

HERITAGE IMPACT ASSESSMENT

**1576 DUNDAS STREET WEST, ERINDALE
CITY OF MISSISSAUGA, ONTARIO**

Prepared for:

Weiss Architecture and Urbanism Ltd.
95 Pelham Avenue
Toronto Ontario
M6N1A5

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EXECUTIVE SUMMARY

ASI was contracted by Weiss Architecture and Urbanism Ltd to prepare a Heritage Impact Assessment (HIA) of the property at 1576 Dundas Street West in the City of Mississauga, Ontario. This HIA is structured to provide an evaluation of the impacts of the proposed development at 1576 Dundas Street West on surrounding heritage resources. The property includes a listed building known as the Taylor-Froebel House (1584 Dundas Street West), and the designated property known as the Erindale Presbyterian Church is adjacent to the east. In addition, the property is located in the Erindale Village Cultural Heritage Landscape (EVCHL).

The proposed planning application involves the construction of a two-storey addition to the front of the Erindale Academy consisting of a fitness room and classrooms. In addition, the Taylor-Froebel House's sunroom is proposed for removal to accommodate parking requirements on the property. The design of the proposed two-storey addition is not anticipated to have an impact on the Taylor-Froebel House nor the adjacent Erindale Presbyterian Church. Additionally, the removal of the Taylor-Froebel House's sunroom will not have an impact on the cultural heritage value of the house, as the portion that will be removed is an enclosed porch added to the original Second Empire house. As such, it is anticipated that the proposed addition will have no impact on the cultural heritage value of both the Taylor-Froebel House and the adjacent Erindale Presbyterian Church. In addition, the addition will have no impact on the attributes of the EVCHL.

The report makes the following recommendation:

1. That the proposed landscape strategy, which involves improvements to the condition of the landscaping in front of the Taylor-Froebel House be implemented so as to improve the streetscape along Dundas Street West, specifically focusing on improving the visibility of the Taylor-Froebel House from the street.
2. Staging during construction should be carefully planned to ensure that no negative impacts occur to the Taylor-Froebel House. All efforts should be made to eliminate potential impacts on this building during construction. These efforts should be outlined and provided to City of Mississauga Heritage Planning staff in advance of construction activities.

PROJECT PERSONNEL

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1.0 INTRODUCTION

ASI was contracted by Weiss Architecture and Urbanism Ltd. to prepare a Heritage Impact Assessment (HIA) for a proposed addition to the building at 1576 Dundas Street West, located on Plan TOR 7 ER 1 PT Lot 2 & 3 in the City of Mississauga, Ontario. This HIA is part of the proposed undertaking to construct a two-storey front addition to the Erindale Academy, which also involves the removal of a portion of the Taylor-Froebel House at 1584 Dundas Street West.

The subject property at 1576 Dundas Street West is located on the south side of Dundas Street West, midway between Jarvis Street and Robinson Street. The property also contains the Taylor-Froebel House (1584 Dundas Street West), a listed building on the City of Mississauga's Heritage Inventory. In addition, the subject property is adjacent to the Erindale Presbyterian Church (1560 Dundas Street West), a Victorian Gothic church constructed in 1877, which was designated in 1985 (By-law #247-85). The property is also located within the Erindale Village Cultural Heritage Landscape (EVCHL).

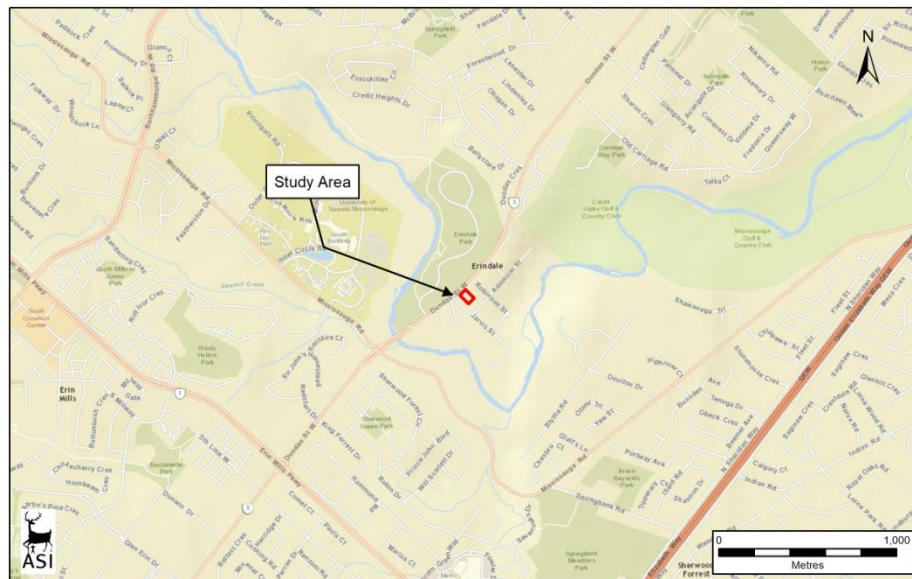


Figure 1: Location map of 1576 Dundas Street West (Base Map: Open Street Maps)

The research, analysis and site visit was conducted by James Neilson under the project direction of Annie Veilleux, Manager of the Cultural Heritage Division, ASI. The present heritage impact assessment follows the Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit* (2006), the City of Mississauga Cultural Heritage Impact Assessment Terms of Reference (2014), the City of Mississauga Cultural Landscape Impact Assessment Terms of Reference (2017) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). Research was completed to investigate, document and evaluate the cultural heritage resources within and adjacent to the study area.

This document will provide:

- a description of the cultural heritage resources, including location, a detailed land use history of the site and photographic documentation;

- a description of the site's cultural heritage value based on archival research, site analysis, and municipally accepted criteria for establishing cultural heritage significance; and
- an assessment of impacts of the proposed undertaking.

1.1 Location and Study Area Description

The subject property (Figure 2) consists of a two-storey school known as the Erindale Academy (1576 Dundas Street West, Figure 3) built in 1990 and a two-storey Second Empire building known as the Taylor-Froebel House (1584 Dundas Street West) built c.1875 (Figure 4). Both buildings are located on the same property located on the south side of Dundas Street West, midway between Jarvis Street and Robinson Street. The property is accessed from Dundas Street West.



Figure 2: Aerial photo of the Subject Property



Figure 3: Erindale Academy, 1576 Dundas Street West



Figure 4: Taylor-Froebel House, 1584 Dundas Street West

The surrounding area consists of the sparsely populated commercial route along Dundas Street West. To the south is Erindale Village, a neighbourhood of single detached residential buildings. The property is located within the Erindale Village Cultural Heritage Landscape, which is described as a “small residential enclave...defined by mature trees and a common scale of structures” (City of Mississauga 2005).

1.3 Policy Framework

The authority to request this heritage assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement (2014)*, and the City of Mississauga’s *Official Plan (Policies 22-25)*.

The *Ontario Heritage Act (OHA)* enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and also provides the legislative basis for applying heritage easements to real property.

The *Planning Act (1990)* and related *Provincial Policy Statement (PPS 2014)* make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *PPS* indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario’s long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:

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

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

The following policies, outlined in the City of Mississauga’s *Official Plan* (dated March 13, 2017), direct the undertaking of Heritage Impact Assessment within the City:

- 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 Statement, prepared to the



satisfaction of the City and other appropriate authorities having jurisdiction.

Furthermore, the City of Mississauga's Official Plan provides policy direction for development on or adjacent to cultural heritage resources. These 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 location and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.
- 7.4.1.11 Cultural heritage resources designated under the Ontario Heritage Act, will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the Ontario Heritage Tool Kit, the Ontario Ministry of Culture, and the Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada.
- 7.4.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.
- 9.5.1.15 Development in proximity to landmark buildings or sites, to the Natural Areas System or cultural heritage resources, should be designed to:
 - a. respect the prominence, character, setting and connectivity of these buildings, sites and resources; and
 - b. ensure an effective transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking, amenity and open spaces.

The Subject Property is located within Erindale, a neighbourhood that is included within the *Official Plan*. The property is part of Special Site 1 and the following heritage-related policies have been outlined:

- 16.9.2.1.2 Notwithstanding the provisions of the Mixed Use designation, the following additional policies will apply:
 - b) any additions or alterations of existing buildings will be sensitive to the village theme of the area, and will be largely confined to the rear of the property;
 - g) buildings should have a minimum of two storeys and a maximum of three storeys in height.

The property is currently listed on the City of Mississauga's Heritage Register as part of the Erindale Village Cultural Heritage Landscape (EVCHL). The EVCHL is recognized for containing the following cultural heritage attributes:

- Landscape Environment



- Scenic and Visual Quality
- Horticultural Interest
- Historical Association
 - Illustrates Important Phase in Mississauga's Social or Physical Development
- Built Environment
 - Consistent Scale of Built Features
 - Designated Structures
- Other
 - Historical or Archaeological Interest
- Site Description

This small residential enclave has a wonderful visual appearance and special landscape character defined by mature trees and a common scale of structures. Most prominent are the rows of Norway spruce, remnants of the former agricultural fields, which predate the housing development. The preservation of these trees through the sensitive siting of housing and roads has created a unique and wonderful residential environment similar to other neighbourhoods straddling the Credit River Valley. The street pattern and scattered heritage properties are the remnants of this nineteenth century village.

1.4 Project Consultation

The following organizations, websites, online heritage documents, online heritage mapping tools were reviewed to confirm the level of significance of the subject property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- City of Mississauga Heritage Property Search Interactive Map [Accessed 21 August, 2017] at <https://www.mississauga.ca/portal/services/property?DPSLogout=true>
- City of Mississauga Cultural Heritage Landscapes Inventory (January 2005);
- Canadian Register of Historic Places [Accessed 21 August, 2017] at <http://www.historicplaces.ca/en/pages/about-apropos.aspx>;
- Parks Canada website (national historic sites) [Accessed 21 August, 2017] at <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx>;
- Ontario Heritage Trust *Ontario Heritage Plaque Guide*, an online, searchable database of Ontario Heritage Plaques [Accessed 21 August, 2017] at <http://www.heritagetrust.on.ca/Resources-and-Learning/Online-Plaque-Guide.aspx>;
- Federal Heritage Buildings Review Office (FHBRO) [these properties are recognized under the Treasury Board Policy on the Management of Real Property (TBPMRP)];
- Toronto Reference Library;
- Region of Peel Land Registry Office; and
- Historical and genealogical records at Ancestry.com.

In addition to the databases listed above, the following municipal staff members and local organizations were consulted as part of this report:



- Paula Wubbenhorst, Heritage Planner, City of Mississauga provided feedback regarding Second Empire buildings in Mississauga [contacted 24 January 2020, response received 27 January 2020].
- Heritage Mississauga was contacted to inquire about Second Empire buildings in Mississauga [contacted 24 January 2020, no response received].

2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use, and the development of transportation infrastructure. Land use records were obtained from the Peel Region Land Registry Office, but did not provide early ownership records of the property. As such, the historical background of the property is based primarily on secondary sources. The following section provides the results of this research.

The subject property is located in TOR 7 ER 1 PT Lot 2 & 3 in the historical Village of Erindale and Toronto Township, and modern-day City of Mississauga, Ontario. The property consists of two buildings: a two-storey school known as Erindale Academy and the two-storey Second Empire building known as the Taylor-Froebel House. The property is bounded by Dundas Street West to the north, Erindale Presbyterian Church to the east, a residential building to the west and residential buildings to the south. Dundas Street West is a historical thoroughfare and the main street of the historical Village of Erindale.

2.1 Township and Settlement History

Village of Erindale

The Village of Erindale was established in 1822 after Thomas Racey constructed a sawmill on the Credit River, just south of Dundas Street. By 1824, a village site was laid out, first called Toronto, and then Credit, Springfield, Springfield-on-the-Credit, and finally Erindale in the early 1900s (Heritage Mississauga 2009). The village was a stopping place for stagecoach travelers between Dundas and York (now Hamilton and Toronto), along Dundas Street (Figure 5 to Figure 7). Early settlers included Emerson Taylor, who operated the Royal Exchange Hotel; John McGill, the first flour miller; Dr. Beaumont Dixie, an early physician, Duncan Turpel, a blacksmith, notary, and stagecoach operator; John Barker, the postmaster and storekeeper; and Edwin Turner and Christopher Boyes, who were prominent merchants; and General Peter Adamson, who held early Anglican church services in his home until St. Peter's Anglican Church was built in 1826. This was the only Anglican Church west of Toronto, later rebuilt in 1887, and still stands today. The village saw a period of decline when it was bypassed by the Great Western Railway, despite the Credit Valley Railway station being built in 1879. In the early 1900s Erindale was the centre of a large hydroelectric project which brought growth in the village until a devastating fire in 1919 (Figure 8). Erindale amalgamated with other villages in Toronto Township in 1968 to form the Town of Mississauga. The town became the City of Mississauga in 1974 (Heritage Mississauga 2009).





Figure 5: Erindale Village c.1885 (Mississauga Library HA0047)



Figure 6: Erindale Village c.1915 (Heritage Mississauga)



Figure 7: Erindale Village c.1915 (Heritage Mississauga)

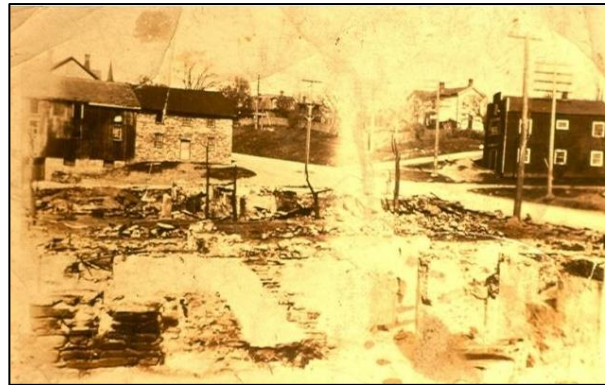


Figure 8: Erindale Village fire of 1919 (Heritage Mississauga)

Toronto Township

The Township of Toronto was originally surveyed in 1806 by Mr. Wilmot, Deputy Surveyor. The first settler in this Township, and also the County of Peel, was Colonel Thomas Ingersoll. The whole population of the Township in 1808 consisted of seven families scattered along Dundas Street. The number of inhabitants gradually increased until the war erupted in 1812, which gave considerable check to its progress. When the war was over, the Township's growth revived and the rear part of the Township was surveyed and called the "New Survey." The greater part of the New Survey was granted to a colony of Irish settlers from New York City who suffered persecution during the war.

The Credit River runs through the western portion of the Township, and proved to be a great source of wealth to its inhabitants, as it was not only a good watering stream, but there were endless mill privileges along the entire length of the river.

In 1855, the Hamilton and Toronto Railway completed its lakeshore line. In 1871, the railway was amalgamated with the Great Western Railway, which in turn, was amalgamated in 1882, with the Grand Trunk Railway, and then in 1923, with Canadian National Railway (Andreae 1997:126-127). Several

villages of varying sizes had developed by the end of the nineteenth century, including Streetsville, Meadowvale, Churchville, Malton and Erindale. A number of crossroad communities also began to grow by the end of the nineteenth century. These included Britannia, Derry, Frasers Corners, Palestine, Mt Charles, and Grahamsville.

2.2 Land Use History: 1576 Dundas Street West

The subject property at 1576 Dundas Street West is TOR 7 ER 1 PT Lot 2 & 3 in the historical Village of Erindale and Toronto Township, and modern-day City of Mississauga, Ontario. Following the 1805 Mississauga Purchase, the lot was originally within the Credit Indian Reserve (Figure 12). The land containing the subject property was surrendered in 1819-20 as part of the Second Purchase and was considered particularly important as it would permit Dundas Street to continue westward. The lot was given to Captain Thomas Racey to establish a village and mill, with the land known as the Racey Tract. According to Hicks (2009:XIV), Racey lost his property in 1827 when he fell behind in his payments (Hicks 2009). Attorney General John Beverley Robinson was given the task of granting and selling the acreage.

The 1830 *Plan of the Town of Toronto* shows the lots and roads of the village (Figure 13). No ownership information is provided for Lots 2 and 3. On the 1860 Tremaine Map, the village (now known as Springfield) is well developed with many buildings along Dundas Street (Figure 14). While the south side of Dundas Street is largely developed, Lot 2 does not contain a building. Emerson Taylor, the builder of the Taylor-Froebel House is noted as owning Lots 1-4 in Range Two, just south of the subject property.

By 1877, the *Illustrated Atlas of Peel* shows the village (now known as Credit) though does not depict any buildings (Figure 15). Emerson Taylor's stature in the village warranted inclusion within the 1877 *Illustrated Atlas'* biographical notices. Taylor was an immigrant from Pennsylvania who came to the village in 1837 (Walker and Miles 1877). For nearly thirty years Taylor owned the Royal Exchange Hotel, which is described as one of the best hotels in Peel. He also served as postmaster and as a Magistrate (Walker and Miles 1877), a member of Town Council for five years (The Globe 1893), and donated land for the Erindale Presbyterian Church (Adamson 1978). This property was adjacent to the subject property where he built the Taylor-Froebel House between 1875 and 1878. The basis for this date is unconfirmed, though Hicks recounts a story told in the Port Credit Weekly in 1955 by Emerson Taylor's grandson Taylor Statton. Statton writes, "I was born in the hotel, but when I was two years old he built a house on the lane opposite to the hotel and he and grandmother and my parents moved into it" (Hicks 2009:38). Research into Mr. Statton's life reveals that he was born in 1882 and he, his family, and his grandparents (including Emerson Taylor) are living together when the 1891 census was compiled (1891 Census, Toronto Peel Roll:T-6361, Family No. 117).

The 1909 Topographic Map depicts the Taylor-Froebel House as a brick blacksmith shop at the centre of Erindale Village (Figure 16). The 1901 Census notes that Lewis Pope was the only blacksmith in the community at this time (1901 Census, Toronto Peel Page 10, Family No. 107). Across the street is a hotel and post office, and the Presbyterian Church is noted to the east. Along with the Presbyterian Church, the property is one of the few brick buildings in the area. A low-quality photographic image of the house represents the sole image from the early decades of the house. Due to the condition, it is difficult to determine specific structural features, though the Second-Empire style and dormer windows are clearly



evident (Figure 9). In 1938, the building remains described as a blacksmith shop, though by 1942, the property is no longer noted for such purposes (Figure 17 and Figure 18).



Figure 9: Taylor-Froebel House c.1919 (Heritage Mississauga)

The 1954 and 1966 aerial photos show the Taylor-Froebel House and the original building at 1576 Dundas Street West (Figure 19 and Figure 20). The original buildings on site are clearly visible in a photo from c.1967-1970, which shows a one storey structure with a gable roof adjacent to the Taylor-Froebel House (Figure 10). The Taylor-Froebel House appears the same as it does today, though a rear porch is evident where the sunroom exists today, which suggests that the sunroom is likely an enclosed porch. An additional photo from 1978 reveals that the one-storey structure is a wooden garage located on the existing parking lot (Figure 11). This garage likely serviced the Taylor-Froebel House as a staircase lead from the garage to the house. The appearance of the Taylor-Froebel House in 1978 is identical to its contemporary appearance. The 1989 and 1992 aerials show the changes to 1576 Dundas Street West as the original garage was torn down for the construction of the existing Erindale Academy school, which was constructed in 1990 (Figure 21 and Figure 22). Today, the Taylor-Froebel House is used to support the Erindale Academy.



Figure 10: Aerial photo of the Taylor-Froebel House c.1967-1970. (UTM Library Archives Sec. 2-1, Box 274 File 0087-10)



Figure 11: Taylor-Froebel House c.1978 (Mississauga Library B529)

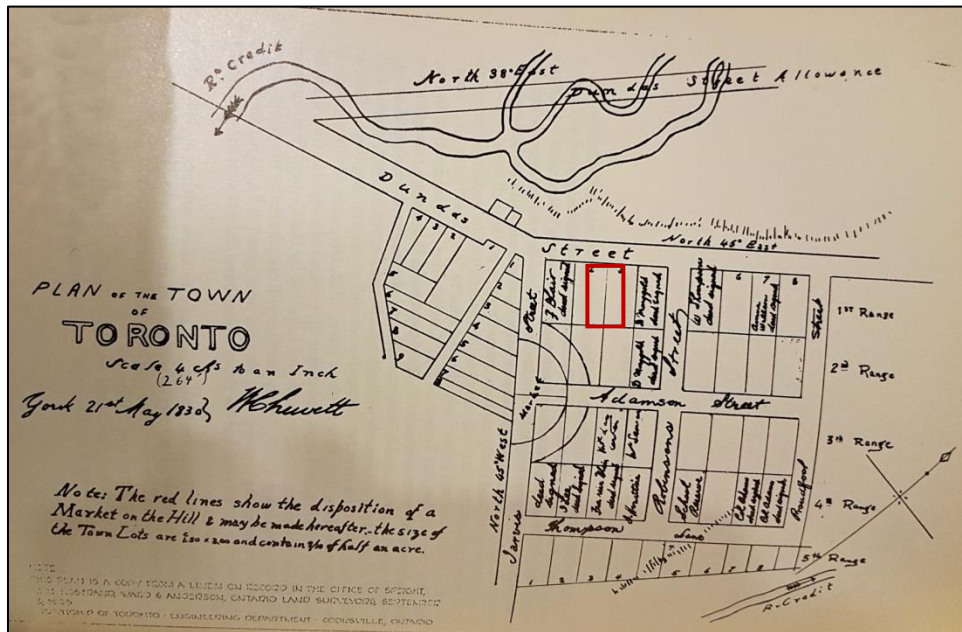


Figure 13: 1830 Plan of the Town of Toronto. Subject Property in Red (Heritage Mississauga)



Figure 14: 1860 Tremaine Map. Subject property in Red (Tremaine 1860)





Figure 15: 1877 Illustrated Atlas map. Subject Property in red (Walker and Miles 1877)



Figure 16: 1909 Topographic Map. Subject Property in red (Department of Militia and Defence 1909)



Figure 17: 1938 Topographic Map. Subject Property in Red (Department of National Defence 1938)



Figure 18: 1942 Topographic Map. Subject Property in Red (Department of National Defence 1942)

Historical Aerial Photos



Figure 19: 1954 Aerial (City of Mississauga)



Figure 20: 1966 Aerial (City of Mississauga)



Figure 21: 1989 Aerial (City of Mississauga)



Figure 22: 1992 Aerial (City of Mississauga)

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by James Neilson of ASI on August 23, 2017 and on January 21, 2020 to survey and document the study area and environs.

3.2 1576 Dundas Street West

3.2.1 Exterior

The structure at 1576 Dundas Street West, which was built in 1990, is a two-storey institutional brick building, inspired by Victorian architecture. The hipped asphalt shingle roof features a dentil cornice, faux central bell tower, and gables on all four sides (Figure 29 and Figure 30). The building incorporates quoining throughout (Figure 27). The building faces west with an entrance with sidelights and an awning located in the middle of three bays (Figure 23). The entrance is flanked by large flat-headed windows with brick soldier courses and pre-cast concrete sills. The second storey features large flat-headed windows with brick soldier courses and pre-cast concrete sills in each bay. A central gable with a circular vent below is located above the second storey. South and north wings each contain a single flat-headed window with brick soldier courses and pre-cast concrete sills.

The north (Figure 25) and south (Figure 24) elevations are nearly identical with two entrances with sidelights. The north facade features arched brickwork above the door (Figure 28), while the south elevations contain brick soldier courses. The second storey on both elevations contains three flat-headed windows with pre-cast concrete sills. A circular vent is located beneath the gable. The east elevation contains a series of six flat-headed windows with brick soldier courses and pre-cast concrete sills (Figure 26). The second storey features a row of ten windows of various sizes with pre-cast concrete sills.



Figure 23: West elevation



Figure 24: South elevation



Figure 25: North elevation



Figure 26: East elevation

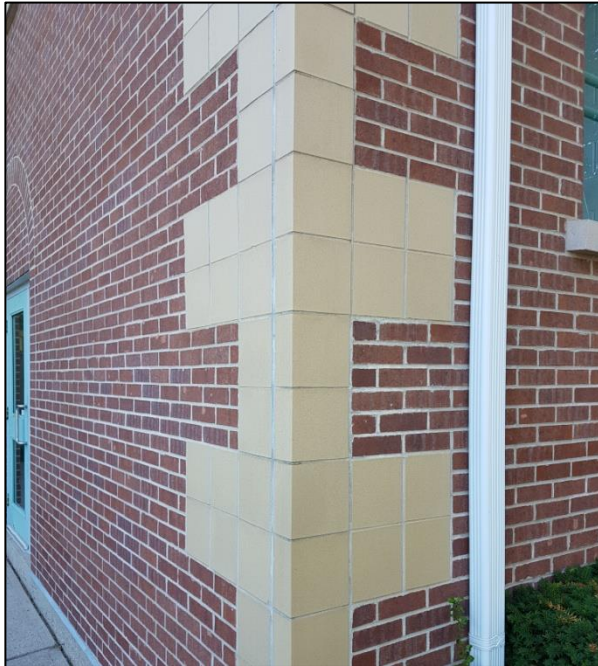


Figure 27: Quoining



Figure 28: Brick arch above the north elevation doors



Figure 29: Dentil cornice



Figure 30: Gable with circular vent

3.2.3 Landscape Features

The subject property at 1576 Dundas Street West is accessed from a driveway on Dundas Street West. The driveway leads to a parking lot, which fills the entirety of the space between 1576 Dundas Street West and the neighbouring building at 1584 Dundas Street West. The front yard consists of large hedges/bushes, two trees and a path linking Dundas Street West to the front of the building. The western boundary of the property is sparsely vegetated with six trees. A small playground is located behind the modern school building. The southern edge of the property contains a wooden gazebo and a small shed. The east side of the property contains a fenced in area with three trees, bushes along the

wall of the building, and picnic tables. The east side lacks the landscaping that is present in the front yard. The perimeter of the property is marked by a wooden fence.

3.3 1584 Dundas Street West

3.3.1 Exterior

The structure at 1584 Dundas Street West is a two-storey Second Empire building with a rear addition (Figure 31). The building has been stuccoed and the mansard roof is covered in asphalt shingles. The building is accessed from an entry on the east elevation within one of the rear additions (Figure 32). The original entrance along Dundas Street West remains (Figure 33 and Figure 34), though there is limited space between the door and the row of vegetation between the building and the street. The first floor of the north elevation is divided into three bays with two-over-two double hung wooden windows with wooden storm windows and shutters. The centre bay contains the original entrance with “The Froebel House” on a carved wooden name plate above the door. The upper storey dormers on the second storey feature gables and pseudo four-centered wooden arches (Figure 35). The windows appear to be aluminum.

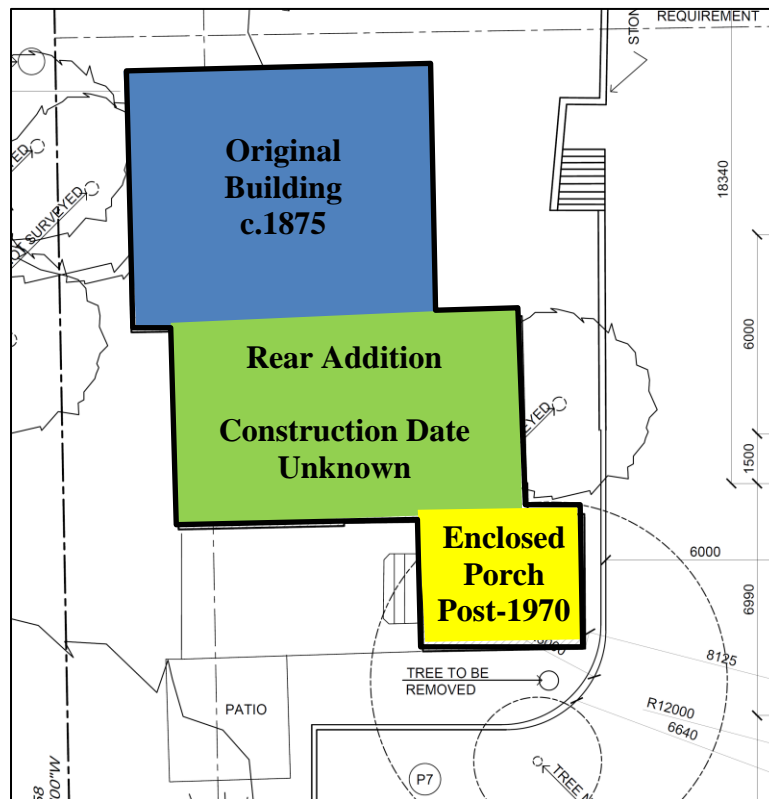


Figure 31: Layout of the Taylor-Froebel House



Figure 32: East elevation



Figure 33: North elevation



Figure 34: North elevation



Figure 35: Second storey dormer

The east elevation contains two distinct parts of the building: the original Second Empire building and a rear/side addition (Figure 36). The original portion of the building has a pair of double hung wooden windows with wooden storm windows and shutters. The centre bay features a large brick chimney (Figure 38). The upper storey contains a pair of dormers similar to those found on the north and west elevations. The one-storey rear/side addition contains a set of wooden French doors with glass divided into three-by-five panes (Figure 37). Above the door is a wooden awning with shingles held up by stylized brackets (Figure 39). A second side door is located on the east elevation of the addition beneath a porch roof. The east elevation also contains a wooden double-hung window and shutters which is consistent with the windows found on the original building. The west elevation contains a single two-over-two double hung wooden window with shutters and a segmental arch (Figure 40). The upper storey contains two dormers that are identical to those on the north elevation.



Figure 36: East elevation



Figure 38: East elevation second storey



Figure 37: East elevation entrance



Figure 39: Wooden awning above the side entrance.



Figure 40: West elevation

The rear elevation contains at least two additions (Figure 41 and Figure 42). One addition consists of a sunroom with a shed roof with a set of five windows spanning the rear elevation, and a rear sliding-door entrance flanked by an additional window. The second rear addition contains a gable roof and an

entrance with sidelights beneath an aluminum awning along with two vinyl windows (a double hung window and a slider window). The west elevation of the second rear addition features two windows: an aluminum slider window and a one-over-one double hung aluminum window both with small wooden awnings, wooden sills, and wooden mouldings.



Figure 41: Rear addition



Figure 42: Rear addition



Figure 43: West elevation of rear addition



Figure 44: Rear addition

3.3.2 Interior Features

The residence is entered via a centred entranceway with a wooden door with a glass fan incorporating five panes and a wooden surround (Figure 45). Immediately upon entering the building is the front room with hardwood floors, crown moulding and stucco ceiling (Figure 46). A brick fireplace is found along the eastern wall and a staircase to the second floor is along the southern wall (Figure 47). The windows have wooden surrounds (Figure 48). A bedroom is adjacent to the front room with wooden floors, baseboards stucco ceiling and two closets with wooden doors (Figure 51 to Figure 53). The front room's wooden staircase (Figure 49) with metal railing leads to a second floor hallway where the mansard roof is evident. The hallway, with wooden floors and a drop paneled ceiling leads to two bedrooms and a

bathroom¹ (Figure 66 to Figure 68). Both rooms have wooden floors, wooden trim around the doors and closets and wallpapered walls along with dormers.

A rear addition was added and an opening between the original portion of the building and the rear addition was created potentially within a former window space based on the segmentally arched opening that is similar to the segmental arches used for the windows elsewhere on the original building (Figure 54). A small foyer has been created to provide a connection to the kitchen, a bathroom and the rear entrance to the residence (Figure 55 and Figure 65). The kitchen has linoleum floors, wooden baseboards, wallpapered and brick-veneered walls and wooden beams across the ceiling (Figure 56 to Figure 59). Wooden French doors provide access to the outside. An original window to the original portion of the residence was maintained after the rear addition was completed. The cabinets are wooden while the countertops are linoleum.

The rear of the kitchen leads to a secondary entrance with a wooden door and an arched entrance to the sunroom (Figure 60 and Figure 61). The sunroom was originally a porch that has been enclosed and today has laminate floors, large picture windows arranged vertically in a row, skylights and a set of French doors. Wood trim surrounds the windows and the ceiling is supported by wood beams (Figure 62 and Figure 63). A bookshelf has been built along the north wall. Adjacent to the sunroom is a staircase to the basement (Figure 64). A portion of the basement has been finished with drywall and carpet, though much of the basement is unfinished with exposed joists, and exposed foundations consisting of stone within the original portion of the building and concrete block (with sporadic brick repairs) with parging within the rear addition (Figure 69 to Figure 71).

¹ The two bedrooms are currently occupied by students who attend Erindale Academy. Photographs of the room were taken though not included in this report out of privacy for the occupants.



Figure 45: Front room, facing the front entrance



Figure 46: Front room



Figure 47: Brick fireplace in the front room

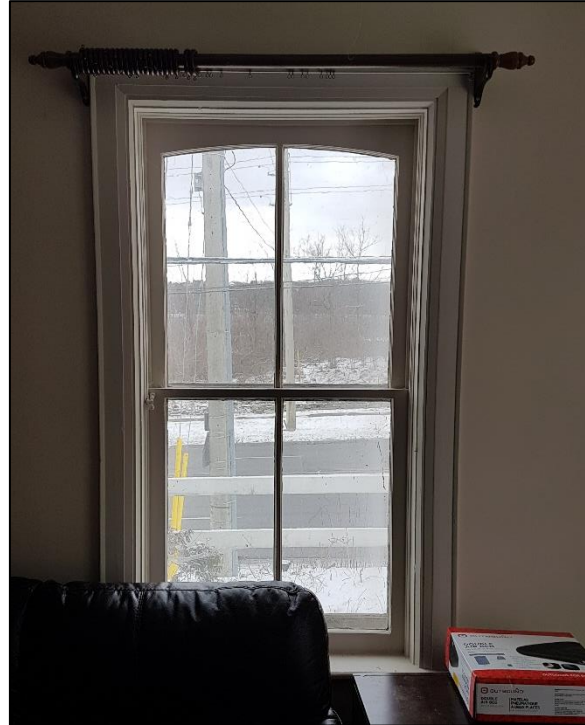


Figure 48: Example of a window in the front room



Figure 49: Staircase at the rear of the front room



Figure 50: Crown moulding within the front room



Figure 51: First floor bedroom facing the front of the residence



Figure 52: First floor bedroom



Figure 53: Stucco ceiling in the first floor bedroom



Figure 54: Connection between the original building and rear addition



Figure 55: Entrance to the kitchen from the rear foyer



Figure 56: Kitchen, facing east



Figure 57: Kitchen, facing one of the secondary entrances



Figure 58: Kitchen, facing the rear of the building



Figure 59: Kitchen, showing one of the original building's original windows



Figure 60: Entrance to a portion of the rear addition which may be an enclosed porch



Figure 61: Secondary entrance door on the east elevation



Figure 62: Rear addition sunroom



Figure 63: Rear addition sunroom



Figure 64: Rear addition sunroom



Figure 65: Foyer to the rear entrance

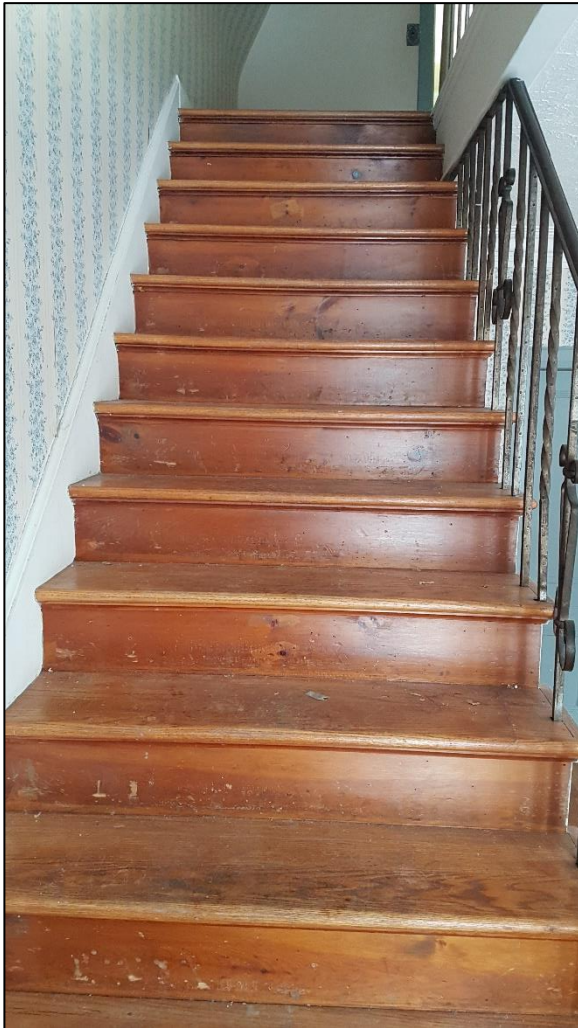


Figure 66: Staircase to the second floor



Figure 67: Second floor hallway



Figure 68: Second floor hallway



Figure 69: Staircase to the basement



Figure 70: Portion of the finished basement



Figure 71: Portion of the foundation wall where the original stone foundation meets the concrete block foundation of the rear addition (note that portions have been repaired with brick)



Figure 72: Unfinished basement with stone foundation walls



Figure 73: Basement photo showing the concrete block foundation with parging

3.3.3 Landscape Features

1584 Dundas Street West sits atop a natural ridge above Dundas Street West. The front yard is limited in space, with vegetation, grass, and a white wooden fence lining the ridge between the residence and the street. This ridge of vegetation limits views of the heritage building from Dundas Street West. Aggregate pavers have been laid around the perimeter of the house and gravel/dirt/stone has been used as fill around the foundation. Both the front door and the side door have small cement porches leading to the entrance. On the west elevation is a wooden fence separating the property from the adjacent property. On the east elevation, a white steel fence is located along the ridge providing a barrier due to the change in elevation between the residence and the adjacent parking lot. Access to the residence is

provided by a pre-cast concrete staircase, which has been built into the precast concrete retaining wall. A large parking lot is located on its east side and services the adjacent school, while likely also providing parking for the residence. The backyard features a wooden porch and interlocking bricks and a wooden fence.

3.3.4 Surrounding Context

Dundas Street West is a 5-lane roadway with an asphalt shoulder on the south side and a grass boulevard on the north side. The view towards the Taylor-Froebel House from the west is largely obscured by vegetation, while the building is visible from the east. The Erindale Presbyterian Church is the most prominent structure on the street, though the view of the steeple from the west is partially obscured by vegetation. Overall, there is considerable space between each building on the street, and unlike a “Main Street” typology that may be found in Port Credit or Streetsville, most buildings are setback considerably from Dundas Street West and vegetation is present along both sides of the road. To the south is a residential neighbourhood, while Erindale Park is to the north.



Figure 74: Eastward view along Dundas Street West



Figure 75: Erindale Presbyterian Church



Figure 76: Westward view on Dundas Street West

4.0 CULTURAL HERITAGE VALUE

4.1 Comparative Analysis

The property at 1584 Dundas Street West contains a Second Empire style building constructed c.1875. The Second Empire style was prominent in Ontario between 1860 and 1900 and was inspired by ornate French buildings such as the Paris Opera and the Louvre (Blumenson 1990:87). On non-governmental buildings, such as private dwellings and commercial buildings, the style was often more subdued and lacking the lavishness and grandeur of its Parisian counterparts. Vernacular Second Empire structures are most recognizable for their mansard roofs, which can be straight, convex, concave or a combination of the three. The roofs are typically covered with multicoloured slates and contain dormers. Second Empire buildings often have a projecting central frontispiece or when the frontispiece is situated off-centre, the buildings tend to resemble an Italian Villa style. Windows are typically large with one or two panes per sash and may be round, segmental or pointed. The windows typically have detailed surrounds and mouldings. Beneath the mansard roof, the cornice is often embellished and contains brackets, large blocks or a decorated frieze. The buildings may incorporate stone or brick, and classical mouldings and details are found around doors, windows and corners (Blumenson 1990:88).

Within the City of Mississauga, the property at 1584 Dundas Street West appears to be the only extant example of a Second Empire residential building. According to the City of Mississauga's online image gallery, one Second Empire residence is known to have existed at 264 Dundas Street East, but was demolished in 1986 (Figure 77).



Figure 77: 264 Dundas Street East (Mississauga Library LG_A690)

4.2 Ontario Regulation 9/06 Evaluation

Table 1 contains the evaluation of the property at 1584 Dundas Street West against criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

Table 1: Evaluation of 1584 Dundas Street West using Ontario Regulation 9/06

1. The property has design value or physical value because it:

<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Yes	The Taylor-Froebel House at 1584 Dundas Street West meets this criterion. The Taylor-Froebel House is a rare example of a Second Empire style residential building in the City of Mississauga. Though the residence does not exhibit the ornate details that are representative of the Second Empire style, the mansard roof and dormers are key elements of the style. No other examples of Second Empire style residential buildings could be found within the City of Mississauga. Furthermore, it is one of the last remaining nineteenth-century buildings in the Erindale Community.
ii. displays a high degree of craftsmanship or artistic merit, or;	No	The Taylor-Froebel House at 1584 Dundas Street West does not meet this criterion. The building does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	No	The Taylor-Froebel House at 1584 Dundas Street West does not meet this criterion. The building does not demonstrate a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	Yes	The Taylor-Froebel House at 1584 Dundas Street West meets this criterion. The Taylor-Froebel House is associated with Emerson Taylor who was an immigrant from Pennsylvania who came to the village in 1837. For nearly thirty years Taylor owned the Royal Exchange Hotel (a well-known hotel in Peel Region), a sawmill, knitting mill, and a fanning mill that produced wood furniture and grandfather clocks. He also served as postmaster, a Magistrate, a member of Town Council for five years, and donated land for the Erindale Presbyterian Church. The house was also known to be a blacksmith shop, an important business within a community.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No	The Taylor-Froebel House at 1584 Dundas Street West does not meet this criterion. The property is not anticipated to yield or have the potential to yield information that may contribute to an understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist	No	The Taylor-Froebel House at 1584 Dundas Street West does not meet this criterion. The architect is currently unknown.

Table 1: Evaluation of 1584 Dundas Street West using Ontario Regulation 9/06

who is significant to a community.		
3. The property has contextual value because it:		
<i>Ontario Heritage Act Criteria</i>	Yes/No	Analysis
i. is important in defining, maintaining or supporting the character of an area;	Yes	The Taylor-Froebel House at 1584 Dundas Street West meets this criterion. The building is one of the last remaining original buildings in the historic Erindale Village and helps to maintain and support the original character of the community along Dundas Street West, Erindale's original main street.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	Yes	The Taylor-Froebel House at 1584 Dundas Street West meets this criterion. The building is physically, visually and historically linked to its surroundings. The building has been situated on Dundas Street West for nearly a century and a half. While the building is not as prominent as the neighbouring Erindale Presbyterian Church, the building sits atop a ridge and is a visible part of the streetscape along Dundas Street West.
iii. is a landmark.	No	The Taylor-Froebel House at 1584 Dundas Street West is not known to meet the criterion.

This Ontario Regulation 9/06 evaluation has determined that the property at 1584 Dundas Street West has architectural, historical, and contextual value and merits designation under the *Ontario Heritage Act*.

4.3 Proposed Statement of Cultural Heritage Value or Interest

Description of Property

The Taylor Froebel House at 1584 Dundas Street West is a two-storey Second Empire building built c.1875. The building is located on the south side of Dundas Street West in the historic Erindale Village in the City of Mississauga.

Statement of Cultural Heritage Value or Interest

The property at 1584 Dundas Street West, known as the Taylor-Froebel House, contains architectural, historical and contextual value.

The Taylor-Froebel House is the only known extant example of a Second Empire style building in the City of Mississauga. As such, the building is a rare example of the Second Empire style in the City. The building's mansard roof and dormers are traditional representations of the style, though the building does not have the ornate features typically found in Second Empire buildings. In addition, the building's Second Empire style is restricted to the original portion of the house as two additions have been added to the rear of the original building.



Along with being the only known extant example of a Second Empire style building in the City of Mississauga, the building is also one of the last remaining nineteenth-century buildings in the Erindale Community. The Taylor-Froebel House was constructed c.1875 by Emerson Taylor who was an immigrant from Pennsylvania who came to the village in 1837. Taylor was a prominent member of the community, and for thirty years owned the Royal Exchange Hotel (a well-known hotel in Peel Region), along with a sawmill, knitting mill, and a fanning mill that produced wood furniture and grandfather clocks. He also served as postmaster, a Magistrate, a member of Town Council for five years, and donated land for the Erindale Presbyterian Church. The house was also known to be a blacksmith shop, an important business within a community.

Furthermore, the building has contextual value as one of the last remaining original buildings in the Erindale Community having been situated on Dundas Street West for nearly a century and a half. Its visual and physical presence helps to maintain and support the original character of the community along Dundas Street West, Erindale's original main street. While the building is not as prominent as the neighbouring Erindale Presbyterian Church, the building sits atop a ridge and is a visible part of the streetscape along Dundas Street West.

Heritage Attributes

- The Taylor-Froebel House's location on the south side of Dundas Street West
- The scale, form and massing of the original Taylor-Froebel House
- The mansard roof and dormers with wooden trim
- The segmentally arched windows
- The double-hung arched wooden windows
- The stone foundation

5.0 PROPOSED DEVELOPMENT

5.1 Proposed Work

ASI has evaluated the plans and drawings by Weiss Architecture and Urbanism Ltd. dated Jan 24, 2020 (see Appendix B) and the proposed landscape strategy by Weiss Architecture and Urbanism Ltd, dated Jan 24, 2020 (see Appendix C). The proposed development involves the construction of a two-storey addition to the front of the existing building at 1576 Dundas Street West. The proposed addition has a brick and glass curtainwall façade and a square floor plan with rounded corners facing Dundas Street West. While originally a rear addition was proposed for the property as per City of Mississauga Official Plan policy 16.9.2.1.2.b, the front addition has been requested by City of Mississauga planning staff to conform with the commercial "main street" Official Plan designation for Dundas Street West, which calls for a maximum front yard setback of 3m. As such, the front addition has been designed to provide the Erindale Academy with a greater presence on Dundas Street West and the addition is intended to be complimentary to the rest of the building that was constructed in 1990 and the adjacent heritage buildings in both materials and style (Figure 78).



Figure 78: Elevation drawing of the proposed addition (Weiss Architecture and Urbanism Ltd.)

Along with the new addition, the adjacent Taylor-Froebel House's sunroom is proposed for removal to allow for the reorientation of the entrance driveway and to improve automobile circulation on the property (Figure 79 and Figure 80). Additionally, a secondary entrance to the rear addition and its associated canopy on the east side of the building will be removed and will be infilled and stuccoed to match the exterior of the rest of the residence (Figure 79). The removal of a portion of the sunroom will expose an interior wall which will be infilled and stuccoed to match the existing rear exterior wall (Figure 81). A portion of the roof will require rebuilding as a result of the removal of the sunroom (Figure 82).

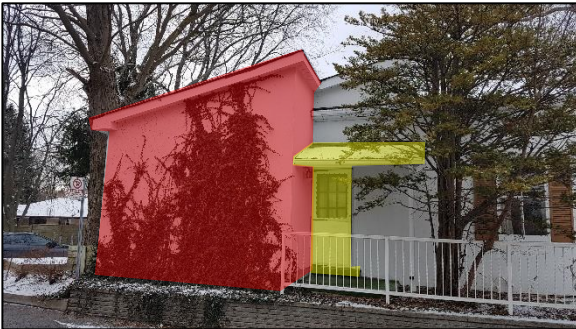


Figure 79: The sunroom proposed for removal (in red) and secondary entrance to be filled in (yellow)



Figure 80: The sunroom proposed for removal (in red)

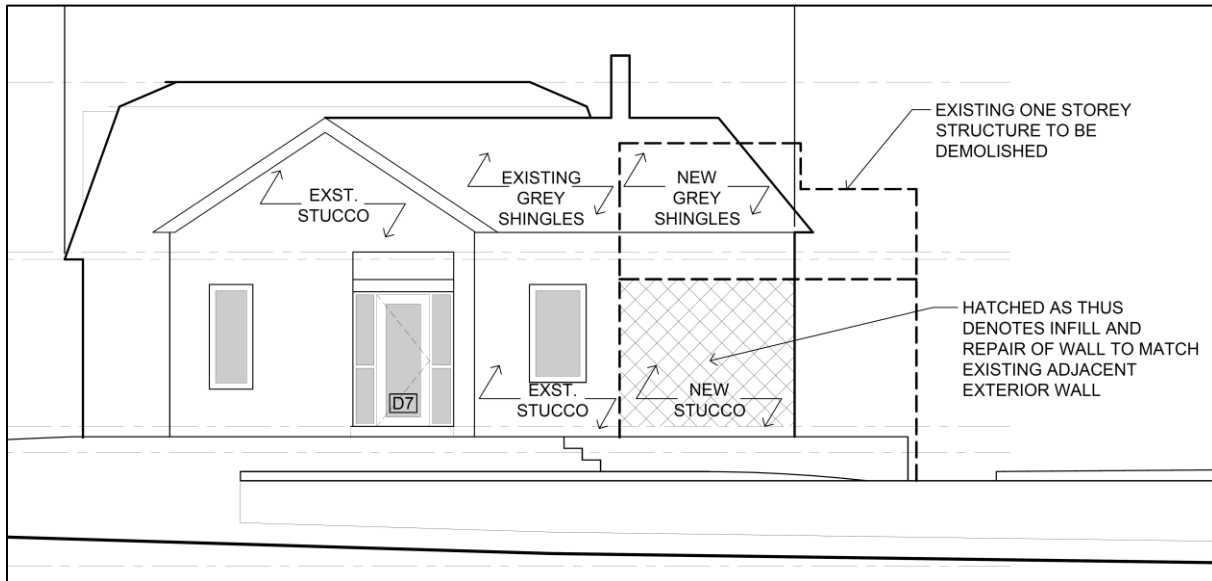


Figure 81: Elevation drawing of the south elevation showing the removal of the Taylor-Froebel House's sunroom (Weiss Architecture and Urbanism Ltd.)

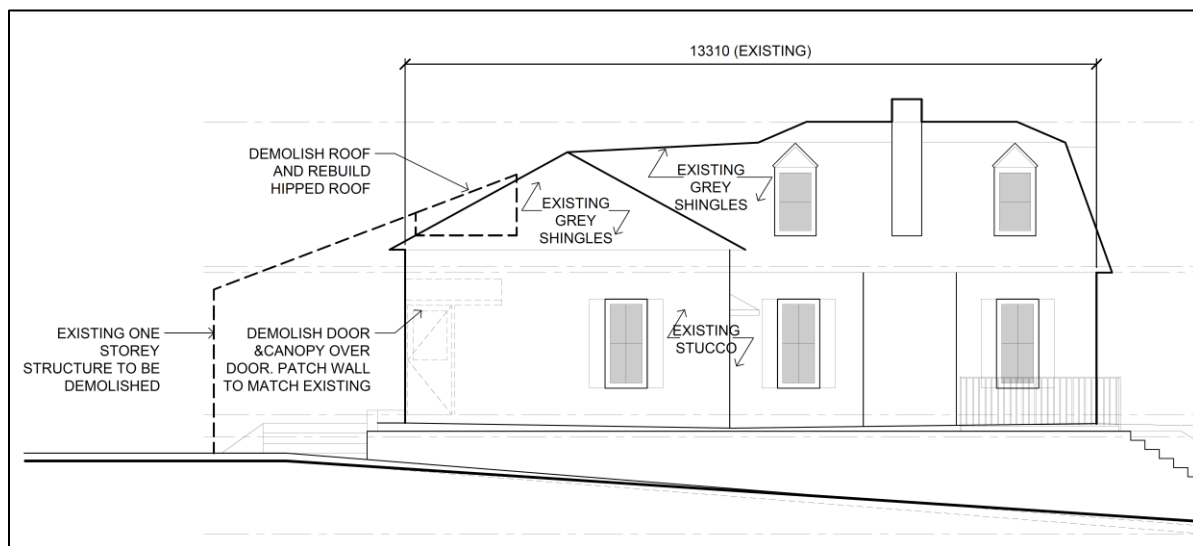


Figure 82: Elevation drawing of the east elevation showing the removal of the Taylor-Froebel House's sunroom. (Weiss Architecture and Urbanism Ltd.)

With regards to landscaping, changes are proposed to the front yard of the Taylor-Froebel House to increase its visibility and street presence along Dundas Street West. A new armour stone retaining wall will be constructed in front of the house as part of a landscaping. A new semi-circular concrete patio will be constructed in front of the entrance. A new stone staircase is proposed in the located of the existing staircase to the east of the house, and a new armour stone retaining wall will be constructed adjacent to the driveway. Behind the house, along with the removal of the rear addition, a deck and stair are proposed for removal. The existing parking lot will be expanded and new asphalt and concrete curbs will be added.

5.2 Impact Assessment

5.2.1 Alterations to the Taylor-Froebel House, 1584 Dundas Street West

The proposed addition to the Erindale Academy requires an expansion of the existing parking lot and reorientation of the entrance driveway. To accommodate this requirement, the Taylor-Froebel House's sunroom is proposed for removal. Based on the aerial photo of the property from 1967-1970, the sunroom was originally a porch that was enclosed within the past fifty years (Figure 83).



Figure 83: Aerial photo of the Taylor-Froebel House c.1967-1970. (UTM Library Archives Sec. 2-1, Box 274 File 0087-10)

In addition, during a site visit in January 2020, ASI was able to confirm that the rear addition is not original to the residence for a number of reasons:

- The original house was built using a stone foundation, while the rear addition was constructed using a concrete block foundation (Figure 84 and Figure 85).
- The rear exterior wall (including window openings) to the original house is present within the interior of the house (Figure 86).
- There is evidence that the mansard roof was extended in the rear to accommodate the addition. Based on this evidence, ASI does not believe that the removal of this portion of the rear addition will have a significant impact on the cultural heritage value of the building (Figure 87).

As the rear addition and sunroom are not original to the residential building, the cultural heritage value of both elements is limited, particularly in comparison to the original portion of the Second Empire building.



Figure 84: Photo of the stone foundation of the original building where it meets the concrete block foundation of the rear addition



Figure 85: Concrete block foundation with parging



Figure 86: Photo of an original rear window, now present within the residence



Figure 87: Photo of the extension of the mansard roof (the extension is shown in red)

Furthermore, as a result of the removal of the sunroom, an interior wall will now be converted to an exterior wall and will be infilled and stuccoed to match the existing exterior. This change is not anticipated to have any significant negative impacts on the cultural heritage value of the building as it is restricted to the rear of the building and is not altering any original building fabric. In addition the repairs to the rear addition are sympathetic to the building.

In addition to the removal of the sunroom, a secondary entrance and associated canopy at the rear of the east elevation of the rear addition are proposed for removal. These elements do not contribute to the cultural heritage value of the residence and the resulting repairs involving the infill and stuccoing of the exterior wall to match the existing exterior is also anticipated to be sympathetic to the building.

5.2.2 Proposed Addition to the Erindale Academy, 1576 Dundas Street West

Policy 7.4.2.3 of the City of Mississauga's *Official Plan* (2016) states, "Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property." The adjacent Erindale Presbyterian Church is designated under Part IV of the Ontario Heritage Act, while the Taylor-Froebel House has been determined to merit designation as per Section 4.2 of this report. Both buildings are among the few remnant buildings from the historic Village of Erindale.

The proposed addition to Erindale Academy at 1576 Dundas Street West is a two-storey structure with a brick and glass façade and contemporary design, which are intended to compliment the materials of the adjacent buildings, while not mimicking or detracting from the adjacent Taylor-Froebel House and Erindale Presbyterian Church. The proposed addition is situated approximately 28m from the original c.1875 portion of the Erindale Presbyterian Church and 9.6m from the adjacent Taylor Froebel House and this distance should minimize potential visual impacts on both buildings. The Erindale Presbyterian Church is noted as a landmark on Dundas Street West and while planning staff have requested the siting of the proposed addition to the front of the existing building at 1576 Dundas Street West, the church's steeple/tower is not anticipated to be obscured significantly from the public right-of-way on Dundas Street West (Figure 88).



Figure 88: Sketch of the proposed addition to the Erindale Academy (Weiss Architecture and Urbanism Ltd)

5.2.3 Impact on the Erindale Village Cultural Heritage Landscape (EVCHL)

The proposed addition to the Erindale Academy at 1576 Dundas Street West is located within the Erindale Village Cultural Heritage Landscape (EVCHL) and is required to adhere to the City of Mississauga's *Official Plan* policies that promote the respect for the prominence, character setting and connectivity of the cultural heritage landscape. The site description of the EVCHL describes the primarily residential nature of the cultural heritage landscape. It states:

This small residential enclave has a wonderful visual appearance and special landscape character defined by mature trees and a common scale of structures. Most prominent are the rows of Norway spruce, remnants of the former agricultural fields, which predate the housing development. The preservation of these trees through the sensitive siting of housing and roads has created a unique and wonderful residential environment similar to other neighbourhoods straddling the Credit River Valley. The street pattern and scattered heritage properties are the remnants of this nineteenth century village.

The subject property at 1576 Dundas Street West is not part of the small residential enclave described in the EVCHL's site description, which is primarily located to the south of the subject property. The property is located along Dundas Street West, where the character of the street displays the remnants of the Village of Erindale's main street. The subject property was constructed in 1990 and was designed in a manner consistent with other buildings along Dundas Street West and the proposed addition will provide a new facade for the Dundas Street West elevation of the building that will contribute to the Dundas Street West streetscape. Overall, it is anticipated that the proposed addition will have no negative impacts on the EVCHL.

EVCHL Attribute	Contribution of Proposed Development to EVCHL	Impact of Proposed Development to EVCHL
Landscape Environment: <ul style="list-style-type: none"> ○ Scenic and Visual Quality ○ Horticultural Interest 	<ul style="list-style-type: none"> ○ The proposed two-storey brick and glass addition to the Erindale Academy will improve the Dundas Street West-facing façade of the Erindale Academy, which will contribute to an improved streetscape along Dundas Street West. ○ Landscaping improvements are proposed for in front of the Taylor-Froebel House. ○ No trees of significant importance, such as Norway Spruces will be removed as part of the proposed development. 	<ul style="list-style-type: none"> ● The proposed addition to the Erindale Academy incorporates materials and a design that is sympathetic to the adjacent heritage properties on Dundas Street West and should not have an impact on the scenic or visual quality of the EVCHL.
Built Environment	<ul style="list-style-type: none"> ○ The scale of the proposed addition is consistent with the 	<ul style="list-style-type: none"> ○ The scale of the proposed development will have no

<ul style="list-style-type: none"> ○ Consistent Scale of Built Features ○ Designated Structures 	existing building on the property and heritage properties in the surrounding area.	impact on the EVCHL or elements contributing to the cultural heritage value of the adjacent Erindale Presbyterian Church or Taylor-Froebel House.
<p>Historical Association</p> <ul style="list-style-type: none"> ○ Illustrates Important Phase in Mississauga's Social or Physical Development 	<ul style="list-style-type: none"> ○ The proposed development has no impact on the EVCHL's contribution to Mississauga's social or physical development. 	<ul style="list-style-type: none"> ○ No impacts are anticipated on the historical associations of the EVCHL.
<p>Other</p> <ul style="list-style-type: none"> ○ Historical or Archaeological Interest 	<ul style="list-style-type: none"> ○ N/A 	<ul style="list-style-type: none"> ○ N/A

5.2.4 Ontario Heritage Tool Kit Impact Evaluation

The following table summarizes the impacts of the proposed addition to the Erindale Academy at 1576 Dundas Street West on the Taylor-Froebel House, the Erindale Presbyterian Church and ECVHL using the Ontario Heritage Tool Kit's list of potential impacts.

Potential Impact	Analysis
Destruction of any, or part of any, significant heritage attributes or features	No significant heritage attributes or features will be affected by the proposed addition to the Erindale Academy or the proposed removal of the Taylor-Froebel House's sunroom, secondary entrance and canopy
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The removal of the Taylor-Froebel House's sunroom, secondary entrance and canopy are not anticipated to alter the historic fabric of the building and will not detract from the appearance of the building. Repairs following the alterations to the building will be sympathetic to the existing building.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden	No shadows are anticipated as part of the proposed addition to the Erindale Academy.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	No heritage attributes will be isolated as part of the proposed addition to the Erindale Academy or the proposed removal of the Taylor-Froebel House's sunroom, secondary entrance and canopy.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The proposed addition to the Erindale Academy is situated in front of the building along Dundas Street West. This may partially obscure views towards the Erindale Presbyterian Church from the near side of Dundas Street West, however, the addition is not anticipated to obstruct views of the steeple and any impacts on views are not anticipated to be significant

	or detrimental to the cultural heritage value of the church.
A change in land use where the change in use negates the property's cultural heritage value	No changes in land use are proposed.
Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources	No land disturbances are proposed that are anticipated to have an impact on the Taylor-Froebel House or Erindale Presbyterian Church

6.0 CONCLUSION

The proposed addition to the Erindale Academy at 1576 Dundas Street West has been designed in a sensitive manner that will have no impact on heritage resources in the area including the Taylor-Froebel House at 1584 Dundas Street West, the Erindale Presbyterian Church at 1560 Dundas Street West, and the Erindale Village Cultural Heritage Landscape. Additionally, the removal of the Taylor-Froebel House's sunroom will not have an impact on the cultural heritage value of the house, as the portion that will be removed is an enclosed porch added to the original Second Empire house. It is anticipated that the proposed addition will have no impact on the cultural heritage value of both the Taylor-Froebel House and the adjacent Erindale Presbyterian Church. In addition, the addition to the Erindale Academy will have no impact on the attributes of the EVCHL.

6.1 Recommendations

1. That the proposed landscape strategy, which involves improvements to the condition of the landscaping in front of the Taylor-Froebel House be implemented so as to improve the streetscape along Dundas Street West, specifically focusing on improving the visibility of the Taylor-Froebel House from the street.
2. Staging during construction should be carefully planned to ensure that no negative impacts occur to the Taylor-Froebel House. All efforts should be made to eliminate potential impacts on this building during construction. These efforts should be outlined and provided to City of Mississauga Heritage Planning staff in advance of construction activities.

7.0 REFERENCES

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- Canada's Historic Places
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- City of Mississauga
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- Heritage Mississauga
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- Hicks, Kathleen
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 1992 *Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments*
 2005 *Ontario Heritage Act*
- Ministry of Tourism and Culture, Ontario
 2005 *Ontario Heritage Act*.
 2006 *Ontario Heritage Tool Kit*
 2010 *Standards and Guidelines for the Conservation of Provincial Heritage Properties*.
 2010 *Check Sheet for Environmental Assessments: Screening for Impacts to Built Heritage Resources and Cultural Heritage Landscapes*
- Ministry of Environment, Ontario
 2006 *Environmental Assessment Act*
- Ministry of Municipal Affairs and Housing, Ontario



- 2005 *Ontario Planning Act*
- 2005 *Provincial Policy Statement*

Ministry of Tourism and Culture

- 2006 *Ontario Heritage Toolkit*

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- 2011 *A Better Place: Death and Burial in Nineteenth-Century Ontario*. Toronto: Dundurn Press.

Tremaine, George C.

- 1860 *Tremaine's Map of Ontario County, Upper Canada*. Toronto, Ontario.

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APPENDIX A: 1584 Dundas Street West – Listing Information

PROPERTY HERITAGE DETAIL

[View Another Property](#)

Property Heritage Detail

Address: 1584 DUNDAS ST
 Type: RESIDENTIAL

Area: ERINDALE
 Reason: ARCHITECTURAL/CULTURAL
 LANDSCAPE

Style: VERNACULAR - SECOND EMPIRE

 [Print Friendly Page](#)

Images



History

Formerly a blacksmith shop, the structure features horizontal shiplap siding and red brick originally, now stuccoed over. The structure is used today as a private school, or for offices related to the private school. The structure has a mansard roof with projecting dormers. ERINDALE VILLAGE RESIDENTIAL NEIGHBOURHOOD: This small residential enclave has a wonderful visual appearance and special landscape character defined by mature trees and a common scale of structures. Most prominent are the rows of Norway Spruce, remnants of the former agricultural fields, which predate the housing development. The preservation of these trees through the sensitive siting of housing and roads has created a unique and wonderful residential environment similar to other neighbourhoods straddling the Credit River Valley. The street pattern and scattered heritage properties are the remnants of this nineteenth century village.

APPENDIX B: Proposed Development



THE ERINDALE ACADEMY SCHOOL ADDITION

1576 DUNDAS STREET WEST, MISSISSAUGA ON, L5C 1E5

DRAWING LIST

ARCHITECTURAL DRAWINGS

- A000 COVER SHEET
- A001 PROPOSED SITE PLAN
- A002 TEMPORARY PROVISION DURING
CONSTRUCTION AND SITE DEMOLITION
- A003 ESTABLISH GRADE AND GFA DIAGRAMS

- A100 DEMOLITION & PROPOSED BASEMENT PLAN
- A101 DEMOLITION & PROPOSED GROUND FLOOR PLAN
- A102 DEMOLITION & PROPOSED SECOND FLOOR PLAN
- A103 PROPOSED ROOF PLAN
- A104 PROPOSED BUILDING 2 (HOUSE) PLANS

- A200 PROPOSED ELEVATIONS
- A201 PROPOSED ELEVATIONS

- A300 PROPOSED SECTIONS

- A400 SURVEY

LANDSCAPE DRAWINGS

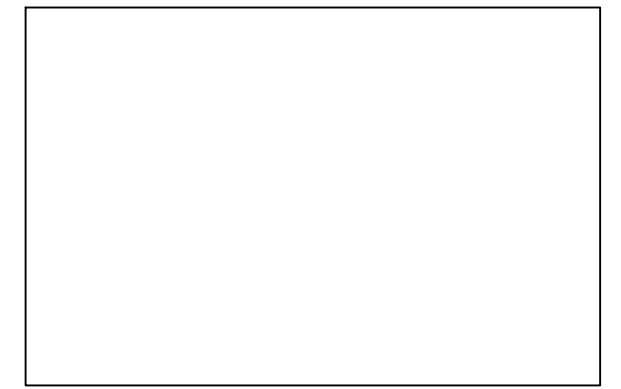
- L100 LANDSCAPE PLANTING PLAN
- L200 LANDSCAPE DETAILS 1
- L300 LANDSCAPE DETAILS 2
- L400 LANDSCAPE DETAILS 3

CIVIL DRAWINGS

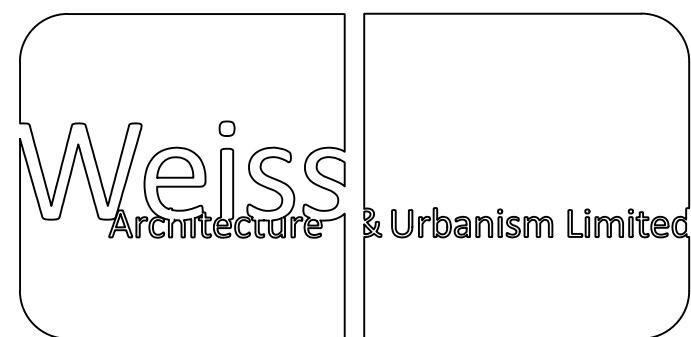
- C100 GRADING PLAN
- C101 SERVICING PLAN
- C102 ESC PLAN

ELECTRICAL DRAWINGS

- E1 ELECTRICAL LEGEND
- E2 ELECTRICAL SPECIFICATIONS
- E3 ELECTRICAL SITE PLAN
- E3A ELECTRICAL SITE PLAN LIGHTING ANALYSIS
- E3B SITE PLAN DETAILS



No.	Revision	Date
3	SITE PLAN APPLICATION	JAN 24/20
2	ZONING REVIEW REVISION 1	MAY 27/19
1	PRELIM. ZONING REVIEW	MAR 27/19



Applicant: Kevin Weiss
 Kevin@weissau.com
 95 Pelham Ave.
 Toronto ON, M6N 1A5
 T 647 494 9829

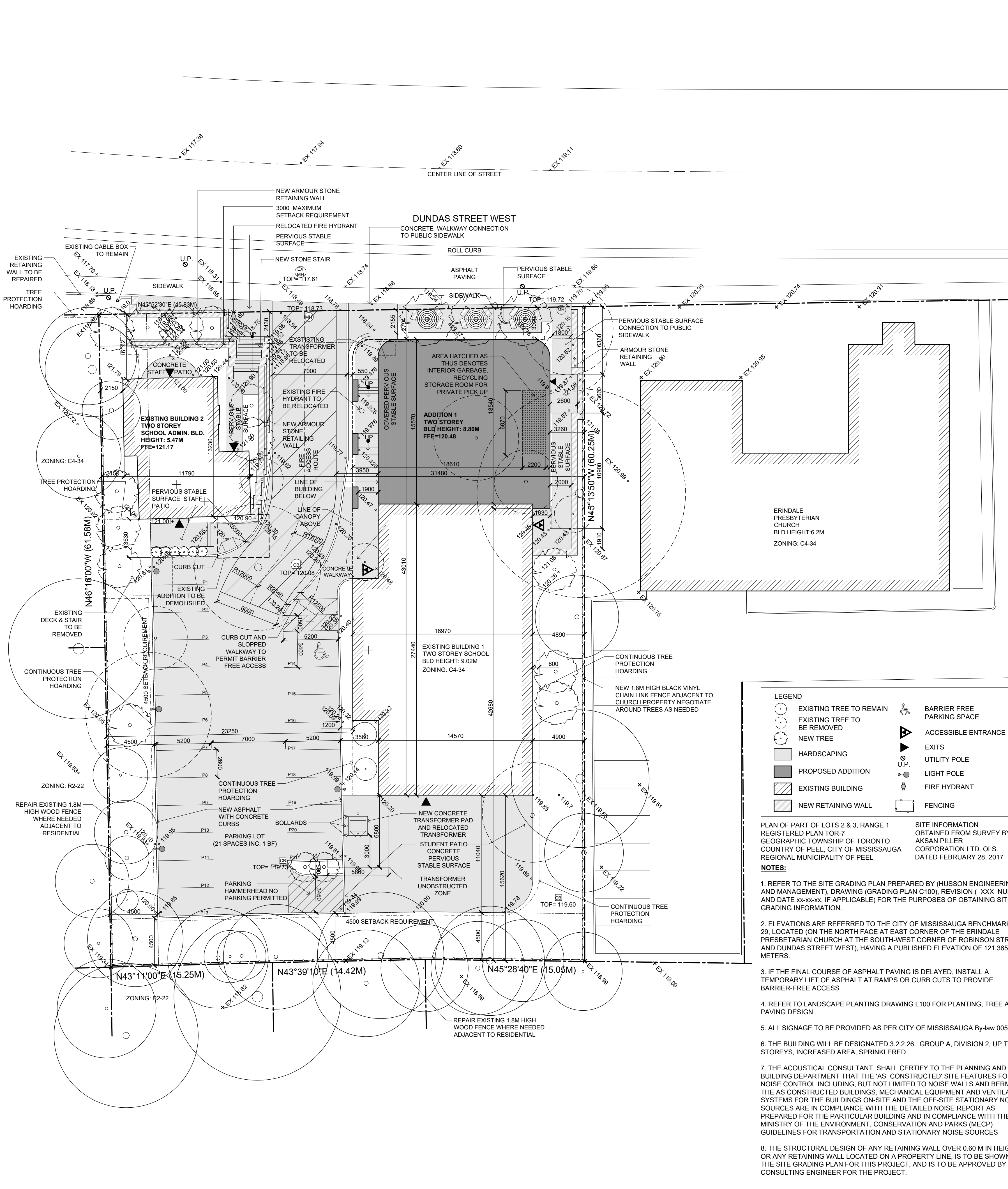
Owner: Paul Pu
 paulp@edu4u.ca
 1576 Dundas Street West
 Mississauga ON, L5C 1E5

**THE ERINDALE ACADEMY
SCHOOL ADDITION**
 1576 Dundas Street West
 Mississauga ON, L5C 1E5

LEGAL DESCRIPTION: Plan of Part of Lots
 2 & 3, Range 1 Registered Plan of TOR-7
 Geographic township of Toronto region
 of Peel City of Mississauga

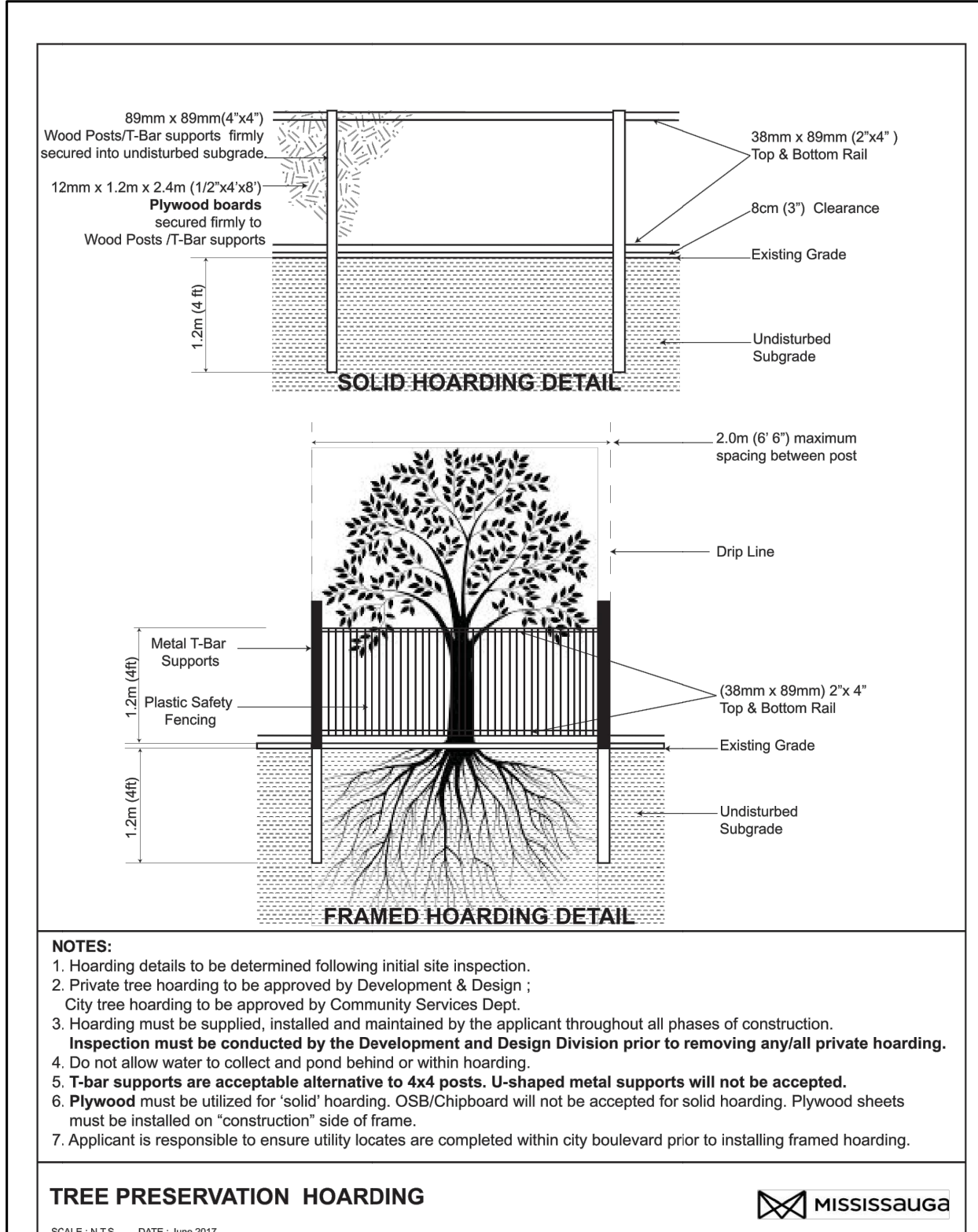
COVER SHEET

WAUL NO. 1912	SHEET NO.
Site Plan Application # SP 20-22 W7	A000
SCALE:	



- General Note:**
- I hereby certify that this drawing confirms in all respects to the site development plans Architect or Engineer's Signature (if applicable) and Professional seal
 - The City of Mississauga requires that all working drawings submitted to the Building Division as part of an application for the issuance of a building permit shall be certified by the architect or engineer as being in conformity with the site development plan as approved by the City of Mississauga.
 - All exterior lighting will be directed onto the site and will not infringe upon the adjacent properties.
 - All rooftop mechanical units shall be screened from view by the applicant.
 - Parking spaces reserved for people with disabilities must be identified by a sign, installed at the applicant's expense, in accordance with the By-law Requirements and Building Code Requirements.
 - The applicant will be responsible for ensuring that all plans conform to Transport Canada's restrictions.
 - Grades will be met with a 33% maximum slope at the property lines and within the site.
 - All damaged areas are to be reinstated with topsoil and sod prior to the release of securities.
 - Signage shown on the site development plans is for information purposes only. All signs will be subject to the provisions of Sign by-law 0054-2002, as amended, and a separate sign application will be required through the Building Division.
 - Any fencing adjacent to municipal lands is to be located 15 cm (6.0 in.) inside the property line.
 - Only "shielded" lighting fixtures are permitted for all development, except for detached and semi-detached dwellings within 60 m (196.8 ft.) of a residentially zoned property and must conform to the Engineer Certified Lighting Plan.
 - The Engineer Certified Lighting Plan must be signed by the consulting Engineer.
 - The Owner covenants and agrees to construct and install "shielded" lighting fixtures on the subject lands, in conformity with the Site Plan and Engineer Certified Lighting Plan to the satisfaction of the City of Mississauga.
 - The applicant will be responsible for ensuring that all plans conform to Transport Canada's restrictions.
 - Where planting is to be located in landscaped areas on top of an underground parking structure, it is the responsibility of the applicant to arrange the coordination of the design of the underground parking structure with the Landscape Architect and the Consulting Engineering. Underground parking structures with landscaping area to be capable of supporting the following loads:
 - 15 cm of drainage gravel plus 40 cm topsoil for sod
 - 15 cm of drainage gravel plus 60 cm topsoil for shrubs
 - 15 cm of drainage gravel plus 90 cm for trees
 - Or
 - Prefabricated sheet drain system* with a compressive strength of 1003 kpa plus 40 cm topsoil for sod

- Prefabricated sheet drain system* with a compressive strength of 1003 kpa plus 60 cm topsoil for shrubs
 - Terrain equal or approved equal
- The structural design of any retaining wall over 0.6 m in height or any retaining wall located on a property line is to be shown on the Site Grading Plan for this project and is to be approved by the Consulting Engineer for the project.
- Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site.
 - All utility companies will be notified for locates prior to the installation of the hoarding that lies within the site and within the limited of the City boulevard area.
- Additional General Notes**
- "All surface drainage will be self contained, collected and discharged at a location to be approved prior to the issuance of a building permit."
 - "The portions of the driveway within the municipal boulevard will be paved by the applicant."
 - "At the entrances to the site, the municipal curb and sidewalk will be continuous through the driveway and a curb depression will be provided for each entrance."
 - "All proposed curbing within the Municipal boulevard area for the site is to suit as follows: a) For all single family residential properties including on street townhouses, all curbing is to stop at the property limit or the back of the Municipal sidewalk, whichever is applicable, or b) For all other proposals including Industrial, Commercial and Condominium developments, all entrances to the site are to be in accordance with OPD 350.010 (save and accept Detail 'A' which shall match City of Mississauga Standard 2240.031)."
 - "All excess excavated material will be removed from the site."
 - "The existing drainage pattern will be maintained except where noted."
 - "The applicant will be required to contact all Utility Companies to obtain all required locates prior to the installation of hoarding within the Municipal right of way."
 - "The applicant will be responsible for the cost of any utility relocations necessitated by the site plan."
 - "All internal curbs are to be standard 2 stage curb and gutter as per O.P.S.D."
 - "Prior to construction taking place, all required hoarding in accordance with the Ontario Occupational Health & Safety Act and regulations for construction projects must be erected and then maintained throughout all phases of construction."
 - "Should any works be required within the Municipal right of way, a Road Occupancy Permit will be required. P.U.C.C. approval will be required. For further information, please contact the P.U.C.C./Permit Technologist, located at 3185 Mavis Road."



LEGEND

	EXISTING TREE TO REMAIN		BARRIER FREE PARKING SPACE
	EXISTING TREE TO BE REMOVED		ACCESSIBLE ENTRANCE
	NEW TREE		EXITS
	HARDSCAPING		UTILITY POLE
	PROPOSED ADDITION		LIGHT POLE
	EXISTING BUILDING		FIRE HYDRANT
	NEW RETAINING WALL		FENCING

- PLAN OF PART OF LOTS 2 & 3, RANGE 1 REGISTERED PLAN TOR-7 GEOGRAPHIC TOWNSHIP OF TORONTO COUNTRY OF PEEL, CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL
- NOTES:**
- REFER TO THE SITE GRADING PLAN PREPARED BY (HUSSON ENGINEERING AND MANAGEMENT), DRAWING (GRADING PLAN C10), REVISION (XXX, NUMBER AND DATE xx-xx-xx, IF APPLICABLE) FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION.
 - ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK NO. 29, LOCATED ON THE NORTH FACE AT EAST CORNER OF THE ERINDALE PRESBYTERIAN CHURCH AT THE SOUTH-WEST CORNER OF ROBINSON STREET AND DUNDAS STREET WEST), HAVING A PUBLISHED ELEVATION OF 121.365 METERS.
 - IF THE FINAL COURSE OF ASPHALT PAVING IS DELAYED, INSTALL A TEMPORARY LIFT OF ASPHALT AT RAMPS OR CURB CUTS TO PROVIDE BARRIER-FREE ACCESS.
 - REFER TO LANDSCAPE PLANTING DRAWING L100 FOR PLANTING, TREE AND PAVING DESIGN.
 - ALL SIGNAGE TO BE PROVIDED AS PER CITY OF MISSISSAUGA By-law 0054-02
 - THE BUILDING WILL BE DESIGNATED 3.2.2.26. GROUP A, DIVISION 2, UP TO 2 STOREYS, INCREASED AREA, SPRINKLERED
 - THE ACOUSTICAL CONSULTANT SHALL CERTIFY TO THE PLANNING AND BUILDING DEPARTMENT THAT THE 'AS CONSTRUCTED' SITE FEATURES FOR NOISE CONTROL INCLUDING, BUT NOT LIMITED TO NOISE WALLS AND BERMS, THE AS CONSTRUCTED BUILDINGS, MECHANICAL EQUIPMENT AND VENTILATION SYSTEMS FOR THE BUILDINGS ON-SITE AND THE OFF-SITE STATIONARY NOISE SOURCES ARE IN COMPLIANCE WITH THE DETAILED NOISE REPORT AS PREPARED FOR THE PARTICULAR BUILDING AND IN COMPLIANCE WITH THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS (MECP) GUIDELINES FOR TRANSPORTATION AND STATIONARY NOISE SOURCES
 - THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60 M IN HEIGHT, OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE, IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT, AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

SITE STATISTICS

ZONING DESIGNATION: C4-34

PROPOSED USE	PRIVATE SCHOOL
CURRENT PERMITTED USE	PRIVATE SCHOOL
LOT FRONTAGE (M)	45.83
LOT AREA (M ²)	2782.82
LOT COVERAGE	EXISTING 20.96% PROPOSED 31.28%
BUILDING AREA (M ²)	
EXISTING	EXISTING BLD 1 432.53 EXISTING BLD 2 150.77 TO BE DEMOLISHED BLD 2 -18.64 TOTAL EXISTING 564.66
PROPOSED	ADDITION 1 289.84 TOTAL ADDITION 289.84
SETBACKS (M)	
EXISTING BUILDING 1	NORTH (FRONT) 18.54 SOUTH (REAR) 15.62 EAST (SIDE) 4.88 WEST (SIDE) 23.24
PROPOSED ADDITION 1	NORTH (FRONT) 2.78 SOUTH (REAR) 15.62 EAST (SIDE) 3.28 WEST (SIDE) 23.24
EXISTING BUILDING 2	NORTH (FRONT) 8.03 SOUTH (REAR) 42.00 EAST (SIDE) 31.78 WEST (SIDE) 2.15
BUILDING HEIGHT FROM ESTABLISHED GRADE	PROPOSED ADDITION 1 (ADDITION PARAPET) 2 STOREYS 8.57M
GROSS FLOOR AREA (M ²)	
EXISTING BUILDING 1	EXISTING BLD 1: BASEMENT 168.00 EXISTING BLD 1: GROUND 432.53 EXISTING BLD 1: SECOND 432.53 EXISTING BLD 1: TOTAL 1033.14
PROPOSED ADDITION 1	ADDITION 1: BASEMENT 251.46 ADDITION 1: GROUND 68.88 ADDITION 1: SECOND 289.71 BLD 1 ADDITION: TOTAL 608.05
EXISTING BUILDING 2	EXISTING BLD 2: BASEMENT 92.76 EXISTING BLD 2: GROUND 150.77 EXISTING BLD 2: SECOND 65.41 EXISTING BLD 2: SUBTOTAL 308.94 DEMO BLD 2: BASEMENT -18.67 DEMO BLD 2: GROUND -18.64 EXISTING BLD 2: TOTAL 271.33 TOTAL EXISTING GFA (M ²) 1304.47 TOTAL EXISTING + PROPOSED GFA (M ²) 1912.52
PROPOSED NON-RESIDENTIAL GROSS FLOOR AREA (M ²)	ADDITION 1: TOTAL 511.04 EXISTING BLD 1: TOTAL 691.78 EXISTING BLD 2: TOTAL 195.17 TOTAL NRGFA (M ²) 1398.00
PARKING	** 1.5 SPOTS PER 100 M ² OF NRGFA AS PER TABLE 1.1.2 MISSISSAUGA PARKING PART 3 TOTAL REQUIRED PARKING 21** EXISTING (INCLUDING 1 B.F. SPACE) 15 SPOTS TOTAL PARKING 21 PROPOSED (INCLUDING 1 B.F. SPACE)
LANDSCAPED AND PAVED AREA (M ²)	LANDSCAPED AREA 778.32 PAVED AREA 1193.28

Tree Protection Note:

The applicant is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition as approved by the Planning and Building Department. No materials (building materials, soil, etc.) may be stockpiled within the area of hoarding. Failure to maintain the hoarding as originally approved or the storage of materials within the hoarding will be cause for the Letter of Credit to be held for two years following completion of all site works. Hoarding must be inspected prior to the removal of any tree hoarding from the site.

Owner's Signature: _____

Date: _____

Owner's Note:

We agree to implement the approved Site and Landscape Plans within 18 months after the execution of the Site Plan Undertaking and will retain the Landscape Architect to make periodic site inspections. Upon completion of the works we will forward to the City of Mississauga a copy of the Completion Notification Certificate from the Landscape Architect and the applicable inspection fee.

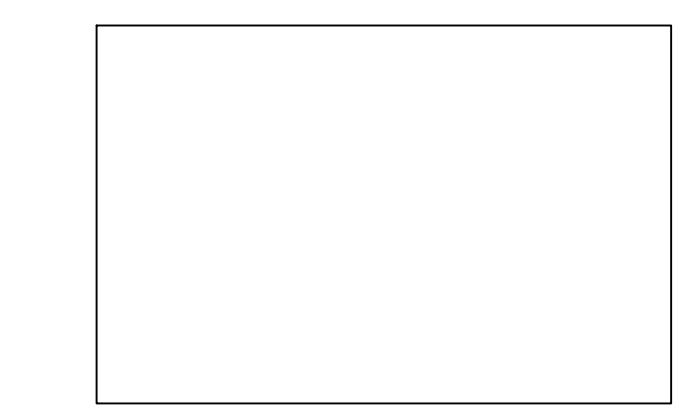
The Landscape Architect or Consulting Engineer will provide certification to indicate that:

- the recommendations outlined in the Acoustic Vibration Study have been implemented in accordance with the study;
- the Engineering Certificate lighting Plan and the LID techniques for this project have been installed in accordance with the approved plans

Any revision to the Site Plan, Landscape Plans and Engineer Certified Lighting Plan (if applicable) will be submitted to the Planning and Building Department, Development and Design Division, City of Mississauga for review and approval, prior to the commencement of the works.

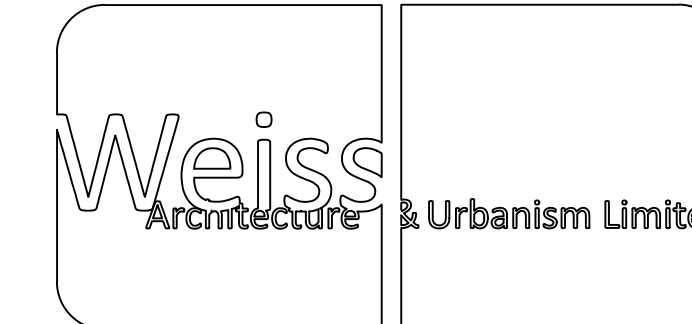
We hereby authorize the City, its authorized agents, servants or employees to enter upon our land to carry out inspections from time to time and agree to indemnify the City and its authorized agents and save them harmless from any and all actions arising out of the exercise by the City, its authorized agents, servants or employees of the rights hereby given to them. We undertake to notify the City forthwith of any change of ownership of the said lands.

Signature of Owner: _____
Name of Owner: _____
Address: _____
Date: _____



No.	Revision	Date
3	SITE PLAN APPLICATION	JAN 24/20
2	ZONING REVIEW REVISION 1	MAY 27/19
1	PRELIM. ZONING REVIEW	MAR 27/19

No.	Revision	Date
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Toronto ON, M6N 1A5
T 647 494 9829

Owner: Paul Pu
paulp@edu4u.ca
1576 Dundas Street West
Mississauga ON, L5C 1E5

THE ERINDALE ACADEMY SCHOOL ADDITION

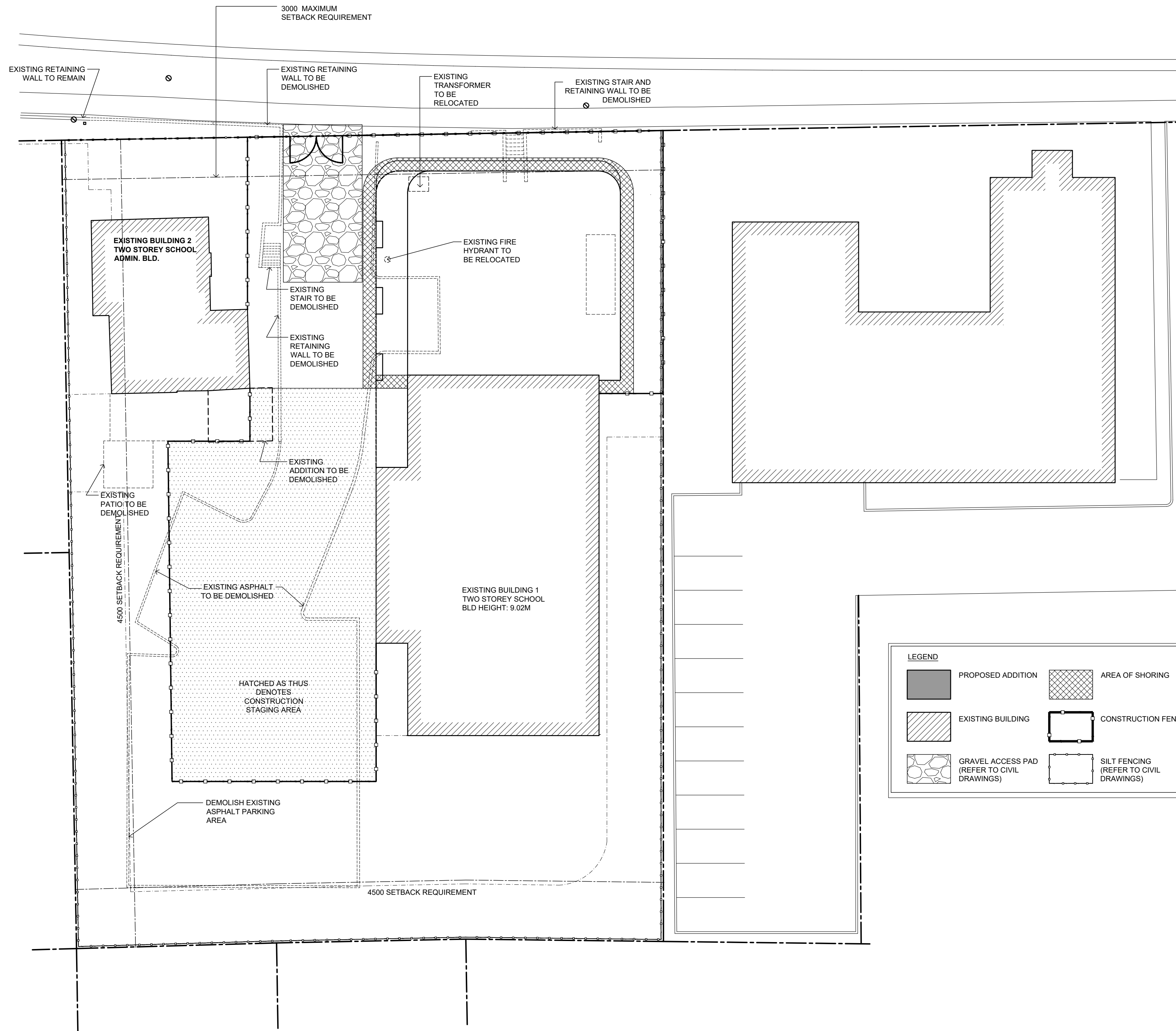
1576 Dundas Street West
Mississauga ON, L5C 1E5

LEGAL DESCRIPTION: Plan of Part of Lots 2 & 3, Range 1 Registered Plan of TOR-7 Geographic township of Toronto region of Peel City of Mississauga

PROPOSED SITE PLAN

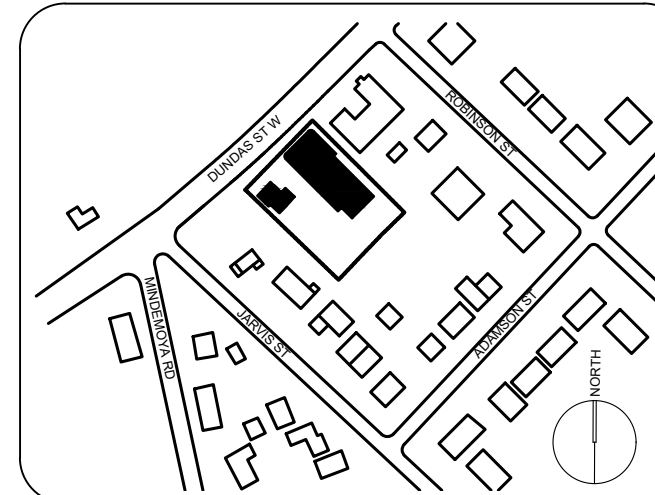
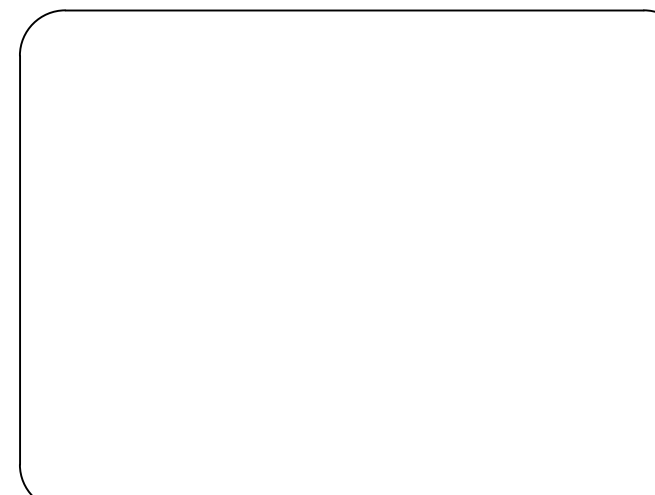
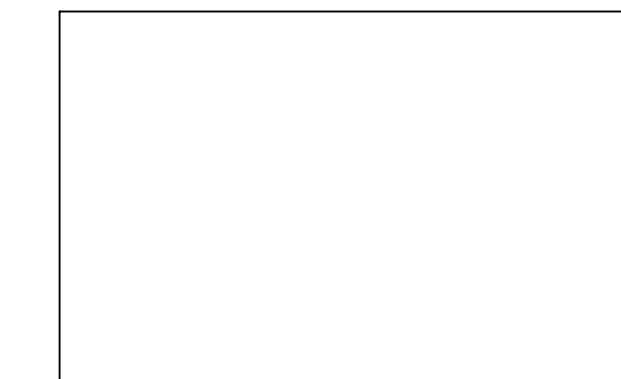
WAUL NO. 1912
Site Plan Application # SP 20-22 W7
SCALE: 1:200

SHEET NO.
A001

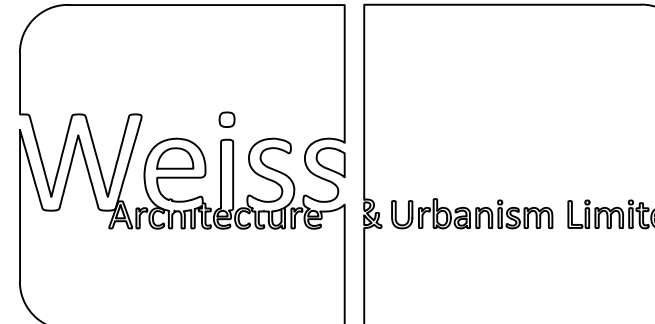


LEGEND

	PROPOSED ADDITION		AREA OF SHORING
	EXISTING BUILDING		CONSTRUCTION FENCING
	GRAVEL ACCESS PAD (REFER TO CIVIL DRAWINGS)		SILT FENCING (REFER TO CIVIL DRAWINGS)



No.	Revision	Date
3	SITE PLAN APPLICATION	JAN 24/20
2	ZONING REVIEW REVISION 1	MAY 27/19
1	PRELIM. ZONING REVIEW	MAR 27/19



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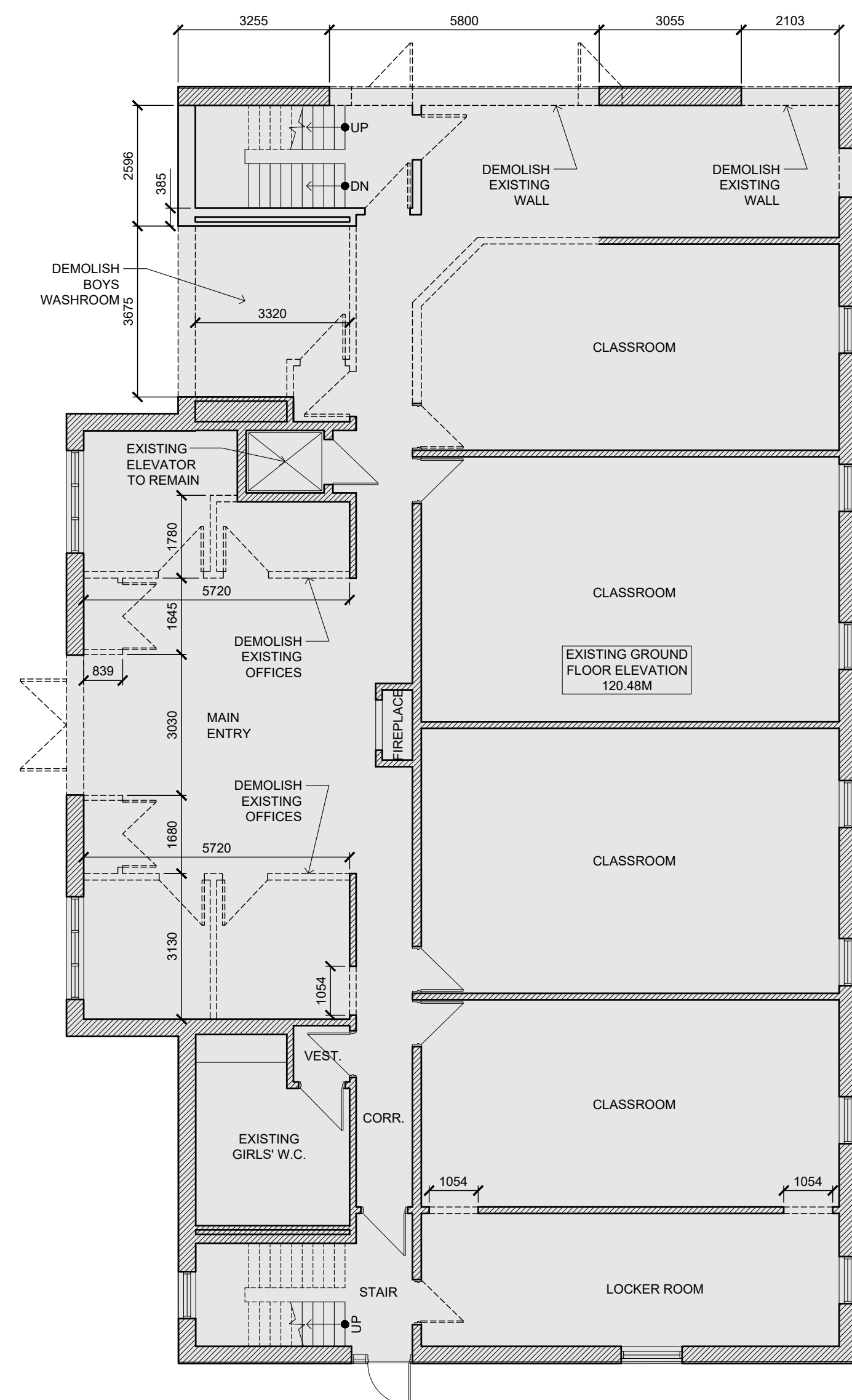
Owner: Paul Pu
 paulp@edu4u.ca
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 Mississauga ON, L5C 1E5

THE ERINDALE ACADEMY SCHOOL ADDITION
 1576 Dundas Street West
 Mississauga ON, L5C 1E5

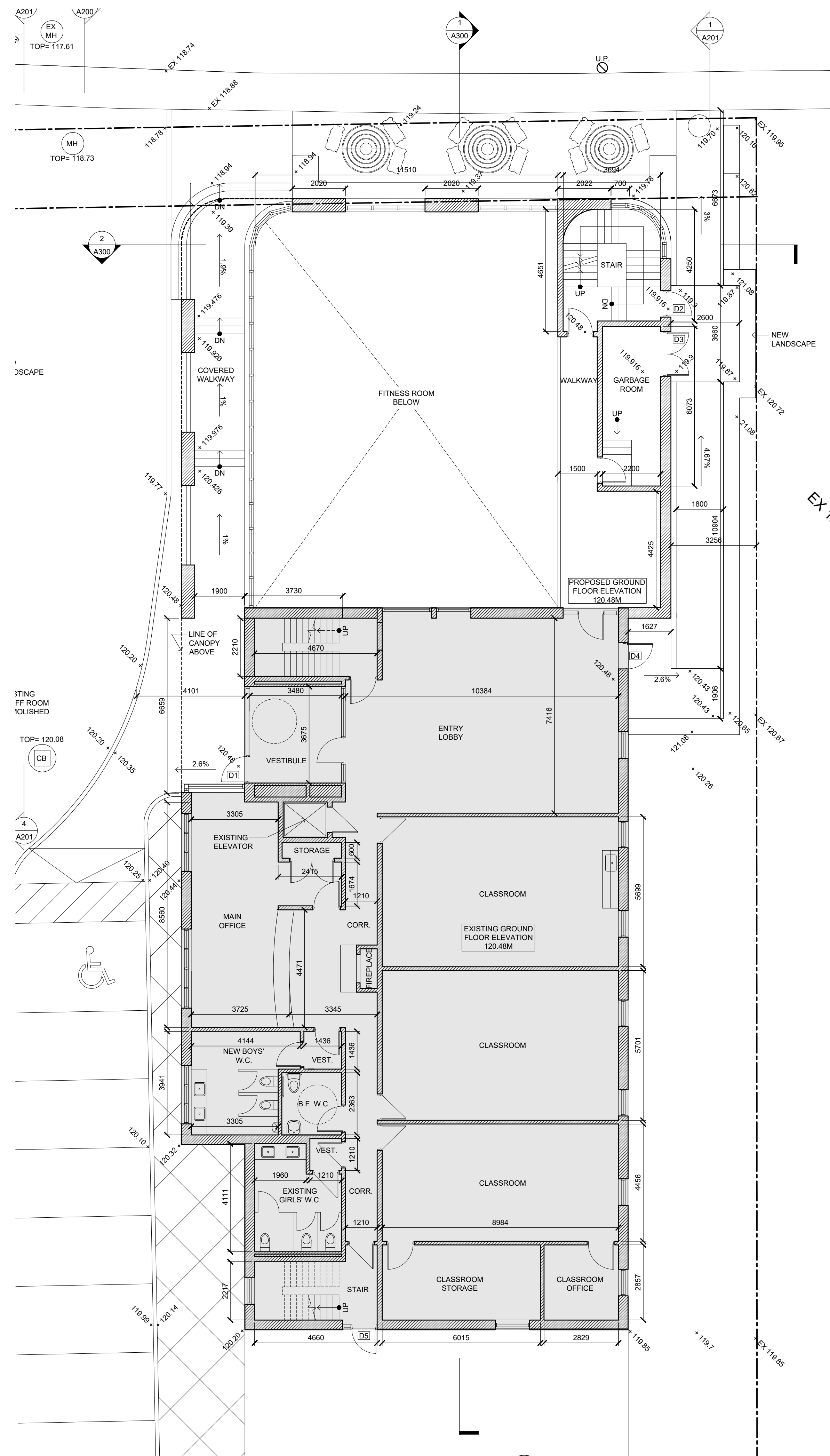
LEGAL DESCRIPTION: Plan of Part of Lots 2 & 3, Range 1 Registered Plan of TOR-7 Geographic township of Toronto region of Peel City of Mississauga

TEMPORARY PROVISIONS DURING CONSTRUCTION AND SITE DEMOLITION

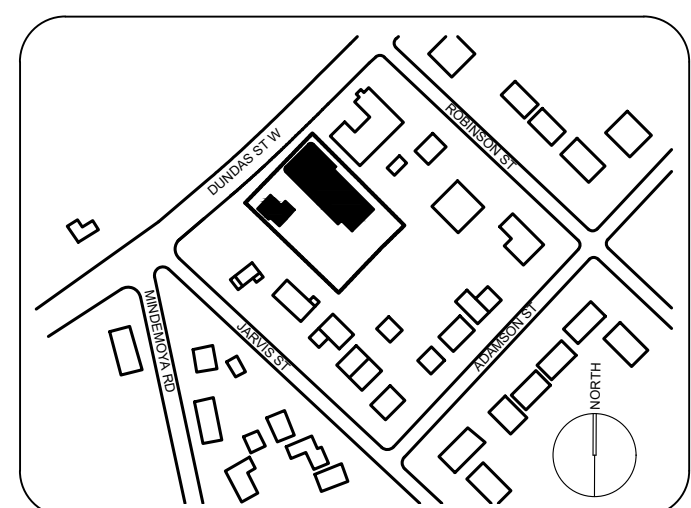
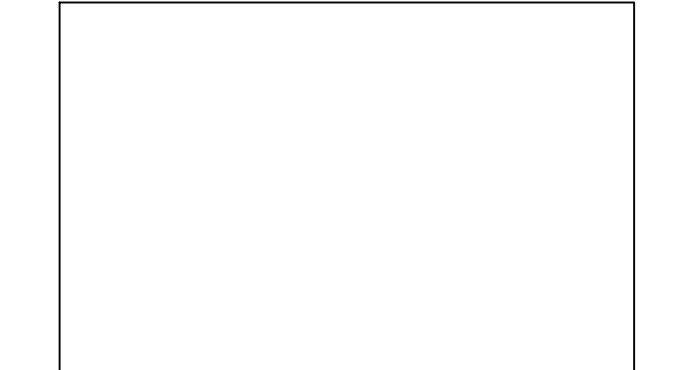
WAUL NO. 1912	SHEET NO.
Site Plan Application # SP 20-22 W7	A002
SCALE: 1:200	



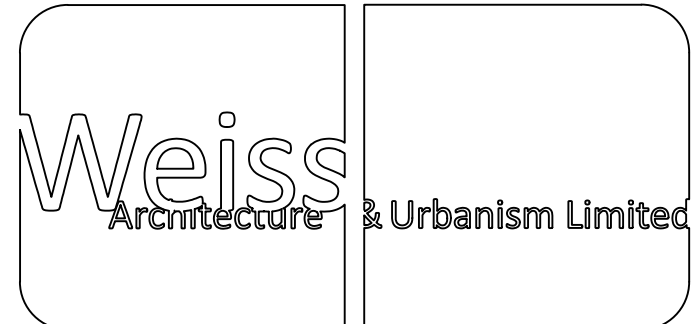
1 BUILDING 1 DEMOLITION GROUND FLOOR PLAN
A101



2 BUILDING 1 PROPOSED GROUND FLOOR PLAN
A101



No.	Revision	Date
3	SITE PLAN APPLICATION	JAN 24/20
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1	PRELIM. ZONING REVIEW	MAR 27/19



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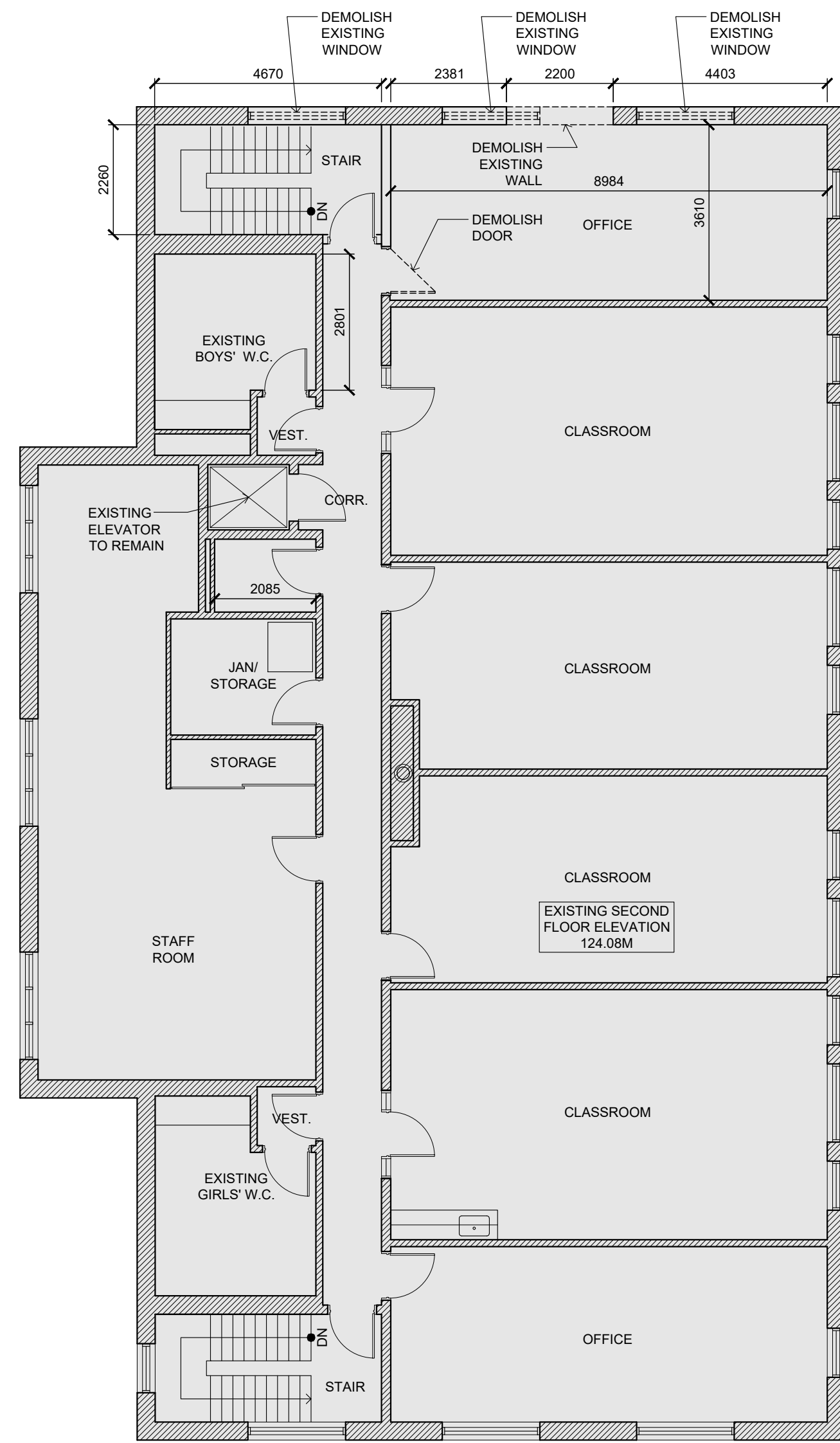
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 1576 Dundas Street West
 Mississauga ON, L5C 1E5

**THE ERINDALE ACADEMY
 SCHOOL ADDITION**
 1576 Dundas Street West
 Mississauga ON, L5C 1E5

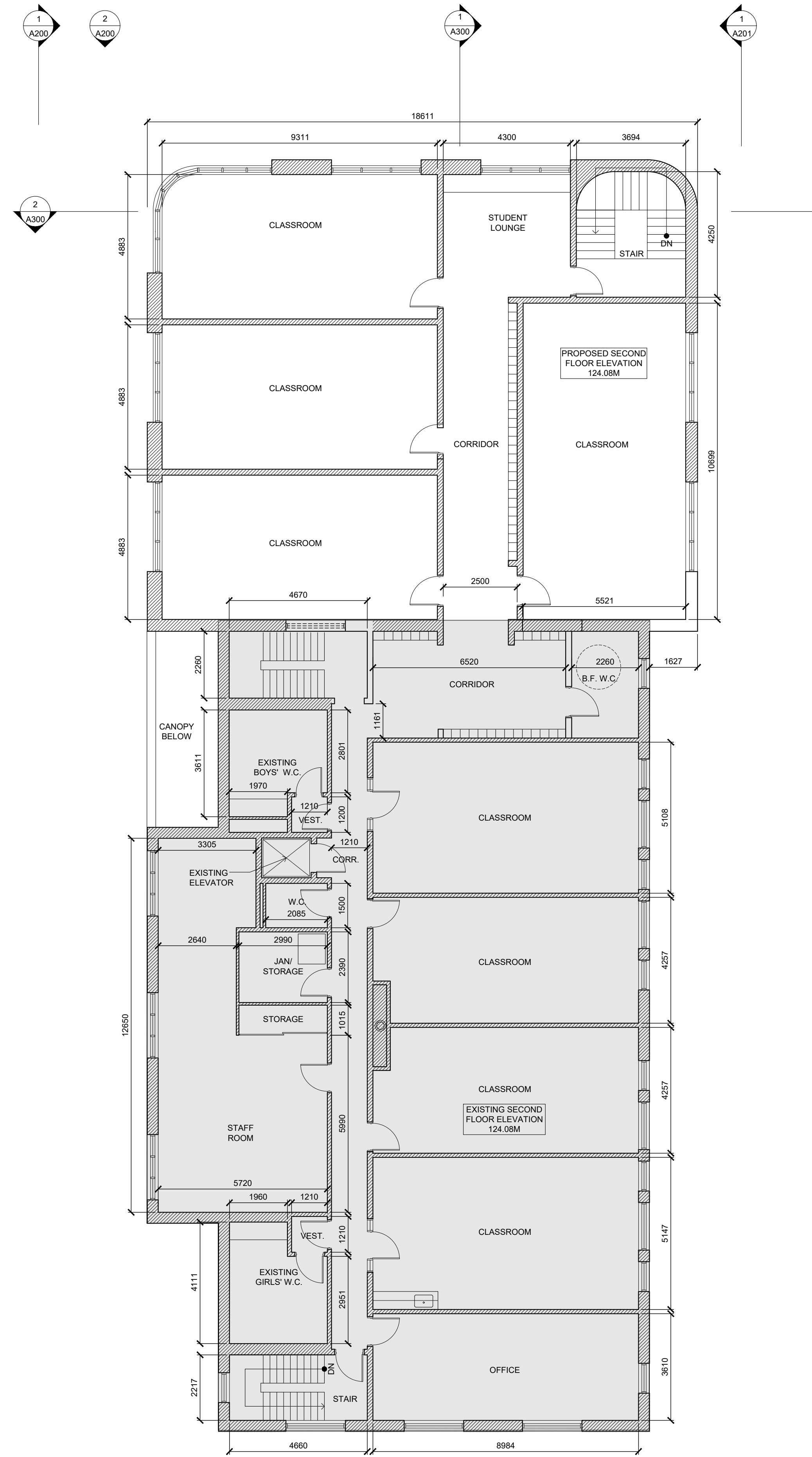
LEGAL DESCRIPTION: Plan of Part of Lots 2 & 3, Range 1 Registered Plan of TOR-7 Geographic township of Toronto region of Peel City of Mississauga

**DEMOLITION & PROPOSED
 GROUND FLOOR PLAN**

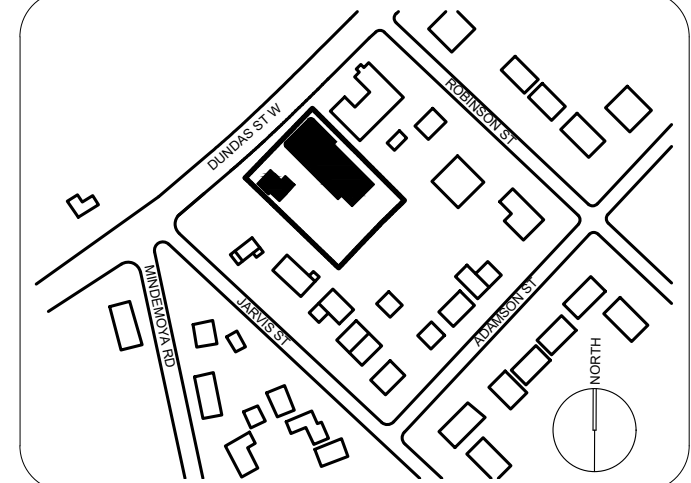
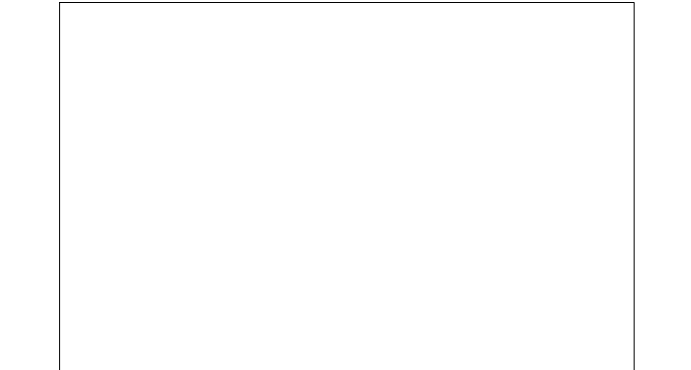
WAUL NO. 1912	SHEET NO.
Site Plan Application # SP 20-22 W7	A101
SCALE: 1:100	



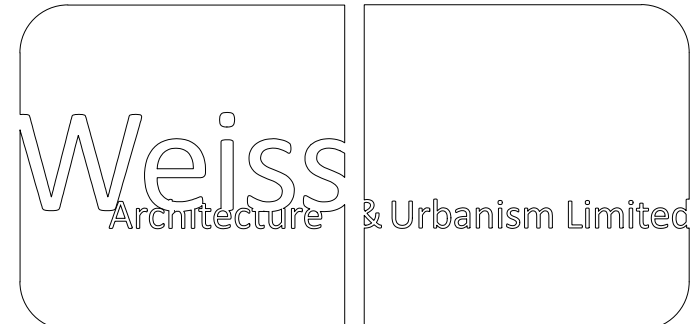
1 BUILDING 1 DEMOLITION SECOND FLOOR PLAN
A102



2 BUILDING 1 PROPOSED SECOND FLOOR PLAN
A102



No.	Revision	Date
3	SITE PLAN APPLICATION	JAN 24/20
2	ZONING REVIEW REVISION 1	MAY 27/19
1	PRELIM. ZONING REVIEW	MAR 27/19



Applicant: Kevin Weiss
 Kevin@weissau.com
 95 Pelham Ave.
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 T 647 494 9829

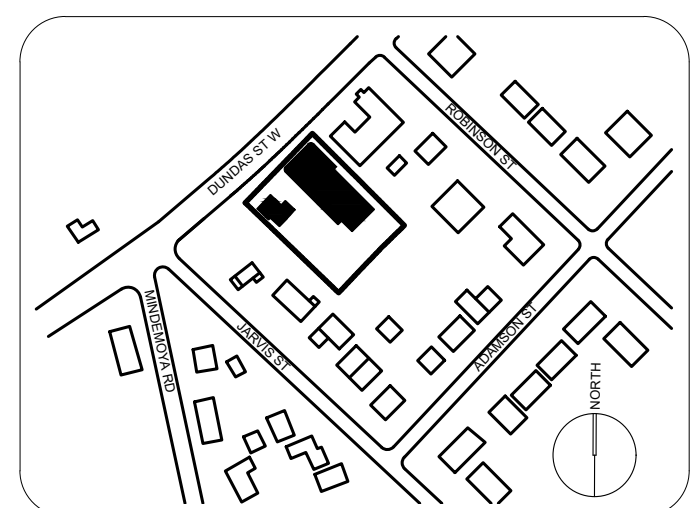
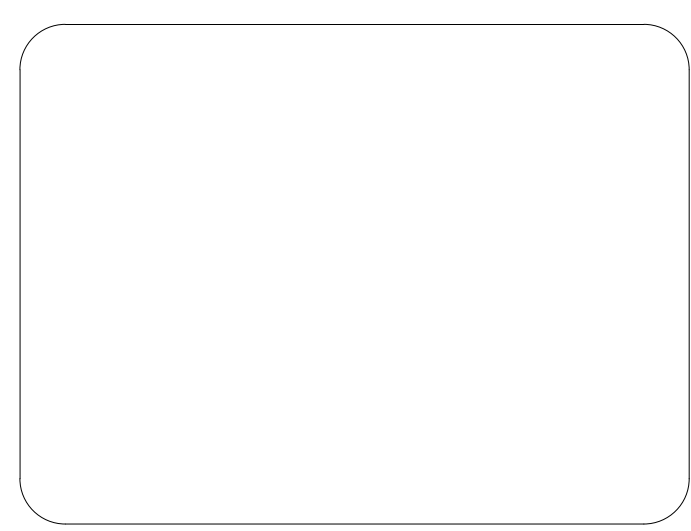
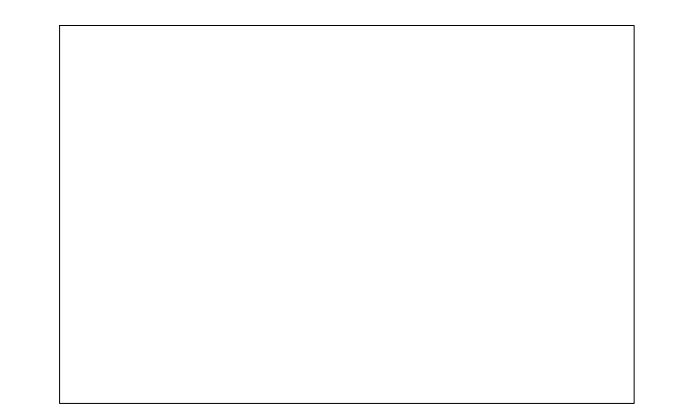
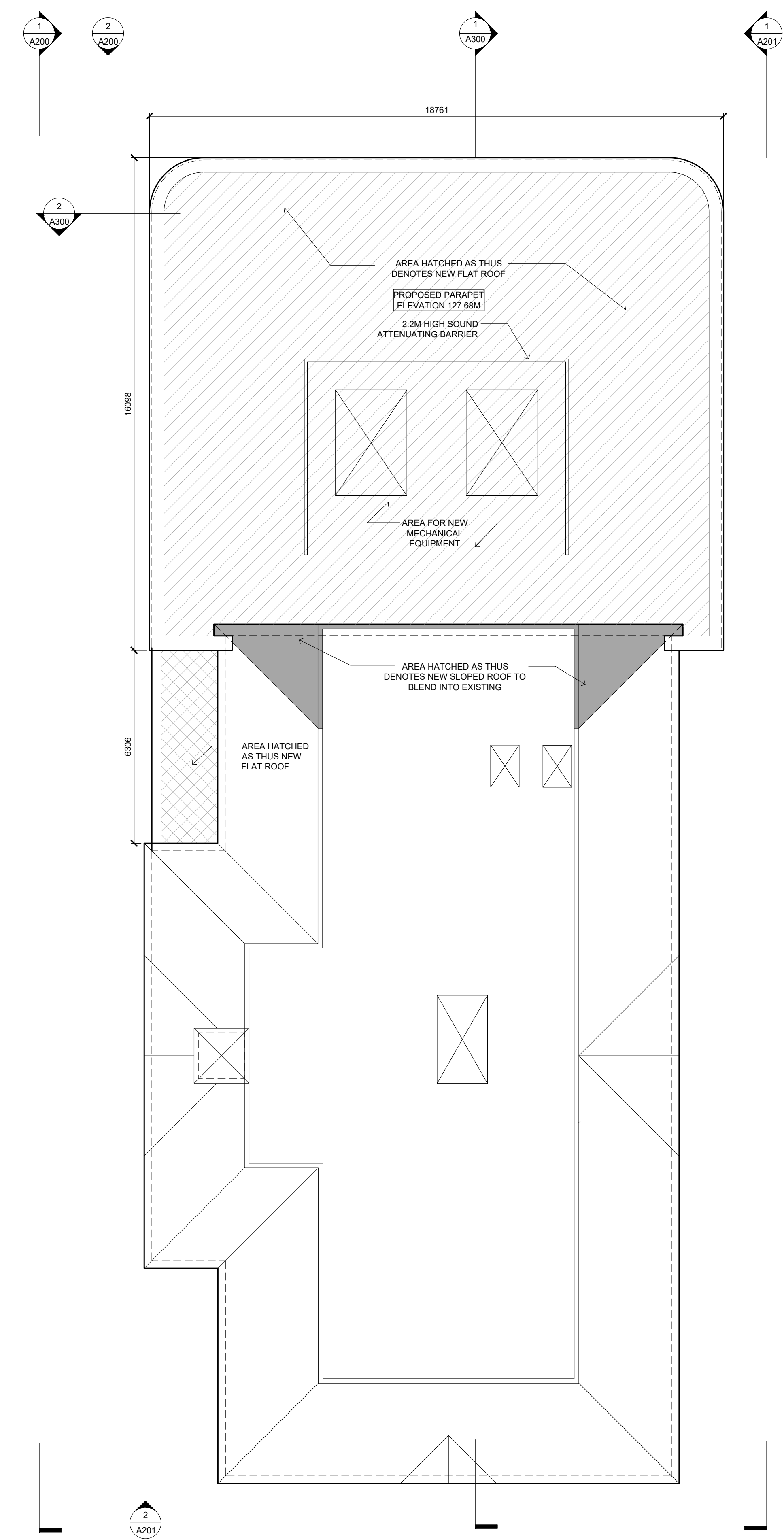
Owner: Paul Pu
 paulp@edu4u.ca
 1576 Dundas Street West
 Mississauga ON, L5C 1E5

THE ERINDALE ACADEMY SCHOOL ADDITION
 1576 Dundas Street West
 Mississauga ON, L5C 1E5

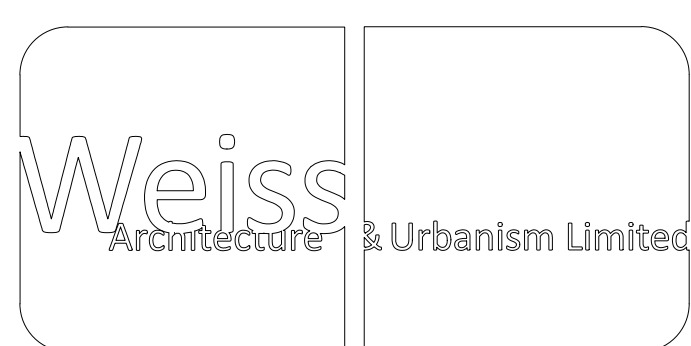
LEGAL DESCRIPTION: Plan of Part of Lots 2 & 3, Range 1 Registered Plan of TOR-7 Geographic township of Toronto region of Peel City of Mississauga

DEMOLITION & PROPOSED SECOND FLOOR PLAN

WAUL NO. 1912	SHEET NO.
Site Plan Application # SP 20-22 W7	A102
SCALE: 1:100	



No.	Revision	Date
3	SITE PLAN APPLICATION	JAN 24/20
2	ZONING REVIEW REVISION 1	MAY 27/19
1	PRELIM. ZONING REVIEW	MAR 27/19



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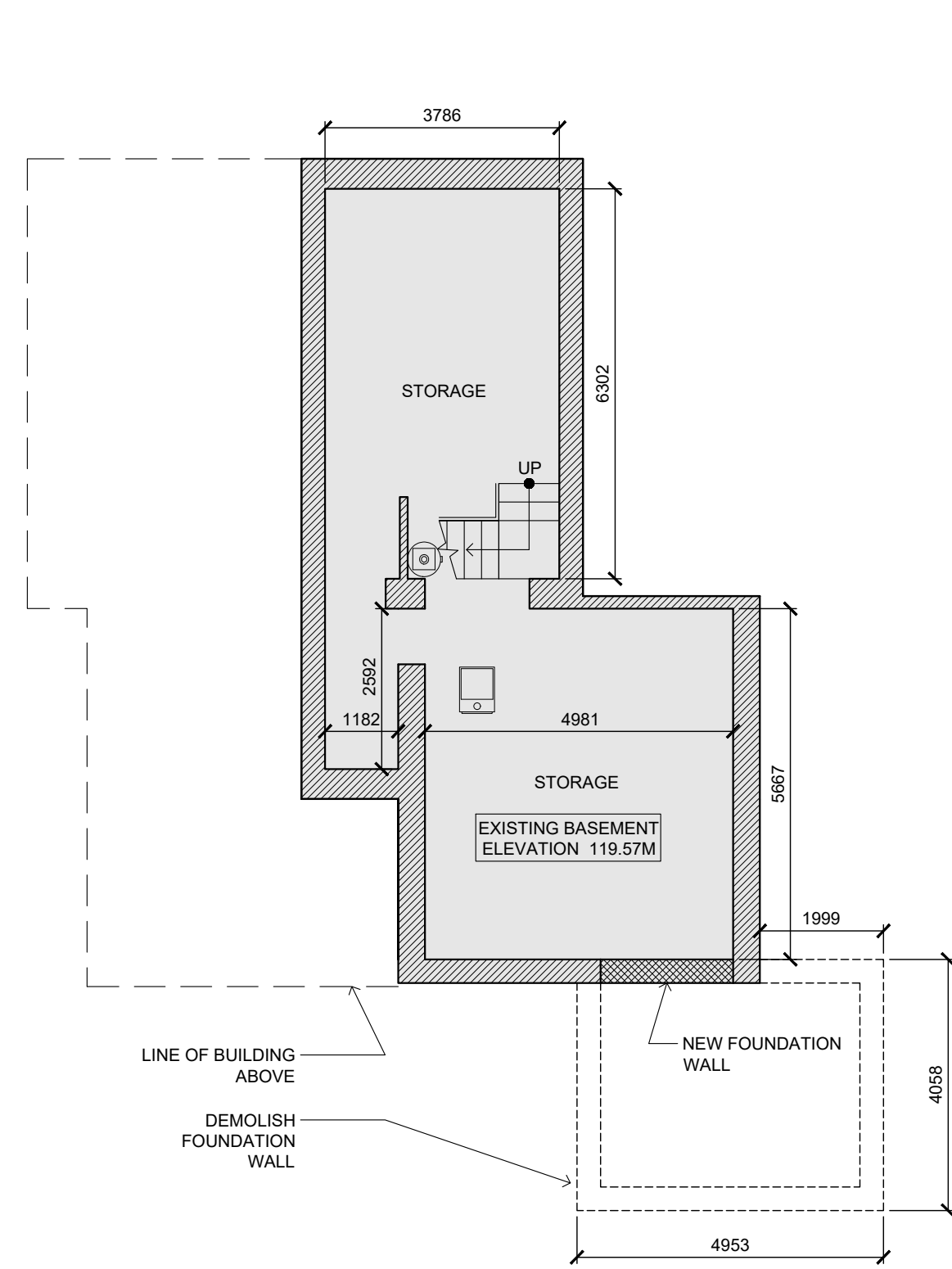
Owner: Paul Pu
 paulp@edu4u.ca
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 Mississauga ON, L5C 1E5

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 Mississauga ON, L5C 1E5

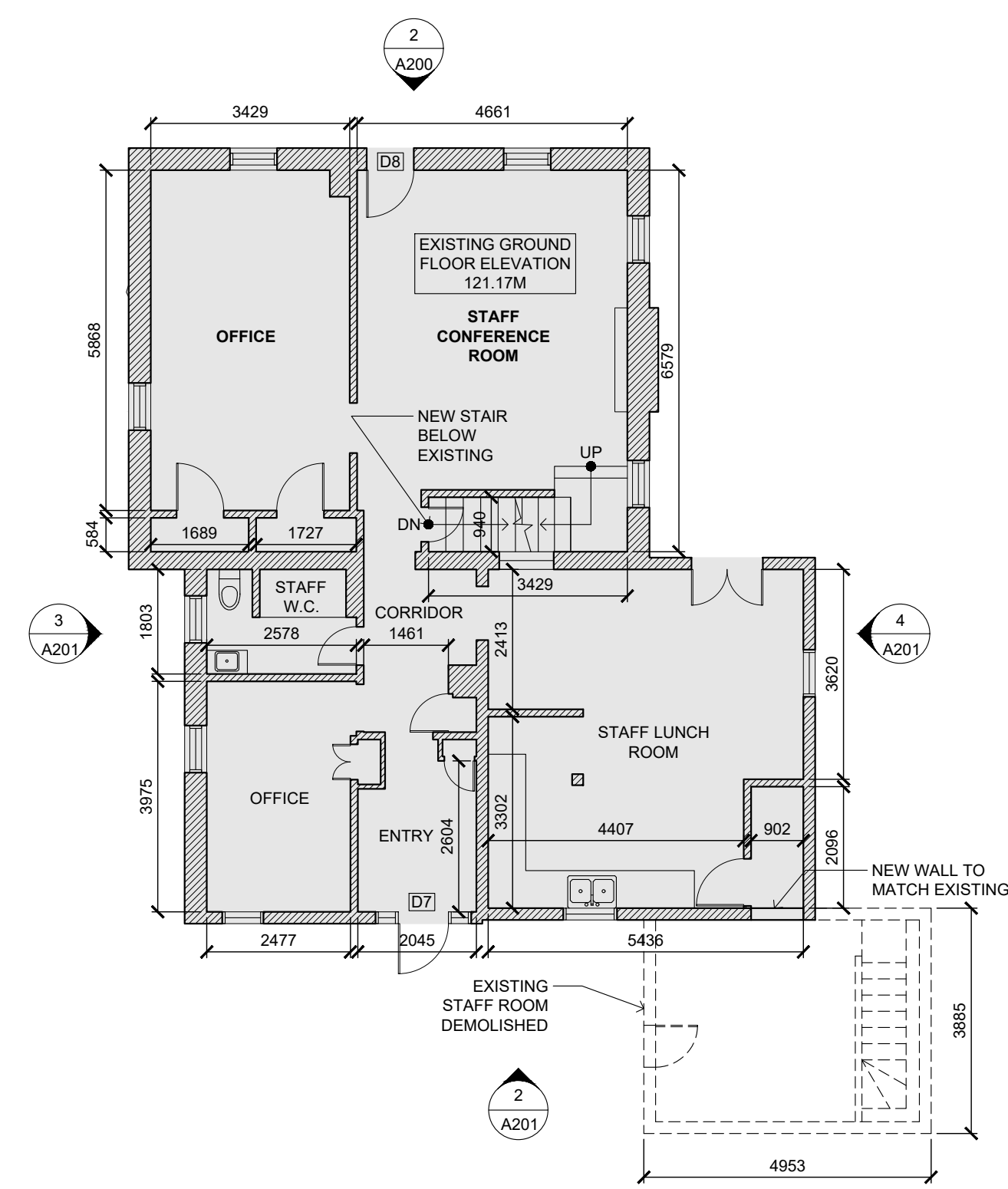
LEGAL DESCRIPTION: Plan of Part of Lots 2 & 3, Range 1 Registered Plan of TOR-7 Geographic township of Toronto region of Peel City of Mississauga

PROPOSED ROOF PLAN

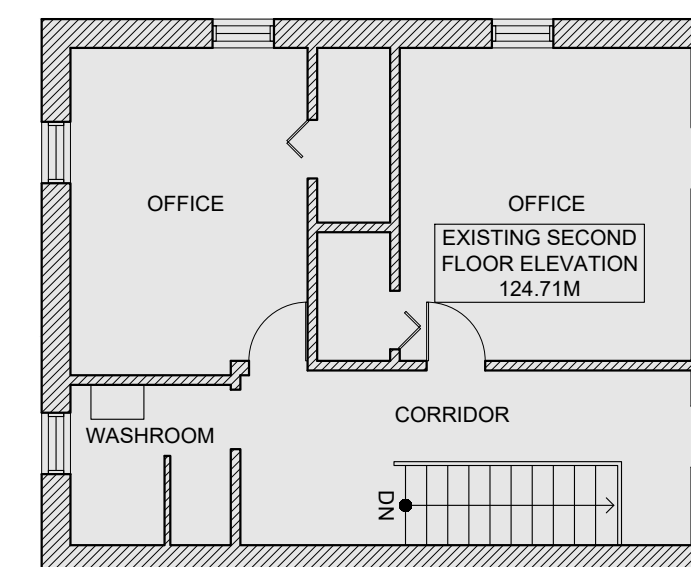
WAUL NO. 1912 Site Plan Application # SP 20-22 W7	SHEET NO. A103
SCALE: 1:100	



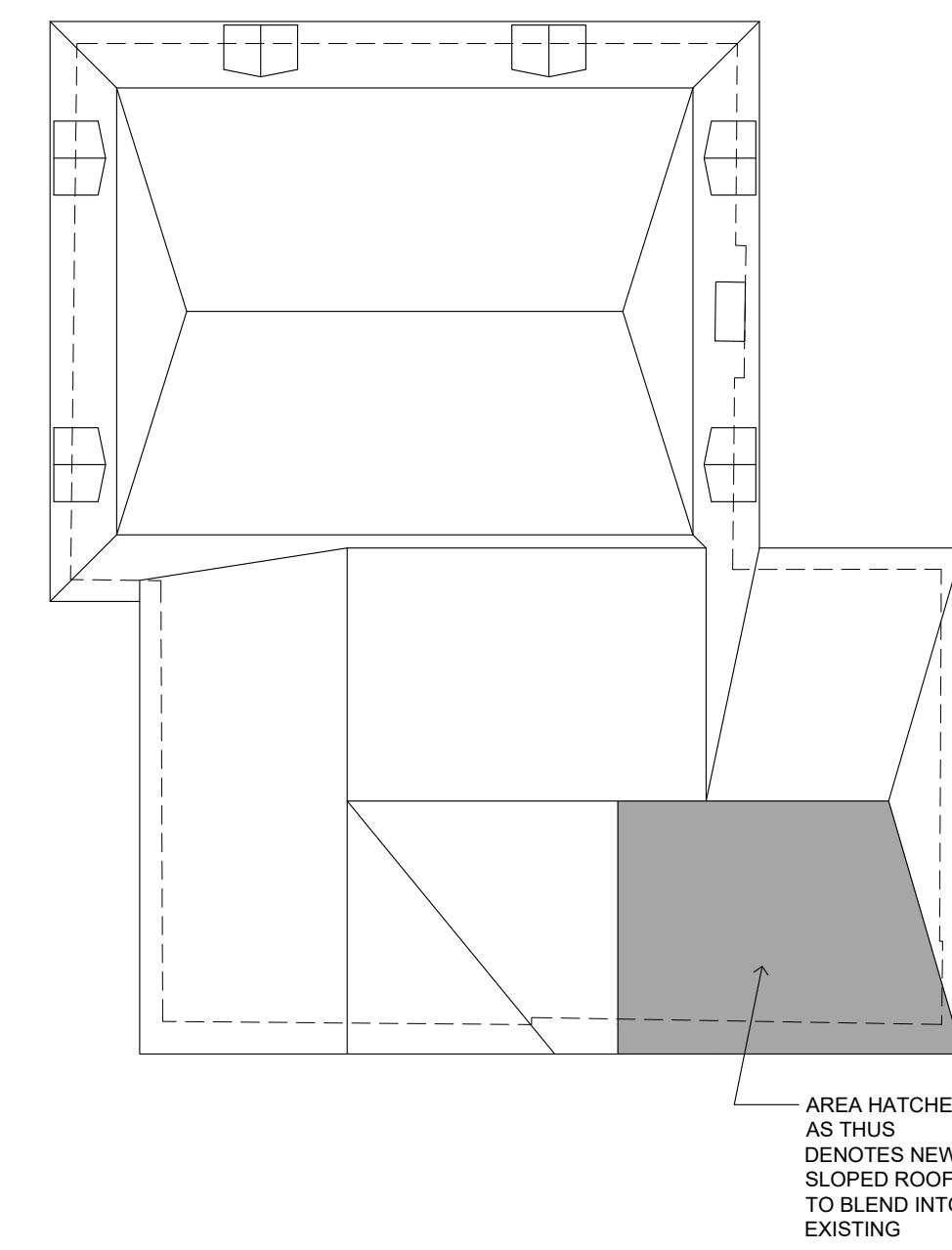
1 BUILDING 2 BASEMENT PLAN
A104



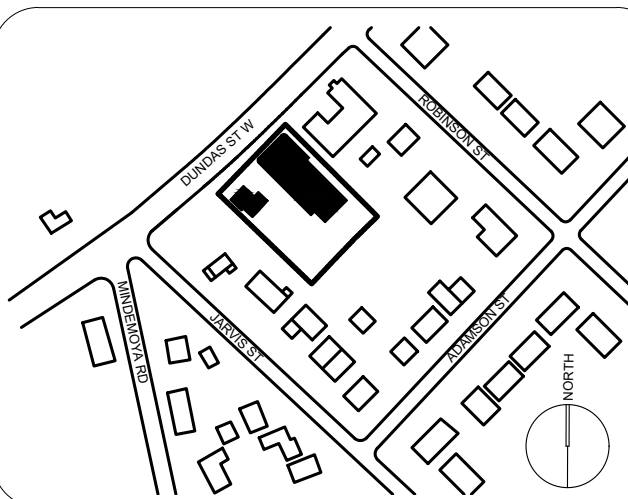
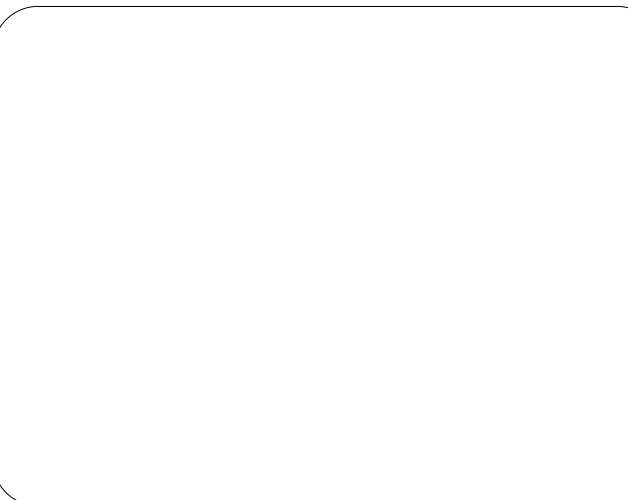
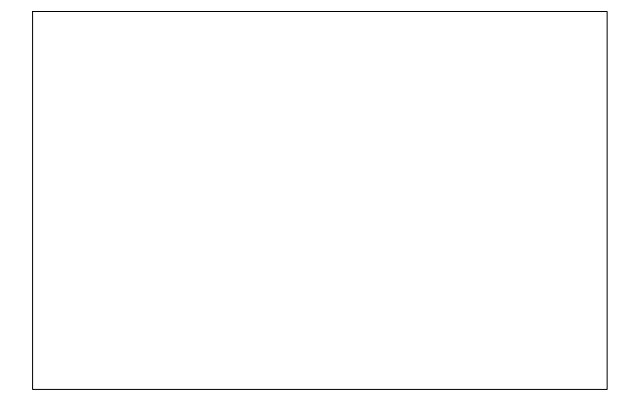
2 BUILDING 2 GROUND FLOOR PLAN
A104



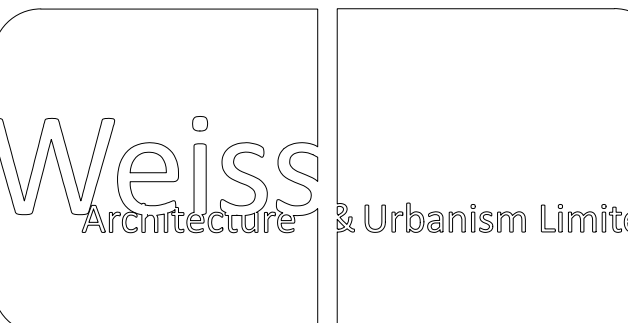
3 BUILDING 2 2ND FLOOR PLAN
A104



4 BUILDING 2 ROOF PLAN
A104



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3	SITE PLAN APPLICATION	JAN 24/20
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1	PRELIM. ZONING REVIEW	MAR 27/19



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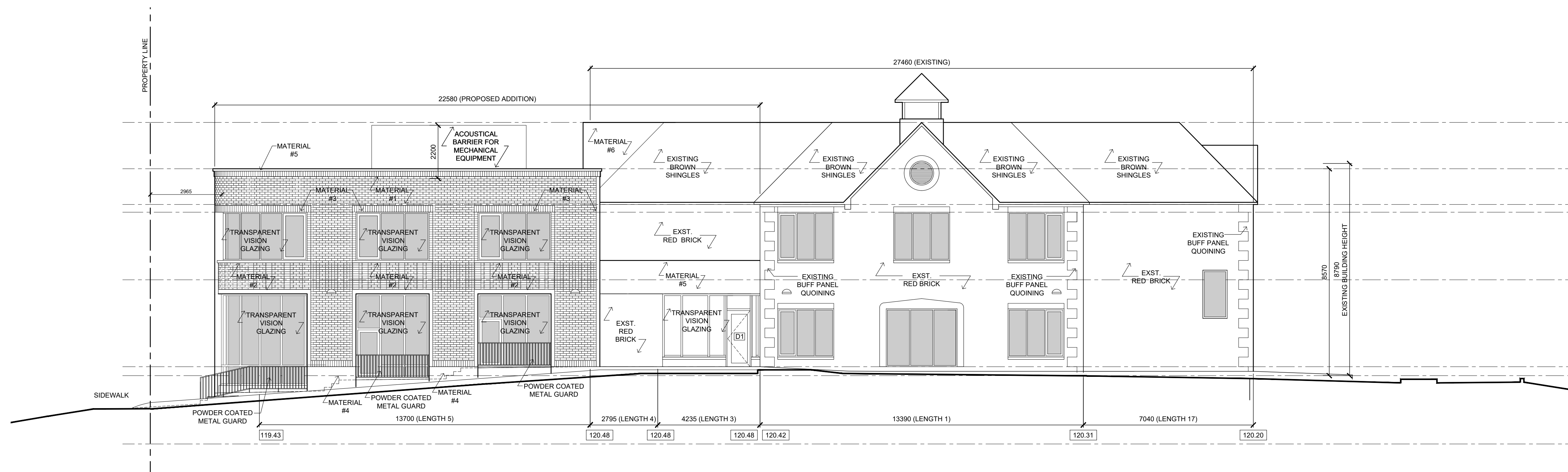
Owner: Paul Pu
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THE ERINDALE ACADEMY
 SCHOOL ADDITION
 1576 Dundas Street West
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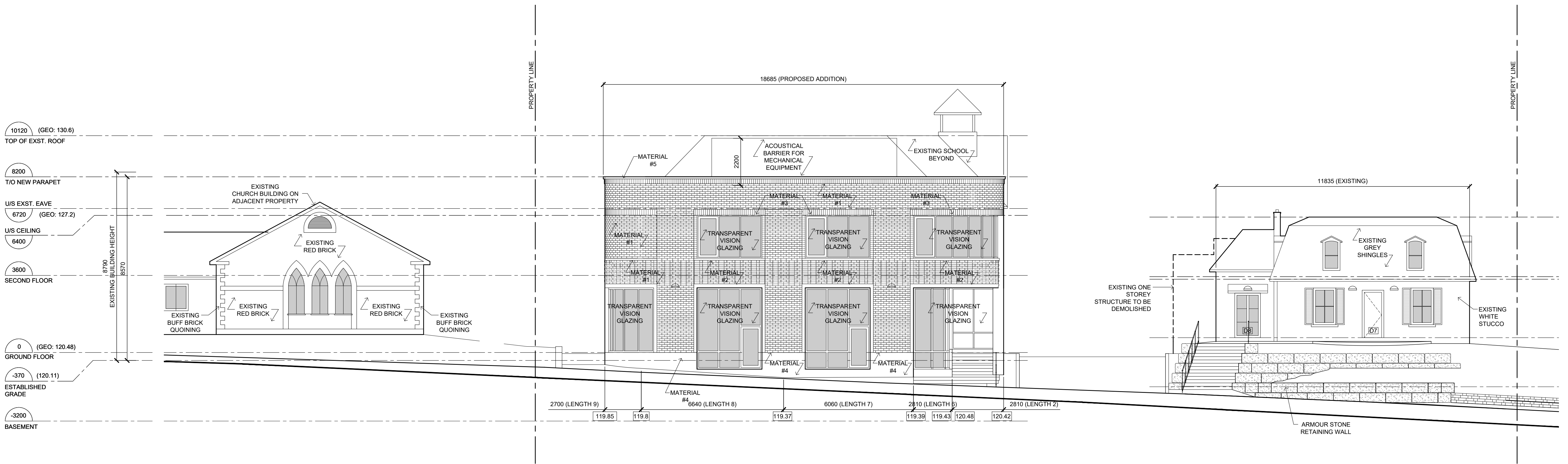
LEGAL DESCRIPTION: Plan of Part of Lots
 2 & 3, Range 1 Registered Plan of TOR-7
 Geographic township of Toronto region
 of Peel City of Mississauga

PROPOSED BUILDING 2
 (HOUSE) PLANS

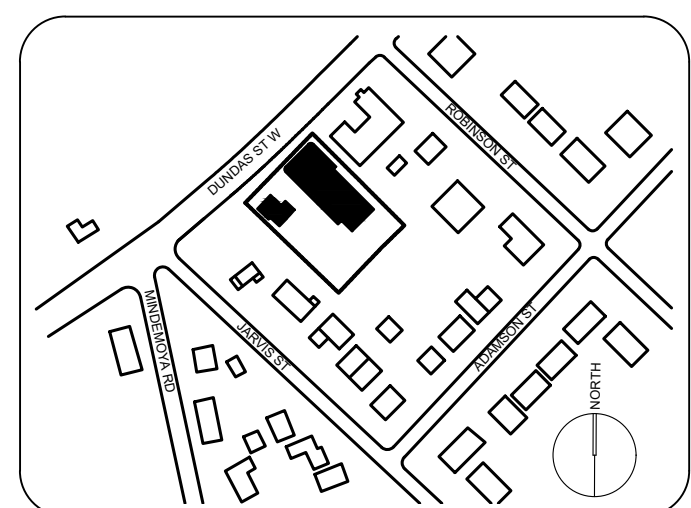
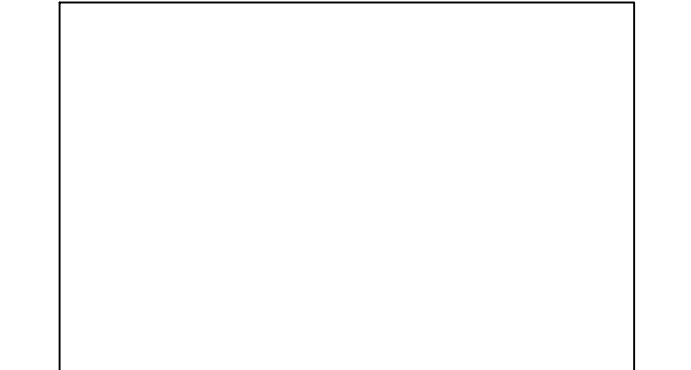
WAUL NO. 1912	SHEET NO.
Site Plan Application # SP 20-22 W7	A104
SCALE: 1:100	



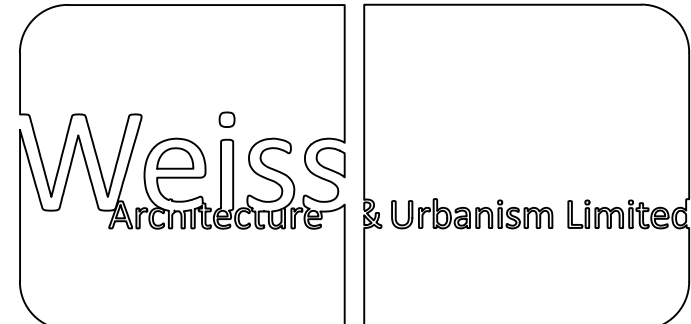
1 PROPOSED WEST ELEVATION
A200



2 PROPOSED NORTH ELEVATION
A200



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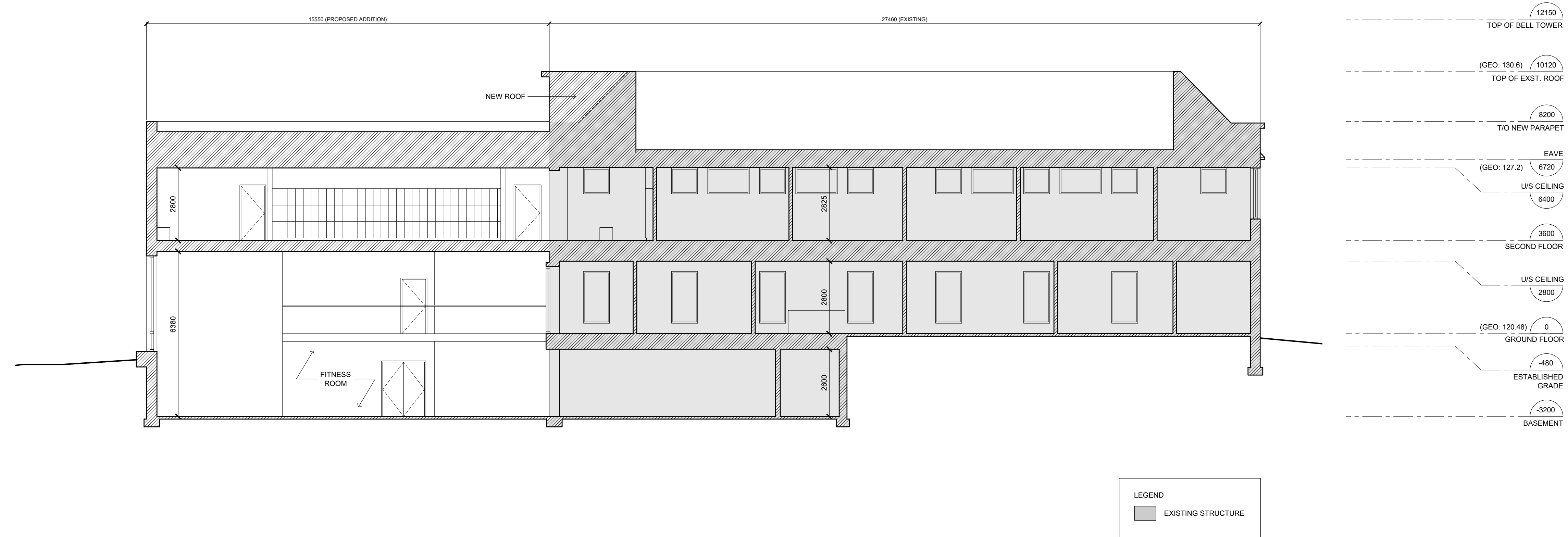
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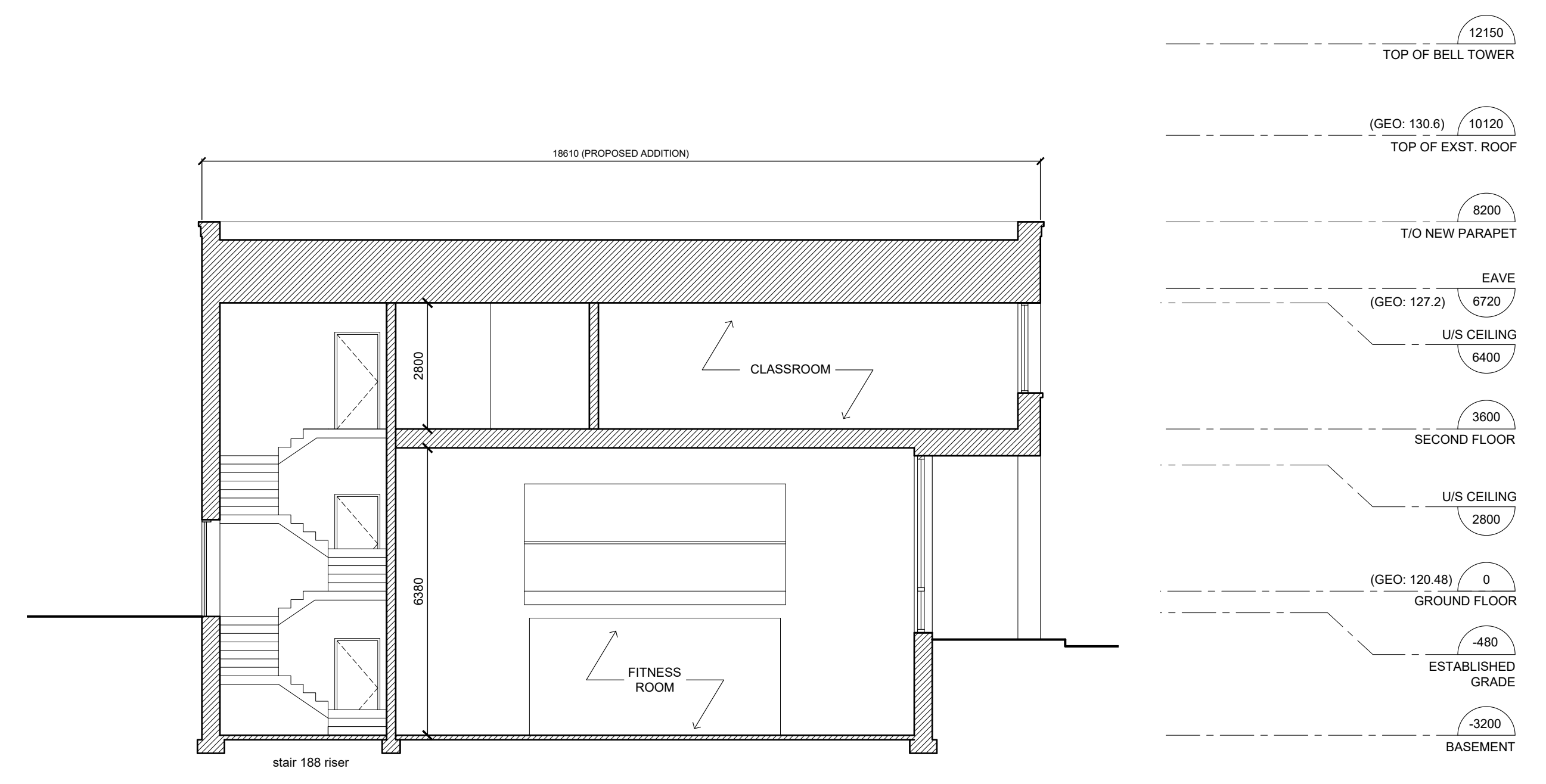
LEGAL DESCRIPTION: Plan of Part of Lots 2 & 3, Range 1 Registered Plan of TOR-7 Geographic township of Toronto region of Peel City of Mississauga

PROPOSED ELEVATIONS

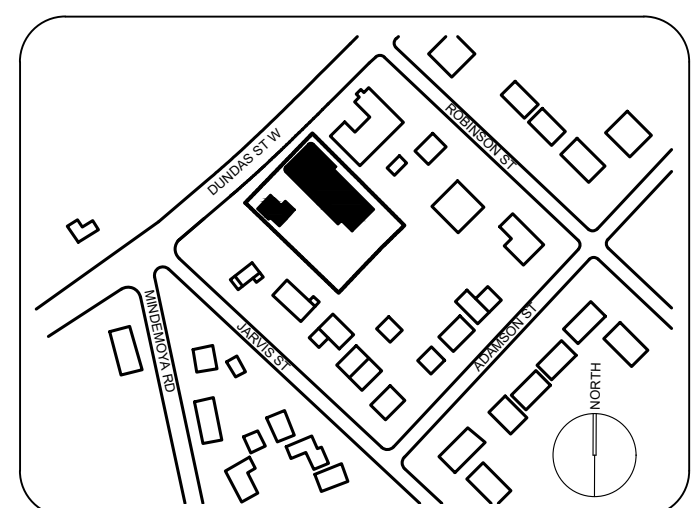
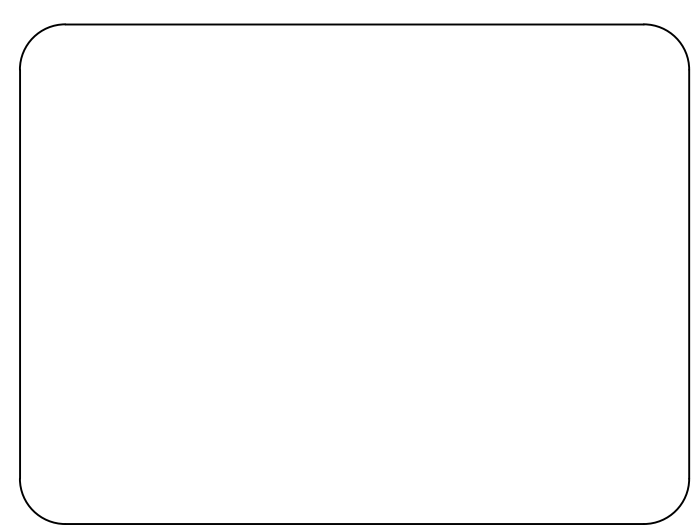
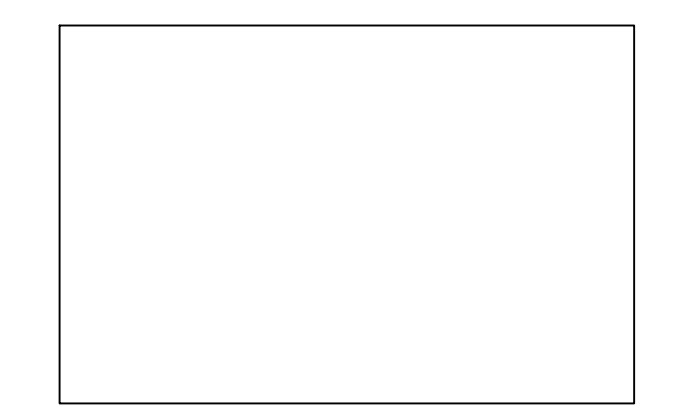
WAUL NO. 1912 Site Plan Application # SP 20-22 W7	SHEET NO. A200
SCALE: 1:100	



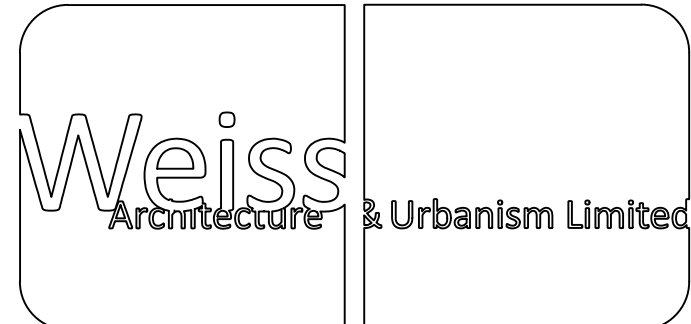
1 PROPOSED SECTION 1
A300



2 PROPOSED SECTION 1
A300



No.	Revision	Date
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1	PRELIM. ZONING REVIEW	MAR 27/19



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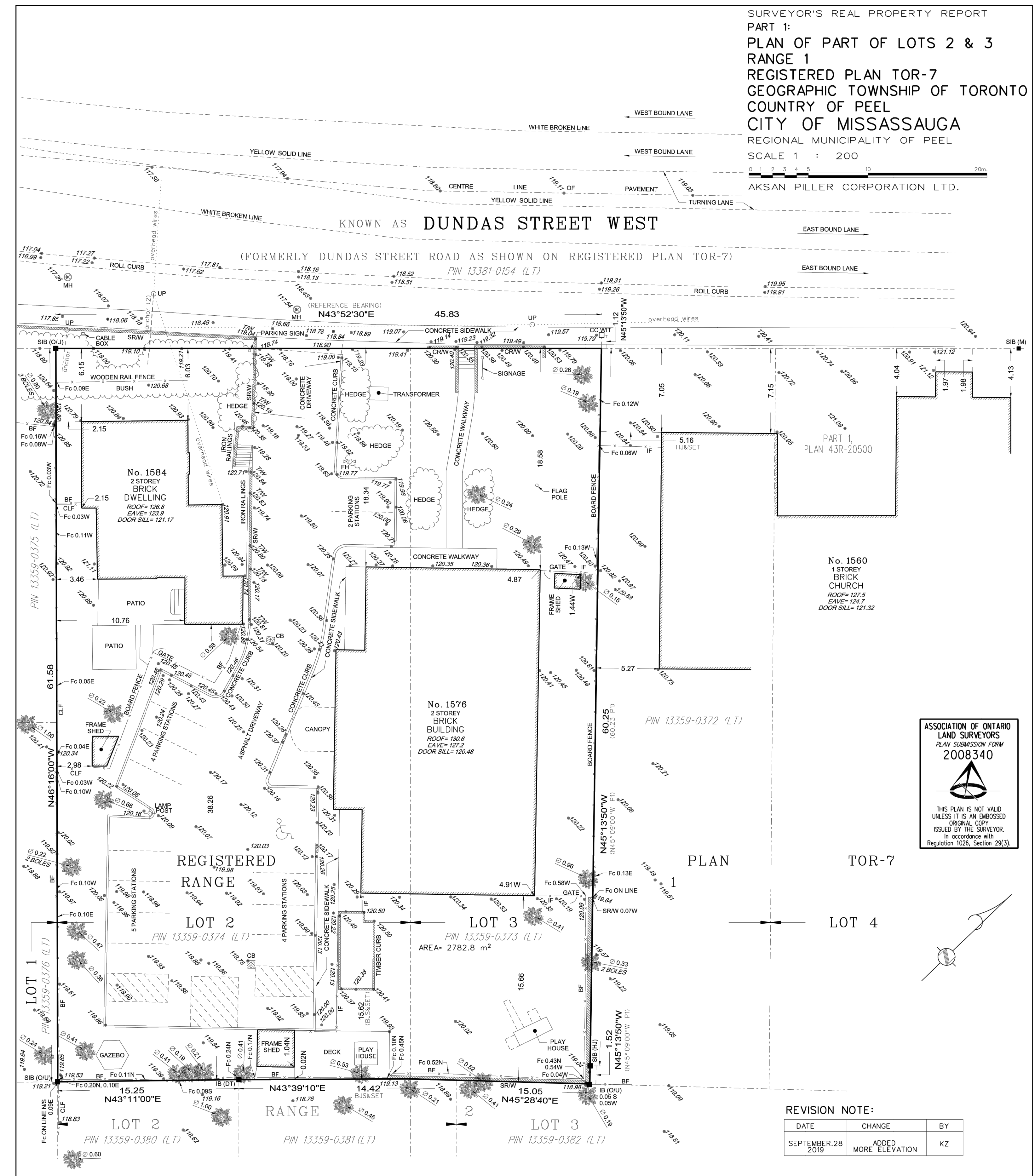
**THE ERINDALE ACADEMY
 SCHOOL ADDITION**
 1576 Dundas Street West
 Mississauga ON, L5C 1E5

LEGAL DESCRIPTION: Plan of Part of Lots 2 & 3, Range 1 Registered Plan of TOR-7 Geographic township of Toronto region of Peel City of Mississauga

PROPOSED SECTION

WAUL NO. 1912 Site Plan Application # SP 20-22 W7	SHEET NO. A300
SCALE: 1:100	

SURVEYOR'S REAL PROPERTY REPORT
 PART 1:
 PLAN OF PART OF LOTS 2 & 3
 RANGE 1
 REGISTERED PLAN TOR-7
 GEOGRAPHIC TOWNSHIP OF TORONTO
 COUNTRY OF PEEL
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1 : 200
 AKSAN PILLER CORPORATION LTD.



METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2: PREPARED FOR WEISS ARCHITECTURE AND URBANISM LTD

LEGEND:

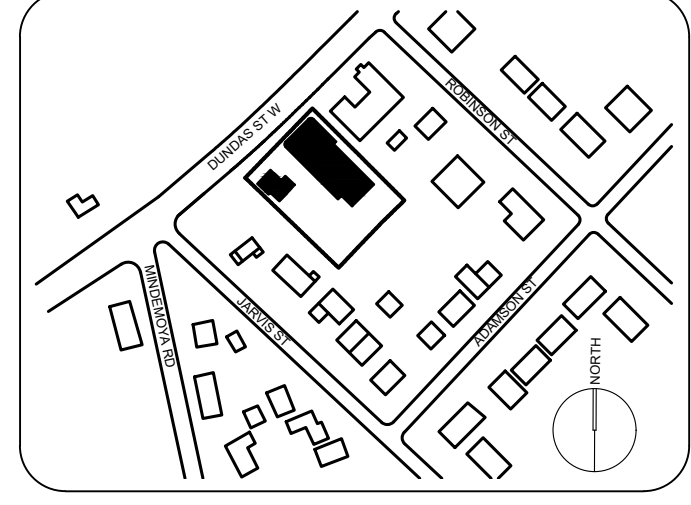
■ DENOTES SURVEY MONUMENT FOUND	UP DENOTES UTILITY POLE
□ DENOTES SURVEY MONUMENT PLANTED	PLAN DENOTES REGISTERED PLAN TOR-7
IB DENOTES IRON BAR	P1 DENOTES CITY OF MISSISSAUGA
SIB DENOTES STANDARD IRON BAR	M DENOTES DANNING & TAYLOR, O.L.S.
SSIB DENOTES SHORT STANDARD IRON BAR	DT DENOTES HOLDINGS & JONES LIMITED, O.L.S.
CC DENOTES CUT CROSS	HJ DENOTES B.J. STASSEN LIMITED, O.L.S.
CP DENOTES CONCRETE PIN	BJS DENOTES (February 4, 1994)
WIT DENOTES WITNESS MONUMENT	
O/U DENOTES ORIGIN UNKNOWN	
N DENOTES NORTH	
S DENOTES SOUTH	
E DENOTES EAST	
W DENOTES WEST	
F.C. DENOTES CHAIN LINK FENCE	
CLF DENOTES BOARD FENCE	
BF DENOTES IRON FENCE	
LF DENOTES CHAIN LINK FENCE	
SR/W DENOTES STONE RETAINING WALL	
CR/W DENOTES CONCRETE RETAINING WALL	
MH DENOTES MAN HOLE	
CB DENOTES CATCH BASIN	

ELEVATIONS NOTE:
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF MISSISSAUGA BENCH MARK No. 29 ON THE NORTH FACE AT EAST CORNER OF THE ERINDALE PRESBYTERIAN CHURCH AT THE SOUTH-WEST CORNER OF ROBINSON STREET AND DUNDAS STREET WEST, ELEVATION = 121.365 m.

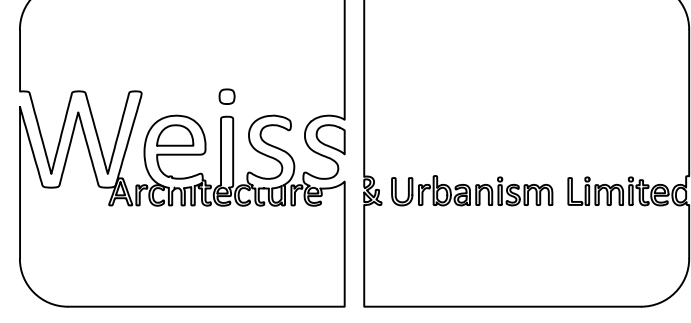
SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
 2. THE SURVEY WAS COMPLETED ON THE 16TH DAY OF FEBRUARY, 2017.

DATE: FEBRUARY 28, 2017
 HELMUT PILLER
 Ontario Land Surveyor

AKSAN PILLER CORPORATION LTD
 ONTARIO LAND SURVEYORS
 943 MT PLEASANT ROAD, TORONTO, ONTARIO, M4P 2L7
 (T) 416-488-1174 (F) 416-488-7843 (C) ap@apsurveyors.ca www.apsurveyors.ca
 CALC: MJU DRAWING: LF CHECKED: HP
 reference number: 17-24-12357-00



No.	Revision	Date
3	SITE PLAN APPLICATION	JAN 24/20
2	ZONING REVIEW REVISION 1	MAY 27/19
1	PRELIM. ZONING REVIEW	MAR 27/19



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 Kevin@weissau.com
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THE ERINDALE ACADEMY SCHOOL ADDITION
 1576 Dundas Street West
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SURVEY

WAUL NO. 1912	SHEET NO.
Site Plan Application # SP 20-22 W7	A400
SCALE: 1:200	

ELEVATION NOTE:
 Elevations are referred to the City of Mississauga Benchmark No. 29, Located on the north face at east corner of the Erindale Presbyterian church at the south-west corner of Robinson street and Dundas street west, having a published elevation of 121.365 metres."

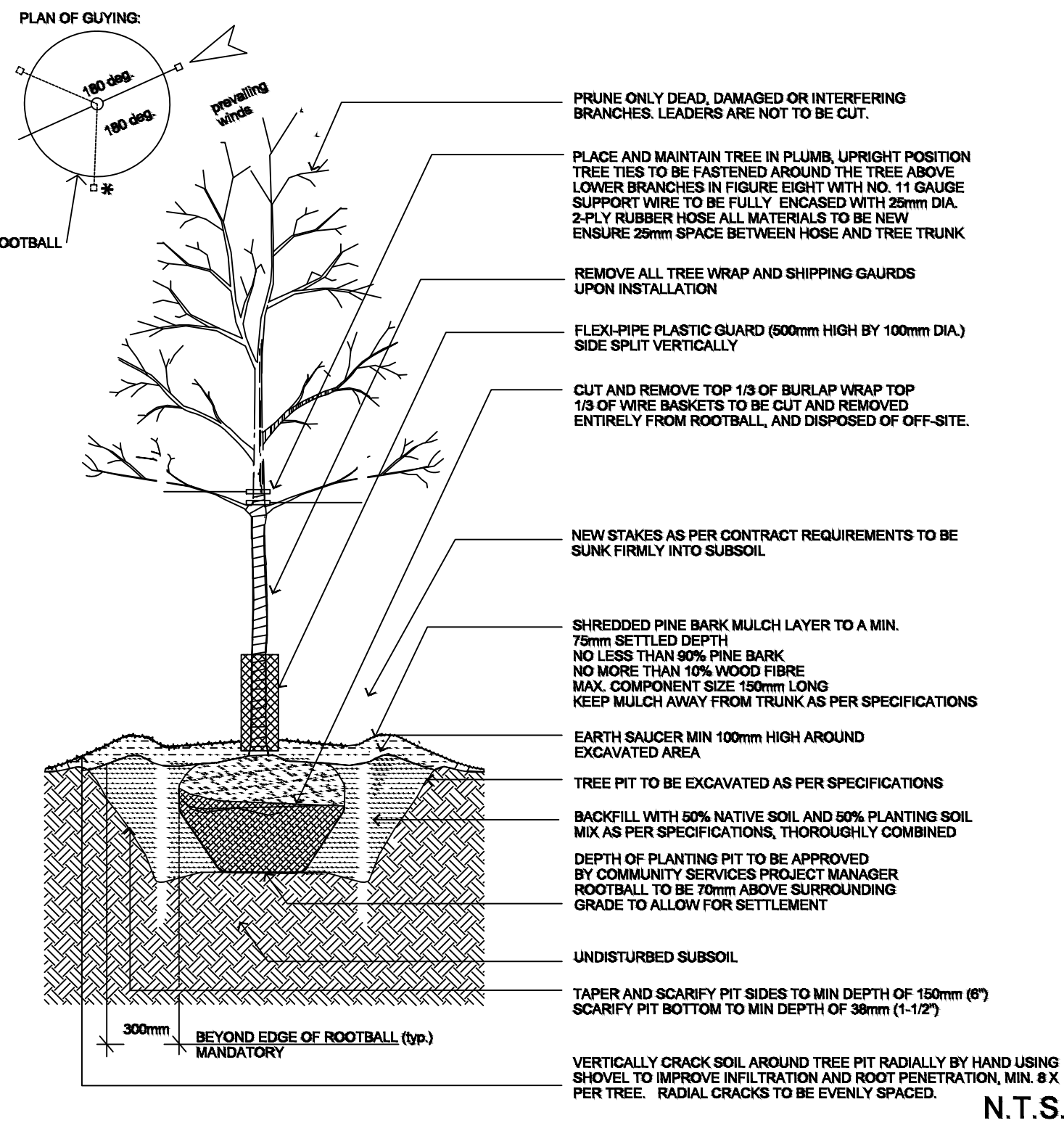


APPENDIX C: Proposed Landscape Strategy



02950-1

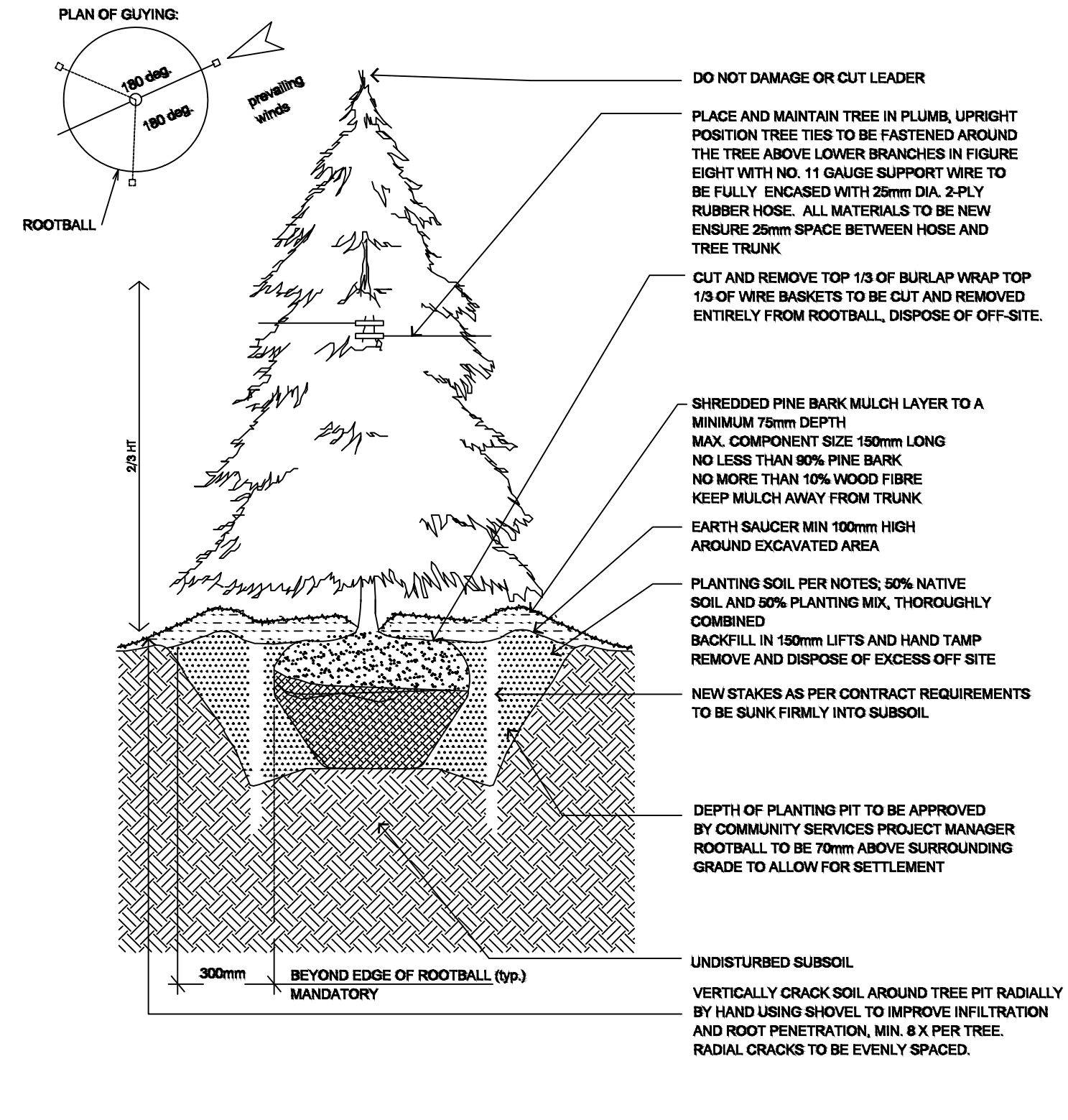
Planting Tree Deciduous



Detail: 02950-1 ORIGINAL DATE: Oct 09/15 REVISION DATE: month xx/1x MISSISSAUGA

02950-2

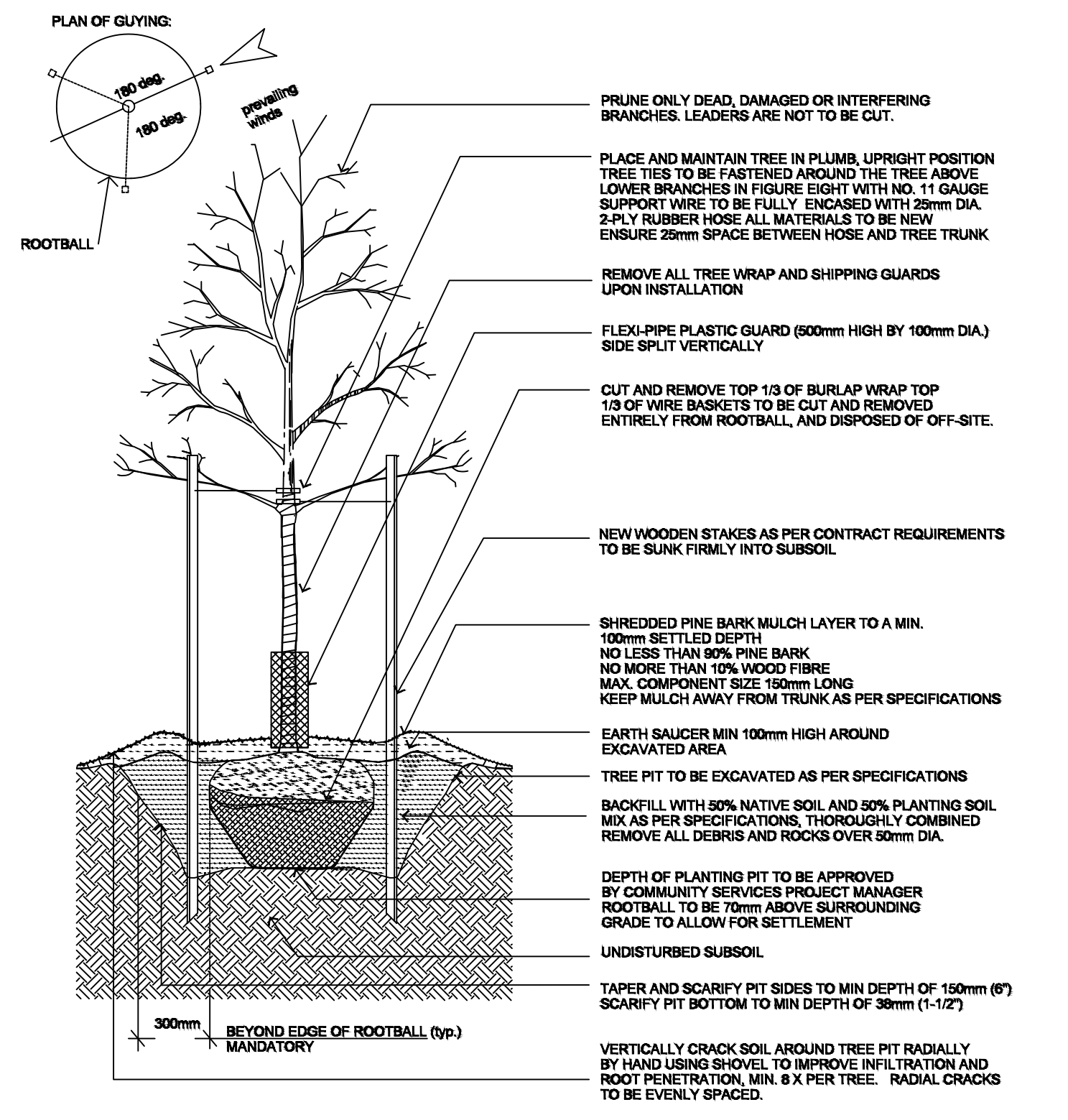
Planting Tree Coniferous



Details: 02950-2 ORIGINAL DATE: Oct 09/15 REVISION DATE: month xx/1x MISSISSAUGA

02950-3

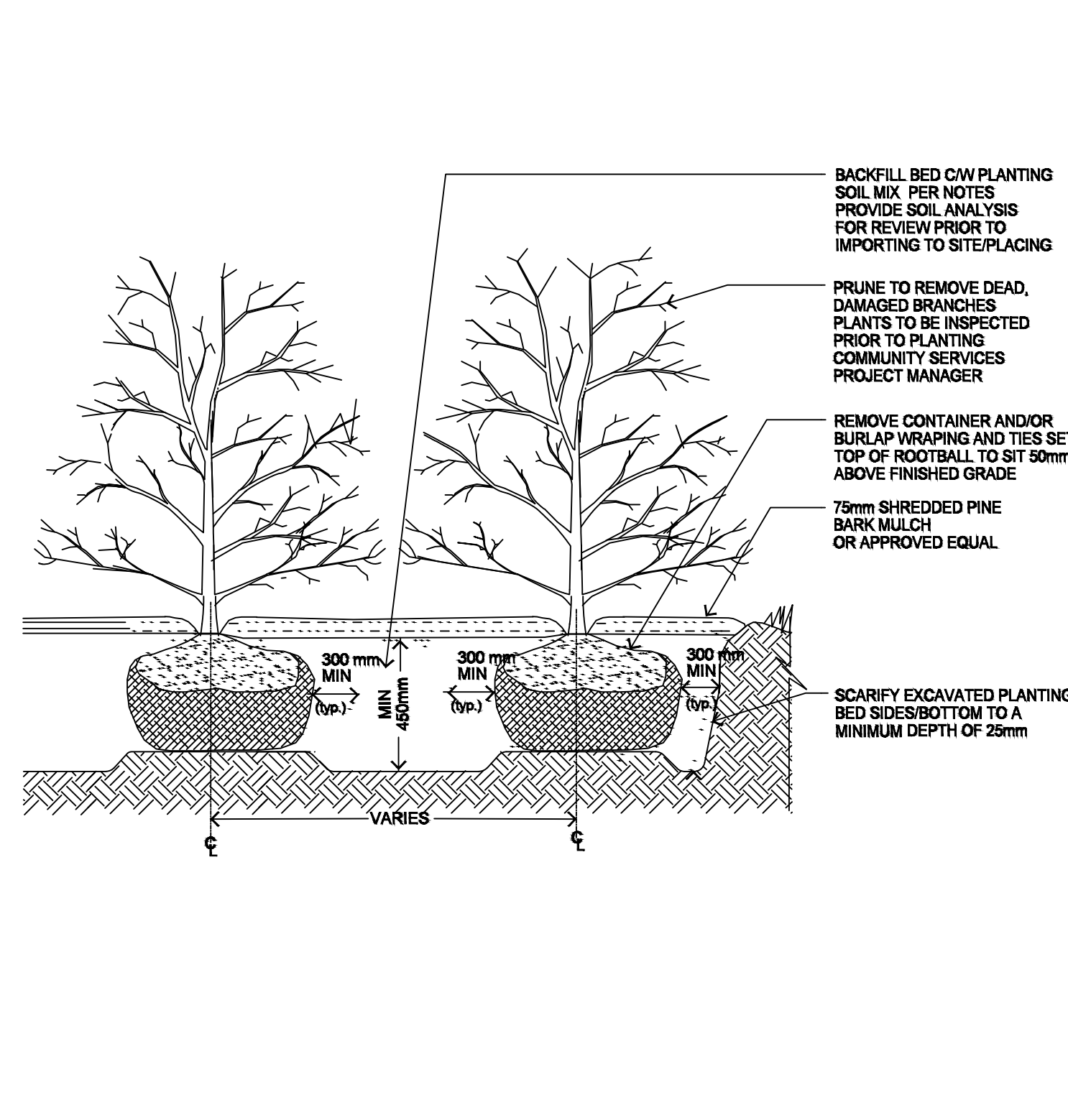
Planting Tree Deciduous- Wooden Stakes



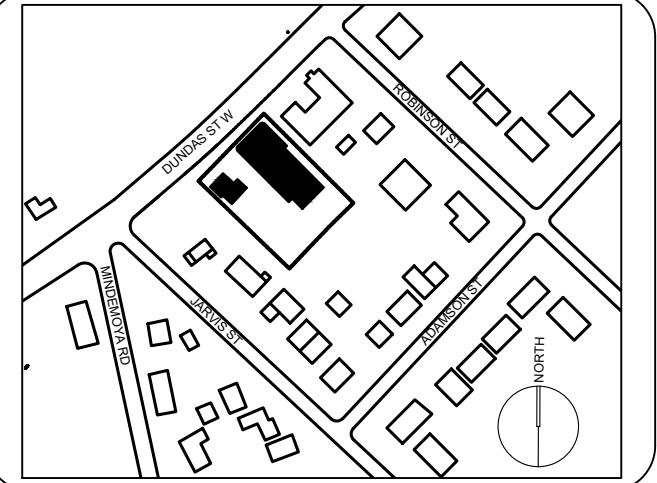
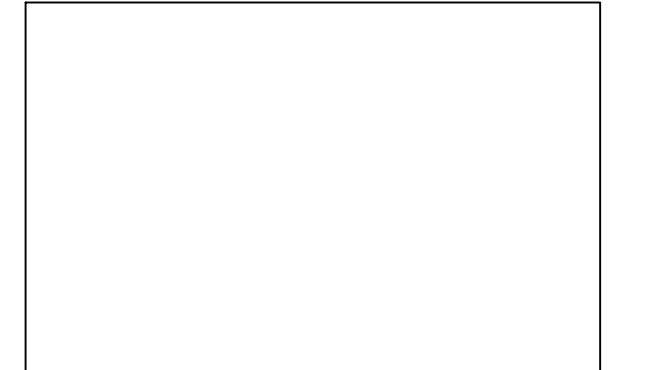
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02950-6

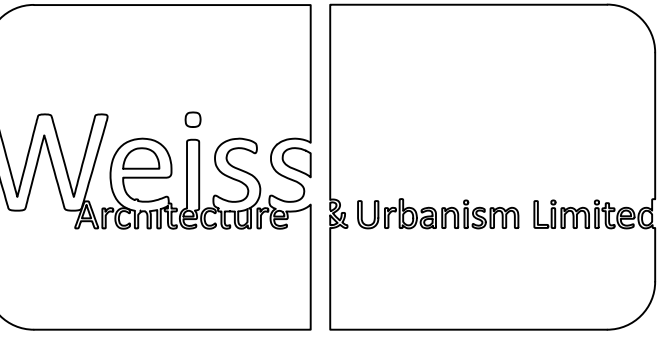
Planting Shrub



Detail: 02950-6 ORIGINAL DATE: Oct 09/15 REVISION DATE: month xx/1x MISSISSAUGA



No.	Revision	Date
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T 416 500 6788

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LANDSCAPE DETAILS 1

WAUL NO. 1912 Site Plan Application # SP 20-22 W7	SHEET NO. L200
SCALE: NTS	

02950-26

Planting Tree Shrub Planting Notes

- All dimensions are in millimeters unless otherwise noted.
- Conduct all planting under the direction and supervision of qualified personnel with a minimum of five (5) years of experience in planting installations.
- Stake out tree and/or planting bed locations before excavation for review by the Community Services Representative. Plan locations may shift according to on site conditions.
- Warranty all plant material, including seeded/sodded areas, planting accessories and work in this section against defects or non establishment for a period of two (2) years from date of the Substantial Performance of Work.
- Make trees and other plant material available for inspection at the source of supply upon request from Community Services Representative. Approval of plant material at source will not impair the right of the Community Services Representative to inspect plants upon arrival on the site or during the course of construction and to reject plants which have been damaged, or which, in any way, do not conform to the specifications. Plants that do not comply with the Contract requirements may be rejected at any time.
- Arrange for review of plant material by Community Services Representative upon delivery to site. Review is required for prepared planting pits and/or beds before installation, planting and/or backfilling. Ensure that all plant material conforms to planting plan, detail, and current Canadian Nursery Landscape Association standards. The Community Services Representative reserves the right to reject plant material that does not meet the requirements of this Contract, and to have such works corrected at the Contractor's expense. Collected plants are not permitted.
- Plants must be sound, healthy, vigorous and well branched. They must be true to type, free of wounds, insect pests' eggs and larvae, and have healthy, well developed root systems. All plant materials must meet the most current horticultural standards of the Canadian Nursery Landscape Association Canadian Nursery Stock Standard with respect to size, height, spread, grading and quality. Plants must be densely foliated when in leaf.
- Measure plants as per Canadian Nursery Stock Standard when the branches are in their normal position. Height and spread dimensions specified refer to the main body of the plant, and neither from the branch tip to the base of the root ball nor from branch tip to branch tip. The height of coniferous trees will be determined midway between the top of the leader and the uppermost whorl to the top of the root ball.
- Propose all substitutions in advance and obtain written approval from the Community Services Representative before proceeding.

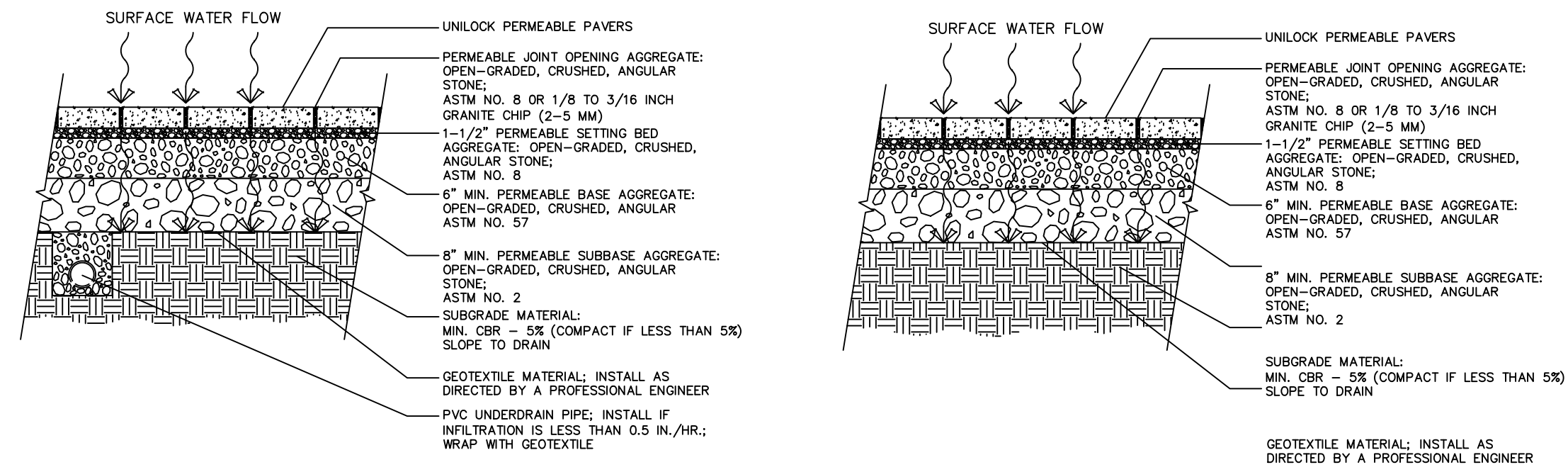
Detail: 02950-26 ORIGINAL DATE: Oct 09/15 REVISION DATE: Nov 26/18 MISSISSAUGA

- Provide samples of materials for use in work to Community Services for pre approval.
 - For guy wires/hose, ties, landscape fabric, geotextiles: submit a 300mm long piece of linear products and a 300mm x 300mm piece for other.
 - Shredded pine bark mulch, soil, compost, and other amendments: provide a one litre sample, accompanied by details of source location and test reports/results provided by a qualified testing laboratory confirming chemical and physical properties, as well as suitability for use.
- Planting soil for trees, shrubs, vines, perennials and groundcovers will be equal parts topsoil, sand, and organic matter including compost, all thoroughly combined. Provide compost source location and test reports/results provided by a qualified testing laboratory confirming chemical and physical properties to Ontario Compost Quality Standards, as well as suitability for use.
- Before delivering topsoil to site, submit test results conducted via a qualified geotechnical testing laboratory to the Community Services Representative for prior review. Test existing site topsoil and imported topsoil that is to be used in the Work in accordance with the Topsoil and Finish Grading Specifications.
- Schedule applications of soil amendments in accordance with the project soil testing analysis and report, and ensure that all conditions for placement are met. Conduct soil amendments and fertilization as recommended by testing report as part of prices bid for the work. Perform all soil amendment applications in the presence of the Community Services Representative.
- Protect plants from damage at all times, including during transit and delivery. Deliver and store all plant material to the site in such a manner as to prevent wilt, broken branches, damage to trunk and bark, or injury to the root system.
- Protect plants from drying out before planting. Replace plants at the Contractor's expense which, in the opinion of the Community Services Representative, have dried out before planting or are exhibiting signs of stress due to improper pre planting care.
- Fully remove plant container/wrap/tags/ties/top one third (minimum) of burlap and/or wire basket, and maintain soil ball intact. Lightly loosen bound roots without causing damage.
- Soak the planting area with potable water immediately after installation. Apply sufficient water to each plant to thoroughly soak the root zone. Rectify soil settlement before mulching and as it occurs during the warranty period.
- Keep all plants watered from the time of planting through Substantial Performance and warranty maintenance period, to final acceptance at end of warranty period.
- Ensure that no planting pit excavation is left open unattended/overnight/over weekends or holidays. Suspend planting operations if the installation of plant material cannot be completed at the same time of planting pit excavations. Fill unplanted holes before leaving site unattended.

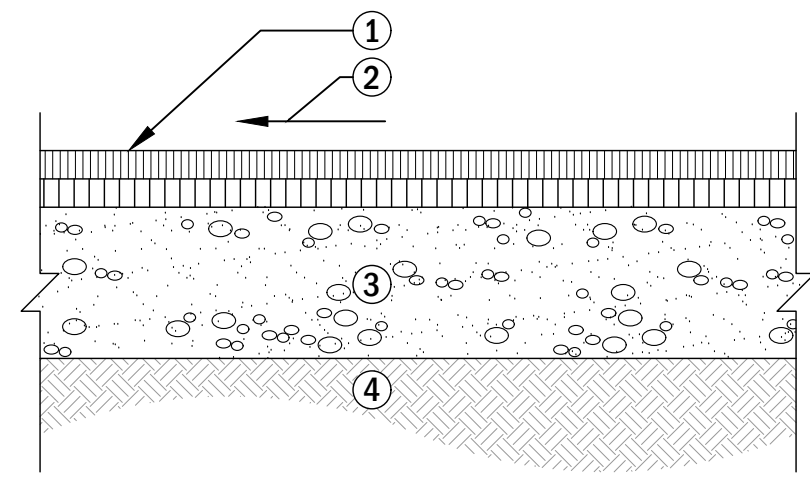
Detail: 02950-26 ORIGINAL DATE: Oct 09/15 REVISION DATE: Nov 26/18 MISSISSAUGA

- Prune as required as per ISA pruning standard including the removal of dead or broken branches. Pruning wounds must show vigorous bark on all edges, and all parts must be moist and show live, green cambium tissue when cut. Use clean sharp tools and make cuts flush with main branch, smooth and sloping as to prevent accumulation of water.
- At the completion of planting operations, remove all fertilizer bags, burlap, wrap, ties and tags, pots, twine and any other such material from the site.
- Undertake winter protection of planted conifers at the Contractor's discretion. Replace winter desiccated or burned conifers. The City will not pay additional fees for winter protection.
- Replace dead, dying, unhealthy, and other poorly performing plants, including those that are affected by disease, weather damage, insects, fungal organisms or display unsatisfactory growing characteristics.
- Prune all minor damage and deadwood, address soil settlement, top up mulch to 75mm settled depth, re cut and tidy planting bed edges, and remove weeds.
- Trees with concentrated areas of dieback will be reviewed and individually identified for replacement. Conduct warranty replacements immediately upon identification during the warranty maintenance period.
- Remove and dispose off site wood stakes, guy wires and protective hose at the end of the warranty period, or as directed by the Community Services Representative. When direction is given by the Community Services Representative to remove the tree staking and guy wires before the end of the warranty period, perform all removals within two weeks of such notice and remove and dispose of all materials off site at a location arranged and paid for by the Contractor.
- Do not allow mould in softwood mulch to be present on site. Remove and replace any affected mulch.
- The Contractor has a duty to reinstate all surfaces used to access the site to their original condition. Repair all existing and newly created (through this work) ruts, depressions and uneven areas and grade so as not to retain water, including settlement adjacent catch basins. Resod, or topdress and seed, any sodded areas which have been rutted, damaged or disturbed before demolishing. The method of repair will be to the discretion of Community Services Representative to ensure that the site is restored to no less than original condition. Hand tamp and/or roll all repaired areas, and maintain and water until establishment and Substantial Performance. Supply and install a minimum depth of 100mm screened topsoil and Canada No. 1 sod. Seed areas that are less than 1 m² or as designated. Apply seed within the top 6mm of prepared soil, ensuring contact between the seed and soil.
- Unless a specialty seed mix is specified for use on the drawings, the following mix applies: by Ontario Seed Company or equivalent: 55% creeping red fescue + 27% Canada bluegrass + 18% perennial ryegrass = 100% total; apply at 40kg/ha.

Detail: 02950-26 ORIGINAL DATE: Oct 09/15 REVISION DATE: Nov 26/18 MISSISSAUGA



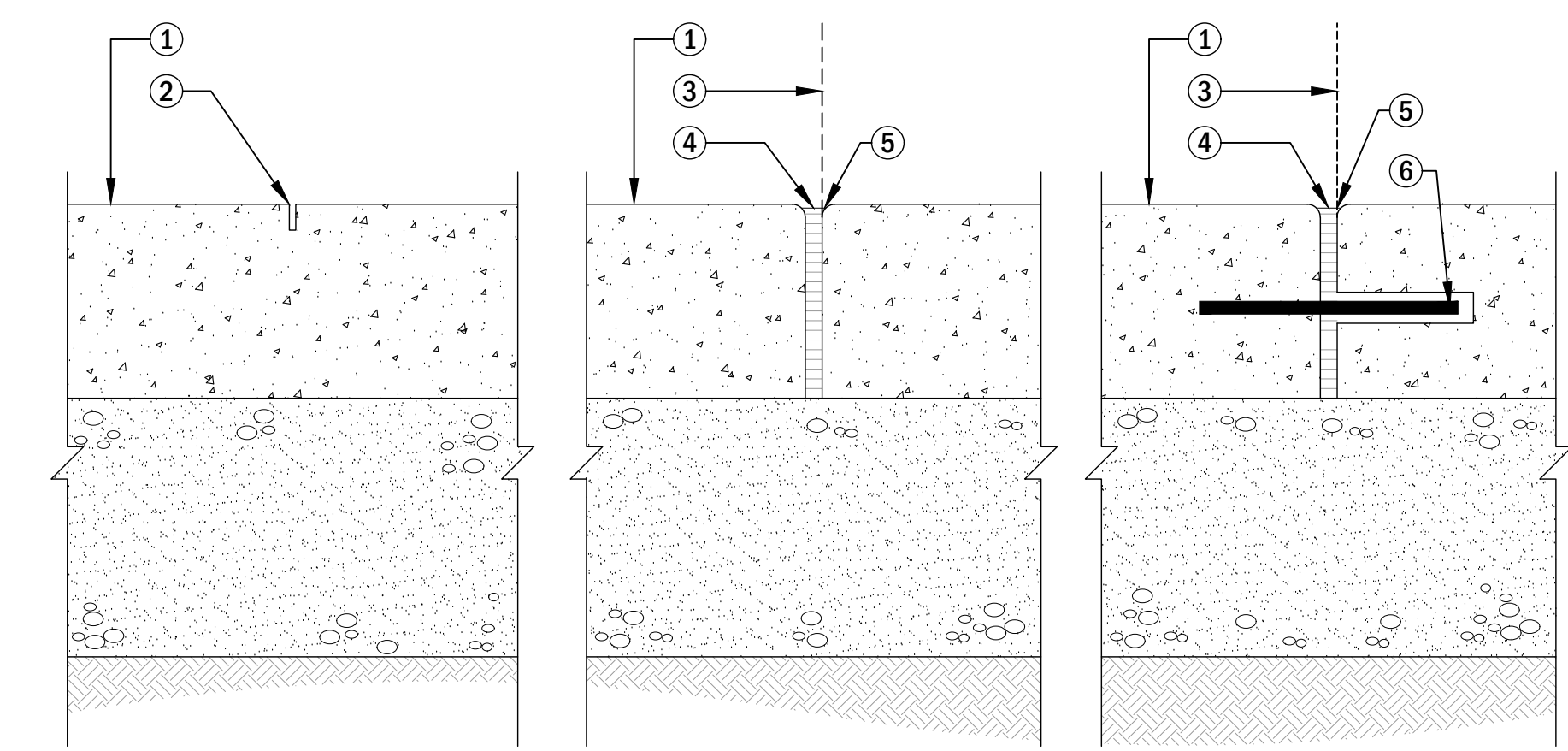
1 PAVING DETAILS, UNILOCK 'ECO-OPTICAL' PERMEABLE PAVERS
L300 SCALE NTS



- 1 HEAVY DUTY:**
40mm ASPHALT SURFACE COAT
50mm ASPHALT BINDER COAT
ALL COMPACTED TO 98% MARSHALL DENSITY. EXPOSED EDGES TO BE HAND-TAMPED TO A 45° ANGLE
- 2 SLOPE PAVEMENT, BASE AND SUB-GRADE AS INDICATED ON THE GRADING PLAN**
- 3 MEDIUM DUTY:**
150mm OF GRANULAR A OVER 200mm OF GRANULAR B
ALL COMPACTED TO 98% S.P.M.D.D.
BASE TO EXTEND 200mm BEYOND EDGE OF ASPHALT EXCEPT WHERE CURB OR WALL IS PRESENT
- 4 EXISTING SUBGRADE OR BACKFILL WHERE REQUIRED:**
-SCARIFY AND COMPACT EXISTING SUBGRADE TO 95% S.P.M.D.D. TO A DEPTH OF 300mm BENEATH NEW PAVEMENT;
-INSTALL AND COMPACT BACKFILL IN MAX. 150mm LIFTS TO 98% S.P.M.D.D.

NOTE:
-PROVIDE TYPICAL 45-DEGREE TAMPED EDGE, EXCEPT WHERE ALTERNATIVE EDGE DETAIL IS REQUIRED.
-REFER TO LAYOUT AND GRADING PLAN FOR LEVELS AND ELEVATIONS.

2 ASPHALT PAVEMENT
L300 SCALE NTS



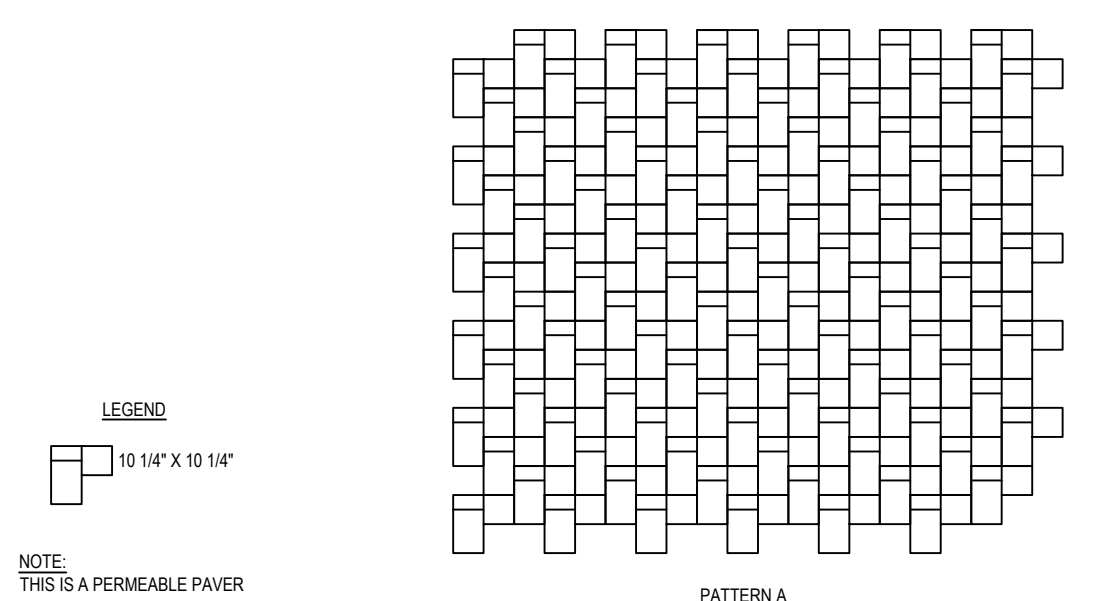
- 1 CONCRETE PAVEMENT, AS SPECIFIED**
- 2 WEAKENED PLANE JOINT:**
-LAY-OUT AS PER PLANS & SPECIFICATIONS;
-20mm DEPTH X APPROX. 5mm WIDTH;
-SHALL BE HAND-TOOLED WHERE ACCESS FOR SAW IS OBSTRUCTED OR WHERE DESIGN CALLS FOR CURVATURES THAT CANNOT BE CUT BY SAW
- 3 FACE OF WALL OR CURB, WHERE APPLICABLE**
- 4 SPECIFIED BITUMINOUS FIBRE EXPANSION JOINT MATERIAL; FULL-DEPTH, AS SHOWN**
- 5 7mm RADIUS (TYPICAL)**
- 6 SLEEVED DOWEL; USE PURPOSE-MADE PRODUCT SUCH AS SPEED DOWEL**

NOTES:
- FULL-DEPTH SAW CUT JOINTS ARE NOT AN ACCEPTABLE SUBSTITUTION FOR EXPANSION JOINTS.
- INSTALL JOINTS AS INDICATED ON PLANS AND SPECIFICATIONS AND IN ACCORDANCE WITH TYPICAL DETAILS.
- PROPOSED SUBSTITUTIONS IN JOINTING MATERIALS OR METHODS MUST BE APPROVED BY THE CONSULTANT.

3 CONCRETE JOINTING
L300 SCALE NTS

UNILOCK
DESIGNED TO CONNECT.

UNILOCK
BOSTON NEW YORK CLEVELAND BUFFALO,
DETROIT, CHICAGO, MILWAUKEE & TORONTO
TOLL FREE: 1-800-864-5625
www.commercial.unilock.com



LEGEND
10 1/4" X 10 1/4"

NOTE:
THIS IS A PERMEABLE PAVER

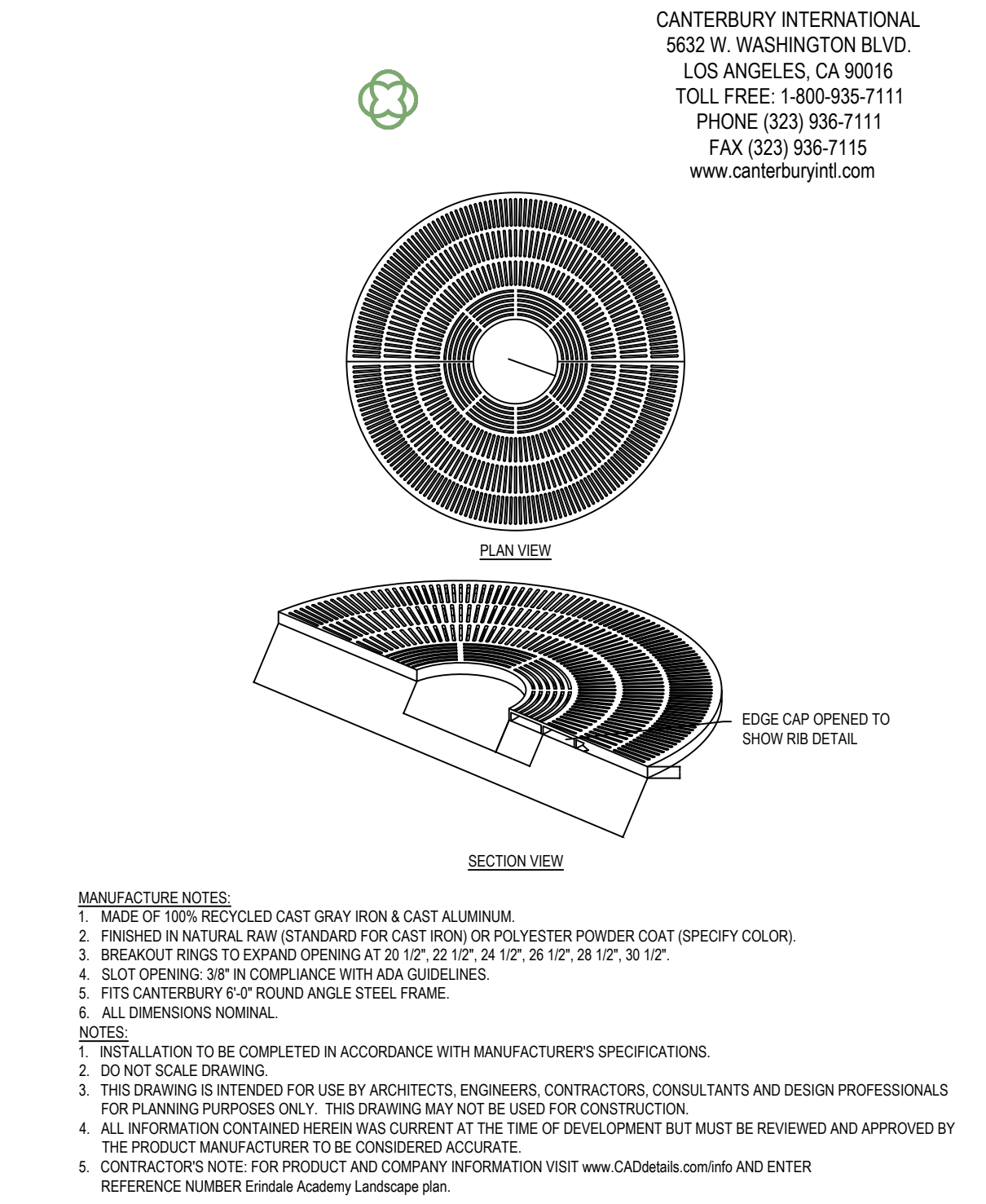
SPECIAL ORDER:
MINIMUM ORDER QUANTITIES PER COLOR.
CONTACT UNILOCK FOR MORE INFORMATION.

DISCLAIMER:
UNILOCK INVENTORED PRODUCT, SPECIAL ORDER PRODUCT AND CUSTOM PRODUCT OPTIONS VARY BY REGION. CONTACT YOUR LOCAL OFFICE OR REPRESENTATIVE TO CONFIRM PRODUCT DETAILS, PRICING, TERMS AND CONDITIONS BEFORE SPECIFYING.

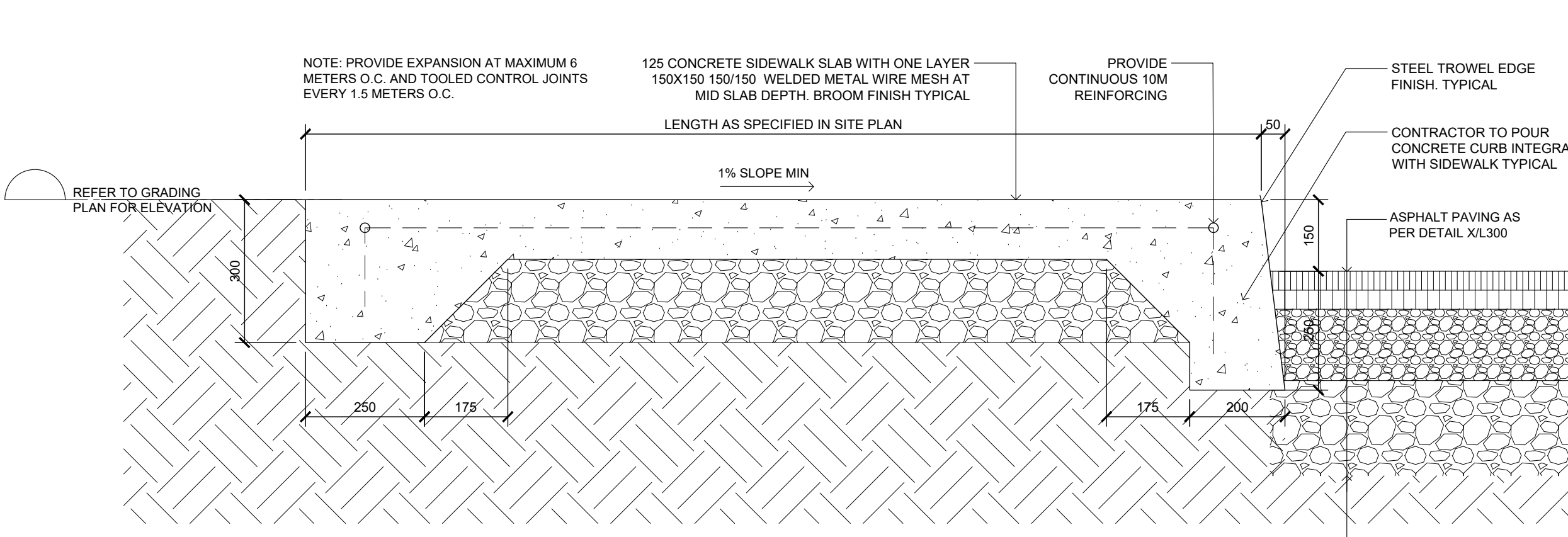
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/info AND ENTER REFERENCE NUMBER: Erindale Academy Landscape plan.

4 PERMEABLE PAVING
L300 SCALE NTS

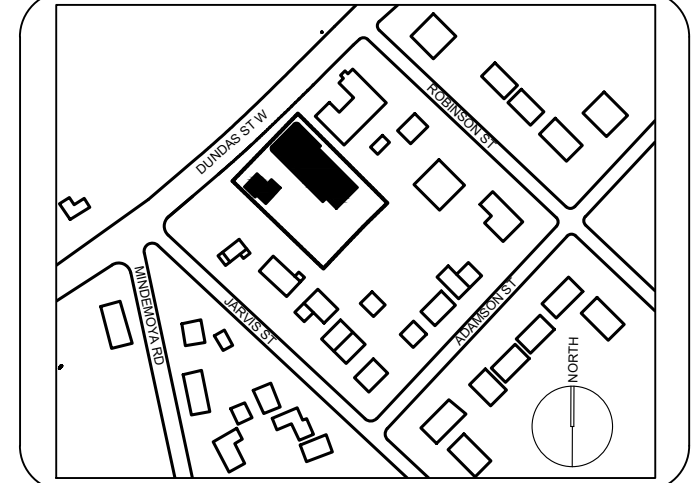
7 TREE GRATES
L300 SCALE NTS



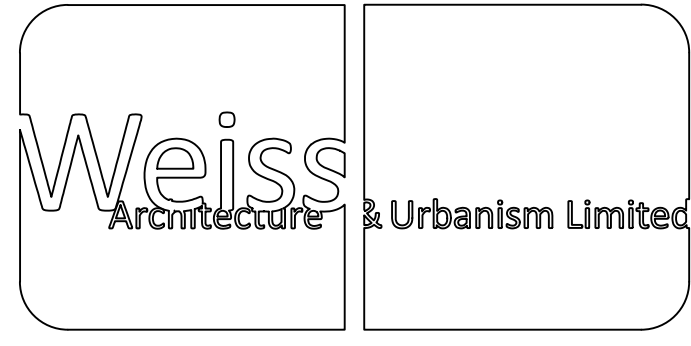
5 PERMEABLE PAVING CURB CUT
L300 SCALE 1:10



6 CONCRETE WALKWAY
L300 SCALE 1:10



No.	Revision	Date
3	SITE PLAN APPLICATION	JAN 24/20
2	ZONING REVIEW REVISION 1	MAY 27/19
1	PRELIM. ZONING REVIEW	MAR 27/19



Applicant: Kevin Weiss
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Robert Wright OALA
r.wright@daniels.utoronto.ca
126 Essex Street
Toronto ON,
T 416 500 6788

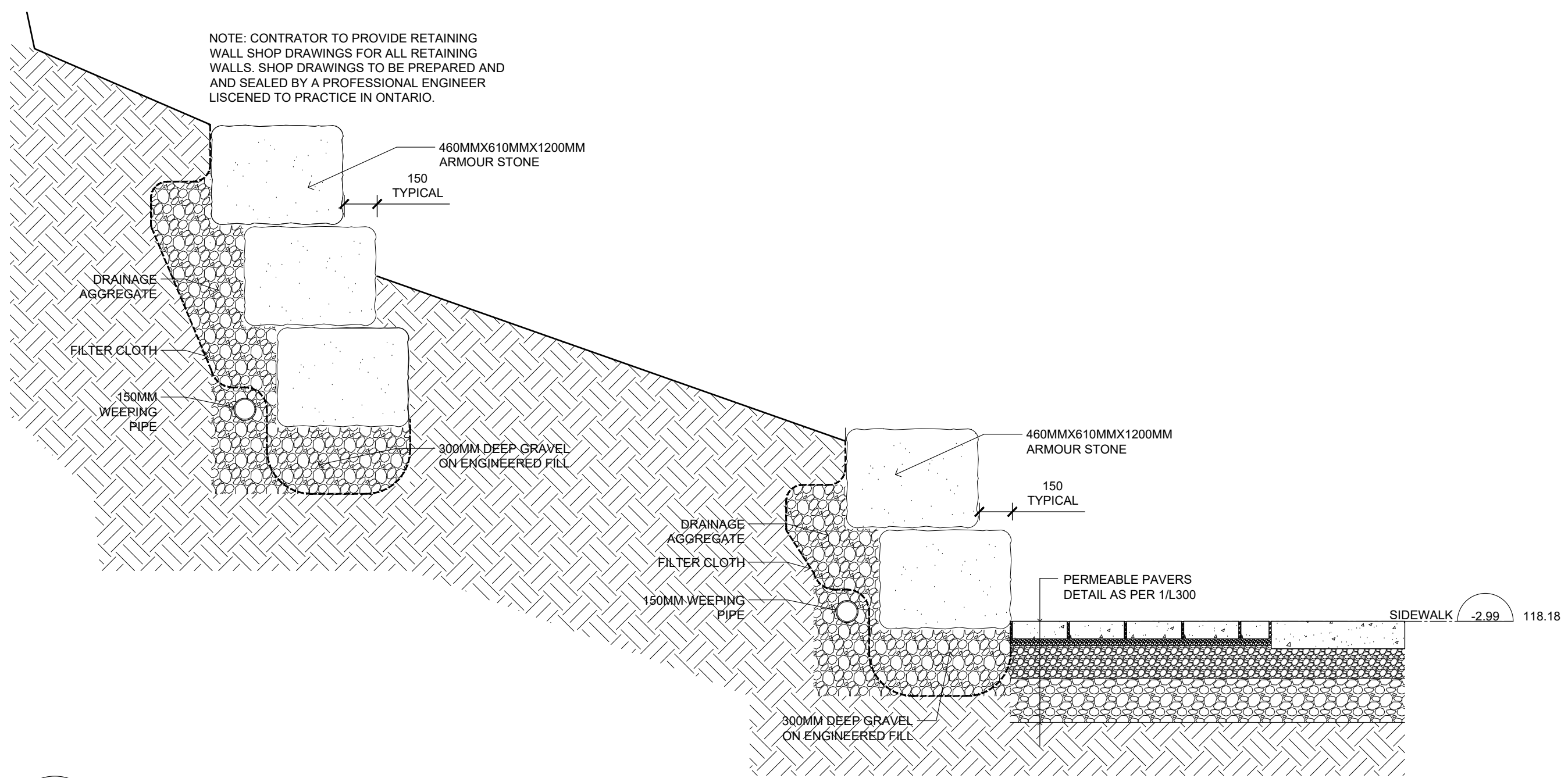
Owner: Paul Pu
paulp@edu4u.ca
1576 Dundas Street West
Mississauga ON, L5C 1E5

THE ERINDALE ACADEMY SCHOOL ADDITION
1576 Dundas Street West
Mississauga ON, L5C 1E5

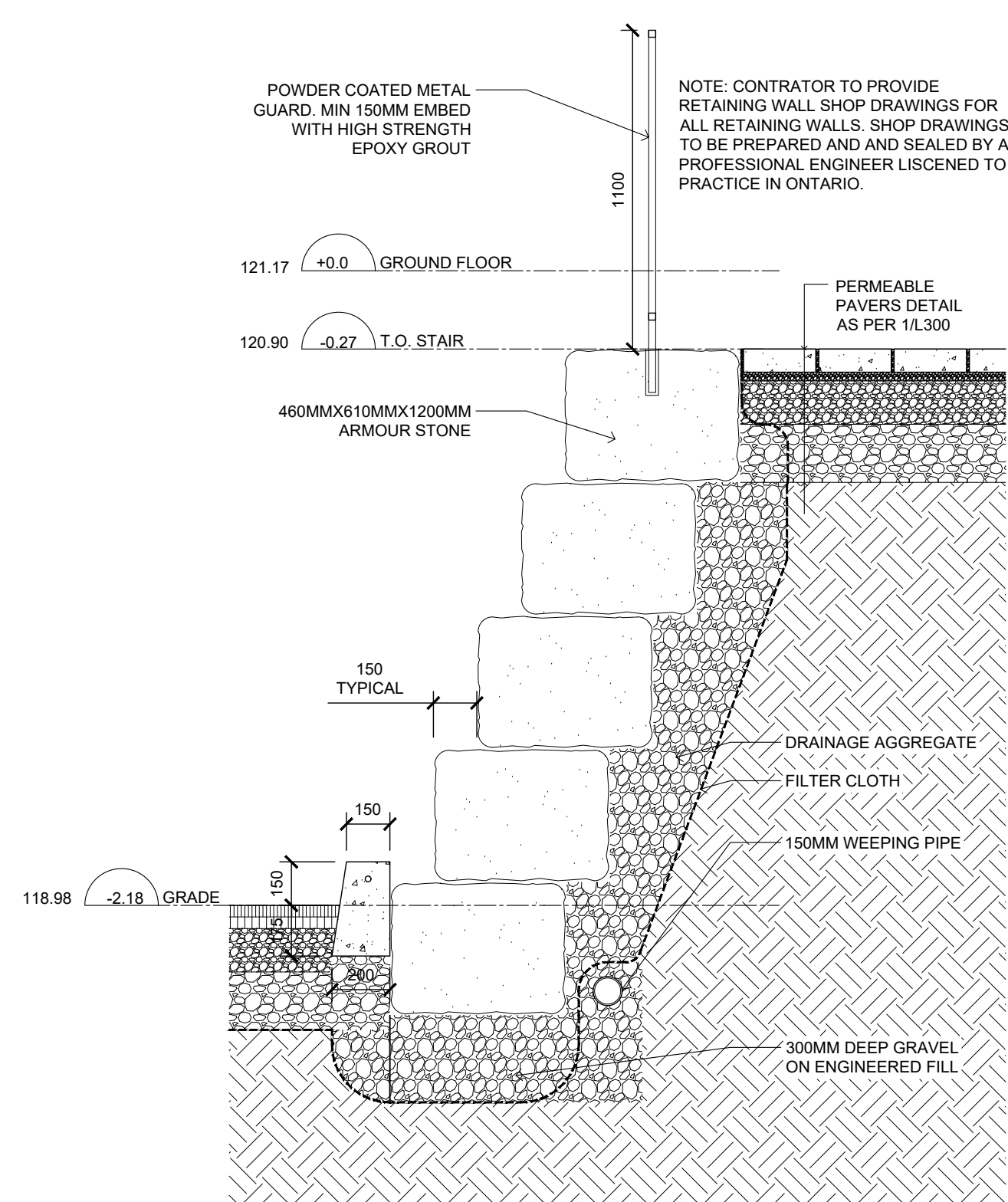
LEGAL DESCRIPTION: Plan of Part of Lots 2 & 3, Range 1 Registered Plan of TOR-7 Geographic township of Toronto region of Peel City of Mississauga

LANDSCAPE DETAILS 2

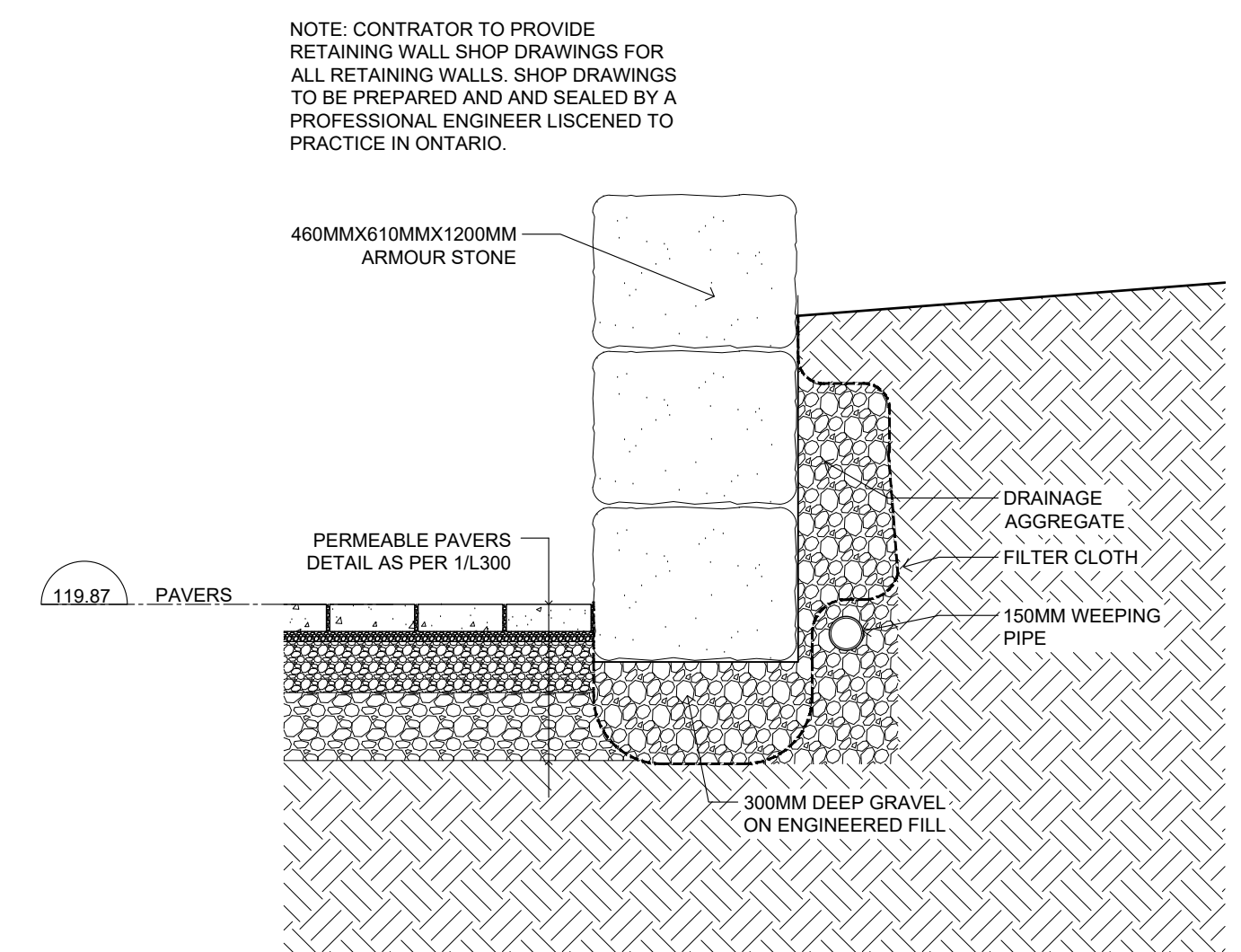
WAUL NO. 1912 Site Plan Application # SP 20-22 W7	SHEET NO. L300
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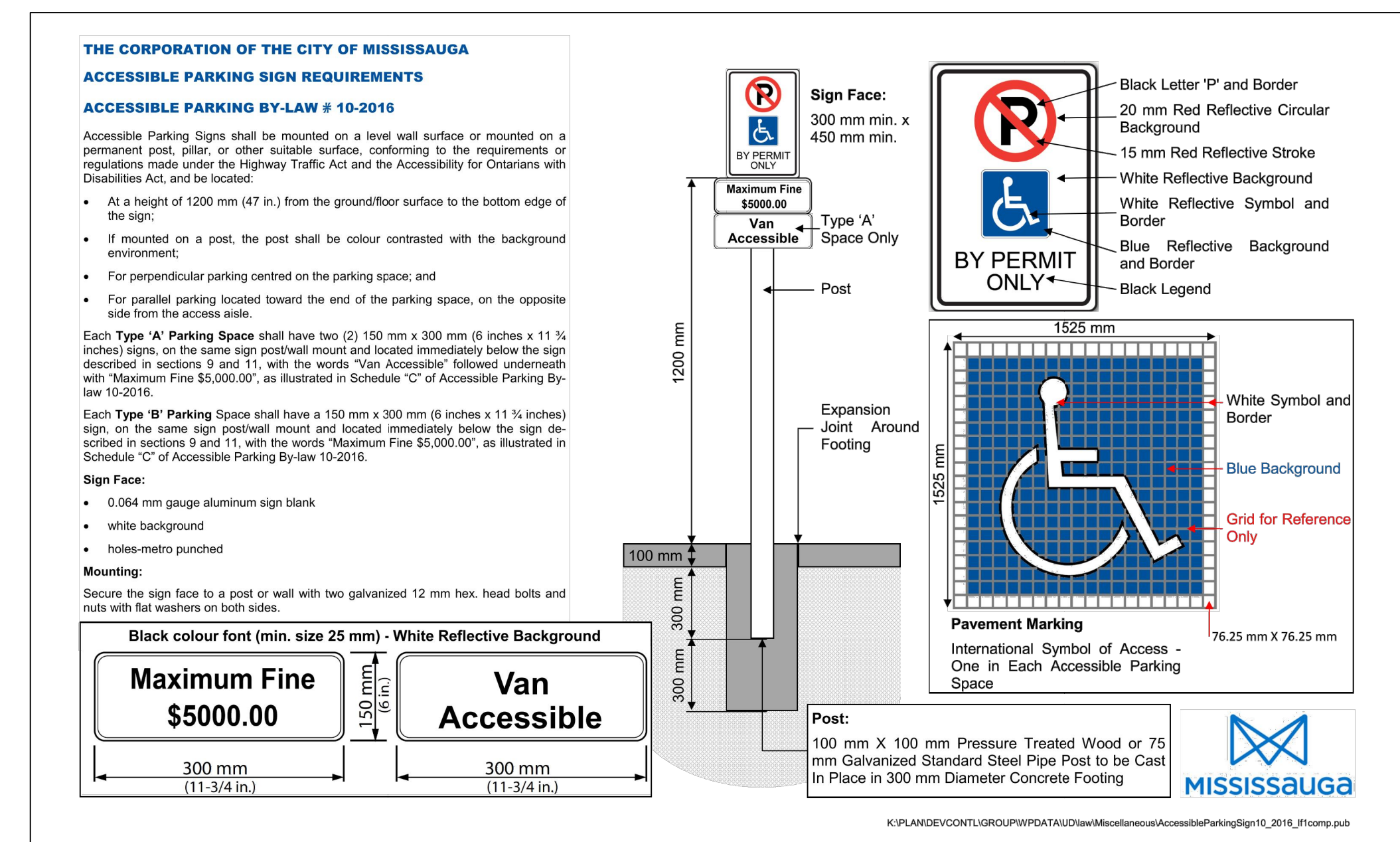
1 ARMOUR STONE RETAINING WALL DETAIL FRONT
L400 SCALE 1:20



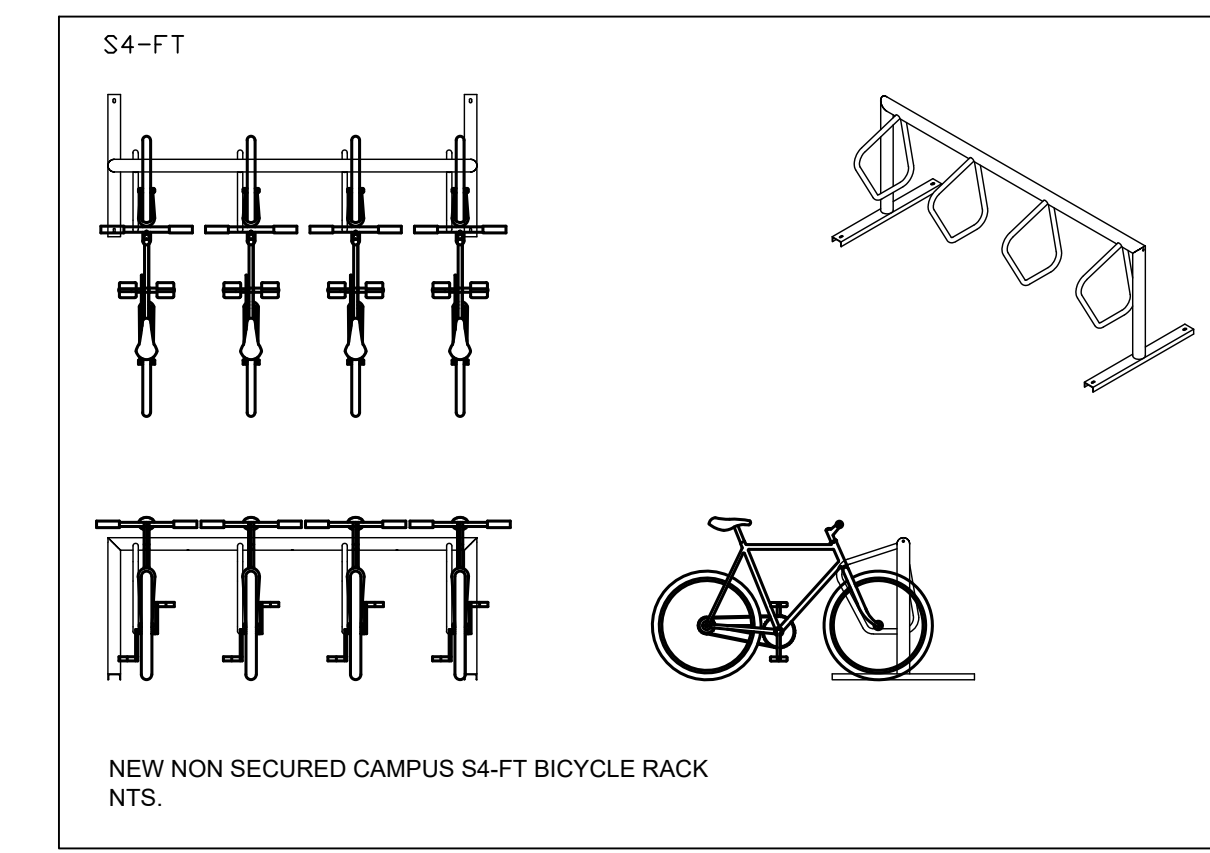
2 ARMOUR STONE RETAINING WALL DETAIL
L400 SCALE 1:20



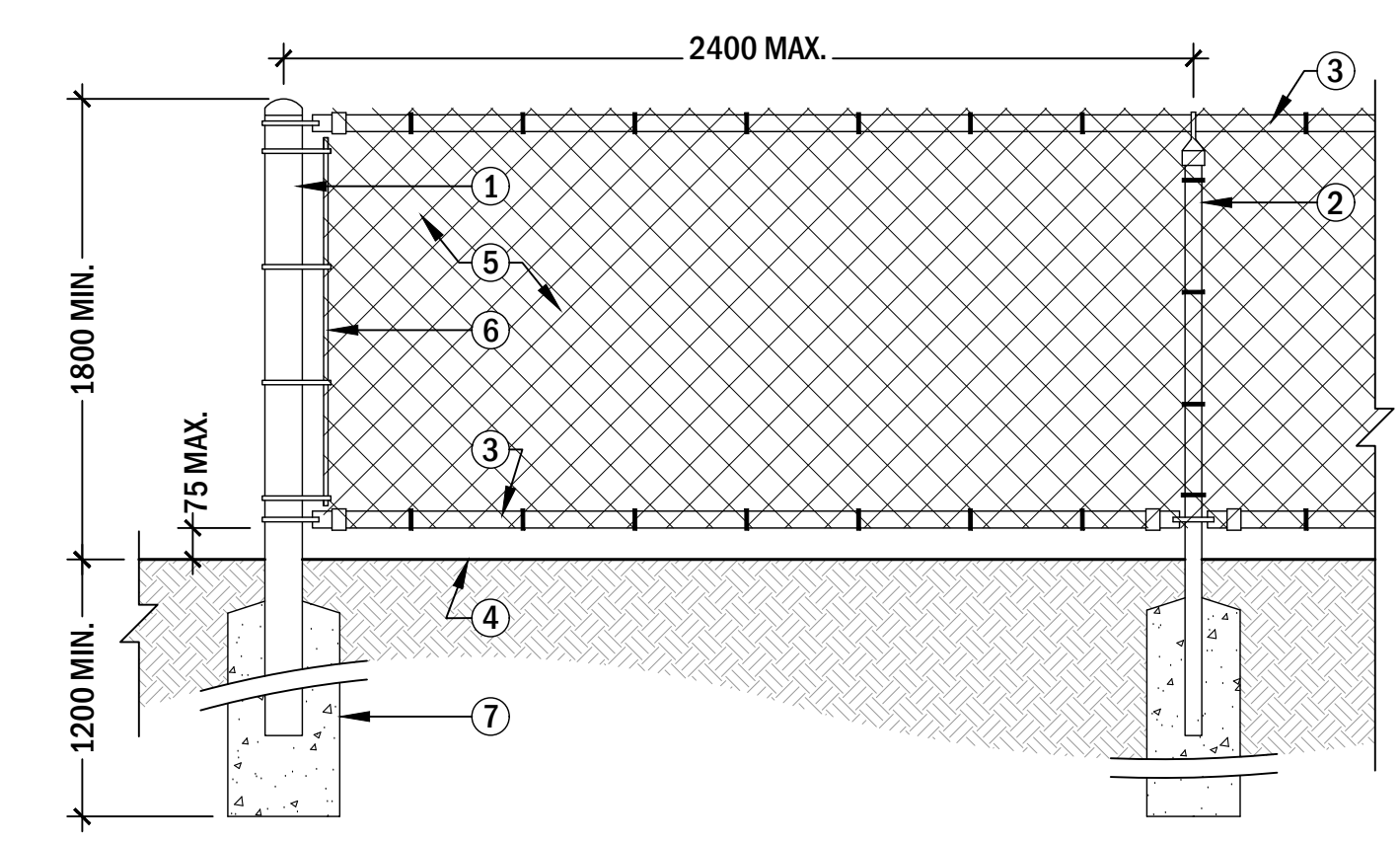
5 ARMOUR STONE RETAINING WALL DETAIL
L400 SCALE 1:20



6 ARMOUR STONE RETAINING WALL DETAIL
L400 SCALE 1:20

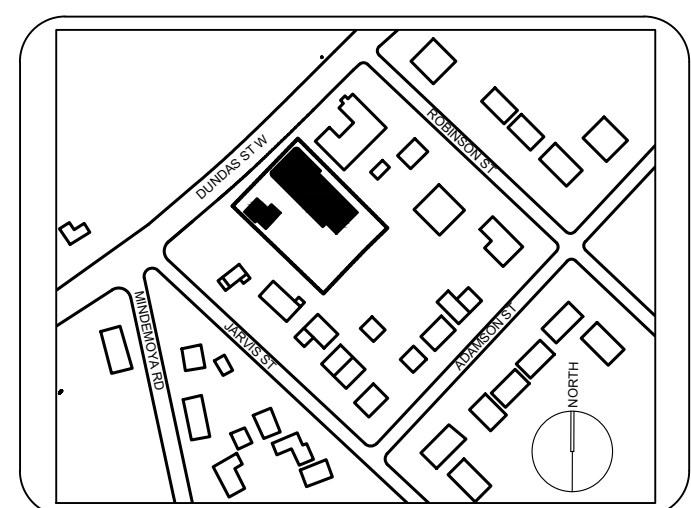
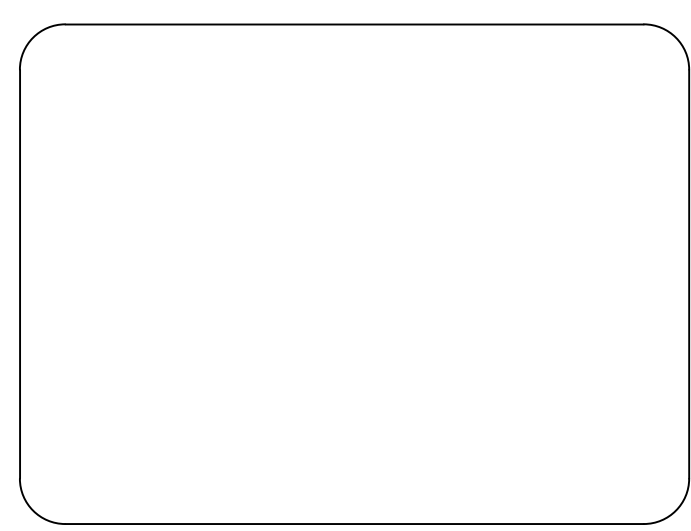


3 BIKE RACK DETAIL
L400 SCALE NTS

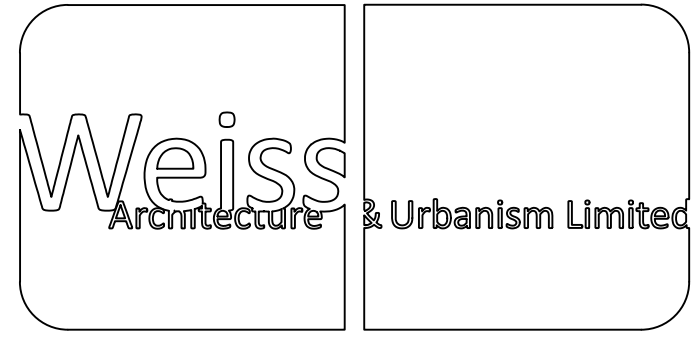


- ① TERMINAL POST: 88.9mm (3-1/2") OUTSIDE DIAMETER SCHEDULE 40 GALVANIZED STEEL PIPE WITH DOME CAP; AS SHOWN
 - ② LINE POST: 60.3mm (2-3/8") OUTSIDE DIAMETER SCHEDULE 40 GALVANIZED STEEL PIPE WITH LINE POST "EYE" CAP; AS SHOWN
 - ③ TOP/BOTTOM RAILS: 42.2mm (1-11/16") OUTSIDE DIAMETER SCHEDULE 40 GALVANIZED STEEL PIPE; USE APPROPRIATE SIZE RAIL END ASSEMBLY
 - ④ FINISH GRADE: INSTALL NEW SURFACE AFTER FENCE POST INSTALLATION
 - ⑤ FENCE FABRIC: 50mm MESH, 6 GAUGE WIRE, BLACK VINYL class 2b thermally fused and bonded; PROVIDE KNUCKLED SELVEDGE ALONG TOP AND BOTTOM; FASTEN TO LINE POSTS AND RAILS WITH 3.5mm ALUMINUM OR GALVANIZED STEEL TIE WIRES, SPACED EVERY 300mm
 - ⑥ TENSION BAR ASSEMBLY: AT EACH END OR CORNER POST C/W TENSION BANDS AT TOP, BOTTOM AND SPACED EVERY 300mm IN BETWEEN; AS SHOWN
 - ⑦ FOOTING: CONCRETE SONOTUBE 300mm DIAMETER FOR TERMINAL POSTS / 250mm DIAMETER FOR LINE POSTS; TO 1200mm MIN. DEPTH; SLOPE TOP OF FOOTING TO DRAIN, AS SHOWN; BACKFILL AS SPECIFIED AND TAMP FIRM
- NOTE:
 - REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 - ALL POSTS AND RAILS TO BE SCHEDULE 40 GALVANIZED STEEL PIPE.
 - ALL POSTS TO BE EMBEDDED 900mm MIN. INTO CONCRETE, BUT SHALL NOT EXTEND WITHIN 65mm OF THE BOTTOM OF CONCRETE.
 - ALL FITTINGS TO BE HEAVY-DUTY CAST ALUMINUM OR GALVANIZED STEEL/IRON.
 - ALL FASTENERS TO BE HEAVY-DUTY GALVANIZED STEEL OR ALUMINUM.
 - FENCE FABRIC TO BE PLACED ON THE PUBLIC SIDE OF THE FENCE, UNLESS NOTED OTHERWISE.

4 CHAIN LINK FENCE
L400 SCALE NTS



No.	Revision	Date
3	SITE PLAN APPLICATION	JAN 24/20
2	ZONING REVIEW REVISION 1	MAY 27/19
1	PRELIM. ZONING REVIEW	MAR 27/19



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LEGAL DESCRIPTION: Plan of Part of Lots 2 & 3, Range 1 Registered Plan of TOR-7 Geographic township of Toronto region of Peel City of Mississauga

LANDSCAPE DETAILS 3

WAUL NO. 1912	SHEET NO.
Site Plan Application # SP 20-22 W7	L400
SCALE: NTS	

APPENDIX D: Qualifications





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aveilleux@asiheritage.ca

Annie Veilleux

Curriculum Vitae

EDUCATION

MA, Interdisciplinary Studies, York University, 2012
Diploma, Collections Conservation and Management, Sir Sanford Fleming College, 2006
BA, Honours Archaeology, University of Toronto, 2002

POSITION

Manager, Cultural Heritage Division, Archaeological Services Inc., 2014-present

PROFESSIONAL AFFILIATION

Canadian Association of Heritage Professionals
National Trust for Canada
Association of Critical Heritage Studies
Ontario Association for Impact Assessment
Ontario Archaeological Society

PROFESSIONAL EXPERIENCE

2014 - present	Manager – Cultural Heritage Division, ASI
2010 – 2013	Cultural Heritage Specialist and Project Manager, Built Heritage and Cultural Heritage Landscape Planning Division, ASI
2006 – 2009	Staff Archaeologist and Field Director, Stage 3-4 Division, ASI
2001 – 2004	Project Archaeologist, Field Archaeologist, and Laboratory Assistant, ASI

PROFILE

My education and experience in cultural landscape theory, historical research, archaeology, and collections management provide me with an excellent grounding in the area of cultural heritage planning and management. With over fifteen years of experience in this field, my work has focused on the identification and evaluation of cultural heritage resources, both above and below ground. I have served as Project Manager and Cultural Heritage Specialist on numerous built heritage and cultural heritage landscape assessments, heritage recordings and evaluations, and heritage impact assessments as required for Environmental Assessments and Planning projects throughout the Province of Ontario. I have extensive experience leading and conducting research for large-scale heritage planning studies, heritage interpretation programs, and have assisted in a number of projects requiring Indigenous consultation and engagement. I am fully bilingual in English and French and have served as a French language liaison on behalf of ASI.

AREAS OF EXPERTISE

- Heritage survey techniques
- Cultural heritage evaluation and impact assessment
- Consultation with the MTCS and heritage stakeholders
- Management of large scale heritage planning projects
- Identification and assessment of cultural heritage landscapes
- Thematic, archival, and oral historical research
- First Nations consultation and engagement programs

SELECT CULTURAL HERITAGE RESEARCH AND REPORTS

Large Scale Cultural Heritage Resource Planning Studies

Project Manager and/or Cultural Heritage Specialist for:

- Queen Elizabeth Way Lion Monument Strategic Conservation Plan, Sir Casimir Gzowski Park, City of Toronto, 2016 – Ongoing;
- City of Kawartha Lakes Heritage Conservation District Studies, City of Kawartha Lakes, 2015-2016;
- Official Plan Review (Heritage Policies), City of Brampton, 2016;
- Woodbridge Heritage Conservation District Urban Design Streetscape Plan Study, 2015-2016;
- Cave Springs Conservation Area Management Plan Cultural Heritage Inventory and Planning Study, Regional Municipality of Niagara (2015);
- Historic Yonge Street Heritage Conservation District Study and Plan, City of Toronto (2013-2015).

Cultural Heritage Resource Assessment (CHRA)/Cultural Heritage Screening Report (CHSR)

Senior Project Manager and Cultural Heritage Specialist for:

- Bayfront Industrial Area Renewal Strategy Phase 2, City of Hamilton, 2017 – Ongoing;
- Metrolinx Barrie Rail Corridor Expansion Cultural Heritage Screening, 2015 - Ongoing;
- Columbia Street – Lexington Road Improvements, City of Waterloo, 2017;
- Trent River Bridge Crossing, Campbellford, Northumberland County, 2015;
- Port Lands and South of Eastern Transportation and Servicing Master Plan Class Environmental Assessment, 2013-2016.

Cultural Heritage Evaluation Reports (CHER)/Heritage Impact Assessments (HIA)

Senior Project Manager and Cultural Heritage Specialist for:

- 2000 Stavebank Road Cultural Heritage Evaluation Report, City of Mississauga, 2017;
- Correctional Workers' Monument Heritage Impact Assessment, Whitney South Plaza, Queen's Park Complex Provincial Heritage Property, City of Toronto, 2016- Ongoing;
- Metrolinx Barry Rail Corridor Expansion Cultural Heritage Evaluations, 2016 – Ongoing;
- East Humber River Tributary Cultural Heritage Evaluation and Impact Assessment, City of Vaughan, 2014.



Heritage Documentation/Salvage Monitoring

Senior Project Manager and Cultural Heritage Specialist for:

- 5598 King Street Cultural Heritage Documentation Report, Town of Lincoln, 2014;
- Lingelbach United Church Cultural Heritage Documentation Report, Perth East, 2014.

Heritage Bridge Assessments

Senior Project Manager for:

- Frederick G. Gardiner Expressway West Heritage Impact Assessment, City of Toronto, 2017;
- Wyville Bridge Cultural Heritage Evaluation, Grey County, 2017.

ABORIGINAL ENGAGEMENT/TRADITIONAL ECOLOGICAL KNOWLEDGE PROJECTS

Research Assistant for:

- Highway 69 Four Laning and Bridge Crossing, French River, 2009;
- Humber River Shared Path, City of Toronto, 2009;
- Archaeological and First Nations Policy Study for the City of Vaughan Official Plan Review, 2009.

OTHER (INCLUDING FILM, TELEVISION, MEDIA AND PUBLIC DISPLAYS, HERITAGE EVENTS)

- Developed and assisted in the French translation of text for interpretive plaques along the Huron-Wendat Trail, City of Toronto (Heritage Toronto, 2012);
- Gave a presentation in French on the history of Indigenous people in Toronto to the FrancoGO Network of the Government of Ontario, 2015;

PUBLICATIONS

Articles

Veilleux, A.V.

2011 Toronto Landscapes: The Carrying Places. In *Profile: Newsletter of the Toronto Chapter of the Ontario Archaeological Society*. Volume 28(2).

Veilleux, A.V., and R.F. Williamson

2005 A Review of Northern Iroquoian Decorated Bone and Antler Artifacts: A Search for Meaning. In *Ontario Archaeology*. Volume 79/80.

PRESENTATIONS

Veilleux, A.

2017 Toronto Carrying Place: Exploring the Spaces in Between. Paper presented at the Understanding Toronto Through Archaeology: A Public Symposium, Heritage Toronto, Toronto, Canada.

Konrad, J., H. Schopf, R. Sciarra, and A. Veilleux



2015 The Niagara Escarpment: Exploring Bioregional Approaches to Cultural Heritage Landscape Management. Paper presented at the Cultural Landscapes and Heritage Values Conference, University of Massachusetts, Amherst, USA.

Veilleux, A.

2015 Knowing Landscapes: Living, Discussing, and Imagining the Toronto Carrying Place. Paper presented at the Toronto Carrying Place: A Shared Legacy Symposium, Etobicoke Historical Society, Toronto, Canada.

Konrad, J., R. Sciarra, and A. Veilleux

2014 Regional Borders and Cultural Heritage Landscapes in Ontario. Paper presented at the Borders in Globalization Conference, Carleton University, Ottawa, Canada.

Grant, T., Mackie, K., Mathias, C.A., Monahan, V., and Veilleux, A.

2006 Leather Clothing Components in Canada: From the Prehistoric to the Historic Period. Paper presented at the Canadian Association for Conservation 32nd Annual Conference, Toronto, Canada.





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James Neilson

Curriculum Vitae

EDUCATION

MES (Planning), Environmental Studies, York University, 2010
BA, Politics, Trent University, 2007

POSITION

Cultural Heritage Specialist, Archaeological Services Inc., 2017-present

PROFESSIONAL EXPERIENCE

2017 - present	Cultural Heritage Specialist –Cultural Heritage Division, ASI
2015 – 2017	Heritage Planner, ERA
2013 – 2015	Assistant Planner, Heritage Preservation Services, City of Toronto
2013	Secretary-Treasurer, Committee of Adjustment, Town of Aurora
2010	Heritage Planning Intern, Town of Oakville

PROFILE

My experience in the public and private sector has provided me with an excellent understanding of issues facing the cultural heritage industry and best practices in the field. Having prepared and reviewed cultural heritage evaluations and heritage impact assessments for projects ranging from small residential renovations to large-scale, high profile mixed-use developments, I am comfortable measuring impacts and providing a high-calibre of research and analysis that addresses municipal and provincial legislation and policy. As an urban planner, I have a particular interest in how cultural heritage resources can be conserved to create better communities.

AREAS OF EXPERTISE

- Heritage Planning Policy and Implementation
- Heritage Impact Assessments
- Cultural Heritage Evaluations
- Historical Research and Analysis
- Management of large scale heritage planning projects
- Stakeholder Engagement and Public Consultation

SELECT CULTURAL HERITAGE RESEARCH AND REPORTS

Cultural Heritage Evaluation Reports (CHER)/Heritage Impact Assessments (HIA)

- Cultural Heritage Evaluation Report: 33-47 & 91 Franklin Street, Newmarket On., Metrolinx Barrie Rail Corridor Expansion (May 2017)
- Cultural Heritage Evaluation Report/Heritage Impact Assessment: Union Station Rail Corridor - Yonge Street Bridge and Bay Street Bridge, Metrolinx (2016)
- Heritage Impact Assessment: Union Station Train Shed Electrification, Metrolinx (2016)
- Heritage Impact Assessment: 45/141 Bay Street, Toronto (2016)
- Cultural Heritage Evaluation Report/Heritage Impact Assessment: Glen Abbey Golf Course, Oakville On. (2016)
- Heritage Impact Assessment: Havergal College, Toronto On. (2016)
- Heritage Impact Assessment: 34-50 King Street East & 2 Toronto Street, Toronto On. (2016)
- Cultural Heritage Evaluation Report/Heritage Impact Assessment: 874 Yonge Street, Toronto On. (2016)
- Heritage Impact Assessment: 475 Yonge Street, Toronto On. (2016)
- Heritage Impact Assessment: 601 Sherbourne Street, Toronto On. (2016)
- Heritage Impact Assessment: 89-105 Church Street, Toronto On. (2016)
- Heritage Impact Assessment: Elora Mill South Bank, Elora On. (2015)
- Heritage Impact Assessment: 170 Spadina Avenue, Toronto On. (2015)
- Heritage Impact Assessment: 642 King Street West, Toronto On. (2015)
- Heritage Impact Assessment and Cultural Heritage Landscape Assessment: Homewood Health Centre, Guelph On. (2015)
- Cultural Heritage Evaluation Report: 183 King Street, London On. (2015)

PUBLICATIONS & ARTICLES

Neilson, James

“Heritage Tourism – Enhancing the Viability of Oakville’s Heritage Resources” *Ontario Planning Journal*. Vol 25, No. 6, Nov-Dec 2010, p. 21-22.

Neilson, James

“Promoting Oakville’s Heritage Resources” *Community Heritage Ontario*, October 2010, p. 4-5.

