string courses, mouldings, and surrounds that highlighted windows, doors, and arches. Other notable features of the Victorian Gothic style were steep, cross-gable roofs, towers or turrets, and iron cresting.⁸²

The house exhibits several common Gothic Revival influences, primarily through its one-and-a-half storey height, three bay façade (albeit not with a central entrance), steeply pitched dormer, and verandah. Additional Victorian Gothic influences include the house's asymmetrical “L” shaped plan and its use of dichromatic brick (which has been covered).

5.3.1.1 COMPARATIVE ANALYSIS

Houses with architectural design influences from the Gothic Revival/Victorian Gothic styles are common throughout Ontario and the City of Mississauga, and several have been


⁸¹ John Blumenson, “Ontario Architecture,” 1990. Print.

⁸² John Blumenson, “Ontario Architecture.”



Designated under Section 29 Part IV of the *OHA*. Table 3 identifies several of these properties/houses and has been included for illustrative purposes.

The house on the Property shares several basic details commonly found on other houses with architectural design influences from the Gothic Revival/Victorian Gothic styles in the City of Mississauga, including its one-and-a-half storey height, three-bay façade, steeply-pitched dormer/centre gable, verandah, “L” shaped plan, and dichromatic brick. Despite sharing similar architectural details, the examples presented in Table 3 are more easily ascertained as examples of the Gothic Revival/Victorian Gothic architectural styles.

Table 3. Properties *Designated* Under Section 29 Part IV of the *OHA* Occupied by Buildings with Gothic Revival/Victorian Gothic Influences in the City of Mississauga

Address, Name (Build Date)	Heritage Attributes (associated with design or physical value)	Image (Google Maps, 2024)
1295 Burnhamthorpe Road East Moore-Stanfield House (1882-1883)	<ul style="list-style-type: none"> • One-and-a-half storey height; • Three-bay façade; • Centre gable; • Dichromatic brickwork in the quoining, window voussoirs, and banding of red and buff brick on the main façade; • Front door with segmental transom; • Sash window; • Lancet window of the gable; • Board and batten frame; addition with rubblestone foundation and belicote on the roof.⁸³ 	

⁸³ City of Mississauga, “By-law 658-89,” enacted 11 September 1989, accessed 14 February 2025, <https://www.heritagetrust.on.ca/oha/details/file?id=8529>.

Address, Name (Build Date)	Heritage Attributes (associated with design or physical value)	Image (Google Maps, 2024)
5508 Durie Road Chestnut- Chelsey Park Residence (1870)	<ul style="list-style-type: none"> • “L” shaped plan; • Dichromatic brick construction with buff brick detailing in window heads and at the quoins; • Round arched, two-over-two windows in front and west gable; • Paired one-over-one round arched windows under the gable on the projected façade; • Three-bay façade; • Circular window over main entrance; • Main entrance’s rope motif pillars with brackets, sidelights, and transom.⁸⁴ 	
37 Mississauga Road South Parkinson-King House (1900-1907)	<ul style="list-style-type: none"> • “L” shaped plan; • Stretcher bond red brick; • One-over-one paned sash windows; • Large single paned “landscape” sash windows on the first floor; • Stained glass transoms; • Gable roof with centre gable; • Front door.⁸⁵ 	

⁸⁴ City of Mississauga, “By-law 374-91,” enacted 14 August 1991, accessed 14 February 2025, <https://www.heritagetrust.on.ca/oha/details/file?id=8722>.


⁸⁵ City of Mississauga, “By-law 374-88,” enacted 13 June 1988, accessed 14 February 2025, <https://www.heritagetrust.on.ca/oha/details/file?id=8496>.

Address, Name (Build Date)	Heritage Attributes (associated with design or physical value)	Image (Google Maps, 2024)
157 Queen Street South Graydon-Atkinson House (1891-1897)	<ul style="list-style-type: none"> • One-and-a-half storey structure; • “L” shaped plan; • Round and segmentally arched window openings; • Vergeboard along roofline; • Terra cotta panel below ground floor window on front façade.⁸⁶ 	
292 Queen Street South Bamford-Goheen House (1875)	<ul style="list-style-type: none"> • Italianate windows and door, Gothic south bay, and French Renaissance Revival pedimented window; • Pierced and fretted woodwork in the gables, around the verandah, and in the corner brackets; • Contrasting colours; • Wood siding.⁸⁷ 	
16 Scarboro Street Tomlinson-Johnston House (1884)	<ul style="list-style-type: none"> • Dichromatic brickwork; • Round, pointed, and segmentally arched window shapes; • Bargeboards.⁸⁸ 	

⁸⁶ City of Mississauga, “By-law 203-98,” enacted 13 May 1998, accessed 14 February 2025, <https://www.heritagetrust.on.ca/oha/details/file?id=8503>.

⁸⁷ City of Mississauga, “By-law 409-82,” enacted 14 June 1982, accessed 14 February 2025, <https://www.heritagetrust.on.ca/oha/details/file?id=8634>.

⁸⁸ City of Mississauga, “By-law 626-87,” enacted 10 August 1987, accessed 14 February 2025, <https://www.heritagetrust.on.ca/oha/details/file?id=8486>.

Address, Name (Build Date)	Heritage Attributes (associated with design or physical value)	Image (Google Maps, 2024)
54 William Street Brookbank- Monger-Barber House (1860)	<ul style="list-style-type: none"> • Segmentally headed windows with peaked surrounds; • Pierced vergeboard; • First floor bracketed bay window; • Tall transomed entrance; • Hipped-roof verandah and treillage.⁸⁹ 	

5.3.2 INTEGRITY ASSESSMENT

Assessment of the Property’s integrity uses the seven criteria described in Section 2.7. Section 4.5 and 5 of this HIA identify and discuss modifications that have been made to the house on the Property that have influenced the Property’s heritage integrity. Modifications include:

- Sale of land to the Toronto Golf Club, including the barn;
- Subdivision of the lot;
- Construction of a rear wing addition;
- Construction of a foyer, resulting in changes to the house’s “L” shaped plan and reduction of the size of the verandah;
- Extension of the roof on the house’s southwest elevation to meet the verandah/foyer addition roof;
- Removal of a chimney;
- Cladding of main house in stucco, obscuring dichromatic brick details including voussoirs and belt courses.
- Introduction of new windows and window surrounds, including changes to voussoirs and addition of non-functional/non-structural headers, sides, sills, and storm shutters.

Table 4 applies the NPS’s aspects of integrity to the house on the Property.

⁸⁹ City of Mississauga, “By-law 217-87,” enacted 30 March 1987, accessed 14 February 2025, <https://www.heritagetrust.on.ca/oha/details/file?id=8498>.

Table 4. NPS Aspects of Integrity

Aspect and Description ⁹⁰	Discussion
<p>Location: Location is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.</p>	<p>This aspect of integrity remains. The house on the Property has remained in the same location since its construction.</p>
<p>Setting: Setting is the physical environment of a historic property. It refers to the historic character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its historical relationship to surrounding features and open space. The physical features that constitute the historic setting of a historic property can be either natural or manmade and include such elements as topographic features, vegetation, simple manmade paths or fences, and the relationships between buildings and other features or open spaces.</p>	<p>This aspect of integrity does not remain in full. The Property comprised part of a farm in the 19th and early 20th centuries. Over time as parts of the property were sold and the current lot was created the historic setting of the property was changed. The organization of space changed from a farm complex to a residential lot.</p> <p>The Property has remained largely unchanged since Emma R. Goldthorpe and Edith A.S. Goldthorpe's subdivision of the remaining lot in 1947.</p>
<p>Design: Design is the combination of elements that create the historic form, plan, space, structure, and style of a property. This includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. Design can also apply to districts and to the historic way in which the buildings, sites, or structures are related. Examples include spatial relationships between major features; visual rhythms in a streetscape or</p>	<p>This aspect of integrity does not remain in full. Over time as parts of the property were sold and the current lot was created the historic form of the property was changed. The organization of space changed from a farm complex to a residential lot.</p> <p>The design of the house also changed through the extension of the roof, removal of a chimney, cladding the building in stucco, and adding new windows with non-functional/non-structural headers, sides,</p>

⁹⁰ National Park Service, "Glossary of Terms: Historic Integrity."

Aspect and Description ⁹⁰	Discussion
landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.	sills, and storm shutters. These changes have affected its legibility as a building designed with influences from the Gothic Revival/Victorian Gothic architectural styles.
Materials: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a re-creation; a property whose historic features have been lost and then reconstructed is usually not eligible.	This aspect of integrity does not remain in full. Modifications to the house on the Property's materials are extensive and include an extension of the roof, cladding the building in stucco, and adding new windows with non-functional/non-structural headers, sides, sills, and storm shutters. These changes have obscured many of the house's previous materials.
Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. It may be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in precontact contexts include Paleo-Indian Clovis points, Archaic period beveled adzes, Hopewellian worked bone pendants, and Iroquoian effigy pipes.	This aspect of integrity does not remain in full; however, there is no evidence to suggest that the house on the Property was built with greater than normal quality or at an intensity well above a late 19 th century standard to begin with. Aspects indicative of workmanship are generally limited to the house on the Property's dichromatic brick, which has been obscured by stucco cladding. Dichromatic brick was also common on Victorian Gothic buildings.

Aspect and Description ⁹⁰	Discussion
<p>Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district which retains its original design, materials, workmanship, and setting will relate the feeling of agricultural life in the nineteenth century.</p>	<p>This aspect of integrity does not remain in full. Physical modifications to the house on the Property have interrupted its legibility as a vernacular building with architectural design influences from the Gothic Revival/Victorian Gothic styles. These changes reduce the historic feeling of the house. Nevertheless, several basic design characteristics, including the house's one-and-a-half storey height, three bay façade, steeply pitched dormer verandah, and asymmetrical "L" shaped plan, remain which convey a limited sense of historic feeling</p>
<p>Association: Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Therefore, a property where a nationally significant person carried out the action or work for which they are nationally significant is preferable to the place where they returned to only sleep, eat, or spend their leisure time. Like feeling, association requires the presence of physical features that convey a property's historic character.</p>	<p>This aspect of integrity remains; however, there is no tangible, physical characteristics that associate the house on the Property with Thomas Goldthorpe.</p>

6 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

The Property was evaluated against *O. Reg. 9/06* under the *OHA* using research and analysis presented in Section 4 and Section 5 of this HIA. The findings are presented in Table 5.

Table 5. *Ontario Regulation 9/06* Evaluation for 1147 Dixie Road

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	<p>This criterion is not met. The Property does not have design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.</p> <p>The house on the Property is not a representative example of the Gothic Revival/Victorian Gothic architectural styles. Representative, as described by the MCM, means that a building is a ‘portrayal’ or ‘symbol’ of a specific style.⁹¹ The house exhibits several common Gothic Revival influences, primarily through its one-and-a-half storey height, three bay façade, steeply pitched dormer, and verandah. Additional Victorian Gothic influences include the house’s asymmetrical “L” shaped plan and its use of dichromatic brick (which has been covered). These influences do not appear at an intensity that makes the building a portrayal or symbol of either style, nor are these influences – in most cases – limited to the Gothic Revival/Victorian Gothic architectural styles. Additionally, modifications to the house have eroded its legibility as a Gothic Revival/Victorian</p>

⁹¹ Ministry of Citizenship and Multiculturalism, “Standards & Guidelines for Conservation of Provincial Heritage properties, Heritage Identification & Evaluation Process,” last updated 28 April 2010, accessed 14 February 2025.

Criteria	Criteria Met	Justification
		<p>Gothic house.</p> <p>The house on the Property is not a rare, unique, or early example of a building designed with influences from the Gothic Revival/Victorian Gothic architectural styles. The use of these styles was common throughout Ontario beginning in the mid-19th century. Several examples in the City of Mississauga predate the house on the Property. Recent modifications have also eroded the house on the Property's legibility as a building designed with influences from the Gothic Revival/Victorian Gothic architectural styles (see Section 5.3).</p>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	This criterion is not met. The Property does not have design value or physical value because it displays a high degree of craftsmanship or artistic merit. There is no evidence to suggest that the Property meets this criterion (see Section 4.5 and 5.2).
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	This criterion is not met. The Property does not have design value or physical value because it demonstrates a high degree of technical or scientific achievement. There is no evidence to suggest that the Property meets this criterion (see Section 4.5 and 5.2).
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a	Yes	This criterion is met. The Property has historical or associative value because it is directly associated with Thomas Goldthorpe who is significant to Toronto Township because of his political associations. Goldthorpe served as Deputy Reeve for

Criteria	Criteria Met	Justification
community.		Toronto Township Council in 1897 and 1898, as a Toronto Township Councillor in 1900 and from 1903 to 1905, and as Toronto Township Reeve from 1906 to 1907 (see Section 4.5).
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	This criterion is not met. The Property does not have historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture. There is no evidence to suggest that the Property meets this criterion (see Section 4.5).
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	This criterion is not met. The Property does not have historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community. An architect, artist, builder, designer or theorist was not identified for the building on the Property (see Section 4.5).
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	This criterion is not met. The Property does not have contextual value because it is important in defining, maintaining, or supporting the character of an area. The Property's immediate context is primarily composed of commercial golf courses, including the Toronto Golf Club at 1157 Dixie Road and the Lakeview Golf Course located at 1190 Dixie Road. A residential house is located on the Toronto Golf Club lands to the northwest of the

Criteria	Criteria Met	Justification
		house on the property and a residential property is located to the southeast of the Property; however, there is no uniform character connecting the present residential houses. Accordingly, there is no defined character in the Property's immediate area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	This criterion is not met. The Property does not have contextual value because it is physically, functionally, visually, or historically linked to its surroundings. Historically, the Property was connected with the Toronto Golf Club, who purchased 40.84 acres of Thomas Goldthorpe's land in 1911 and retained Goldthorpe's barn as a storage facility. The barn was the sole aspect of the Property that was connected with the Toronto Golf Club and it was demolished in 1968. There is no evidence to suggest that the Property meets this criterion (see Section 4.5).
9. The property has contextual value because it is a landmark.	No	This criterion is not met. The building on the Property is not a landmark, which is defined by the MCM as being: "...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous." ⁹² The Property is separated from Dixie Road by an unnumbered lot and a steep

⁹² Ministry of Citizenship and Multiculturalism, "Standards & Guidelines for Conservation of Provincial Heritage properties, Heritage Identification & Evaluation Process," 17.

Criteria	Criteria Met	Justification
		embankment, making it difficult to observe from the public right-of-way along Dixie Road. There is no evidence to suggest that this criterion is met (see Section 5.1).

6.1 SUMMARY OF EVALUATION

In LHC's professional opinion, the Property at 1147 Dixie Road **meets** criterion 4 of *O. Reg. 9/06* for its historical or associative value. Because the Property meets one criterion, it is **not eligible** for individual *Designation* under Section 29 Part IV of the *OHA*. A proposed statement of cultural heritage value or interest has been prepared.

6.2 PROPOSED STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

6.2.1 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The Property has historical or associative value because it is directly associated with Thomas Goldthorpe who is significant to Toronto Township because of his political associations. Goldthorpe served as Deputy Reeve for Toronto Township Council in 1897 and 1898, as a Toronto Township Councillor in 1900 and from 1903 to 1905, and as Toronto Township Reeve from 1906 to 1907.

6.2.2 HERITAGE ATTRIBUTES

Per Part 3.(1).4 of *Ontario Regulation 385/21*, "[t]he description of heritage attributes must explain how each heritage attribute contributes to the cultural heritage value or interest of the property."⁹³ The Property's cultural heritage value or interest is limited to its historical association with Thomas Goldthorpe, and more specifically Goldthorpe's importance as a local politician. There are no tangible, physical characteristics present on the Property that illustrate the association of the Property with Thomas Goldthorpe. Accordingly, no heritage attributes exist.

6.3 INTEGRITY EVALUATION

The Property's cultural heritage value or interest is limited to its historical or associative value for its direct connection with Thomas Goldthorpe. Given this, the only aspect of integrity (as identified by the NPS, see Section 2.7 and 5.3.2) that directly applies to the Property is

⁹³ Province of Ontario, "Ontario Regulation 385-21: General," last revised 1 July 2024, accessed 20 February 2025, <https://www.ontario.ca/laws/regulation/210385>. Part 3.(1).4.

association. The NPS's description of association states "[a] property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer." There exists no tangible, physical relationship between Thomas Goldthorpe –significant for his role as a as Deputy Reeve for Toronto Township Council, Toronto Township Councillor, and Toronto Township Reeve – and the Property.

7 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Owner is proposing to demolish the c. 1884 house on the Property. Future plans for the Property have not been detailed.

8 IMPACT OF THE PROPOSED DEVELOPMENT

The proposed development will result in the destruction of the c. 1884 house on the Property. Evaluation of the Property against *O. Reg. 9/06* revealed that it meets one criterion and is not eligible for individual *Designation* under Section 29 Part IV of the *OHA*. Additionally, there are no tangible, physical characteristics present on the Property connected with its historical or associative value. Accordingly, there is no reason, from a purely cultural heritage perspective, that demolition should not be allowed.

Canada's Historic Places' Standards and Guidelines for the Conservation of Historic Properties in Canada and the MCM's Eight Guiding Principles in the Conservation of Historical Properties do not provide information regarding demolition. Accordingly, their respective standards and principles are not applicable.

9 MITIGATION OPTIONS, CONSERVATION METHODS, AND PROPOSED ALTERNATIVES

Because there is no reason, from a purely cultural heritage perspective, that demolition should not be allowed for the c. 1884 house on the Property, mitigation options, conservation methods, and alternatives were not explored.

Per policy 7.5.2.2 in the *Mississauga Official Plan*, documentation of a cultural heritage resource is required prior to demolition or alteration. This HIA should serve as the required documentation.

10 CONCLUSION AND RECOMMENDATIONS

LHC was retained on 16 December 2024 by 400511 Ontario Ltd. to prepare a HIA for the proposed demolition of the c. 1884 two-storey residence, locally known as the Thomas Goldthorpe House, located at 1147 Dixie Road in the City of Mississauga, Ontario.

It is understood that the Property is *Listed* on the City's heritage register under Section 27 Part IV of the *OHA*. It is further understood that City Heritage Staff have confirmed the process – in accordance with Section 27 Part IV of the *OHA* – for providing 60 days written notice to the City of intention to demolish the structure along with a completed Heritage Property Application and a HIA.

In LHC's professional opinion, the Property at 1147 Dixie Road **meets** criterion 4 of *O. Reg. 9/06* for its historical or associative value because it is directly associated with Thomas Goldthorpe, who served as Councillor, Deputy Reeve, and Reeve for Toronto Township. Because the Property meets one criterion, it is **not eligible** for individual *Designation* under Section 29 Part IV of the *OHA*. Additionally, there are no tangible, physical characteristics present on the Property connected with its historical or associative value. As a result, the Property has no heritage attributes. It is LHC's professional opinion that the Property does not warrant individual *Designation* under Section 29 Part IV of the *OHA*.

Because the Property is not eligible for individual *Designation* under Section 29 Part IV of the *OHA*, there is no reason, from a purely cultural heritage perspective, that demolition should not be allowed. Mitigation options, conservation methods, and proposed alternatives were not explored.

Per policy 7.5.2.2 in the *Mississauga Official Plan*, documentation of a cultural heritage resource is required prior to demolition or alteration. This HIA should serve as the required documentation.

11 SIGNATURES

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Daub".

Ben Daub, MA RPP MCIP CAHP-Intern
Intermediate Heritage Planer

A handwritten signature in black ink, appearing to read "Christienne Uchiyama".

Christienne Uchiyama, MA CAHP
Principal | Manager, Heritage Consulting Services

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Appendix A Qualifications

Ben Daub, MA, MCIP, RPP, CAHP Intern – Intermediate Heritage Planner

Ben Daub is an intermediate heritage planner with LHC. He holds a Bachelor of Applied Technology in Architecture – Project and Facility Management from Conestoga College and a Master of Arts in Planning from the University of Waterloo. His master's thesis analyzed the relationship between urban intensification and the ongoing management of built heritage resources using a mixed methods approach. During his academic career, Ben gained a detailed understanding of the built environment through exposure to architectural, engineering, and urban planning principles and processes. His understanding of the built environment ranges from building specific materials and methods to large scale planning initiatives.

Ben has been the primary or contributing author of over 60 technical cultural heritage reports with LHC. He has worked on Heritage Impact Assessments, Cultural Heritage Evaluation Reports, Environmental Assessments, Heritage Conservation District Studies, and Municipal Heritage Register Reviews. He has worked with properties with cultural heritage value recognized at the municipal, regional, provincial, and federal levels and has prepared reports for urban, suburban, and rural sites.

In addition to his work at LHC, Ben instructs the Urban and Community Planning course in Conestoga College's Architecture – Project and Facility Management degree program and has presented his master's thesis research at ICOMOS Canada's Next Generation: Research from Canadian Emerging Professionals event. Ben is a Registered Professional Planner (RPP), full member with the Ontario Professional Planners Institute (OPPI), full member with the Canadian Institute of Planners (MCIP), and an intern member of the Canadian Association of Heritage Professionals (CAHP).

Christienne Uchiyama, MA CAHP – Principal LHC

Christienne Uchiyama MA CAHP is Principal and Manager of Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with more than two decades of experience working on cultural heritage aspects of planning and development projects. She received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum

site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Benjamin Holthof, MPI MMA RPP MCIP CAHP – Senior Heritage Planner

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Ben is experienced in museum and archive collections management, policy development, exhibit development and public interpretation. He has written museum policy, strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings and he is knowledgeable with extensive collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Jordan Greene, BA (Hons) – Mapping Technician

Jordan Greene, BA joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

Appendix B Glossary

Definitions are based on those provided in the *Provincial Planning Statement (PPS)*, *Ontario Heritage Act (OHA)*, the *Peel Region Official Plan (ROP)*, and *Mississauga Official Plan (OP)*. In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

Adjacent Lands for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (*PPS*).

Adjacent Lands means lands that are contiguous to a protected heritage property or as otherwise defined in a local municipal official plan (*ROP*).

Alter means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning; (“transformer”, “transformation”) (*OHA*).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. (*PPS*).

Built Heritage Resource means one or more buildings, structures, monuments, installations, or any manufactured or constructed part of remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on a property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included in local, provincial, federal and/or international registers. (*ROP*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments (*PPS*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (*PPS*).

Cultural Heritage Landscape a defined geographical area that may have been altered through human activity and is identified as having cultural heritage value or interest by a community including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (*ROP*).

Cultural Heritage Resource means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*ROP*).

Development means the creation of a new lot, a change in land use or construction of buildings and structures, requiring approval under the *Planning Act* but does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the *Drainage Act* (*ROP*).

Heritage Attributes means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; (“attributs patrimoniaux”) (*OHA*).

Heritage Attributes means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest. (*PPS*).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. views or vistas to or from a protected heritage property) (*OP*).

Protected Heritage Property means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the *Standards and Guidelines for the Conservation of Provincial Heritage*

Properties, property protected under federal heritage legislation; and UNESCO World Heritage Sites (*PPS*).

Protected Heritage Property means property listed by council resolution on a heritage register or designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (*ROP*).

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act* (*PPS*).

Appendix C Terms of Reference

Table 6. Heritage Impact Assessment Terms of Reference

Requirement	Report Location
<p>A detailed site history to include a listing of owners from the Land Registry Office, relevant information specific to any other individuals who may have resided or are associated with the property, and a history of the site use(s). Provide history of the site uses to identify, describe and evaluate the significance of any persons, groups, trends, themes and or events that are historically or culturally associated with the subject property. However, please note that due to the Freedom of Information and Protection of Privacy Act (FIPPA), current property owner information must not be included. As such, Heritage Planning will request that current property owner personal information be redacted to ensure the reports comply with the Act.</p> <p>The City of Mississauga recognizes the historic and continued use of the land now known as Mississauga by the Mississaugas of the Credit First Nation, the Haudenosaunee Confederacy the Huron-Wendat and Wyandot Nations and their ancestors. As such all HIAs must include recognition of Indigenous history and settlement and where appropriate, address Indigenous cultural heritage interests in the surrounding area. Specific attention should be paid to possible traditional use areas as well as sacred and other sites, which could exist on or near the property.</p>	Section 4.
<p>A complete listing and full written description of all existing structures, natural or human-made, on the property. Specific mention must be made of all the heritage resources on the subject property, which include, but are not limited to: structures, buildings, building elements (like fences and gates), building materials, architectural and interior finishes, natural heritage elements, landscaping, and archaeological resources. The description will also include a chronological history of the structure(s) developments, such as additions, removals, conversions, alterations etc.</p> <p>The report will include a clear statement of the conclusions regarding</p>	For discussion on existing conditions, refer to Section 5. For discussion/chronology of additions, removals, conversions, alterations, etc.,

Requirement	Report Location
<p>the significance and heritage attributes of the cultural heritage resource.</p> <p>A location map must be provided, with indications of existing land use, zoning, as well as the zoning and land use of adjacent properties.</p>	<p>refer to Section 4. For statement of the conclusions regarding the significance and heritage attributes of the cultural heritage resource, refer to Section 6.</p>
<p>Documentation of the existing conditions related to the heritage resource will include:</p> <ul style="list-style-type: none"> • Current legible internal photographs, external photographs from each elevation. Please note that due to FIPPA, photographs should not contain people or highlight personal possessions. The purpose of the photographs is to capture architectural features and building materials. • Measured drawings, including elevations, floor plans, and a site plan or survey, at an appropriate scale for the given application, indicating the context in which the heritage resource is situated. • Historical photos, drawings, or other archival material that may be available or relevant. 	<p>For current photos of the Property, refer to Section 5. For annotated maps showing the property, refer to Section 1 and Section 4. For historical photos, refer to Section 4.</p> <p>Measured drawings have not been included.</p>
<p>An outline of the proposed development, its context and how it will impact the heritage resource and neighbouring properties will be provided. This may include such issues as the pattern of lots, roadways, setbacks, massing, relationship to natural and built heritage features, recommended building materials, etc. The outline should address the influence of the development on the setting, character and use of lands on the subject property and adjacent lands and its conformity with</p>	<p>Section 7.</p>

Requirement	Report Location
<p>existing zoning. Any and all variances proposed for the property as related to the application project must be thoroughly reported and disclosed.</p> <p>If the property forms part of a Heritage Conservation District (HCD), the proposal must be analysed in terms of its compliance with the HCD Plan.</p>	
<p>Full architectural drawings, by a licensed architect or accredited architectural designer, showing all four elevations of the proposed development must be included for major alterations and new construction.</p>	<p>n/a – no specific plans for future development have been detailed.</p>
<p>When trees are listed as a heritage attribute, and it is also required as part of the site plan process, an arborist report is required. Current property owner information must be redacted.</p>	<p>n/a – trees are not listed as heritage attributes.</p>
<p>An assessment of alternative development options and mitigation measures that should be considered in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on a cultural heritage resource as stated in the Ontario Heritage Tool Kit (Info Sheet #5, Ministry of Culture) include, but are not limited to:</p> <ul style="list-style-type: none"> • Alternative development approaches • Isolating development and site alteration from significant built and natural heritage features and vistas • Design guidelines that harmonize mass, setback, setting and materials • Limiting height and density • Allowing only compatible infill and additions • Reversible alterations • Buffer zones, site plan control, and other planning mechanisms <p>Provide mitigation measures, conservation methods, and/or alternative development options that avoid or limit the direct and indirect impacts to the heritage resources. Evaluate the advantages and disadvantages of</p>	<p>Section 9.</p>

Requirement	Report Location
<p>each proposed mitigation measure.</p> <p>These alternate forms of development options presented in the HIA must be evaluated and assessed by the heritage consultant writing the report as to the best option to proceed with and the reasons why that particular option has been chosen.</p> <p>Provide recommendations for follow-up site specific heritage strategies or plans such as a conservation plan, adaptive reuse plan or heritage structural engineering assessment.</p>	
<p>A summary of conservation principles and how they will be used must be included. The conservation principles may be found in publications such as: Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada; Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture. (Both publications are available online.)</p>	Section 8.
<p>Proposed demolition/alterations must be explained as to the loss of cultural heritage value interests in the site and the impact on the streetscape and sense of place.</p>	Section 8.
<p>When a property cannot be conserved, alternatives shall be considered for salvage mitigation. Only when other options can be demonstrated not to be viable will options such as relocation, ruinification, or symbolic conservation be considered.</p> <p>Relocation of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation. Ruinification allows for the exterior only of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.</p> <p>All recommendations shall be as specific as possible indicating the exact location of the preferred option, site plan, building elevations, materials, landscaping, and any impact on neighbouring properties, if relevant.</p>	Section 8 and Section 9.

Requirement	Report Location
<p>The summary should provide a full description of:</p> <ul style="list-style-type: none"> • Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act? • If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not. • Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement: <p>Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.</p>	<p>Section 6 and Section 10.</p>
<p>The heritage consultant must provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06.</p> <ul style="list-style-type: none"> • The significance and heritage attributes of the cultural heritage resource, including the reference to a listing on the Heritage Register, or designation by-law if it is applicable • The identification of any impact that the proposed development will have on the cultural heritage resource • An explanation of what conservation or mitigative measures, or alternative development, or site alteration approaches are recommended 	<p>Section 10.</p>

Requirement	Report Location
<ul style="list-style-type: none"> • Clarification as to why conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate 	
<p>The qualifications and background of the person completing the HIA will be included in the report. The author must be a qualified heritage consultant by having Professional standing with the Canadian Association of Heritage Professionals (CAHP) and/or clearly demonstrate, through a Curriculum Vitae, his/her experience in writing such Assessments or experience in the conservation of heritage places. The Assessment will also include a reference list for any literature cited, and a list of people contacted during the study and referenced in the report.</p>	<p>For author qualifications, refer to Appendix A. For report references, refer to Section 12.</p>