

VE GROUP
PROJECT NUMBER: 201-10290-00

HERITAGE IMPACT ASSESSMENT 1472 INDIAN ROAD, MISSISSAUGA

REVISED NOVEMBER 30, 2020





HERITAGE IMPACT ASSESSMENT

1472 INDIAN ROAD,
MISSISSAUGA

VE GROUP

FINAL

PROJECT NO.: 201-10290-00

DATE: REVISED NOVEMBER 30, 2020

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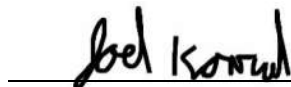


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November 30, 2020

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EXECUTIVE SUMMARY

WSP Canada Inc. was retained by VE Group to complete a Heritage Impact Assessment of the property located at 1472 Indian Road in the City of Mississauga. The report was undertaken to accompany the Notice of Intention to Demolish the dwelling and garage on the subject property. The subject property is currently included on the *Heritage Register for Mississauga* (2018) as a listed, but not designated property, under section 27 (1.2) of the *Ontario Heritage Act* (OHA).

Upon a close review of historical mapping it was determined that the dwelling was not constructed c.1860 as preliminary research from the City of Mississauga suggested, but it was constructed between 1877 and 1909. It is also likely that it was constructed closer to the end of this range given the use of concrete foundation and wire nails used for joinery. Furthermore, although the dwelling appears to be of brick construction, closer inspection revealed it is a frame dwelling clad with a thin brick veneer. It was determined not to be a representative example of a frame Ontario Gothic dwelling given the alterations and lack of original materials remaining. The earliest known residents were labourers as noted in the 1914 Census returns. None of the known residents are known to have contributed significantly to a community. Arthur Shaver, the owner between 1891 and 1914 of Lot 14, Range 2, Credit Indian Reserve of which the subject property is a part, was the Lorne Park post office's postmaster from 1900-1914, but while he owned the property there is no evidence he ever resided on the subject property. The neighbourhood around 1472 Indian Road has also changed substantially since it was originally constructed. Large dwellings constructed in the 1980s and 1990s dominate the neighbourhood, such that dwelling at 1472 Indian Road does not define, maintain or support the character of the surrounding area.

Based on the results of the historical research, field review, site analysis and evaluation of the identified cultural heritage resource against the criteria for heritage designation under O. Reg. 9/06 of the OHA, 1472 Indian Road does not possess cultural heritage value or interest. Even though the property does not have cultural heritage value or interest, there are some materials that could be salvaged and reused on other older properties and these include, the original wood window and front door surrounds and the pine wood flooring on the second floor.

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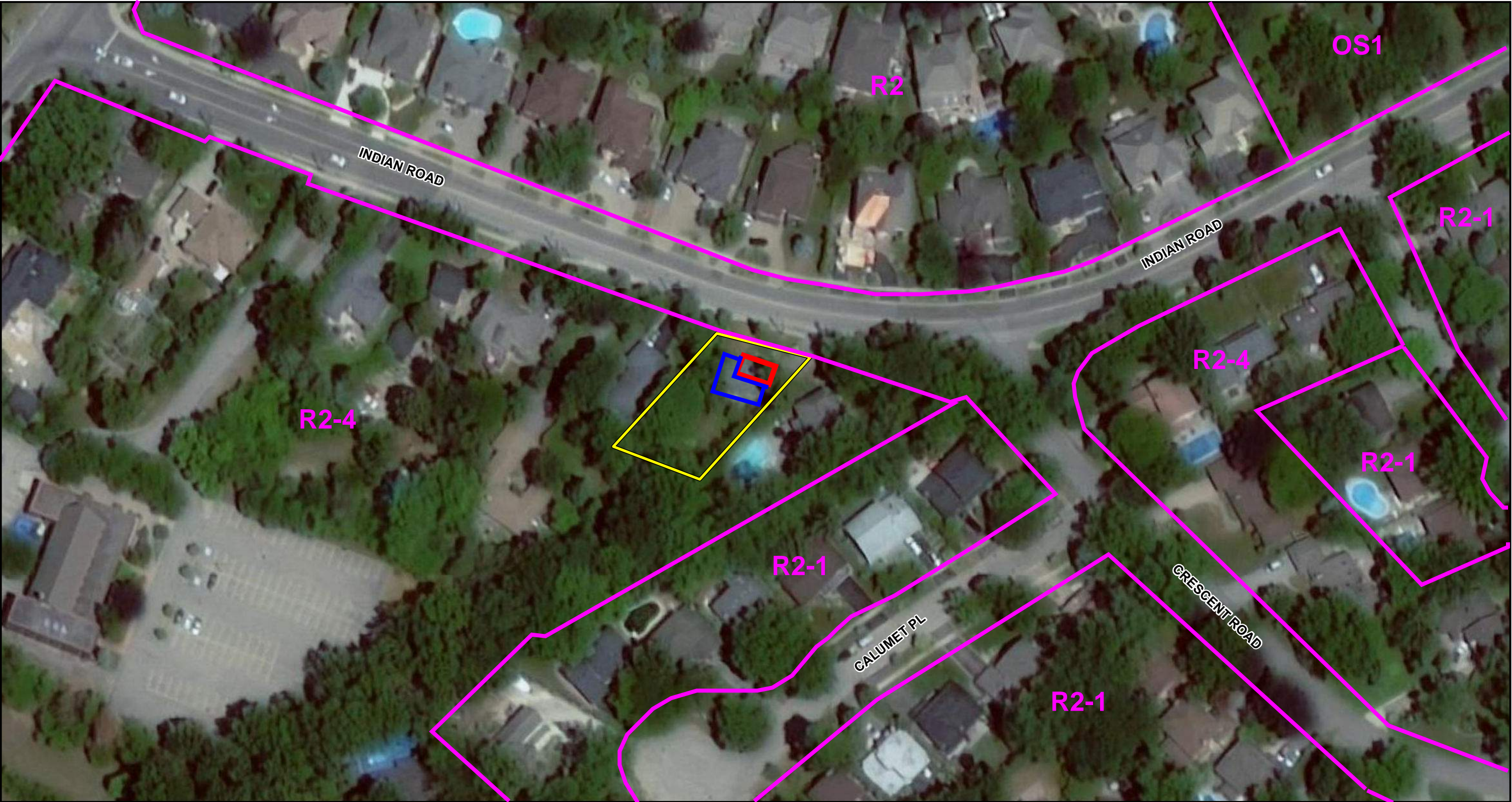
1 INTRODUCTION

WSP Canada Inc. was retained by VE Group in October 2020 to conduct a Heritage Impact Assessment (HIA) for the property at 1472 Indian Road in the City of Mississauga, Ontario (see Figure 1). The property is listed on the Heritage Register for Mississauga pursuant to Section 27 (1.2) of the *Ontario Heritage Act* (OHA) (2006). The approximately 0.23-acre property includes a one-and-a-half storey Ontario Gothic dwelling and a detached garage surrounded by landscaped area (see Figure 1). The property is zoned as Residential Low Density I (R2-4).

The intent is to demolish the dwelling and detached garage to allow for new residential development on the property, but there are currently no development plans or applications underway. An HIA is required to assess the impact of the proposed demolition on the potential cultural heritage value or interest (CHVI) of the subject property.

This HIA has been structured to adhere to the guidelines of the City of Mississauga's *Heritage Impact Assessment Terms of Reference* (June 2017) and guidance provided in the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process* (2006), the OHA, Section 2(d) of the *Planning Act*, Section 2.6.3 of the *Provincial Policy Statement* (2020), and Section 7.4 of the *Mississauga Official Plan* (2012). This document will provide:

- A background on the project and introduction to the development site;
- A description of the methodology used to investigate and evaluate the subject property;
- A summary of background research and analysis related to the subject property;
- An assessment of existing conditions;
- An evaluation of the subject property for CHVI and a Statement of Cultural Heritage Value or Interest, if applicable;
- A description of the proposed development and a summary of potentially adverse impacts (if any);
- If necessary, an assessment of alternative options, mitigation measures and conservation methods to be considered to avoid or limit negative impacts to the CHVI of the subject property;
- Recommendations as to whether the subject property is eligible for heritage designation under the OHA.





LEGEND

-  Study Area
-  Zoning Boundaries
-  Original portion of dwelling
-  1969 Addition

TITLE:

FIGURE 1: LOCATION MAP

PROJECT:

HERITAGE IMPACT ASSESSMENT:
1472 INDIAN ROAD, MISSISSAUGA

0 20 40 m



SCALE: 1:1,000	PROJECT NO: 201-10290-00	DATE: OCTOBER 2020
DRAWN BY: RAV	CLIENT: 1752350 ONTARIO LTD.	
CREDITS: LAND INFORMATION ONTARIO		

2 POLICY FRAMEWORK

2.1 PLANNING ACT AND PROVINCIAL POLICY STATEMENT

The *Planning Act* (1990) and the *Provincial Policy Statement* (PPS) (Ministry of Municipal Affairs and Housing (MMAH), 2020) issued under Section 3 of the *Planning Act*, provide Ontario-wide policy direction on land use planning. All decisions affecting land use planning “shall be consistent with” the PPS, which identifies that properties and features demonstrating significant architectural, cultural, historical, archaeological, technical or scientific interest are of provincial interest and should be conserved.

The importance of identifying, evaluating and conserving built heritage resources and cultural heritage landscapes is noted in two sections of the PPS 2020:

- Section 2.6.1 – “Significant built heritage resources and significant heritage landscapes shall be conserved”; and,
- Section 2.6.3 – “Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved.”

The following concepts, as defined in the PPS, are fundamental to an understanding of the conservation of cultural heritage resources in Ontario:

Built heritage resources (BHR) are defined as “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. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.”

Conserved is defined as “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.”

Cultural heritage landscapes (CHL) “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. 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.”

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. significant views or vistas to or from a protected heritage property).”

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*.”

2.2 ONTARIO HERITAGE ACT

The OHA gives municipalities and the provincial government powers to preserve the heritage of Ontario, with a primary focus on protecting heritage properties and archaeological sites. The OHA grants authority to municipalities and the province to identify and designate properties of heritage significance, provide standards and guidelines for the preservation of heritage properties and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources.

Properties can be designated individually (Part IV of the OHA) or as part of a larger group of properties, known as a Heritage Conservation District (Part V of the OHA). Designation offers protection for the properties under Sections 33 and 34 of the OHA, prohibiting the owner of a designated property from altering, demolishing or removing a building or structure on the property unless the owner applies to the council of the municipality and receives written consent to proceed with the alteration, demolition or removal.

In addition to designated properties, the OHA allows municipalities to list properties that are considered to have CHVI on their Register, which provides interim protection against demolition in the form of a 60-day delay in issuing a demolition permit. Under Part IV, Section 27, municipalities must maintain a Register of properties situated in the municipality that are of CHVI. Section 27 (1.1) states that the Register shall be kept by the Clerk and that it must list all designated properties (Part IV and V). Under Section 27 (1.2), the Register may include a property that has not been designated, but that the municipal council believes to possess CHVI. Listed properties, although recognized as having CHVI, are not protected under the OHA against demolition or unsympathetic alteration as are designated properties but are acknowledged under Section 2 of the *PPS* (MMAH, 2020).

2.3 ONTARIO REGULATION 9/06

The evaluation of cultural heritage resources is guided by *Ontario Regulation 9/06* (O. Reg 9/06), which provides three principal criteria with nine sub-criteria for determining CHVI. The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These criteria include: design or physical value, historical or associative value and contextual value.

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

If a potential cultural heritage resources is found to meet any one of these criteria, it can then be considered an identified resource.

2.4 MHSTCI HERITAGE RESOURCES IN LAND USE PLANNING

The MHSTCI's *Heritage Resources in Land Use Planning Process* (2006) identifies HIAs as an important tool to evaluate cultural heritage resources and to determine appropriate conservation options. The document identifies what an HIA should contain and any specific municipal requirements.

To determine the effect that a proposed development or site alteration may have on a significant cultural heritage resource, the MHSTCI's *Heritage Resources in Land Use Planning Process* outlines seven potential negative or indirect impacts:

- **Destruction** of any, or part of any, significant heritage attributes or features;
- **Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- **Isolation** of a heritage attribute from its surrounding environment, context or a significant relationship;
- **Direct or indirect obstruction** of significant views or vistas within, from, or of built and natural features;
- **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;
- **Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

2.5 PEEL REGION OFFICIAL PLAN

The *Peel Region Official Plan* (2018) was first adopted by Regional Council on July 11, 1996 through By-law 54-96 and was subsequently approved with modifications by the Minister of Municipal Affairs and Housing. There have been many amendments approved by the Minister since. The Office Consolidated version of Plan was released in 2018.

Section 3.6, Cultural Heritage, addresses heritage resource conservation. Relevant policies include:

- 3.6.2.5 Direct the area municipalities to require, in their official plans, that the proponents of development proposals affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the Region's objectives with respect to cultural heritage resources.
- 3.6.2.6 Encourage and support the area municipalities in preparing, as part of any area municipal official plan, an inventory of cultural heritage resources and provision of guidelines for identification, evaluation and impact mitigation activities.

2.6 CITY OF MISSISSAUGA OFFICIAL PLAN

The *Mississauga Official Plan* (2012) was adopted by City Council on September 29, 2020 and partially approved by the Region of Peel on September 22, 2011. The *Mississauga Official Plan* came into partial effect on November 14, 2012 when the Ontario Municipal Board approved the plan with some modifications. The Office Consolidated version of the Plan was compiled in November 2019.

Section 7.4, Heritage Planning, addresses heritage resource conservation. Relevant policies include:

- 7.4.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.

- 7.4.1.3 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.
- 7.4.1.7 Mississauga will maintain a Heritage Register of property, including structures and cultural landscapes that should be preserved as cultural heritage resources. The cultural heritage resources in the Heritage Register will be assessed based on their design or physical value, historical or associative value, contextual value and archaeological significance including the aggregation of both natural and cultural heritage resources.
- 7.4.1.10 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.
- 7.4.1.12 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.
- 7.4.1.13 Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.
- 7.4.1.14 Cultural heritage resources will be integrated with development proposals.
- 7.4.1.16 Mississauga will acquire heritage easements, apply restrictive covenants, and enter into development agreements, as appropriate, for the preservation of cultural heritage resources.
- 7.4.2.2 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.

2.7 FEDERAL AND PROVINCIAL HERITAGE GUIDELINES

In accordance with the City of Mississauga *Heritage Impact Assessment Terms of Reference* (June 2017), additional guidelines were considered including Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (Second Edition, 2010), hereafter referred to as Parks Canada's Standards and Guidelines; the former Ministry of Culture's *Eight Guiding Principles in the Conservation of Historic Properties* (1997) and *Heritage Conservation Principle's for Land Use Planning* (2007); and *Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (1988).

3 PROJECT METHODOLOGY

A HIA evaluates the proposed impact of development on the heritage attributes of a property of potential CHVI. This HIA is guided by the City of Mississauga *Heritage Impact Assessment Terms of Reference* and the MHSTCI's *Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process* (2005).

To address the requirements of an HIA, this report provides the following information:

- A summary of the history of the immediate context informed by a review of archival sources and historical maps;
- Photographic documentation of the subject property and context;
- A written description of the existing conditions and context of the subject property;
- An evaluation of the subject property using O. Reg. 9/06;
- Preparation of a Statement of Cultural Heritage Value or Interest and List of Heritage Attributes, if applicable;
- A review of the proposed development;
- Identification of impacts;
- The identification and analysis of mitigation opportunities, as required;
- Recommendation of whether the subject property is eligible for heritage designation under the OHA;
- The preferred strategy recommended to best protect and enhance the CHVI and heritage attributes of the cultural heritage resource; and
- Conservation recommendations

4 HISTORICAL CONTEXT

4.1 PRE-EUROPEAN CONTACT PERIOD

The first populations to occupy southern Ontario are referred to as Paleoindians (Ellis and Deller, 1990:39). Paleoindian period populations moved into the region following the retreat of the Laurentide Ice Sheet approximately 11,000 years before present (BP).

Early Paleoindian period groups are identified by their distinctive projectile point morphologies, exhibiting long grooves, or 'flutes', that likely functioned as a hafting mechanism. These Early Paleoindian group projectile morphologies include Gainey (ca. 10,900 BP), Barnes (ca. 10,700 BP), and Crowfield (ca. 10,500 BP) (Ellis and Deller, 1990:39-43). By approximately 10,400 BP, Paleoindian projectile points transitioned to various un-fluted varieties such as Holcombe (ca. 10,300 BP), Hi-Lo (ca. 10,100 BP), and Unstemmed and Stemmed Lanceolate (ca. 10,400 to 9,500 BP). These morphologies were utilized by Late Paleoindian period groups (Ellis and Deller, 1990:40).

Both Early and Late Paleoindian period populations were highly mobile, participating in the hunting of large game animals. Paleoindian period sites often functioned as small campsites (less than 200 m²) where stone tool production and maintenance occurred (Ellis and Deller, 1990).

By approximately 8,000 BP the climate of Ontario began to warm. As a result, deciduous flora began to colonize the region. With this shift in flora came new faunal resources, resulting in a transition in the ways populations exploited their environments. This transition resulted in a change of tool-kits and subsistence strategies recognizable in the archaeological record, resulting in what is referred to archaeologically as the Archaic period. The Archaic period in southern Ontario is divided into three phases: the Early Archaic (ca. 10,000 to 8,000 BP), the Middle Archaic (ca. 8,000 to 4,500 BP) and the Late Archaic (ca. 4,500 to 2,800 BP) (Ellis et al., 1990).

The Archaic period is differentiated from earlier Paleoindian populations by a number of traits such as: 1) an increase in tool stone variation and reliance on local tool stone sources, 2) the emergence of notched and stemmed projectile point morphologies, 3) a reduction in extensively flaked tools, 4) the use of native copper, 5) the use of bone tools for hooks, gorges, and harpoons, 6) an increase in extensive trade networks and 7) the production of ground stone tools. Also noted is an increase in the recovery of large woodworking tools such as chisels, adzes, and axes (Ellis and Deller, 1990:65- 66). The Archaic period is also marked by population growth. Archaeological evidence suggests that by the end of the Middle Archaic period (ca. 4,500 BP) populations were steadily increasing in size (Ellis et al., 1990). Over the course of the Archaic period populations began to rely on more localized hunting and gathering territories. By the end of the Archaic period, populations were utilizing more seasonal rounds. From spring to fall, settlements would exploit lakeshore/riverine locations where a broad-based subsistence strategy could be employed, while the late fall and winter months would be spent at interior site where deer hunting was likely a primary focus with some wild edibles likely being collected (Ellis and Deller, 1990:114). This steady increase in population size and adoption of a more localized seasonal subsistence strategy eventually evolved into what is termed the Woodland period.

The Woodland period is characterized by the emergence of ceramic technology for the manufacture of pottery. Similar to the Archaic period, the Woodland period is separated into three primary timeframes: the Early Woodland (approximately 800 BC to 0 AD), the Middle Woodland (approximately 0 AD to 700/900 AD) and the Late Woodland (approximately 900 AD to 1600 AD) (Spence et al., 1990; Fox, 1990).

The Early Woodland period is represented in southern Ontario by two different cultural complexes: the Meadowood Complex (ca. 900 to 500 BC) and the Middlesex Complex (ca. 500 BC to 0 AD). During this period the life ways of Early Woodland population differed little from that of the Late Archaic with hunting and gathering representing the primary subsistence strategies. The pottery of this period is characterized by its relatively crude construction and lack of decorations. These early ceramics exhibit cord impressions, likely resulting from the techniques used during manufacture (Spence et al., 1990).

The Middle Woodland period is differentiated from the Early Woodland period by changes in lithic tool morphologies (projectile points) and the increased elaboration of ceramic vessels (Spence et al., 1990). In southern Ontario, the Middle Woodland is observed in three different cultural complexes: the Point Peninsula Complex to the north and northeast of Lake Ontario, the Couture Complex near Lake St. Claire and the Saugeen Complex throughout the remainder of southern Ontario. These groups can be identified by their use of either dentate or pseudo-scalloped ceramic decorations. It is by the end of the Middle Woodland period that archaeological evidence begins to suggest the rudimentary use of maize (corn) horticulture (Warrick, 2000).

The adoption and expansion of maize horticulture during the Late Woodland period allowed for an increase in population size, density, and complexity among Late Woodland populations. As a result, a shift in subsistence and settlement patterns occurred, with the adoption of a more sedentary village life and reliance on maize horticulture, with beans, squash and tobacco also being grown. Nearing the end of the Late Woodland Period (approximately 1400 AD) villages reached their maximum size. During this period, increased warfare resulted in the development of larger villages with extensive palisades.

Early contact with European settlers at the end of the Late Woodland, Late Ontario Iroquoian period resulted in extensive change to the traditional lifestyles of most populations inhabiting southern Ontario.

4.2 PEEL COUNTY

From 1783 to 1787 the British government negotiated a series of treaties to acquire lands along the north shore of Lake Ontario from the Mississaugas of the Credit except for a portion of land that ran between Etobicoke Creek and Burlington Bay, which came to be known as the “Mississauga Tract.” The land surrounding the tract was used to settle United Empire Loyalists that were displaced from the American colonies during the Revolutionary War in 1783 (Riendeau, 1985). In 1818, as settlement in the area increased, the British Crown conducted the Mississauga Purchase, acquiring 648,000 acres of the Mississauga Tract, which included what was to become known as the Townships of Albion, Caledon, Chinguacousy and Toronto Gore (Heyes, 1961).

In 1854, the County of Peel was established and was named after Sir Robert Peel, Prime Minister of Great Britain. Originally, the County was united with the County of York, but many inhabitants wanted independent county status. In October of 1866, a vote was taken that favoured separation, and eventually, the Village of Brampton was chosen as the county town. On January 22, 1867, the first county council of Peel met at the newly constructed court house in Brampton. At this time, the County of Peel included the Townships of Albion, Caledon, Chinguacousy, Toronto, and Toronto Gore, and the Town of Brampton and Village of Streetsville (Mika & Mika, 1983).

The Regional Municipality of Peel incorporated on October 15, 1973, and includes the City of Brampton, the City of Mississauga and the Town of Caledon (Mika & Mika, 1983).

4.3 TORONTO TOWNSHIP

In the eighteenth century, the mouth of the Credit River had become an important location for First Nations and colonial fur traders to meet and exchange goods. From 1783 to 1787 the British government negotiated a series of treaties to acquire lands along the north shore of Lake Ontario from the Mississauga of New Credit with the exception of a portion of land that ran between Etobicoke Creek and Burlington Bay, which came to be known as the ‘Mississauga Tract’. The land surrounding the tract was used to settle United Empire Loyalists that were displaced from the American colonies during the American Revolutionary War (Riendeau, 1985). In 1805, another land purchase was conducted by the British government and the newly acquired land was divided into three townships: Nelson Township, Trafalgar Township and Toronto Township (Riendeau, 1985).

The Toronto Township surveys were completed in 1805, and settlement began soon after. Much of the land was used for farming and many small hamlets began to form throughout the township (Mississauga Heritage,

2012). Port Credit and Streetsville villages became large enough to be independent villages (Insauga, 2020). The Toronto Township included a Fire Department, Hydro Department, Township Police, et cetera (Insauga, 2020).

By 1965, the Township was full of suburban development in neighbourhoods such as Applewood, Sheridan Park and Mineola and as such the agricultural-sounding “Township” designation no longer applied. As such, the Town of Mississauga was created in 1968. In 1974 the Town of Mississauga was amalgamated with the Villages of Port Credit and Streetsville as well as portions of the Township of Toronto Gore and Trafalgar to form the City of Mississauga (Heritage Mississauga, n.d.).

4.4 SITE SPECIFIC HISTORY: 1472 INDIAN ROAD

The subject property is part of Lot 14, Range 2, Credit River Indian Reserve and Part of the Road Allowance of Concession 2 South of Dundas. The Credit River Indian Reserve land comprised land within a 1-mile strip along both sides of the Credit River between the waterfront and modern Eglinton Avenue. It was surrendered to the British Crown as part of Treaty 22 that was signed on February 28, 1820 (FitzGibbon, n.d.). It was divided into several parts subsequent to surrender. The first part consists of ranges 1 and 2 north of Dundas Street (NDS) and ranges 1 and 2 south of Dundas Street (SDS). Most of these lots were divided into 50-acre parcels (PAMA et al., 2019).

The Toronto Township Credit River Patent Map identifies the crown patent holders and on Lot 14, Range 2, John Ryder is identified (Figure 2). There are no records of anyone by the name of Ryder living in Toronto Township in Canada's 1851 Census Returns.

On November 10, 1855 Ryder sold Lot 14 to Daniel Thomas a farmer for £100. On March 1, 1856, Thomas sold the property to Robert Shaver for £100. The Library and Archives Canada records do not have any entries for a Robert Shaver in Peel County in the 1861 Census. *Tremaine's 1859 Map of the County of Peel* depicts Lot 14, Range 2 belonging to 'Shaver', and there is no dwelling footprint on Lot 14 (Figure 3). Robert Shaver et ux. sold the property to Henry Shook Jr. on November 14, 1862 for \$250. The \$250 price tag does not reflect a change in the lot's value, but rather reflects the gradual transition away from the pound towards a Canadian currency that was based on the US dollar which became established officially with the Canadian Confederation in 1867.

The 1871 Census identifies Henry Shook Jr. as a 33-year-old farmer and his 28-year-old wife Alicia with their three children, Charles H. (7), Robert C. (5) and Mary T. (3) (Library and Archives Canada, Schedule 1, District No. 39, Sub-district A, Pg. 45). Research completed in the 1930s by William Purkins Bull on file at the Peel Art Gallery Museum and Archives (PAMA) suggests that Henry Shook Jr. also acquired Toronto SDS, Conc. 1, Lot 29-30 in 1871 and 81 acres of Toronto SDS, Conc. 1, Lot 31 in 1891. Lot 14, Range 2, Credit River Indian Reserve was sold to Henry Shook Sr. on January 17, 1876 for \$350 (PLRO 648). The 1871 Census identifies Henry Shook Sr. as a 63-year-old widowed farmer (Library and Archives Canada, Schedule 1, District No. 39, Sub-district A, Pg. 34). The *1877 Illustrated Historical Atlas of the County of Peel* confirms that Lot 14 belong to the Shook family and there is a building footprint on the north end of lot 14 by a cultivated area, outside of the current subject property (Figure 4). The City of Mississauga's description of the property dating back to 2004 mistakenly identifies that the property can be traced back to John Leatch in the *1877 Historical Atlas of the County of Peel*. John Leatch owned Lot 26, Concession 2 which was located southeast of Lot 14, Range 2, Credit River Indian Reserve (Figure 4). Given that the *1877 Historical Atlas of the County of Peel* does not identify a dwelling within the subject property, but rather identifies a dwelling footprint at the north end of Lot 14, the current dwelling on the subject property was established post 1877.

In 1879 Shook Sr sold Lot 14 to George Phenix on March 31, 1879 (PLRO 2785). The Library and Archives Canada records do not have any entries for the Phenix family in Peel County's 1881 Census, however, the 1891 Census returns identify George as a 67-year-old-farmer living with his wife Susannah in a two-storey wood frame house with seven rooms. Given that the *1877 Illustrated Historical Map* identified a dwelling footprint at the north end of Lot 14, it is unclear if this wood house refers to that dwelling or if it refers to the dwelling on the subject property. Furthermore, the original portion of the current dwelling on the subject property only demonstrates four original rooms (two on the ground floor and two on the second floor). While

it is possible that there was an addition removed containing three additional rooms, the census records do not provide a clear indication that the current dwelling existed in 1891.

Following the 1891 Census recording in April 1891, Phenix et ux sold the property to Arthur Shaver on August 19, 1891 (PLRO 7654). Upon Arthur Shaver's death in 1937, the Peel Gazette identifies Arthur Shaver as the first postmaster of Lorne Park who retired in 1914 (Peel Gazette, 1937). However, this is incorrect, Arthur Shaver was the fourth postmaster of Lorne Park, following George D. Perry (1892-1894), Mrs. E.A. Patterson (1895-1896), and Fred Roper (1896-1899) (Library and Archives Canada, Item 16368). While Williams Perkins Bull's research from the 1930s suggests that Arthur Shaver lived in the Lorne Park area his whole life (Bull, 1930s), the Library and Archives Canada records do not have any entries for Arthur Shaver or Mary Shaver in the 1901 Census, which would have been the first census recording since acquiring Lot 14. The 1891 Census Records were taken in April of 1891, a few months prior to the Shaver family acquiring Lot 14, but identify Arthur Shaver as a 35-year-old farmer and carpenter, living with his wife, Mary (26) and two children, Gertie (2) and Milton (9 months) (Library and Archives Canada, Schedule 1, District 106, Sub-district D, Pg. 34). The 1911 Census identify Arthur Shaver as a farmer with his wife, Mary, and their children, Milton (20), Gertrude (19), Howard (17), William (15), Eliza (13), Bruce (11), Frank (7) and Archibald (5) (Library and Archives Canada, Schedule 1, District 109, Sub-district 8, Pg. 13). However, these returns for the Shaver family identify they are living on Lot 25, Concession 2 South of Dundas in the Township of Toronto. The 1911 Census returns identify two families living on Lot 14, Range 1, Indian Reserve, confirming there were at least two dwellings on Lot 14 at the time. Firstly, the census returns record, Albert Dennison a 33-year-old labourer and painter with his 31-year-old wife Alice and their children Eveline (10) and Morris (6 months). Secondly, it records John Gibson, a 55-year-old labourer and his brother Albert (44; labourer), his sister Sarah (44), his brother James H. (48; labourer), his sister-in-law Lilly (32), his nephew Allan (10), his niece May (9) and his niece Irene (7) (Library and Archives Canada, Schedule 1, District No. 109, Sub-district No. 8, Pg. 11). It is unknown which family resided in the dwelling on the subject property. Furthermore, there is no evidence that Arthur Shaver and his family ever resided on Lot 14.

The 1909 topographic map identifies the footprint of the frame dwelling located on the subject property (Figure 5). This confirms that the dwelling on the subject property was constructed between 1877 and 1909. While the Ontario Gothic Dwellings typically range from 1850 to 1900, with the height of their popularity between 1860 and 1890, the use of a concrete foundation further suggests it was built toward the end of this date range as concrete foundations were not widely used until after the turn of the twentieth century. The machine-hewed floor joists demonstrate the marks of a circular saw; circular saws were introduced after 1850 in Ontario and continue to be used. Furthermore, the wire nails and lack of machine cut nails does not provide an clear indication of an earlier construction date. Based on the available information, the dwelling is considered to have been constructed towards the end of the 1877 to 1909 range. The 1909 topographic map also identifies some dwellings along Indian Road, including a frame dwelling west of the subject property.

On January 26, 1914, Mary A. Shaver granted 2 acres of Lot 14 including the subject property to Daisy Storrar (PLRO 16269). The 1921 Census identify Richard Storrar and his wife Daisy and their two children, Margaret and Beatrice (Library and Archives Canada, Schedule B, District 115, Sub-district 31, Pg. 7). The 1940 and 1949 Canada Voter's Lists identify Richard Storrar as a manufacturer. Topographic mapping from 1909 to 1938 demonstrates little change in the surrounding area (Figures 5-8). Residential development increased between 1938 and 1942, as the 1942 topographic map demonstrates more building footprints and the introduction of Crescent Road south of the subject property (Figure 9).

On June 1, 1923 the property was sold to Mary Percival et mar (PLRO 23554). Census records from 1921 indicate that Trevor and Mary Ellen Percival immigrated to Canada from England in 1914 and rented a wood frame dwelling with four rooms, which could be the subject dwelling as it originally had at least two rooms on the ground floor and two on the second (Library and Archives Canada, Schedule B, Toronto Township, Pg. 7). The Census records identify Trevor's profession as 'gard' which likely refers to gardener. The 1949 Canada's Voters list identifies Trevor as a 'greensman' which may be a reference to a gardener or landscaper. The 1954 aerial photograph demonstrates large lots demarcated by tree lines (Figure 11). Mary Ellen and Trevor Percival sold the property to Kathleen L. Gamble on January 5, 1957 (PLRO 106462).

Kathleen Gamble sold the property to Thomas and Olive Harper on August 16, 1957 (PLRO 106110). The 1953 Canada Voters list identifies Thomas Harper as a gardener living with his wife Olive Harper and in 1957 the Canada Voters list identifies Thomas as retired. Given two of the property owners were gardeners, the

possibility that the property might be associated with an estate lot or gardening business was explored, but no association was found. On May 17, 1977 the property was sold to Robert and Carolyn Ann Thomas (PLRO 432738). The 1968 Canada Voters list identifies Robert Harper as a floor layer living at 1472 Indian Road. The 1962 topographic map depicts a new subdivision south of the subject property and a school along Indian Road, further residential development in the neighbourhood took place between 1962 and 1972 as the 1972 Topographic Map identifies the introduction of the residential street, Calumet Place south of the subject property (Figure 11 and 12).

In 1987, the property was sold to Robert JJ and Glynis Stevens (PLRO 801239). On July 29, 1988 the property was sold to Thomas Watson, Alexander Gordon Ricard and Marie Rhea (PLRO 856600). On October 19, 1990 it was sold to Anthony Neil and Louise Anne Dalhousie (PLRO R0953703). On March 9, 1992, the Corporation of the City of Mississauga sold a portion of the Road Allowance of Concession 2 South of Dundas to Neil and Louise Dalhousie, this is part of the rear portion of the subject property. It was then sold to William Scott Wilson and Katherine Kenzora on May 8, 1998 (PLRO LT1828526). Michael and Sandra Green purchased the property on August 29, 2002 and less than a year later Lucie Begin and James Clark Smith purchased the property on March 31, 2003 (PLRO PR305575 & PR413203). The property was sold to the current owner on July 4, 2005 (PLRO PR881051).

5 EXISTING CONDITIONS

The subject property is located at 1472 Indian Road, on the south side of Indian Road between South Sheridan Way and Crescent Road within the City of Mississauga. It is surrounded by residential properties most of which were constructed in the 1980s and 1990s. There are no recognized heritage properties located adjacent to the subject property.

The subject property is an approximately 0.23-acre irregular shaped property with an Ontario Gothic cottage dwelling and detached garage. The dwelling is oriented towards and moderately setback from Indian Road. Indian Road is considered to be a west-east road, and orientation descriptions will be based on this understanding. An asphalt driveway is located on the east side of the property and extends beyond the east side of the dwelling to the detached garage.

The following descriptions of the subject property are based on a site visit conducted on October 22, 2020, by Chelsey Tyers, Cultural Heritage Specialist. Access to the entire property, including the interior of the dwelling was granted.

5.1 LANDSCAPE CONDITIONS

The front yard of the subject property consists of a grass lawn and a garden that surrounds the driveway, the brick paved walkway and the concrete front steps. The rear yard consists of a small patio immediately abutting the dwelling and a large manicured lawn with a variety of trees along the rear property boundary.



Image 1: View of the front yard from the sidewalk looking southwest.



Image 2: View of the front yard looking southeast.



Image 3: View of the patio area.



Image 4: View looking south from the patio area.

5.2 HOUSE

Oriented towards Indian Road, the dwelling on the subject property is a one-and-a-half storey building that reflects the distinctive Ontario Gothic style (Image 5-Image 8). The building has a side gable roof with a central dormer and is clad in asphalt shingles with aluminum soffits and downspouts around the entire dwelling. Although the building appears to be of brick construction, the exterior is clad with a thin red-brick veneer that has been painted white and is peeling in some locations, covering a frame building. A portion of the brick cladding covering the foundation walls can be seen coming away from the foundation wall, confirming that the dwelling is not of brick construction. The foundation walls are also covered in the brick cladding, but an examination of the foundations from the interior reveal they are of concrete construction (See Section 5.2.2).

There is a one-storey addition that wraps around the west and rear (north) sides of the dwelling. The addition is clad in a horizontal vinyl siding.



Image 5: View of the front of the dwelling.



Image 6: Detail of the red-brick veneer.



Image 7: Detail of the red-brick veneer peeling away from the concrete foundation.



Image 8: View of the painted concrete foundation from the interior.

5.2.1 HOUSE EXTERIOR

The original part of the front (north) elevation is three-bays wide and symmetrically arranged (Image 5-Image 14). A set of concrete steps with a wrought iron railing leads to the central front door. The central front door opening is rectangular with a modern half-window door and with a wood architrave and pilasters, that is flanked by two wall sconce lights. The wood architrave and pilasters are not original to the dwelling, as the deteriorating base of the pilaster reveal it was installed over the red-brick veneer and are MDF material according to the property owner's agent. The remains of a previous porch roofline are also visible above the front door. The rectangular window openings on the first storey are two-over-two vinyl windows with internal muntin bars, and the window surrounds are encased in aluminum. The windows also have painted concrete sills and decorative window shutters. A single lancet arched window opening is located in the gable peak on the second storey. The lancet window opening contains a vinyl window and its surround is encased in aluminum.

Along the west side of the dwelling there is a one-storey addition. The front elevation of this addition has a large bay window opening. This bay window opening is flanked by decorative shutters of the same style as on the main part of the front elevation and contains a multi-lite vinyl window.

Most of the west elevation of the original portion the house has been removed by the one-storey addition, however, on the second storey there are two rectangular window openings with concrete sills containing one-over-one vinyl windows (Image 16). The west elevation of the one-storey addition contains no window openings but includes the wide base of the brick chimney shaft on a concrete block foundation (Image 18).

The original portion of the east elevation is symmetrically arranged with a central rectangular window on the first storey and the basement level and two rectangular windows on the second storey (Image 19-Image 21). The window opening on the first storey has decorative window shutters, a concrete sill and contains a two-over-two vinyl window. The window openings on the second storey have concrete sills and contain one-over-one vinyl windows. The east elevation of the one-storey addition contains a door over which the roof projects (Image 22). The door opening contains a modern vinyl door and as well as a modern screen door.

The south elevation consists of the rear side of the one-storey addition (Image 23-Image 24), the original dwelling's rear elevation is now enclosed in the interior of the dwelling. The west side of the rear elevation contains a large bay window opening with decorative shutters containing a multi-lite vinyl window. Approximately centrally along the rear elevation is a projecting back door in a bay formation, it contains two multi-lite doors flanked by single-lite vinyl windows. East of the back doors there is single small rectangular window opening with a single-lite vinyl window.

Along the roofline there is a dormer window that consists of a red rug-brick chimney with a concrete chimney crown and two rectangular window openings with multi-lite vinyl windows (Image 23). The dormer is also clad in horizontal vinyl siding.



Image 9: View of the front (north) elevation.



Image 10: View of the front door.



Image 11: Detail of the pilasters, constructed of MDF, around the front door.



Image 12: View of a window on the front elevation.



Image 13: Detail of the window surround and sill, note paint wear revealing concrete underneath.



Image 14: View of the lancet window on the front elevation.



Image 15: View of the front elevation of the one-storey addition.



Image 16: View of the west elevation of the original part of the dwelling.



Image 17: View of the west elevation of the one-storey addition.



Image 18: View of the base of the brick chimney.



Image 19: View of the east elevation.



Image 20: View of the window on the first storey of the east elevation.



Image 21: View of the basement window on the east elevation.



Image 22: View of the east elevation of the one-storey addition.



Image 23: View of the rear elevation.



Image 24: View of the back door.

5.2.2 HOUSE INTERIOR

The original portion of the dwelling contains a front hall flanked by a dining room and a bedroom on the ground floor and there is a large bedroom on the second floor. The one-storey addition contains a living room on the east side of the house and the kitchen along the back of the house. The dwelling has wood baseboards and door surrounds throughout the house that replicate a style common to the era of the dwelling. The baseboards and door surrounds do not appear to be original as they are located through the original part of the house as well as the addition and they do not have the same width and thickness of original moulding from the early twentieth century.

The front entrance includes a small closet and an opening to the dining room (Image 25-Image 26). The flooring is a modern wood floor meant to replicate the wear and age of an old floor. The front door surround may be original to the construction of the dwelling. The dining room is west of the front hall and contains a small nook, currently used as an office space and a window opening looking to the front yard (Image 27-Image 30). The window opening has a wood surround and sill that may be original to the construction of the dwelling. The bedroom on the ground floor is east of the front hall and accessed through the kitchen (Image 31-Image 33). The bedroom includes two window openings with wood window surrounds and wainscoting along the walls as well as the same flooring used in the front entrance and dining room. In the interior of the one-storey addition the living room is located west of the dining room and contains a staircase leading to the basement. The living room has wood flooring, wood baseboards and wood window and door surrounds. The fireplace includes a painted brick fireplace surround. The kitchen, located at the rear of the first floor, is open to the living room. The kitchen contains the back door that leads to the patio and rear yard outside. This room also includes wood baseboards, door surrounds and wood floors. A hallway west of the kitchen and leads to a bathroom, the ground floor bedroom, the stairs to the second-floor bedroom and the side door.

The second-floor bedroom is accessed by a narrow, carpeted staircase. The bedroom consists of a large room with wood baseboards, wood window surrounds and a wood railing along the staircase. The window surrounds on the windows on the west and east sides of the room may be original to the construction of the dwelling.

The basement is accessed through the living room by a wood set of stairs (Image 44-Image 51). The basement of the additions is fully finished and includes a bedroom, bathroom and living area. The basement underneath the original part of the house is mostly unfinished. The finished floors in the basement consist of the same wood flooring used in the front entrance, dining room and ground floor bedroom. The bedroom is located on the west side of the basement and includes wood baseboards, window and door surrounds and modern wood paneled doors. The bathroom has tile floors, wood baseboards, door surrounds and a modern wood paneled door. A hallway leads to a small living area with wood baseboards. An opening in the north wall of the living area leads to the original basement. The original basement has a concrete floor and demonstrates the painted concrete foundation, as well as the machine hewed floor joists. Given the estimated construction date for the dwelling provided by the City of Mississauga (c.1860), careful attention was paid to the concrete foundation walls to determine whether there was any evidence that the concrete was covering an early stone foundation, but no stones were observed. Furthermore, a hole on the south side of the concrete wall demonstrates concrete construction through the width of the wall (Image 52). Moreover, the floor joists and joinery details were examined to determine if the dwelling could be older than the concrete foundation suggests. The floor joists demonstrate the markings of a circular saw; circular saws were introduced in Ontario as early as 1850 and are in continued use. Lastly, the types of nails used were examined. If the house had been constructed prior to c.1900, it would likely have used machine cut nails common in Ontario from 1830 to 1900 that have a square shape. The only nails visible in the floor joists were wire nails common since 1900. As such, the information available suggests that the dwelling on the subject property was constructed closer to the end of the 1877-1909 range.



Image 25: View of the front hall entrance, looking at the hallway (L) and the dining room (R).



Image 26: View of the front door surround and baseboards.



Image 27: View of the dining room.



Image 28: View of the window in the dining room.

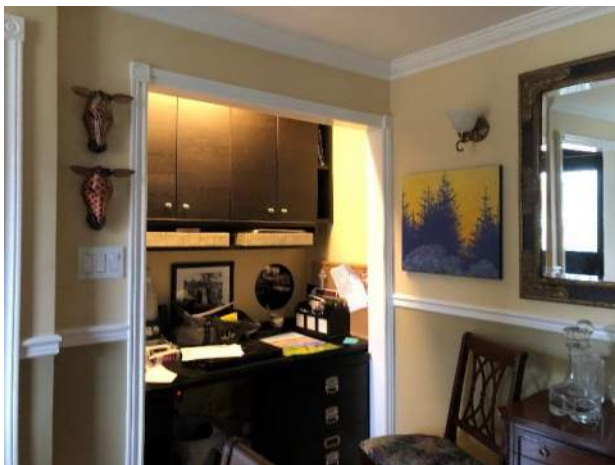


Image 29: View of the nook in the dining room.



Image 30: View of the modern wood flooring with an aged finish used in the front hall, dining room and bedroom on the ground floor.



Image 31: View of the bedroom on the ground floor.



Image 32: View of a window in the bedroom on the ground floor.



Image 33: View of the wainscoting in the bedroom on the ground floor.



Image 34: View of the living room.



Image 35: View of the fireplace in the living room.



Image 36: View of the flooring in the living room.



Image 37: View of the kitchen.



Image 38: View of the wall that is likely the rear elevation of the original dwelling.



Image 39: View of the hallway leading to the side door, bedroom and staircase to the second floor.



Image 40: View of the west end of the bedroom on the second floor.

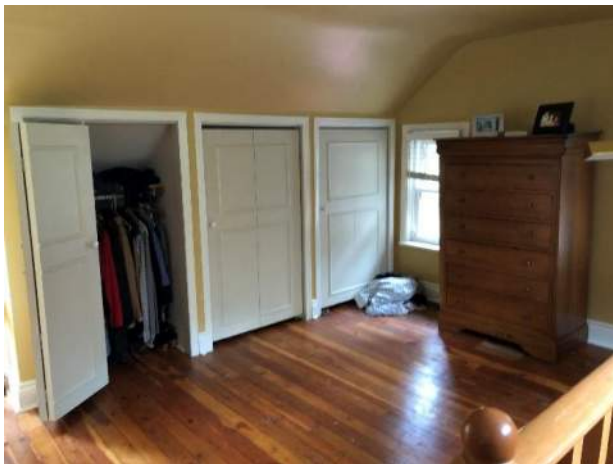


Image 41: View of the east end of the bedroom on the second floor.

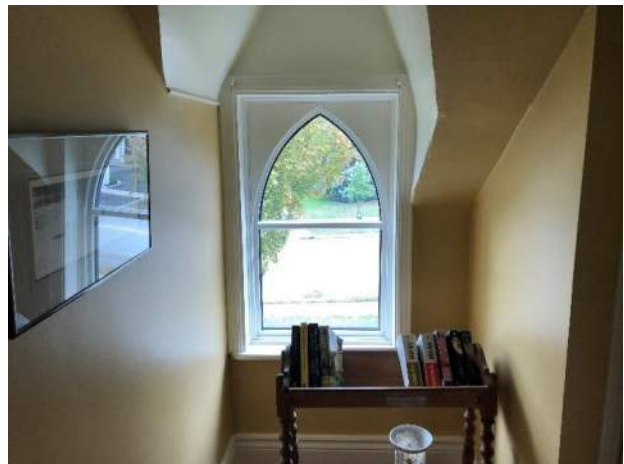


Image 42: View of the interior of the lancet window.



Image 43: View of the staircase leading to the second floor.



Image 44: View of the staircase leading to the basement.

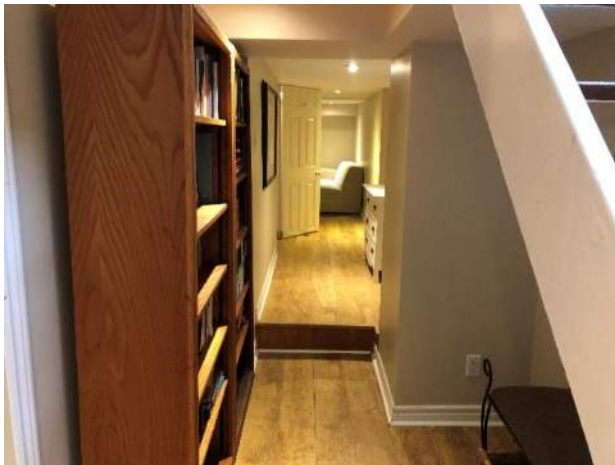


Image 45: View of the hallway in the basement.



Image 46: View of the bedroom in the basement.

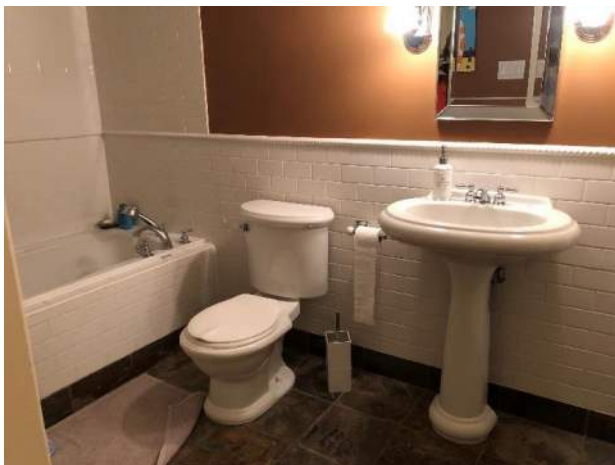


Image 47: View of the bathroom in the basement.



Image 48: View of the living area in the basement.



Image 49: View of the basement under the original part of the dwelling.



Image 50: View of the machine hewed floor joists.



Image 51: View of the concrete foundation, note there was no evidence of stone construction.



Image 52: View of the hole in the concrete wall revealing concrete construction of the foundation wall.

5.3 DETACHED GARAGE

A detached garage is located on the east side of the subject property at the end of an asphalt driveway (Image 53-Image 55). It is a single storey, front gable roofed structure, clad in horizontal vinyl siding. The front (south) elevation of the garage has a slightly off-centre aluminum paneled garage door. The west elevation exhibits a door opening with a modern door with a half-moon lite and the rear elevation has no window or door openings. The east elevation could not be photographed as it sits almost immediately on the east property line.



Image 53: View of the front elevation of the garage.



Image 54: View of the west elevation of the garage.



Image 55: View of the rear elevation of the garage.

5.4 CHRONOLOGICAL HISTORY OF THE PROPERTY'S DEVELOPMENT

The original dwelling on the subject property was constructed between 1877 and 1909 (Figures 4 and 5), however, given that the use of a poured concrete foundation was not common until after the turn of the twentieth century and the use of wire nails, it was likely constructed towards the end of that range. The dwelling has a one-storey addition that wraps around the west side of the house and along the rear elevation for which a building permit was obtained in 1969 (Application Number: HCC 69-257218). Additionally, a photograph taken of the dwelling in 1980 shows the addition and demonstrates that prior to 1980 the dwelling was clad with the brick veer and painted, the window shutters were installed, and the front door surround was added (Image 56). A building permit for the garage was obtained in 1981 (Application Number: HCC 81-257221).



Image 56: View of the front elevation in 1980 (Mississauga Historical Image Gallery).

5.5 STUDY AREA CONTEXT

Located along Indian Road, the subject property is surrounded by residential properties, most of which were constructed in the 1980s and 1990s. These dwellings generally consist of two-storey houses constructed using a variety of materials including brick (of a variety of colours), horizontal siding and stucco. They reflect styles typical of the 1980s and 1990s with attached garages and cross-hipped roofs.



Image 57: View of the dwellings on the north side of Indian Road around the subject property.



Image 58: View of dwellings on the north side of Indian Road around the subject property.



Image 59: View of the dwelling immediately east of the subject property.



Image 60: View of Indian Road west of the subject property.

5.6 ARCHITECTURAL STYLE

5.6.1 ONTARIO GOTHIC

The dwelling on the subject property was constructed in the Ontario Gothic style. Ontario Gothic style is a subset of the Gothic Revival style. Gothic Revival style reflected a renewed interest in the building forms and styles of the English Gothic period.

Ontario Gothic dwellings in Ontario date from the early nineteenth century but accelerated in popularity when landscape architects such as J.C. Loudon and A.J. Downing and the *Canada Farmer* journal promoted the style in 1864. The February 1864 edition of the *Canada Farmer* offered two small one-storey cottage designs (Image 61). In November of the same year a larger one-and-a-half storey design was offered (Image 62). These were not new or revolutionary designs, but through *The Canada Farmer* they caught the attention of a wide audience.



Image 61: "A SMALL GOTHIC COTTAGE" (THE CANADA FARMER, 1864, VOL. 1, NO. 2, P. 21).

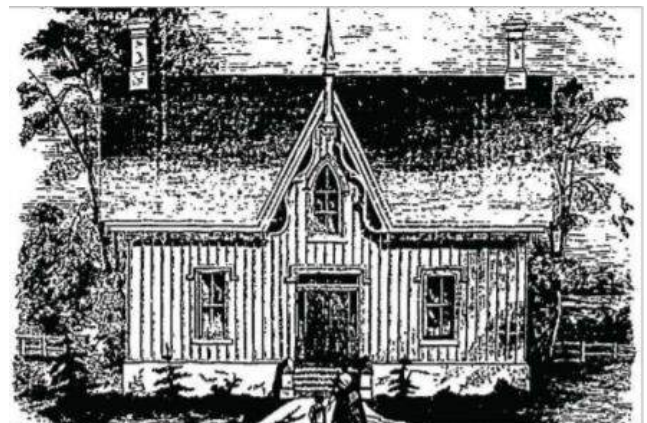


Image 62: "A CHEAP FARM HOUSE" (THE CANADA FARMER, 1864, VOL. 1, NO. 22, P. 340.).

The design offered in the November 15, 1864 edition of *The Canada Farmer* is the most popular of the Ontario Gothic Cottage designs (Mace, 2013). The design offered five bedrooms, a parlour, dining room and

kitchen. The symmetrical plan was favored for its simple and sturdy construction, but *The Canada Farmer* recommended an added touch of High Victorian Gothic flare, such as contrasting brick quoins and window lintel embellishment. However, the design was meant to be a basic and versatile prototype to be adapted to the local materials and budget.

The Ontario Gothic style is generally noted by some key identifiers: one- to one-and-a-half storeys, symmetrical facade, steeply pitched side gable roof with central gable peak, decorative bargeboard along roofline or in gable end; lancet or arched window in the gable end; transom and/or sidelights around the central door; rectangular or segmentally arched window openings with multi-paned sash windows and decorative window lintels; quoining and stone sills. Common adaptations could include front porches with elaborate woodwork details, symmetrical chimneys, a finial, bay windows and window shutters.


By far the most prevalent house design in Ontario prior to 1950, the Ontario Gothic style not only swept across Ontario's countryside, but its popularity infiltrated into urban areas across the province. Ontario Gothic style houses are commonly found in the City of Mississauga. A comparative analysis of examples of the style are found in Section 5.7.





5.7 COMPARATIVE ANALYSIS

A comparative analysis was undertaken to establish a baseline understanding of similar recognized heritage properties in the City of Mississauga, and to determine if the subject property farmhouse *"is a rare, unique, representative or early example of a style, type, expression, material or construction method"* as described in O. Reg. 9/06.

Comparative examples were drawn from Part IV designated properties within the City of Mississauga. Residential dwellings were selected from this data set, with a preference for buildings of similar age, style, typology and material. Six comparable designated properties were identified within the City of Mississauga (see Table 1 below). This analysis does not represent all available properties, but the examples are intended to provide a representative sample of similar building typologies.

Table 1: Comparative analysis of heritage properties of a similar age, style and/or typology

Address	Recognition	Picture	Age	Material	Style
7053 Pond Street	Part V Designated (Meadowvale Village Heritage Conservation District [HCD])		c.1860	Frame; stucco	Ontario Gothic; T-plan; one-and-a-half storey; gable roof with central peak; bargeboard in central peak; arched window in central peak with original shutters; rectangular window openings; six-over-six windows; window shutters; front door with sidelights; front hip-roofed porch along width of first storey.

5490 Hurontario Street	Part IV Designated		Prior to 1859	Red-brick; buff-brick details	Ontario Gothic; T-Plan; one-and-a-half storey; gable roof with central peak; bargeboard in central peak; arched window opening in central peak with buff-brick lintel; segmentally arched window openings with buff-brick lintels; two-over-two windows; double front door with transom; chimneys on both ends of gable roof; bargeboards in gable ends; buff-brick quoins.
4265 Perivale Road	Part IV Designated		Rear c.1845, Front (Gothic Revival portion) 1905	Red-brick	Ontario Gothic (Front portion); L-plan; one-and-a-half storey; gable roof with central peak; bargeboard and finial in central peak; brick chimneys on side gable ends; arched window opening in gable peak; arched window openings; porch along front, and side elevations.
54 William Street	Part IV Designated		c.1860	Frame; horizontal siding	Ontario Gothic; Rectangular plan; one-and-a-half storey; gable roof with central peak; bargeboard in gable peak; two chimneys at side gable ends; soft peaked window in gable end with protruding wood window surround and shutters; segmentally arched two-over-two wood windows with protruding wood window surrounds and shutters; central front door with transom; decorative hip-roofed front porch.
31 Bay Street	Part IV Designated		c.1870s	Red-brick	Ontario Gothic; Rectangular plan; one-and-a-half storey; gable roof with central peak; bargeboard in gable peak; segmentally arched window in central gable; rectangular two-over-two wood windows; off-centre front door; shed-roofed decorative front porch.

300 Queen Street South	Part IV Designated		1884-1887	Red brick	Ontario Gothic; L-plan; one-and-a-half storey; gable roof with central peak; segmentally arched window in central peak with one-over-one wood window; segmentally arched one-over-one wood windows; sidelights and transom around central front door; shed roofed decorative front porch.
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Of these examples, the following architectural elements characteristic of the Ontario Gothic style were observed:

- **Type:** All six are residential examples of Ontario Gothic.
- **Plan:** Two examples are built to a T-shaped plan, two are built to an L-shaped plan and two are built to a rectangular plan.
- **Roof:** All examples have side gable roofs with central gable peaks; five of which have bargeboard in the central peak.
- **Cladding:** Three examples use red-brick, one example uses red and buff brick, one example has horizontal siding and one example has a stucco exterior.
- **Facade:** All the examples are three-bays wide; five of the examples have symmetrical facades and one has an asymmetrical facade.
- **Main Entrance:** Five of the examples have central front doors; one example has an off-centre front door. Two examples have transoms; one example has sidelights; one example has a transom and sidelights; one example has no transom or sidelights and for one example the main entrance was not visible.
- **Window in gable peak:** Three examples have arched windows; two examples have segmentally arched windows; and one has rectangular windows with a soft peaked lintel.
- **Windows:** Three examples have segmentally arched window openings; one example has arched window openings and two examples have rectangular window openings. Four examples have two-over-two wood windows, one example has six-over-six wood windows and the for one example the window types could not be determined.
- **Alterations:** Although it is difficult to confirm when viewed from the public right of way, it appears that two examples have minimal alterations, one example has a side addition and one example has a rear addition.

This comparative analysis suggests that the residence on the subject property at 1472 Indian Road demonstrates some basic elements of the Ontario Gothic style but is not a representative example of such. The remaining architectural elements of the farmhouse reflective of the Ontario Gothic style include: the one-and-a-half storey height, the gable roof with central peak, the symmetrical three-bay facade arrangement and the lancet window opening in the gable peak. The dwelling has undergone extensive modifications including covering the frame construction with a thin brick cladding, replacement of all the windows, a one-storey addition that wraps around the side and rear of the dwelling; replacement of the front and side doors; installation of a new front door surround (entablature and pilasters); cladding of the window surrounds with aluminum and installation of modern window shutters that do not reflect a historical style. Constructed between 1877 and 1909 and likely towards the end of that range, the house is also not an early example of Ontario Gothic architecture, which can date from the early nineteenth century and of which this comparative analysis identifies examples in the City of Mississauga that date to the 1860s and earlier. Furthermore, as there are at least ten

examples of Ontario Gothic dwellings designated under Part IV or Part V of the Ontario Heritage Act in the City of Mississauga and numerous properties that are not designated but included on the Municipal Register, this is not considered to be a rare or unique example.

6 CONSULTATION

6.1 CITY OF MISSISSAUGA

The City of Mississauga's Senior Heritage Planner, Paula Wubbenhorst, was contacted via email on October 22, 2020 to inquire about heritage interests related to the subject property at 1472 Indian Road. A response was received on October 22, 2020 confirming that the property is listed as a non-designated property on the City's Heritage Register, a historical background and architectural description from 2004 and a link to the photograph gallery of most of the designated heritage properties. Additionally, Paula recommended contacting Matthew Wilkinson at Heritage Mississauga to provide insight into the missing land registry records for Lot 14, Range 2, Credit River Indian Reserve prior to the 1930s.

Upon review of the City of Mississauga's Heritage Register it was determined that there are no cultural heritage resources adjacent to the subject property and it was also confirmed that the subject property is not within a cultural heritage landscape.

Paula Wubbenhorst provided initial feedback on the HIA on November 18, 2020 noting that Heritage Mississauga or PAMA should be able to assist with the missing land registry information and that the chronological history of the property needed to be further reviewed and analyzed. In this feedback Paula Wubbenhorst recommended trying to access the 1969 building permit record to see if the foundation was replaced with concrete at that time. Efforts to obtain the 1969 building permit record were made, but due to the current COVID-19 pandemic and reduced staff members in the office, access to historical building permit records are limited to absolutely essential reasons. As such, additional details about the construction of the dwelling were added to the report provide as much clarity to the date of construction as possible.

6.1.1 HERITAGE MISSISSAUGA

Matthew Wilkinson of Heritage Mississauga, was contacted by email on October 22, 2020 and November 19, 2020 and responses were received on November 19, 2020 and November 20, 2020. On November 19, 2020 Matthew provided a summary of the ownership information of the property from 1957 to 1990 and on November 20, 2020 Matthew provided a summary and copies of the abstract records identifying ownership information for the subject property from the crown grant to 1957.

6.1.2 PEEL ART GALLERY MUSEUM AND ARCHIVES

The Peel Art Gallery Museum and Archives (PAMA) was contacted on November 19, 2020 and a response was received on November 21, 2020 and November 27, 2020. On November 21, 2020, archivist, Samantha Thompson provided copies of the land registry records from the crown grant to the 1930s. On November 27, 2020 Samantha provided links to some research materials compiled in the 1930s about the Shaver and Shook families.

6.2 FEDERAL AND PROVINCIAL REVIEW

The MHSTCI's list of Heritage Conservation Districts was reviewed and the study area was not found to be located within a designated district (MHSTCI, 2019). The Ontario Heritage Trust (OHT) plaque database was searched, as was the Federal Canadian Heritage Database. The subject property is not commemorated with an OHT plaque nor recognized with a federal heritage designation. It also does not appear that the subject property is subject to an OHT conservation easement.

7 CULTURAL HERITAGE EVALUATION

7.1 EVALUATION USING ONTARIO REGULATION 9/06

The property is not municipally designated under the OHA; however, it is included on the Heritage Register for Mississauga as a 'listed on the heritage register but not designated'.

O. Reg. 9/06 provides criteria for determining whether a property has CHVI. If a property meets one or more of the criteria in O. Reg. 9/06, a property is eligible for designation under the OHA.

Table 2: Evaluation of 1472 Indian Road as per O. Reg. 9/06 Criteria

O. REG. 9/06 CRITERIA	CRITERIA MET (Y/N)	JUSTIFICATION
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	The subject property contains an Ontario Gothic dwelling built in or towards the early twentieth century. While the dwelling demonstrates elements of the Ontario Gothic style in its symmetrical three-bay facade, the gable roof with a central peak and its one-and-a-half storey height, it is not considered a representative example of its kind. A representative example of a frame Ontario Gothic dwelling would have a combination of the following: original horizontal siding, original doors and windows, protruding wood window surrounds, original wood shutters, and decorative bargeboard in the central peak. Furthermore, given that the dwelling was constructed between 1877-1909, the dwelling is not an early example of Ontario Gothic of which there are examples in the City of Mississauga that date from the 1860s and earlier. Moreover, in accordance with the findings of the comparative analysis in Section 5.4, the dwelling is not considered a rare or unique of Ontario Gothic architecture in the City of Mississauga. Furthermore, it is not considered a rare, unique, representative or early example of a type, expression, material or construction method.
ii. displays a high degree of craftsmanship or artistic merit, or	N	The dwelling at 1472 Indian Road has been significantly altered since it was first constructed and any decorative woodwork that may have displayed a high degree of craftsmanship no longer exists.
iii. demonstrates a high degree of technical or scientific achievement.	N	The dwelling is of frame construction and does not display any technical or scientific achievements.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	The earliest known inhabitants of the subject property were labourers, and subsequent inhabitants are not known to have been significant to a community. The property owner of Lot 14, Range 2, Credit River Indian Reserve, Arthur Shaver from 1891 to 1914, was the fourth postmaster in the Lorne Park post office (1900-1914), but there is no evidence that Arthur Shaver lived on the subject property and therefore no known direct association with Arthur Shaver. Furthermore, the subject property is not associated with a theme, event, belief, activity, organization or institution significant to a community.

ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or	N	The subject property is not considered to have any potential to yield information about a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The dwelling and garage on the subject property are not attributed to any architect, artist, builder, designer or theorist.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	N	The subject property is surrounded by dwellings constructed in the 1980s and 1990s. Indian Road is very different today than it was in the early twentieth century, when there were very few dwellings along Indian Road. Given the character of the area has changed significantly with the construction of the surrounding dwellings in the 1980s and 1990s, the property is not considered to be important in defining, maintaining or supporting the character of the area.
ii. is physically, functionally, visually or historically linked to its surroundings, or	N	The subject property is not physically, functionally or visually linked to its surroundings and given the local context has changed significantly since it was originally constructed there is no historical relationship with the surrounding area.
iii. is a landmark.	N	The subject property has not been identified as a local landmark, nor is it known to be a destination or used as a navigation point such that it might be considered a landmark.

7.2 RESULTS OF THE CULTURAL HERITAGE EVALUATION

Based on the evaluation of the property at 1472 Indian Road against the criteria outlined in O. Reg. 9/06, the subject property does not possess CHVI. As such a statement of cultural heritage value or interest was not prepared.

8 PROPOSED DEVELOPMENT

The proposed development for 1472 Indian Road consists of the demolition of the existing buildings on site and replacement with a new house. There are currently no plans for the new house.

Given that the subject property was determined not to have CHVI, there are no heritage attributes for which to evaluate the impact of the proposed development.

9 RECOMMENDATIONS

Based on the results of the historical research, field review, site analysis and evaluation of the identified cultural heritage resources against the criteria for heritage designation under O. Reg. 9/06 of the OHA, 1472 Indian Road does not possess CHVI. The dwelling on the property is a frame building constructed between 1877 and 1909 and likely towards the end of that range in the Ontario Gothic style, but it has since been altered such that it is not considered a representative example of an Ontario Gothic house. Furthermore, based on a comparative analysis of designated Ontario Gothic houses in the City of Mississauga, the subject property is not considered rare, unique or an early example of its style. Moreover, the property is not associated with any person, event, organization, association, belief, theme or activity significant to a community, nor is it attributed to any architect, artist, or builder and it is not considered to have potential to yield information about any community. Lastly, given the area surrounding the dwelling has changed considerably since it was originally constructed, the property does not have contextual value. The property is not considered to warrant conservation as per the definition of conservation in the PPS, as the property does not satisfy the criteria under O. Reg. 9/06 as few original features remain.

Even when properties fail to satisfy the criteria for determining CHVI, and warrant the allowance for demolition, there are often original materials that can be salvaged and reused on other older properties. The only original materials that could potentially be salvaged include the wood window surrounds and front door surround in the interior of the original part of the dwelling and the pine wood floor on the second floor.

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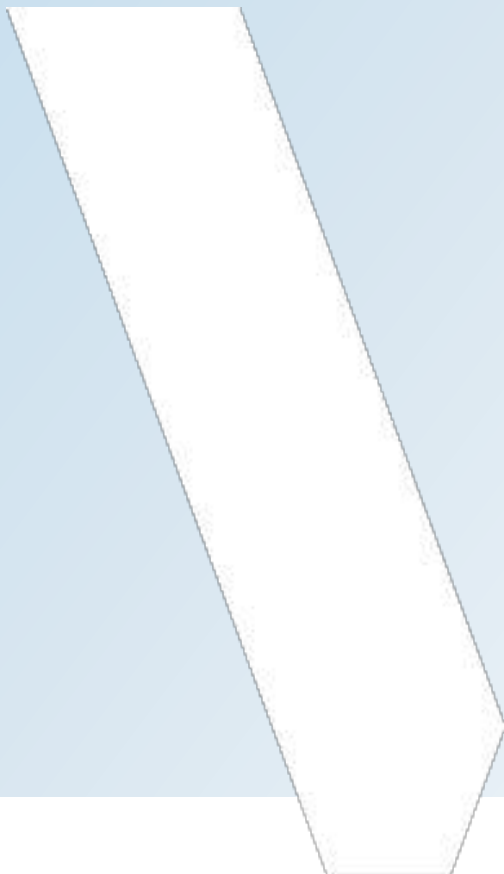
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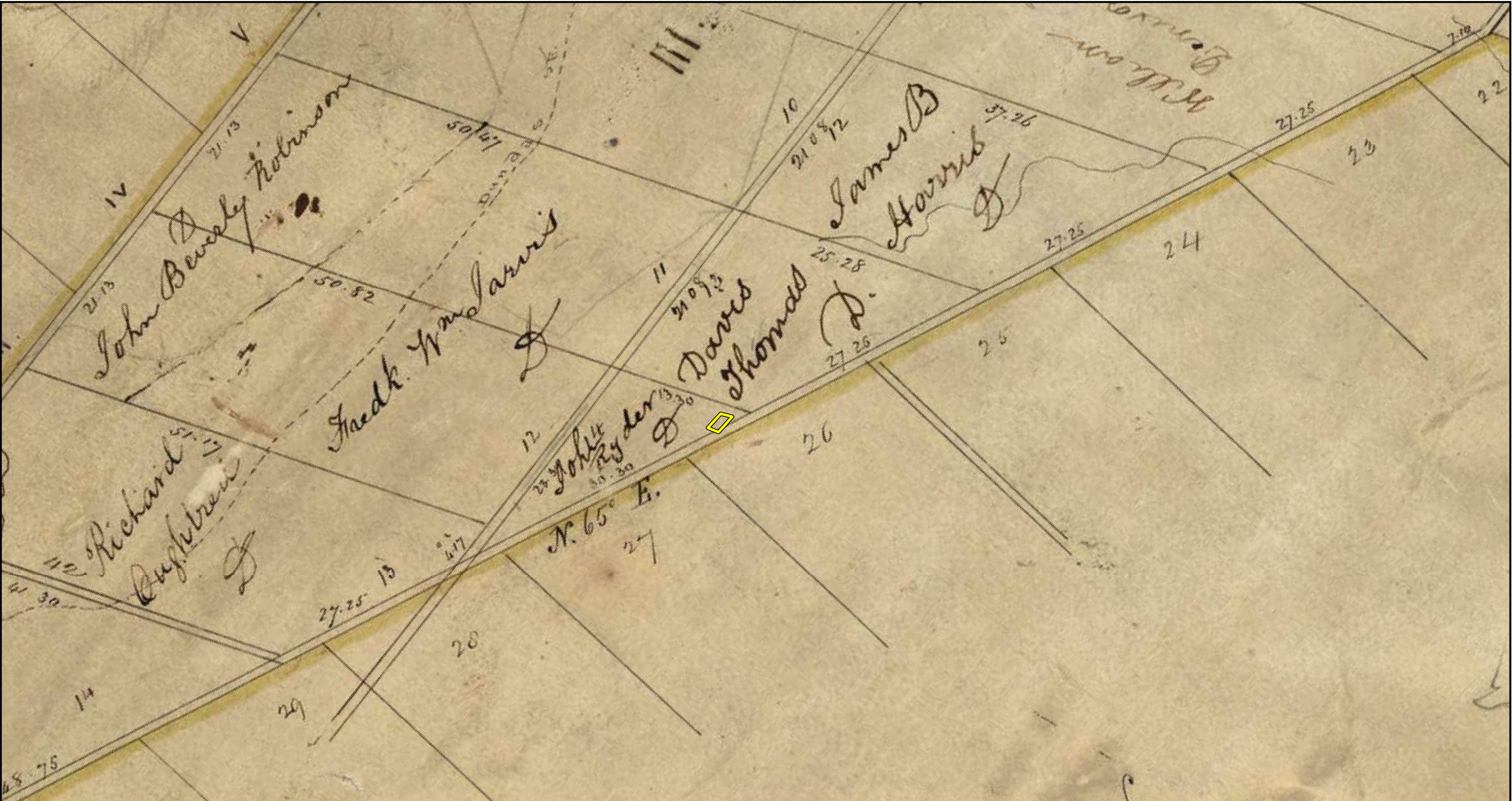
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14(4):415-456.

APPENDIX

A FIGURES 2-12







LEGEND

 Study Area

TITLE:

FIGURE 2: CROWN PATENT MAPPING (1854)

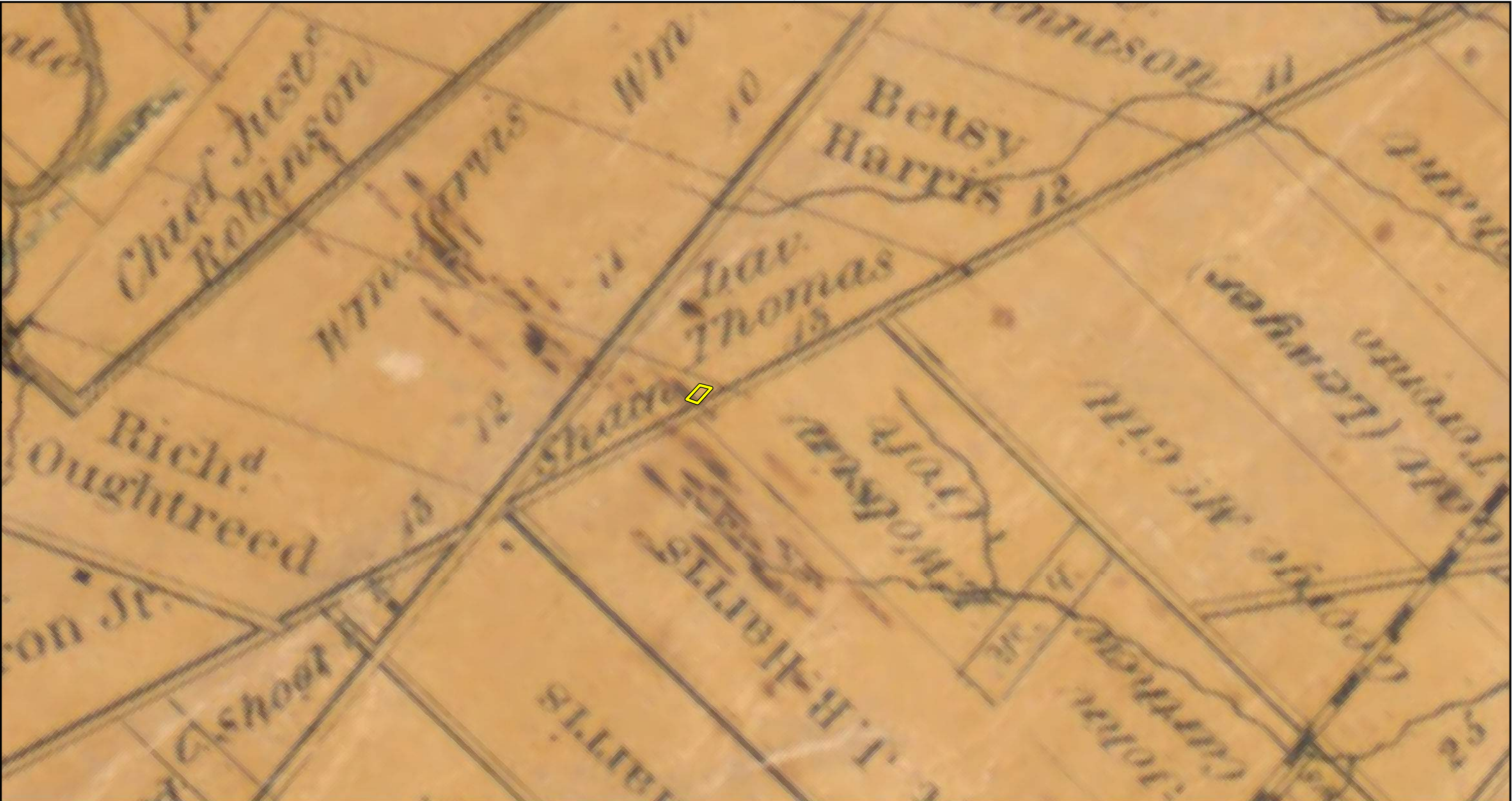
PROJECT:

HERITAGE IMPACT ASSESSMENT:
1472 INDIAN ROAD, MISSISSAUGA

0 100 200 m



SCALE: 1:8,000	PROJECT NO: 201-10290-00	DATE: OCTOBER 2020
DRAWN BY: RAV	CLIENT: 1752350 ONTARIO LTD.	
CREDITS: CROWN LANDS DEPARTMENT, DECEMBER 1854		






LEGEND

 Study Area

TITLE:	SCALE: 1:8,000	PROJECT NO: 201-10290-00	DATE: OCTOBER 2020
FIGURE 3: HISTORICAL MAPPING (1859)		DRAWN BY: RAV	CLIENT: 1752350 ONTARIO LTD.
PROJECT:		CREDITS:	
HERITAGE IMPACT ASSESSMENT: 1472 INDIAN ROAD, MISSISSAUGA		TREMAINE'S 1859 MAP OF THE COUNTY OF PEEL	
0 100 200 m			





LEGEND

 Study Area

TITLE:

FIGURE 4: HISTORICAL MAPPING (1877)

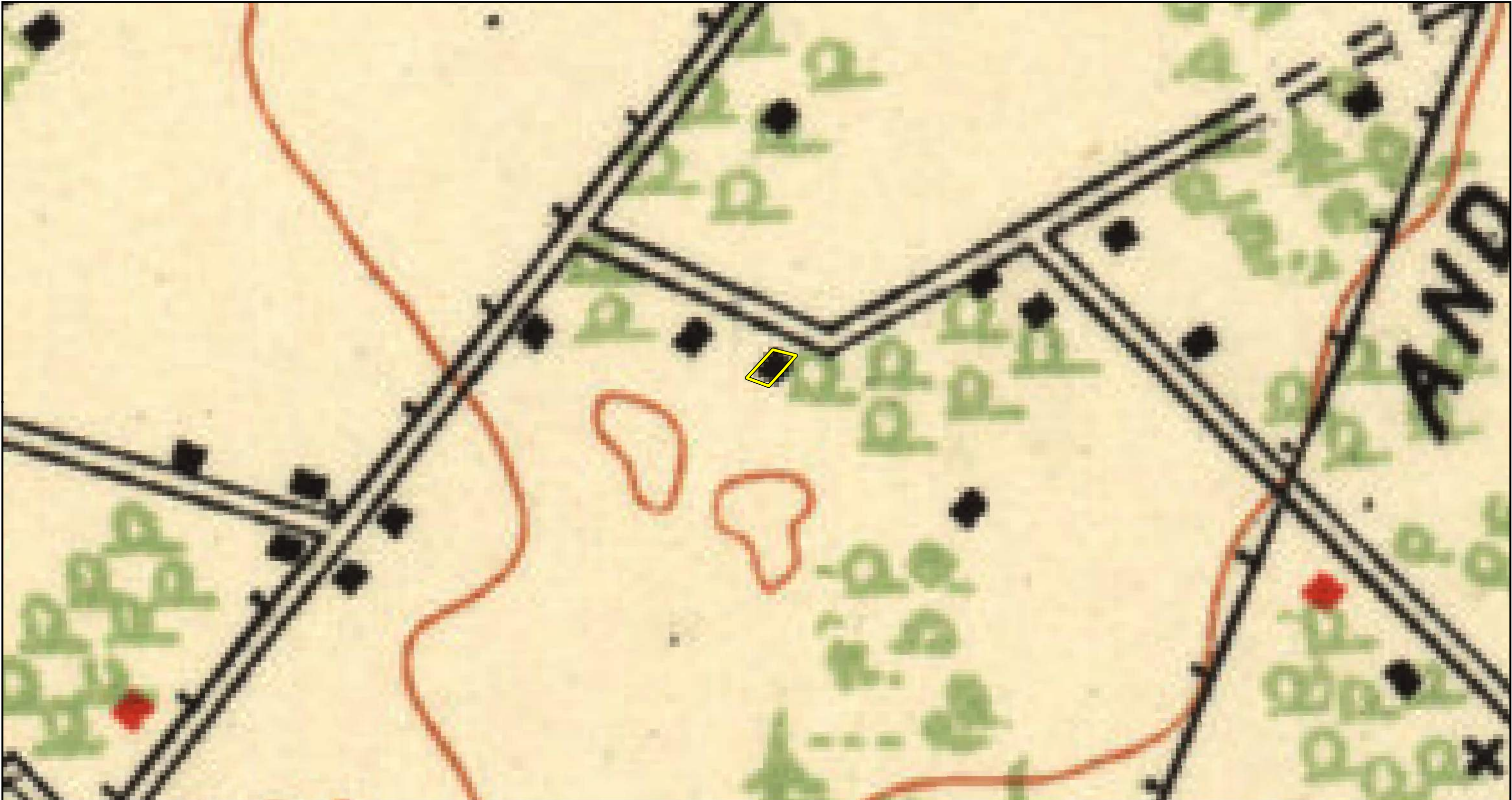
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HERITAGE IMPACT ASSESSMENT:
1472 INDIAN ROAD, MISSISSAUGA

0 100 200 m



SCALE: 1:8,000	PROJECT NO: 201-10290-00	DATE: OCTOBER 2020
DRAWN BY: RAV	CLIENT: 1752350 ONTARIO LTD.	
CREDITS: ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF HALTON (1877)		





LEGEND

 Study Area

TITLE:

FIGURE 5: TOPOGRAPHIC MAPPING (1909)

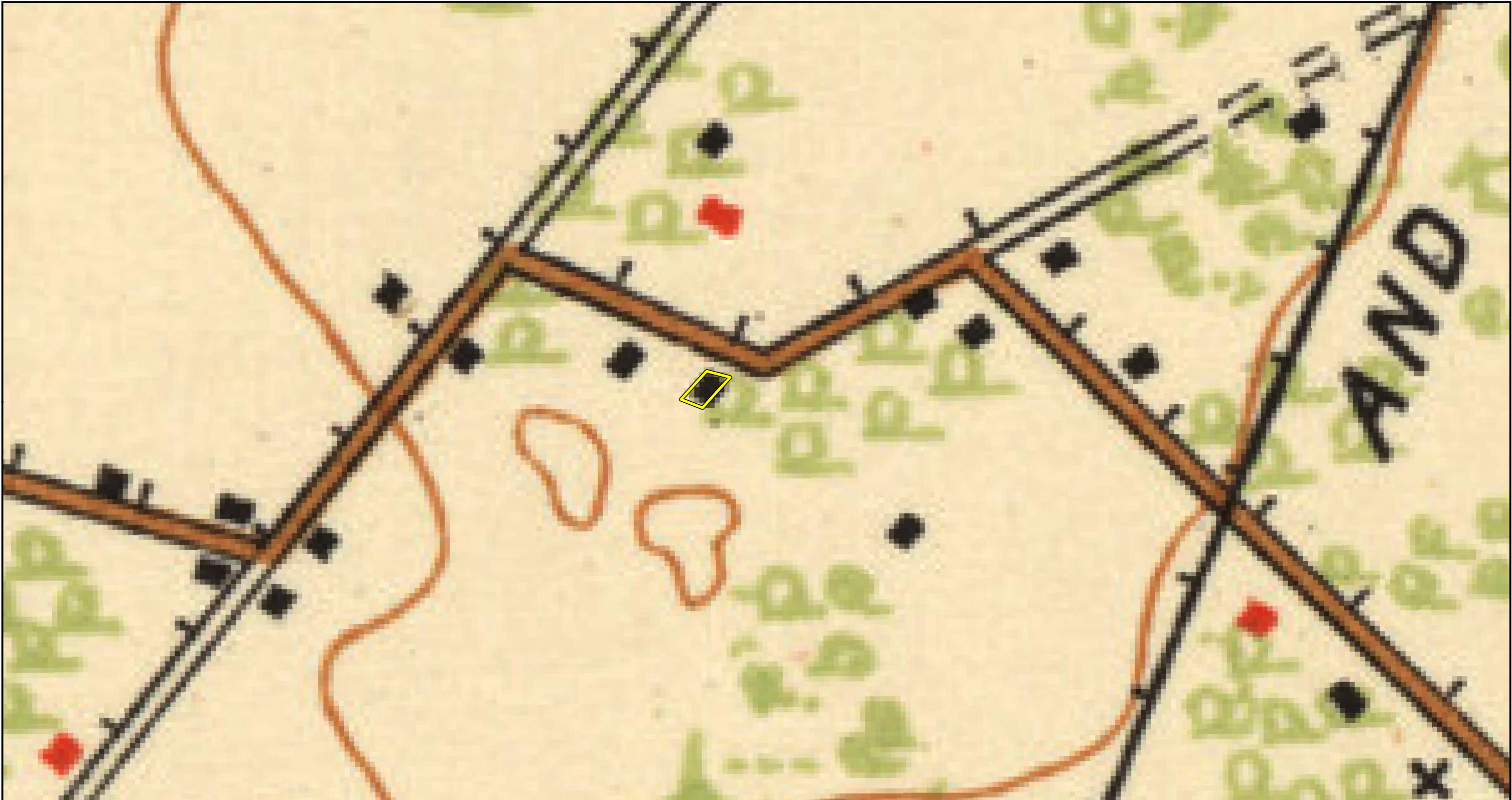
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HERITAGE IMPACT ASSESSMENT:
1472 INDIAN ROAD, MISSISSAUGA


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SCALE: 1:4,000	PROJECT NO: 201-10290-00	DATE: OCTOBER 2020
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CREDITS:		DEPARTMENT OF NATIONAL DEFENCE, 1909 (SHEET 030M12)



LEGEND

 Study Area

TITLE:
FIGURE 6: TOPOGRAPHIC MAPPING (1918)

PROJECT:
HERITAGE IMPACT ASSESSMENT:
1472 INDIAN ROAD, MISSISSAUGA

0 40 80 m



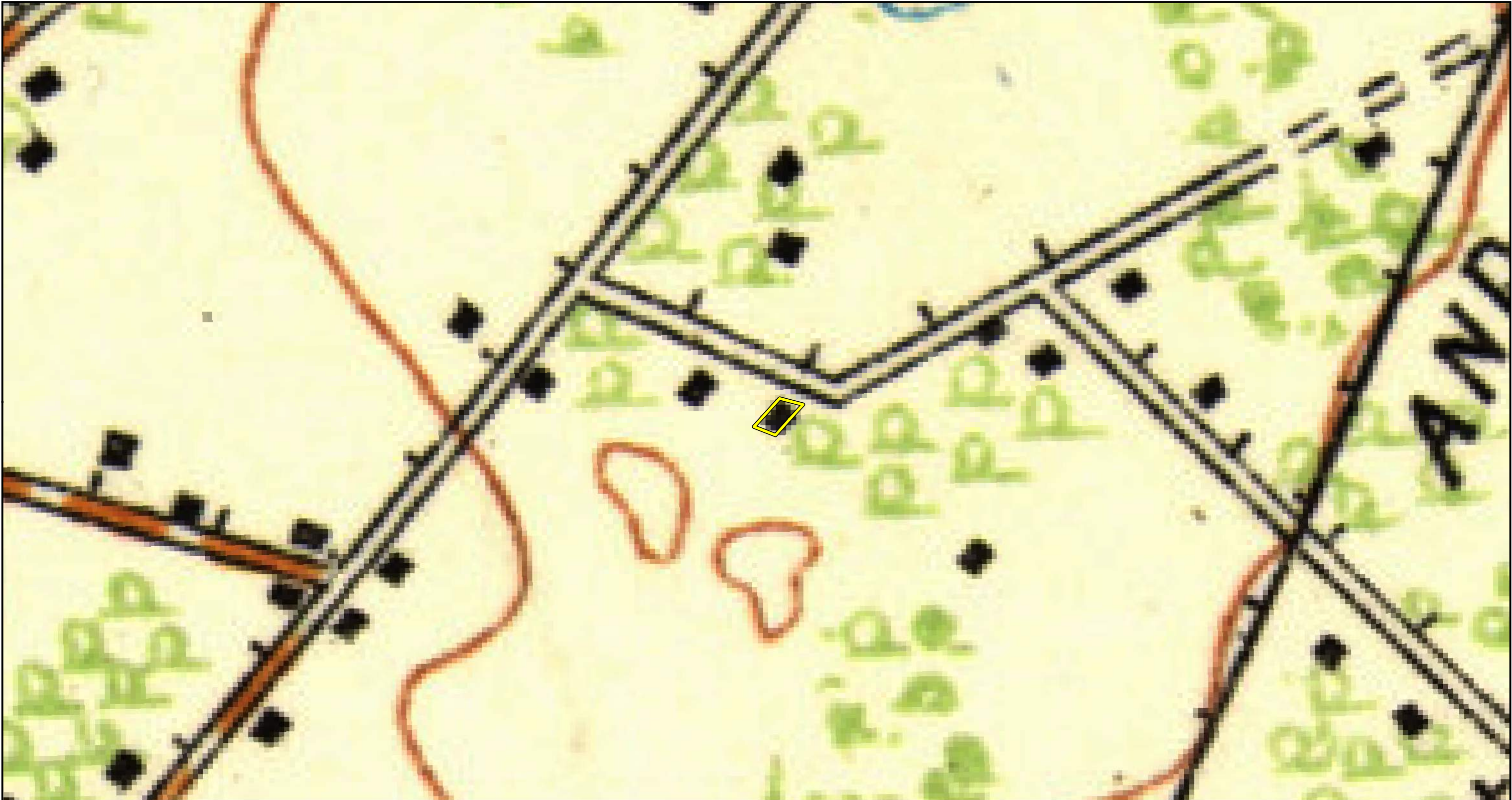
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1:4,000

DRAWN BY:
RAV

PROJECT NO:
201-10290-00

DATE:
OCTOBER 2020

CREDITS:
DEPARTMENT OF MILITIA AND
DEFENCE, 1918 (SHEET 030M12)





LEGEND

 Study Area

TITLE:

FIGURE 7: TOPOGRAPHIC MAPPING (1929)

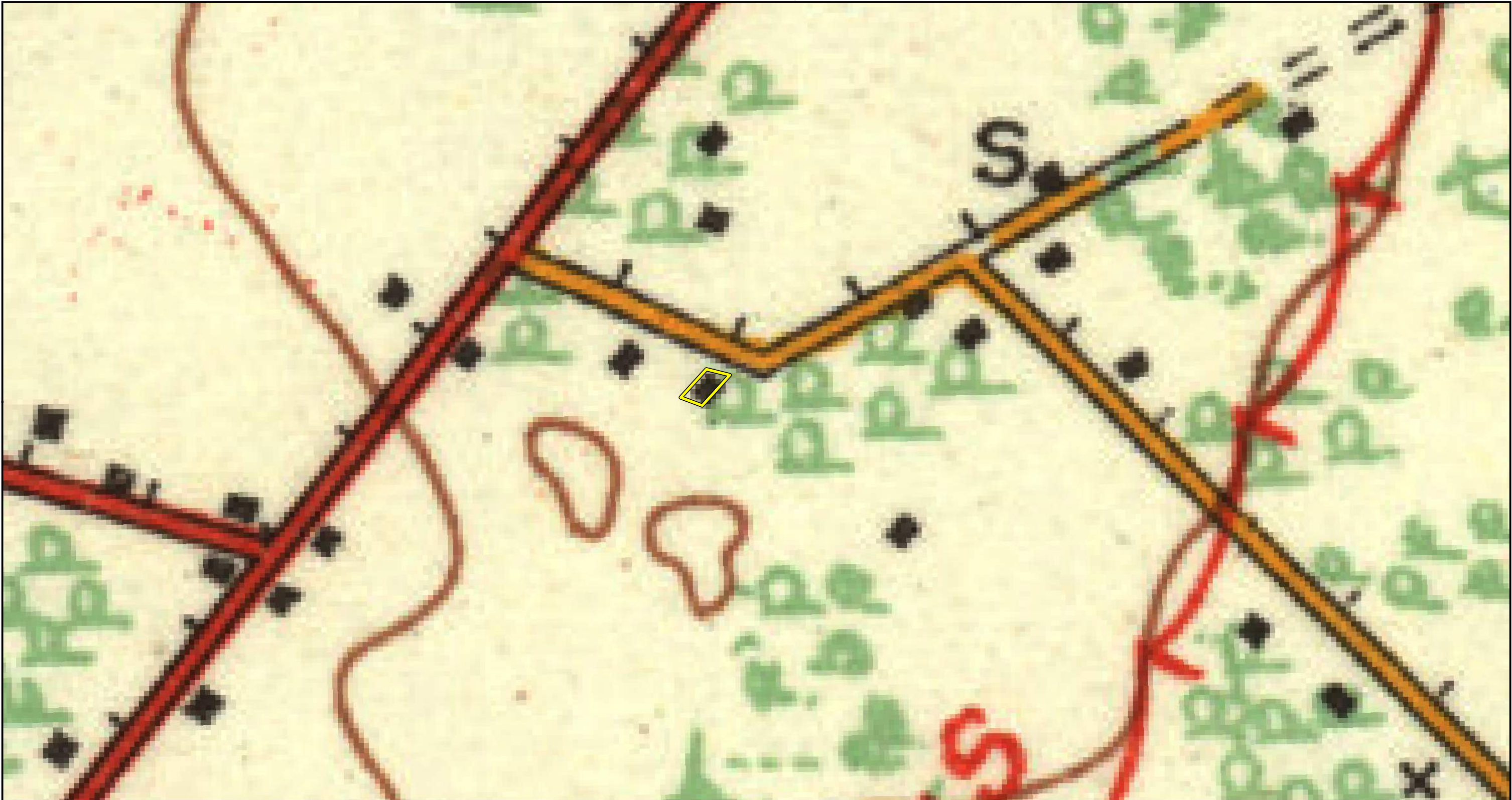
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HERITAGE IMPACT ASSESSMENT:
1472 INDIAN ROAD, MISSISSAUGA


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CREDITS: DEPARTMENT OF NATIONAL DEFENCE, 1929 (SHEET 030M12)		



LEGEND

 Study Area

TITLE:
FIGURE 8: TOPOGRAPHIC MAPPING (1938)

PROJECT:
HERITAGE IMPACT ASSESSMENT:
1472 INDIAN ROAD, MISSISSAUGA

0 40 80 m



SCALE:
1:4,000

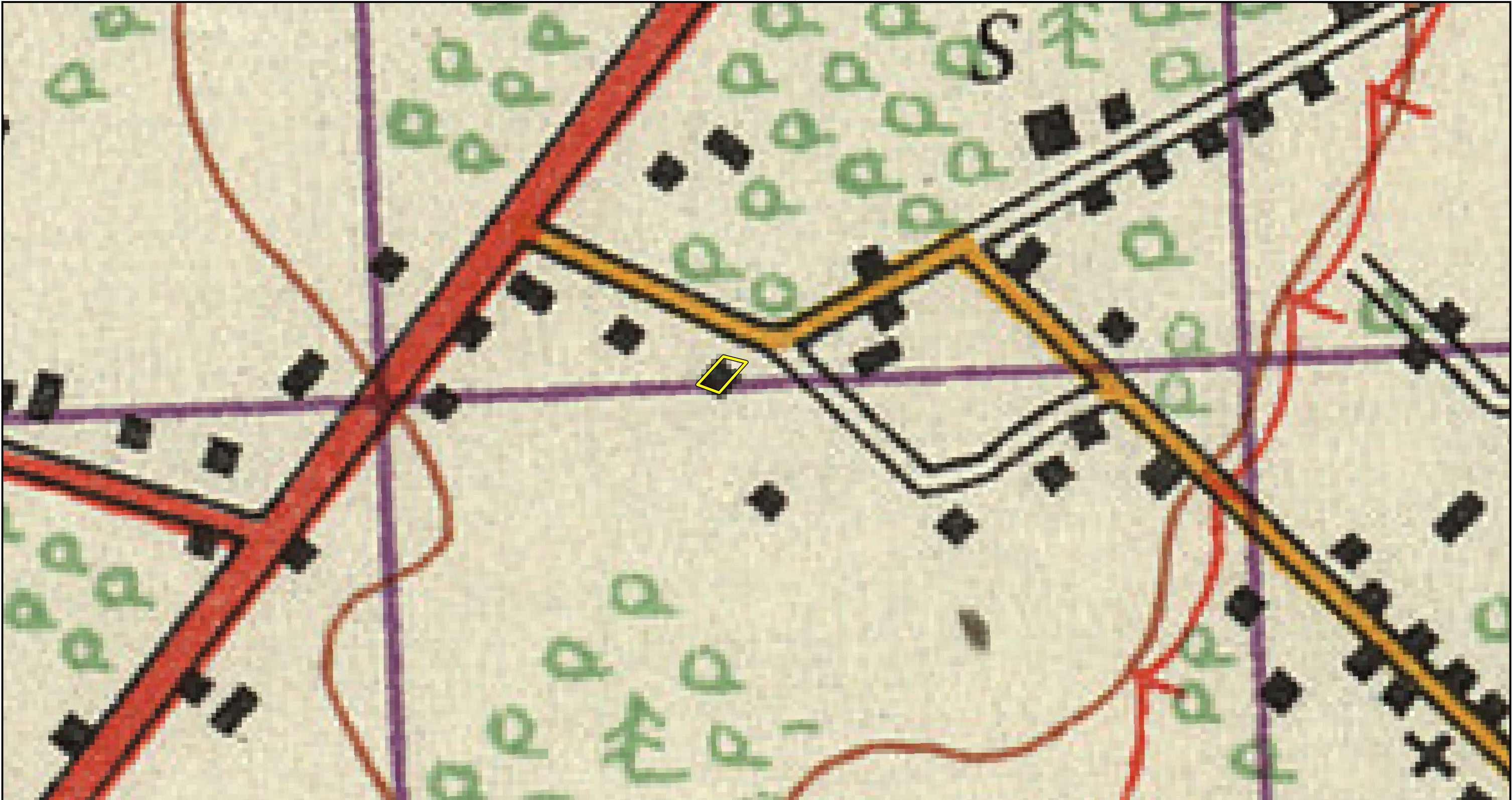
PROJECT NO:
201-10290-00


DATE:
OCTOBER 2020

DRAWN BY:
RAV


CLIENT:
1752350 ONTARIO LTD.

CREDITS:
DEPARTMENT OF NATIONAL
DEFENCE, 1938 (SHEET 030M12)





LEGEND

 Study Area


TITLE:

FIGURE 9: TOPOGRAPHIC MAPPING (1942)

PROJECT:


HERITAGE IMPACT ASSESSMENT:
1472 INDIAN ROAD, MISSISSAUGA

0 40 80 m



SCALE: 1:4,000	PROJECT NO: 201-10290-00	DATE: OCTOBER 2020
DRAWN BY: RAV	CLIENT: 1752350 ONTARIO LTD.	
CREDITS: DEPARTMENT OF NATIONAL DEFENCE, 1942 (SHEET 030M12)		





LEGEND

 Study Area

TITLE:

FIGURE 10: AERIAL IMAGERY (1954)

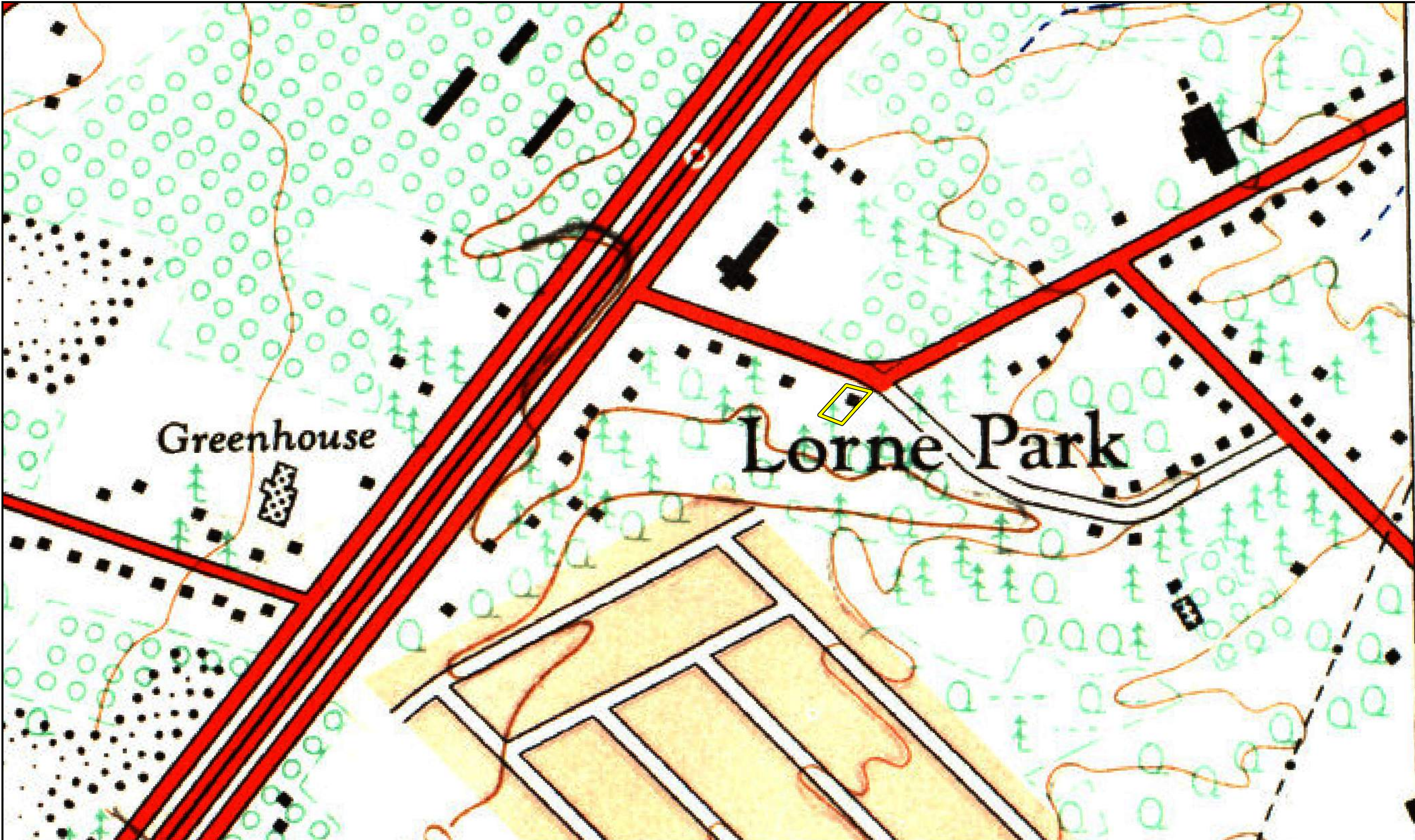
PROJECT:


HERITAGE IMPACT ASSESSMENT:
1472 INDIAN ROAD, MISSISSAUGA

0 40 80 m




SCALE: 1:4,000	PROJECT NO: 201-10290-00	DATE: OCTOBER 2020
DRAWN BY: RAV	CLIENT: 1752350 ONTARIO LTD.	
CREDITS: UNIVERSITY OF TORONTO MAP AND DATA LIBRARY (IMAGE 434.794)		





LEGEND

 Study Area


TITLE:

FIGURE 11: TOPOGRAPHIC MAPPING (1962)

PROJECT:

HERITAGE IMPACT ASSESSMENT:
1472 INDIAN ROAD, MISSISSAUGA

0 40 80 m




SCALE: 1:4,000	PROJECT NO: 201-10290-00	DATE: OCTOBER 2020
DRAWN BY: RAV	CLIENT: 1752350 ONTARIO LTD.	
CREDITS: DEPARTMENT OF ENERGY MINES AND RESEARCH, (1962) (SHEET 030M12B/03M12A)		



21



LEGEND

 Study Area

TITLE:
FIGURE 12: TOPOGRAPHIC MAPPING (1973)

PROJECT:
HERITAGE IMPACT ASSESSMENT:
1472 INDIAN ROAD, MISSISSAUGA

0 40 80 m



SCALE:
1:4,000

DRAWN BY:
RAV

CREDITS:

DEPARTMENT OF ENERGY
MINES AND RESEARCH, (1973)
(SHEET 030M12B/03M12A)

APPENDIX

B QUALIFICATIONS OF AUTHOR



Chelsey E. Tyers, BES, MCIP, RPP

CULTURAL HERITAGE SPECIALIST

Years with firm - 2

Years of experience – 9

AREAS OF PRACTICE

Cultural Heritage Assessments

Heritage Planning

Heritage Designation

Heritage Conservation Districts

EDUCATION

BES, Land Development Planning
Specialization, Honours Planning
Co-op, University of Waterloo,
2011

CAREER

Cultural Heritage Specialist, WSP,
2018 – present

Cultural Heritage Planner
Planning Development & Heritage
Design, City of Hamilton, 2014-
2018

Policy Planner (Heritage), Policy
Planning, City of Brantford, 2014

Planner II / Heritage Coordinator,
Planning and Development,
Township of King, 2013-2014

Planner, Heritage & Urban
Design, City of Kingston, ON,
2012-2013

Application Technician,
Committee of Adjustment, City of
Toronto, 2011-2012

Heritage Documentation
Specialist (Co-op Position),
Historic Places Initiative,
Waterloo, ON, 2008-2009

Profile

Ms. Tyers is a Cultural Heritage Specialist for WSP. She previously worked as Heritage Planner in fast-paced municipal environments for over eight years. She provides a variety of cultural heritage services including historical research, evaluation and analysis of cultural heritage resources, evaluation of complex development applications and facilitation through the heritage permit process.

As a municipal heritage planner Ms. Tyers gained experience managing and evaluating cultural heritage resources including seven heritage conservation districts, and a wide variety of cultural heritage resources ranging from single detached dwellings, to evolved industrial cultural heritage landscapes. She also evaluated heritage permits, prepared reports for municipal councils and worked closely with the municipal heritage committees. Ms. Tyers also managed the commencement of the of the St. Clair Boulevard HCD Update including initial public consultation and project organization.

Ms. Tyers' experience as a heritage consultant has included the environmental assessment process completing CHRAs, CHERs, HIA and Cultural Heritage Documentation Reports for a variety of public sector clients including the City of London, City of Toronto, Region of Peel and more. Additionally, Ms. Tyers has completed several Heritage Impact Assessments for private clients and provided heritage planning consulting services for the City of Cambridge including review of heritage permits in HCDs.

Select Relevant Experience

Cultural Heritage Resource Assessments

- Hopkins Bay EA, Ramara Township, ON (2020): Conducted historical research for the study area including historic map review, reviewed potential heritage resources in the study area and prepared report with findings.
- Concord GO Environmental Assessment, Vaughan, ON (2019): Conducted historical research for the study area including historic map review, conducted field review identifying potential cultural heritage resources and prepared report with preliminary impact assessment.
- Lower Simcoe GO Environmental Assessment, Toronto, ON (2019): Conducted historical research for the study area including historic map review, conducted field review identifying potential cultural heritage resources and prepared report with preliminary impact assessment.

Cultural Heritage Evaluation Reports

- Wharncliffe Road South CN Subway, London, ON (Ongoing): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided thorough photographic documentation for archival purposes.
- 69 Wharncliffe Road South, London, ON (Ongoing): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.
- Grantham Rail Bridge, Cambridge, ON (Ongoing): Conducted thorough historical research for the rail bridge, evaluated bridge according to Ontario Regulation 9/06 and prepared a Statement of Cultural Heritage Value or Interest.



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- University Drive Bridge, London, ON (2019): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.
- Clark's Bridge, London, ON (2019): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.
- 1110 Richmond Road, London, ON (2018): Conducted thorough historical research for subject property, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.

Heritage Impact Assessments

- Beaconsfield Avenue, Wortley Village/Old South HCD, London, ON (2019): Evaluated potential impact to heritage attributes as expressed in the HCD Plan and recommended appropriate mitigation measures.
- 98 Stanley Street, London, ON (2019) [CHER and HIA]: Conducted thorough historical research for study area, evaluated property according to Ontario Regulation 9/06, assessed the potential impact to the heritage attributes and recommended appropriate mitigation measures.
- 20 Milton Trail, Milton (2020): Conducted thorough historical research for the subject property, identified existing conditions, evaluated property according to Ontario Regulation 9/06 and 10/06 in accordance with the Town of Milton's HIA terms of reference, assessed the potential impact to heritage attributes and recommended appropriate materials for salvage.
- 12250 Centreville Creek Road, Caledon (2020): Conducted thorough historical research for the subject property, identified existing conditions, evaluated property according to Ontario Regulation 9/06, prepared statement of cultural heritage value or interest, assessed the potential impact to heritage attributes and recommended alternatives that would best conserve the identified heritage attributes and cultural heritage landscape.
- 14045 Airport Road, Caledon (2020): Conducted thorough historical research for the subject property, identified existing conditions, evaluated property according to Ontario Regulation 9/06, prepared statement of cultural heritage value or interest, assessed the potential impact to heritage attributes and recommended alternatives that would best conserve the identified heritage attributes and cultural heritage landscape.
- Willow Lane Bridge/Culvert, Meadowvale Village HCD, Mississauga, ON (Ongoing). Evaluated impacts of bridge rehabilitation to the heritage attributes expressed in the HCD Plan and recommended appropriate mitigation measures.
- Heritage Documentation and Salvage
 - Winston Churchill and Olde Base Line Road, Caledon, ON (2019-2020): As part of the Environmental Assessment process for road reconstruction, thoroughly documented the nineteenth century stone walls and wooden fences through the study area, identifying opportunities for relocation where possible.