



Heritage Impact Assessment, 5768 Ninth Line, Part of Lot 5, Concession 9, Trafalgar Township, now City of Mississauga, Ontario

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Proponents: Enzo Bertucci, Director of Land Development

Address: Branthaven Development, 720 Oval Curt, Burlington Ontario, L7L 6A9

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1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by Branthaven Developments (the Proponent) to undertake a Heritage Impact Assessment (HIA) for the property located at 5768 Ninth Line, City of Mississauga, Ontario. The Proponent is preparing a Draft Plan application to the City of Mississauga for the redevelopment of the property located on part of Lot 5, Concession 9, Trafalgar Township, now City of Mississauga, Ontario. The extant storey-and-a-half residential structure located on the property is listed on the City of Mississauga's Heritage Registry.

The purpose of this assessment is to review relevant historical documents and identify any cultural heritage resources associated with the property. To evaluate the cultural heritage value or interest associated with the property, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

The assessment of the cultural heritage value and interest associated with 5768 Ninth Line commenced in the fall of 2015 and was concluded in December of 2020. Site visits were conducted in November 2015 and December 2020. The property inspections documented the interior and exterior of the extant structure and the surrounding landscape.

The Subject Property is comprised of a corner lot located at 5768 Ninth Line (PIN24931-0120) with a 75.67 metre (m) lot frontage on Britannia Road West, and side lot frontage on Ninth Line of 165.44 m; the property is a total of 1.53 hectares (ha) in size (4 acres). The property contains a variety of buildings and structures, including a former nineteenth century farmhouse.

The extant storey-and-a-half farmhouse is a vernacular building with its original form derived from the Gothic Revival architectural style. The farmhouse has been substantially altered over the past decades and its heritage integrity is compromised.

Overall, the property municipally known as 5768 Ninth Line does not represent a significant built heritage resource and it is recommended that 5768 Ninth Line's inclusion as a listed structure be removed from the City of Mississauga Heritage Register and that no further action is taken by staff or Council of the City of Mississauga with respect to the designation of the subject property under Part IV of the *Ontario Heritage Act*.

2. Personnel

Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage	Cultural Heritage Specialist

Acknowledgements

Enzo Bertucci	Branthaven Development
	Property Liaison c.2016
	Property Owner c.2016
David Cuming, MCIP, MRTPI, RPP, CAHP	Senior Cultural Heritage Specialist

3. Introduction and Background

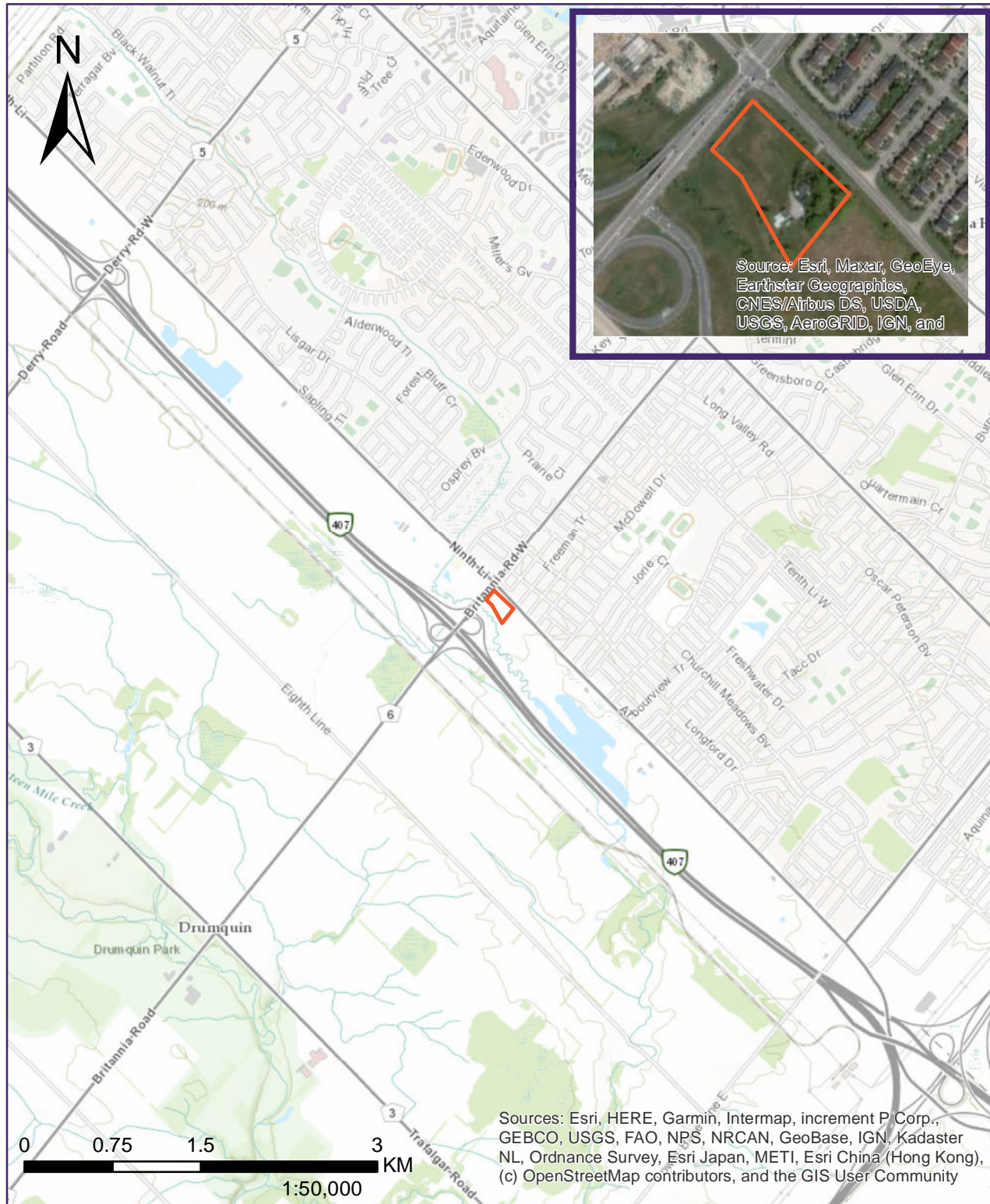
Parslow Heritage Consultancy, Inc. (PHC) was retained by Branthaven Developments (the Proponent) to undertake a Heritage Impact Assessment (HIA) for the property located at 5768 Ninth Line, City of Mississauga, Ontario. The Subject Property is comprised of a corner lot located at 5768 Ninth Line (PIN24931-0120) with a 75.67 metre (m) lot frontage on Britannia Road West, and side lot frontage on Ninth Line of 165.44 m; the property is a total of 1.53 hectares (ha) in size (3.78 acres). The property contains a variety of buildings and structures, including a former nineteenth century farmhouse.

The Proponent is preparing a Draft Plan application to the City of Mississauga for the redevelopment of the property located on part of Lot 5, Concession 9, Trafalgar Township, now City of Mississauga, Ontario. The extant storey-and-a-half former farmhouse located on the property is listed on the City of Mississauga's Heritage Registry. The listing is a legacy from the initial listing by the Town of Milton. There appears to have been no formal municipal evaluation undertaken prior to inclusion in the register.

The purpose of this assessment is to review relevant historical documents and identify any cultural heritage resources associated with the property. To evaluate the cultural heritage value or interest associated with the property, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

The assessment of the cultural heritage value and interest associated with 5768 Ninth Line commenced in the fall of 2015 by David Cuming and concluded in December of 2020 by Parslow Heritage Consultancy Inc. Site visits were carried out in November 2015 and December 2020. The property inspections documented the interior and exterior of the extant structure and the surrounding landscape.

Figure 1: Location of the Study Area



Legend

Study Area

Heritage Impact Assessment 5768 Ninth Line, Mississauga, ON



4. Legislative and Policy Framework

The following assessment reviews Provincial and Municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the City of Mississauga. This HIA has been prepared to meet the terms of reference set forth by the City of Mississauga, the *Ontario Heritage Act*, the *Planning Act* and the *Provincial Policy Statement*.

4.1 Provincial Legislation and Policy

4.1.1 Ontario Heritage Act

The criteria for determining cultural heritage value or interest are outlined in the *Ontario Heritage Act* (OHA) under Regulation 9/06. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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

4.1.2 Planning Act

The *Planning Act* (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

4.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been 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.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

4.2 Municipal Policy Framework

4.2.1 City of Mississauga Official Plan (2020)

The City of Mississauga Official Plan (2020) identifies the following (Section 7-7, 7.4.1):

Mississauga's cultural heritage resources reflect the social, cultural and ethnic heritage of the city, as such, are imperative to conserve and protect. Cultural heritage resources are structures, sites, environments, artifacts and traditions that are of cultural, historical, architectural, or archaeological value, significance or interest.

Additionally (Section 7-7, 7.4.1.12),

*The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a **Heritage Impact Assessment**, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.*

4.2.2 City of Mississauga Heritage Impact Assessment Terms of Reference

The City of Mississauga Heritage Impact Assessment Terms of Reference are issued through the Culture Division of the Community Service Department. This HIA conforms to the Terms of Reference, as outlined in Appendix A.

5. Heritage Impact Assessment

5.1 Site History

5.1.1 Initial Euro-Canadian Administration of Trafalgar Township

Prior to 1805 the administration of the District of Montreal comprised four administrative districts known between 1788 and 1793 as Hesse, (later The Western District), Nassau (the Home District), Mecklenburg (the Midland District) and Lunenburg (the Eastern District). Following further changes to names, refinement of jurisdictional boundaries and introduction of new districts, by 1838 a hierarchy of administration had been established; essentially a district contained counties and within those counties, numerous townships. Districts had increased in number from four to twenty by 1838, but by 1849 the Southern Ontario districts were abolished with county governments becoming responsible for municipal administrative duties.

As part of this evolution Wentworth and Halton Counties were formed as part of the Gore District (1816-1849), formerly in the Nassau and Home Districts. Wentworth and Halton Counties were later replaced by the United Counties of Wentworth and Halton, which in turn separated in 1854. At this time Halton County comprised the townships of Esquering, Trafalgar, Nassageweya and Nelson. In 1857 the Town of Milton was incorporated and served as the County seat for Halton.

5.1.2 Early Euro-Canadian land survey of Trafalgar Township

Although district and county administration changed numerous times between 1788 and 1854, the essential organization of township surveys and the establishment of an ordered pattern of settlement, for the most part, had been completed by 1805 along the north shore of Lake Ontario. In this area of Halton, however, lands had been set aside for Indigenous First Nations people as a Reserve. This tract of land, known later as the Mississauga Purchase or First Purchase, was acquired by the British Government on August 2nd, 1805. Comprising approximately 74,000 acres the lands were surveyed by Samuel S. Wilmot in 1806. Three new townships were established, one of which was named Trafalgar after the British victory over the French and Spanish fleets off Cape Trafalgar in the southwest coast of Spain. Similar celebration naming for this victory (Nelson, Bronte, Burnhamthorpe) stemmed from the British fleet's Admiral Horatio Nelson, 1st Viscount Nelson, 1st Duke of Bronte, born at Burnham Thorpe, Norfolk, England.

Additional lands were also secured by the Crown in 1818 with another agreement with Indigenous First Nations, known as Treaty 19 or the Second Purchase, for the acquisition of approximately 600,000 acres. The two separate purchases and the original 1796 route of Dundas Street, (Lieutenant Governor John Graves Simcoe's military defensive route from York to London via Dundas), ultimately accounted for two different systems of land survey: subsequently known as the Old Survey and the New Survey.

The Old Survey (1806) had its origins in Wilmot's use of Dundas Street as the baseline for the single front survey; in this instance a grid system of concession roads running parallel to (north and south) Dundas Street bounded by side roads each containing five (5) lots of 200 acres. Four concessions were surveyed to the south of Dundas Street and two concessions to the north.

The New Survey was initiated in response to the 1818 Second Purchase which allowed the boundary of Trafalgar Township to be extended northerly. Unlike the 1806 north-south concession

configuration, the New Survey saw the establishment of eleven (11) numbered concessions running from west to east and fifteen (15) lots numbered from south to north. The lots were divided every five lots by a road allowance, later to be known as: Lower Base Line, Britannia Road, Derry Road and Steeles Avenue.

Most of the north south concession road allowances running between the concessions acquired names related to the survey grid division such as Ninth Line, Tenth line, and so on. The new survey grid initially resulted in a system of ten (10), one-hundred (100) acre square lots, configured in two (2) east-west lots, by five (5) north-south lots. Some lots were later consolidated into 200-acre parcels or subdivided into smaller units.

5768 Ninth Line comprises part of a lot, formerly 100 acres in area, located in the northeast corner of Lot 5, Concession 9. The lot is bounded to the north by Britannia Road and to the east by Ninth Line. Britannia Road runs west-east from the Milborough Line in the Flamborough area of the City of Hamilton to the former settlement of Britannia and beyond, for which the road was named in the early 1860s following the establishment and naming of the Britannia Post Office.

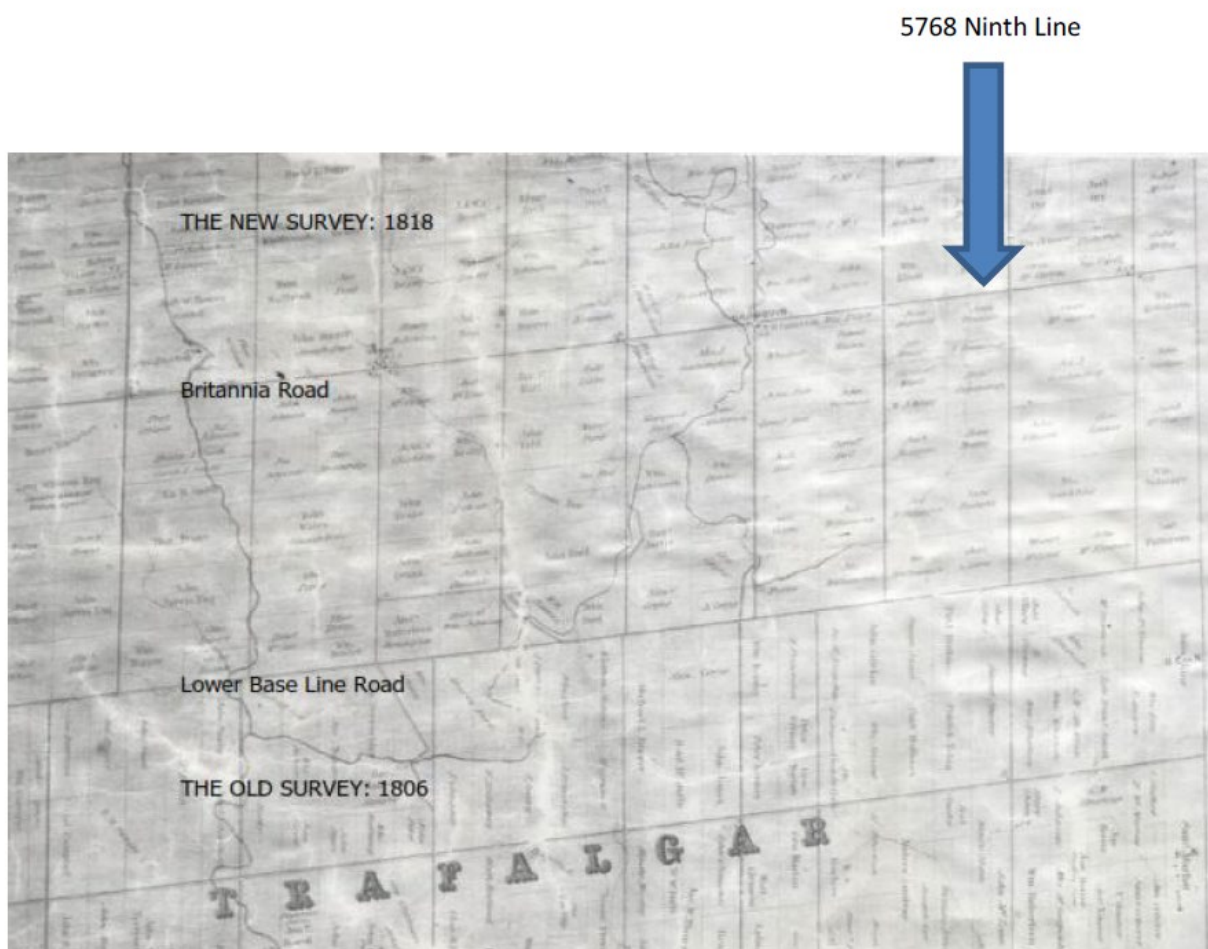


Image 1: Snippet of 1859 Tremaine's Map of the County of Halton

5.1.3 1820-1900 settlement

Land clearance and settlement in this area of present-day Britannia Road started in earnest c.1820. Small crossroad settlements sprang up along the road at intersections with the north-south lines, most notably Omagh at Fourth Line and Drumquin at Seventh Line, now Trafalgar Road. Post offices opened in 1853 and 1861 respectively and both communities featured a variety of churches, with a drill shed and Temperance Hall established in Omagh by 1877 and a store, blacksmith shop and inn at Drumquin. The post offices were later closed in 1913-14.

Irish families, either as newly arrived settlers from Ireland or from the United States, quickly took up the land. Local histories have identified many family names with their origins in Ireland (see Wilkinson, n.d.). Settlers included both Catholic and Protestant immigrants. Early sketches of pioneer life suggest that initial settlement had provided an overall appearance of farming prosperity. By 1846 Smith's *Canadian Gazetteer* reports that Trafalgar township was distinguished by cleared and cultivated farms and accompanying orchards.

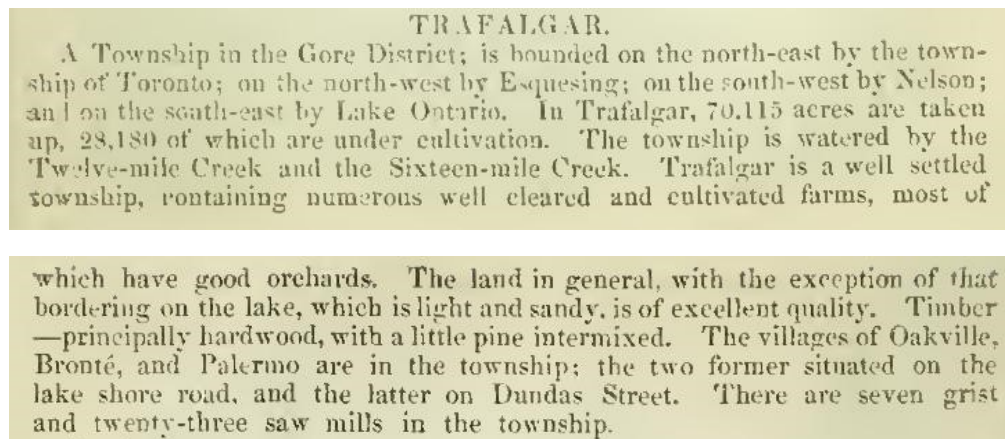


Image 2: Snippet of 1846 Smith's Canadian Gazetteer

Besides Omagh and Drumquin, other more amorphous communities emerged, including Nunan's Corners situated in the area of Ninth Line and Britannia Road. Nunan's Corners derived its name from landowner William Nunan, who purchased Lot 6 in both Concessions 9 and 10. The first acquisition was Lot 6 in Concession 10, acquired in 1854 from Daniel Hyland. Originally from County Cork in Ireland, the Nunan family had arrived in Upper Canada in the late 18th century from the Genesee Valley, Pennsylvania. The area had already become a focus for Irish settlers since the 1820s. A congregation of Catholic worshippers had been organized by 1820, led by Bartholomew O'Connor and Charles O'Hara. Land on Lot 6 Concession 10 was donated by landowner Daniel Hyland in the 1820s for the establishment of both a cemetery (1823) and a log church (1823-24). The church was later replaced by a frame structure in the 1850s and then clad with brick in 1882. The late 1820s witnessed a decline in the Catholic population. Poor crop yields and the digging of the first Welland Canal in the Niagara Peninsula drew a number of families and men off the land.

By 1850 St. Peter's Roman Catholic Church congregation comprised some 50 families and by the 1880s this had been reduced substantially to only nine families. St. Peter's Roman Catholic Church and cemetery remain today along Ninth Line, to the north of Nunan's Corners.

Although agricultural lands in Trafalgar Township were generally productive and well managed in the 19th century, isolated pockets and areas of poor soils and poor drainage still remained. Nunan's Corners and surrounding area, with its proximity to a tributary of the Sixteen Mile Creek and the low lying and flat nature of the land, is reputed to have been known, perhaps pejoratively, as the "Catholic Swamp" due to flooding and lackluster soils.

A Sketch of the County of Halton, Canada West, (R. Warnock) published in 1862, four years after publication of the Tremaine Map, identifies the ownership of Lot 5, Concession 9 (the southwest quadrant of Nunan's Corners) being associated with James. H. Stephenson, William Hammon, Francis Cummings and John Treanor.

Ninth Concession, New Survey,—Number 1 James Williamson and Mary O'Hara ; 2 James Williamson and Samuel Rodgers ; 3 Joseph Rodgers and John Beatty ; 4 William J. White, Henry McCloskia and Francis Cummings ; 5 James H. Stephenson, William Hammon, Francis Cummings and John Treanor ; 6 William Elliott and William Nunan ; 7 John Kentner and Alexander Orr ;

Image 3: Snippet of 1862 *A Sketch of the County of Halton, Canada West*

Between 1850 and 1900 the Subject Property passed through several owners and in numerous lot configurations.

In 1855 the north half of the east half of Lot 5 facing Ninth Line, constituting 50 acres, was granted to John R. Treanor. The southern half was also granted by Will at that time to George Lavery.

In 1856 John R. Treanor sold 25 acres (part of the north half of the east half) to William Cumming, followed in 1859 with the sale of the remaining 25 acres to Thomas White. The remaining 50 acres contained in the southern half of the east lot was later sold by Bartholomew O'Connor (executor of George Lavery's estate) to Charles Hager in 1861. Four years later, in 1865, Hager sold the property to John R. Treanor, who that same year sold the property on to Janet Row.



Image 4: Detail of Lot 5, Concession 9 from 1858 Tremaine's Map of the County of Halton

In 1866, 25 acres that had formed part of the north half of the eastern half of Lot 5 was sold by Thomas White to William Cumming. The consolidated lands that now comprised 50 acres were then sold the following year, 1867, to Peter Cook. Four years later in 1871 Cook acquired 50 acres in the east and south half of Lot 5 from Janet Row.

This last transaction in 1871 reconsolidated the original 100-acre lot and in 1874 Peter Cook sold the combined 100 acres to his son Alexander Cook. Alexander Cook retained the entire parcel for nearly two decades when in 1894 he sold 50 acres to William Cunningham and the remaining 50 acres to William Cunningham in 1904.

This period of 37-year Cook family ownership from 1867 to 1904 appears to represent a stable era of farming. It is assumed that during this time of relative stability the extant farmhouse was constructed.

By 1877 the *Illustrated Historical Atlas of the County of Halton* clearly depicts a tributary of the Sixteen Mile Creek and a farmhouse on the east half of Lot 5, Concession 9 with Alexander Cook identified as the landowner. Notably absent is any depiction of an orchard.



Image 5: Snippet of 1877 Illustrated Historical Atlas of the County of Halton

Marriage records and census data appear to verify that in 1880, Alexander Cook, a farmer in Trafalgar, aged 27, the son of Peter and Mary Cook, married Martha A. McLean, 23, on March 3, 1880 at Omagh. Subsequent 1913 marriage records indicate that Peter Wellington Cook of Milton, Trafalgar Township, then 32 and the son of Alexander Cook (Grain merchant) and Martha Augusta McLean married Agnes Olive Stewart on June 11, 1913 in Milton. By inference it seems that the Cook family had moved off the land, likely relocating to nearby Milton by 1904. Census data indicate that in 1911 the family were recorded as living in Milton, with Alexander and Peter identified as “Grain buyers”, identifying as Presbyterian, and Canadian with Irish origins.

5.1.4 Post 1900 development

From 1900 to the 1970s, topographical mapping and aerial photography indicate little major change in the appearance of topography and surrounding landscape. Farming and agricultural uses appear to predominate on-site at the subject lands and in the surrounding area.

Nunan's Corners does not appear as a named settlement although St. Peter's Catholic Church and its associated cemetery appear as continuing landmarks on Ninth Line, north of Britannia Road. A house and a barn are depicted on the subject lands as existing prior to 1942. By 1960 the barn to the rear of the existing farmhouse is no longer depicted (See topographical map extracts).



Image 6: 1942 Topographic Map



Image 7: 1979 Topographic Map



Image 8: 1994 Topographic Map

Rural strip development fronting on Britannia Road to the northwest of the farmhouse likely represents immediate post World War II development. From the 1990s onwards both mapping and aerial photography indicate subtle and major changes in the landscape. Mapping shows drainage improvements in a series of rectilinear water courses to the south and east of the Subject Property. By the late 1990s, most notably between 1997 and 1998, the long-planned Highway 407 was opened in various stages as a toll route. The alignment of Highway 407 through Lot 5 Concession 9 generally ran midline between the east and west halves of Lot 5. The associated realignment of the Sixteen Mile Creek tributary to the east of Highway 407 modified the landscape in a fundamental manner, transforming it from active and remnant farmland into a transportation corridor and an area of water management ponds and wetland grasses.



Image 9: 5768 Ninth Line and surrounding lands (1954)



Image 10: 5768 Ninth Line and surrounding lands (2014)

Although the original 100-acre farm lot surveyed in the 19th century changed ownership many times, the physical landscape appears to have remained stable, maintaining its agricultural roots. Available historic aerial photography depicts open undeveloped lands, standing in stark contrast to the developing lands in the northeast quadrant of the former settlement of Nunan's Corners.

Prior to acquisition by the current property owner, the former owner Mr. John Major is reputed to have owned the property for over fifty years and during this time appears to have established a home-based business as a communications specialist with some form of ancillary furniture restoration business. The remaining on-site ancillary storage structures and workshop may have accommodated this latter use.

Although the specific ownership and transformation of the land parcel from 100 acres to the present 1.53 ha (3.78 ac.) parcel is beyond the scope of this report, clearly the divisive nature of Highway 407, both legally and physically, (and encroaching urban development to the east) substantially reduced agricultural uses and farming viability. The loss of fields, the introduction of a re-aligned Sixteen Mile Creek tributary, the creation of water management ponds and growth of wetland grasses also attested to the demise of farming and the loss of the farmed landscape.

The subject lands, together with the remnant former farmhouse now comprise an area currently under study as part of the *Ninth Line Lands* planning study area by the City of Mississauga and the Region of Peel.

Table 1 - Key land transactions associated with former farmhouse construction, Lot 5 Concession 9

Inst.	Date	Grantor	Grantee	Comment
Patent	3 Jan 1825	Crown	Kings College	200ac
illegible	1 Nov 1855	University of Toronto	John R. Treanor	50ac. N ½ of E ½
Quick Claim	15 Oct 1856	Margaret L, Widow	John R Treanor	50 ac.
B&S	10 Nov 1856	John R. Treanor	William Cunningham	25ac. Part of N ½ of E ½
B&S	1859	John R. Treanor	Thomas White	25 ac.
B&S	22 April 1859	John R Treanor and wife	Christopher Row	50ac.
illegible	7 March 1866	Thomas White	William Cunningham	25ac.
B&S	31 March 1865	John R Treanor and wife	Janet Row	45 ac.
B&S	31 Dec 1867	William Cunningham and Wife	Peter Cook	25ac. S ¼ E ½
B&S	25 Oct 1871	Janet Row (widow)	Peter Cook	Part of NE ½
B & S	19 June 1874	Peter Cook and Wife	Alexander Cook	NE ½ 100ac
B&S	1 March 1894	Alexander Cook	William Cunningham	50ac.
B&S	1904	Alexander Cook	William Cunningham	50ac.

5.2 Listing and Description of Extant Structures

The subject property is 3.78 ac. in size and contains six distinct free-standing structures:

- ▶ Storey-and-a-half late 19th century farmhouse
- ▶ Late 20th century storey-and-a-half workshop
- ▶ Late 20th century frame outbuilding
- ▶ Two Late 20th century frame garages
- ▶ Late 20th century pool house

A description of each structure is provided below, however only the storey-and-a-half late 19th century farmhouse will be addressed in detail as the other structures do not exhibit potential cultural heritage value or interest. The storey-and-a-half former farmhouse located on the property is listed on the City of Mississauga's Heritage Registry.

5.3 Documentation of Existing Conditions

5.3.1 Late 19th Century Farmhouse

The storey-and-a-half farmhouse situated on the Subject Property is indicative of the Gothic Revival architectural style. This style was popular between 1830 and 1900 (Blumenson, 1990).

The one-and-a-half storey, multi-bay, former farmhouse appears to have been originally constructed with an “L” shaped, cross-gable plan, likely in the late 1860s or early 1870s. Later additions resulted in a linear arrangement of built form, generally oriented east-west. Stylistically the farmhouse is a vernacular interpretation of the Gothic Revival style. This form traditionally featured a variety of brick patterns, gables, dormers, window shapes, verandahs, and architectural detailing such as pendants, finials and carved decorative bargeboards. The extant structure maintains a number of gables but is lacking all decorative features. It is surmised that the greatest loss of character-defining materials occurred during the extensive remodeling of the structure in the 1960s.

The farmhouse was constructed without a basement or crawlspace. This construction method applies to the c.1860 original structure as well as both latter 19th century additions. A small crawlspace is located under part of the later 20th century addition.

The residence presents as being of frame construction clad in a brick veneer. The brick façade is of a “running bond”, typically a non-structural construction as the bond features no headers that would typically extend in depth and tie into another internal width or wythe of brick, such as in a “Flemish”, “English” or “Common bond”. The original red brick used in construction for the most part has been covered in a very thin cementitious cream coloured render and then at a later date painted white. In certain areas the brick has been partially clad in a number of masonry finishes, most notably a “crazy paving” pattern on the lower north and west façades and a coursed stone finish on the east façade.

Remodeling and refurbishment of original doors and windows have resulted in the insertion of new window types, such as vinyl casements or synthetic sash windows, or in some façades the blocking in of window openings in their entirety. Many of the replacement windows are larger and of different proportions than original window openings. These would have been predominantly vertical and rectangular windows and openings characteristic of the simple, 19th century sash arrangement found in rural farmhouses.

The west portion of the building mass appears to be of later construction but still within the 19th century. A south addition to this mass may be of early 20th century construction. A covered parking area, glassed sunroom, and hot tub/shower enclosure on the south façade are latter 20th century additions.

East Façade

For the most part the east façade is screened from public view by a dense cedar hedge. The façade has been substantially altered with the application of multi-colour masonry cladding on the lower storey. All original windows have been replaced with larger multi-paned windows at the lower story together with a remodeled entrance and doorway. Vinyl casement windows have been installed on the upper floor. The former red brick has been painted white.

The recessed original entranceway allowing access at the north side also features a more recent door. Paint deterioration in a corner adjacent to the doorway permits the original red-brick to be seen.



Image 11: East façade of 5768 Ninth Line



Image 12: modern casement windows on upper storey with painted brick



Image 13: Modern tri-partie window and doorway with sidelights and transom on lower level with applied multi-colour stone façade



Image 14: Cast concrete steps leading to masonry patio.



Image 15: Applied stone finish over painted brick wall



Image 16: Side entrance on east elevation, note recent interior door and storm with original hood moulding



Image 17: Deteriorating paint and cementitious render over original red brick. Interior corner shows aligned brick courses indicating same date of construction.

South Façade

Like the east façade, the south façade is partially screened by cedar hedges and trees. This façade has witnessed several building additions and alterations seen most readily in the sunroom and the hot tub/shower enclosure. These were probably undertaken in conjunction with swimming pool

construction. A projecting southerly wing appears to have been remodeled using faux Tudor Revival motifs seen in the gable end.



Image 18: South façade with former swimming pool, metal fencing and cedar hedge to left



Image 19: South façade, facing east



Image 20: South façade, facing west with sunroom and hot-tub enclosure



Image 21: Example of exterior degradation resulting from poor maintenance, note disconnected downspout and vegetation growth



Image 22: Blocked up or “Blind” window second storey

West Facade

The west façade has witnessed a number of building additions and alterations; it is assumed these alterations were later used as part of either the establishment of the home business or furniture restoration business. The north half of the west building mass is believed to have been constructed in the 19th century as an addition to the east building mass (See following description of north façade). The southerly projecting wing is likely a later addition to the west end of the farmhouse with the later construction of the lean-to car port.



Image 23: West façade showing gable end of 19th century building and later side addition of projecting southerly wing with carport. An ancillary CMU workshop is shown at left and is not considered to be of cultural heritage value or interest.



Image 24: West façade showing later side addition of projecting southerly wing with carport.



Image 25: West façade showing gable end of 19th century building and later stone clad carport wall. The lower floor window under the upper floor window has been blocked up.



Image 26: The lower floor window under the upper floor window has been blocked up and a new window inserted to the right. The lower brick courses have been covered in masonry cladding.



Image 27: Water damage has resulted in cracking of brickwork and mortar joints

North façade

As with the other building façades the north façade has had a number of alterations and additions. In the absence of historical photographs or documentary accounts it is conjectured that the west half (the righthand side in the photograph below) was added after the construction of the building mass to the east (the lefthand side in the photograph below). The east building mass exhibits the typical steep Gothic gable.

The north projecting cross gable of the L shape plan is also appropriately tied into the main east building mass. The west addition may not have been a much later addition, i.e., twenty years, but could have been added soon after completion of the east building with changing family or farm needs. More detailed photographs show that the brick courses in the west addition are mismatched and appear to be parting from the east building mass as they are not tied in.



Image 28: North face, blue arrow indicates junction between original construction and later addition



Image 30: Upper and lower windows are enlarged replacements of smaller original windows and openings. Window sills comprise stone units with lintels of steel. The line of a former verandah is discernible above the diagonal drainpipe.



Image 29: Steel lintels support brick courses above. Windows and aluminum storms are not original.



Image 31: Junction between the main building masses



Image 32: An original window opening has been blocked in to the left of the windows. Cracks in the brick work are discernible in the upper corner. Paving has been used to reclad the lower brick courses



Image 33: Close up of the junction between building masses showing misalignment of brick courses

Interior

The interior of the former farmhouse has been significantly altered from its original configuration. Only the main staircase remains as built in the pre-addition portion of the house. The second staircase in the first addition also remains intact but is of a utilitarian nature and does not display any heritage attributes. The first floor has been completely reconfigured resulting in the loss of almost all original finishes. Reproduction baseboard has been used on many of the exterior walls of the first floor, although some original trim is still preset in association with the main staircase. Drywall seams are visible on the roof of the dining room and associated walls indicating the removal of original lath and plaster wall finishes. Fireplaces have been retrofit into the reconfigured living room as well as the kitchen.

The second floor presents with few original elements. The northeast bedroom contains some original trim and retains its original pine plank floors. The remainder of the second floor has been significantly altered and no longer presents with original finishes. The eastern most room adjacent to the rear staircase presents with original door trim and associated door but it is not clear if these finishes are as built or the result of salvage adaptation. A single stained-glass window resides in the main stairwell and may represent an original finish.



Image 34: Interior of east room of south addition



Image 35: Kitchen facing southwest



Image 36: Fireplace in kitchen, entrance to sunroom visible on right of photo, facing northeast



Image 37: Living room in reconfigured east side of original structure, facing north



Image 38: Dining room, facing south

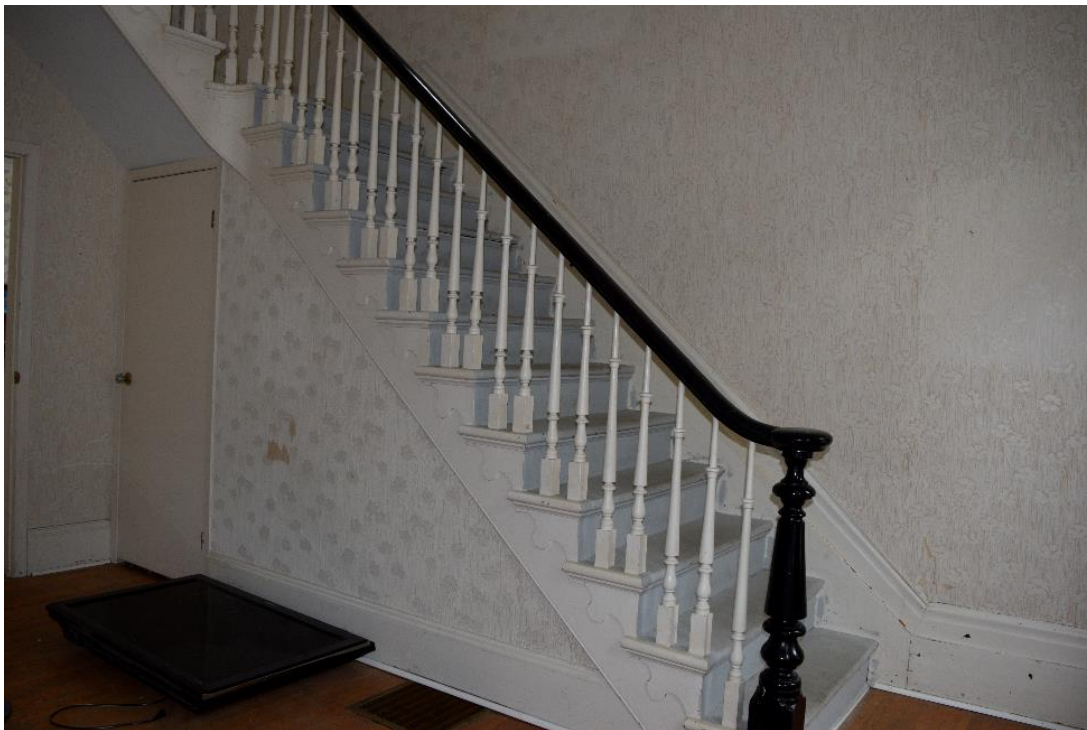


Image 39: Original staircase in original structure, note replacement door under stairs and presence of original baseboard, facing west



Image 40: Example of typical replacement window trim and non original wood windows



Image 41: Northeast bedroom second floor, note original plank floors and original baseboard, ceiling has been replaced with acoustic tiles



Image 42: Southeast bedroom of original structure, facing south



Image 43: Master bedroom, note lack of any original finishes, facing northeast



Image 44: Hall at top of rear stairs, note mix of original and replacement finesse, railing is of metal construction and non original, facing west



Image 45: Room in southeast corner of second floor, accessed via part door visible in Image 44



Image 46: Third staircase leading to room shown in Image 45.



Image 47: Original second staircase located in rear of first addition.

Overall integrity of Late 19th Century Farmhouse

While the former farmhouse maintains a recognizable built form (even with later building additions), the overall building integrity has been compromised due to the loss of many original features including original windows and doors and likely decorative wood work on the gable ends. The application of intrusive claddings and the introduction of new window and door openings at the expense of blocking in defining window openings. The addition of a carport, sunroom, hot tub enclosure and related compromises to original building fabric also detract from building integrity.

The much-altered building results in the integrity of the building, for the purposes of the assessment of its cultural heritage, to be compromised. Floor plans and development sequence for the farmhouse are provided in Appendix B.

5.3.2 Mid 20th Century Storey-and-a-half Workshop

The storey-and-a-half workshop and storage structure is located to the south of the farmhouse structure. The primary portion of the building is slab on grade and constructed of concrete masonry units (CMU). In addition to the CMU portion of the structure two frame additions have been added to the rear. At the time of assessment, the interior of the structure was inaccessible but personal communication with the _____, son of the property owner, indicated that the upper storey of the structure consisted of a small bachelor apartment and the lower level was a workshop. The rear additions comprise non-conditioned space and appear to have been assembled of salvaged materials. Based on the style of construction and its similarity to the carport associated with the farmhouse it is presumed this structure dates to the latter 20th century. While the structure is more than 40 years of age it has no cultural significance and as such does not exhibit cultural heritage value or interest.



Image 48: Latter 20th century CMU workshop with second storey apartment, facing south



Image 49: East Profile of CMU shop and subsequent additions

5.3.3 Late 20th Century Frame Outbuilding

A storey-and-a-half frame outbuilding is located to the southwest of the farmhouse. This structure is rectangular in profile and has a gambrel roof. The structure is clad in chipboard sheet goods and likely represents a kit garden shed acquired from a big box store.



Image 50: Late 20th century “kit” garden shed

5.3.4 Late 20th Century Frame Garages

Two late 20th century frame single car garages are situated southwest of the CMU structure. These garages are in poor condition and constructed of chip board sheet goods. Like the additions to the CMU structure, they appear to have been constructed of readily available materials and have no cultural heritage value or interest.

5.3.5 Pool House

The pool house is comprised of a small framed structure located within the former pool enclosure. This structure dates to the latter 20th century and is of no cultural heritage value or interest.



Image 51: Two late 20th century frame single car garages.

5.4 Evaluation of Cultural Heritage Value or Interest

5.4.1 Description of the Property

The Subject Property is accessed by a curvilinear, partially tree-lined and fenced driveway from Ninth Line around the north side of the house to a turn-around at the rear or west side of the house. The property includes four outbuildings. Immediately east of the farmhouse structure is a former swimming pool now filled in but still surrounded by metal fencing with a small “pool house” cabin the southwest corner. To the east of the swimming pool is a partially soil-filled pond traversed by a small, truss span bridge. Willows and coniferous trees distinguish the south and east yards with a tall cedar hedge that screens the east or front façade. The southern limit of the subject property is delineated by a chain link fence, past which Highway 407 and its associated on ramps are clearly visible. The northern frontage of the Subject Property abuts Ninth Line across which exists a contemporary single family residential development. The portions of the property not occupied by structures or parking facilities are comprised of overgrown grasses and mixed shrubbery.

As noted previously the Subject Property’s distinguishing feature is the late 19th century farmhouse. The former 100-acre farm lot has been reduced by 96+ acres to a non-agricultural lot, devoid of any distinctive and defining agricultural landscape features. The surviving building remains as a much-altered and compromised late 19th century Gothic Revival brick structure.

5.4.2 Heritage Attributes

Heritage attributes were observed associated with the farmhouse and the property as a whole. No heritage attributes were identified associated with any of the outbuildings. Heritage attributes observed during the site visit include the following features:

Exterior of Farmhouse

- ▶ Basic “L” shaped massing of residential structure
- ▶ Ornamental brick hoods over original structural openings

Interior of Farmhouse

- ▶ Intact original staircase
- ▶ Limited baseboard and door trim
- ▶ One original door on second floor

Property as a Whole

- ▶ Setback of residential structure on lot

5.4.3 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06 prescribes the criteria for determining the Cultural Heritage Value or Interest (CHVI) of a property in a municipality. The regulation requires that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/ Associative Value and Contextual Value (MHSTCI 2006a). Table 2 lists these criteria and identifies if the criteria were met at 5768 Ninth Line; these criteria categories are expanded on below. The criteria below were only applied to the storey-and-a-half late 19th century farmhouse listed on the City of Mississauga’s Heritage Registry. None of the outbuildings on the property exhibited potential cultural heritage value or interest.

Table 2 - The criteria for determining property of Cultural Heritage Value or Interest (CHVI)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	The farmhouse is an example of a vernacular interpretation of the Gothic Revival architectural style popular in the latter half of the 19 th century.
II. displays a high degree of craftsmanship or artistic merit, or	N	The residence does not display a high degree of craftsmanship or artistic merit. The home is typical of the era.
III. demonstrates a high degree of technical or scientific achievement.	N	The residence does not display a high degree of technical or scientific achievement. The home is typical of the era.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	Historic research indicates a direct link between the property and the Cook family who appear to have successfully farmed the former 100 ac. property in the late 19 th and early 20 th century. However no significant linkage was identified between the local community and the Cook family.

II.	yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	The property and associated farmhouse do not have the potential to yield information that could contribute to our understanding of a community or culture. The structure has been heavily modified.
III.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The property does not demonstrate or reflect the work or ideas of an architect artist, builder, designer or theorist who is significant to the community. No historical records were available to indicate an architect was involved in the construction. It is more likely the home was constructed using available pattern books typical of the era.
The property has contextual value because it,			
I.	is important in defining, maintaining or supporting the character of an area,	N	The residence and property are not important in defining, maintaining or supporting the character of the area.
II.	is physically, functionally, visually or historically linked to its surroundings, or	N	The Subject Property is not physically, functionally, visually or historically linked to its surroundings.
III.	is a landmark.	N	The residence is not a landmark, it is set well back from the intersection of Britannia and Ninth Line and is largely obscured from view when viewed from Ninth Line.

5.4.4 Design Value or Physical Value

As noted previously, the Subject Property's distinguishing feature is the former farmhouse. The former 100-acre farm lot has been reduced by 96+ acres to a non-agricultural lot, devoid of any distinctive and defining agricultural landscape features. The surviving farmhouse remains as a much-altered and compromised Gothic Revival brick structure. Its design and physical appearance satisfy none of the various combinations of potential cultural value or interest.

5.4.5 Historic Value or Associative Value

Of the three subsets of the historical or associative criteria two of these, i) and iii) are directly concerned with measuring or identifying associations that are "significant to a community", e.g., "Direct associations with a theme *significant to a community*" or "Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is *significant to a community*".

Of the various combinations of associations, the only direct association of the former farmhouse is with the general theme of agricultural settlement and rural development. Although the "Catholic Swamp" and "Nunan's Corners" have been identified as a form of community there is no clear linkage with the Cook family and Alexander Cook in particular, who was Presbyterian. The family appears to have been neither Catholic nor associated with the Nunan family who occupied lands to the north. The association with the theme of agricultural settlement and rural development is linked to the history of the former 19th century Halton County, rather than 19th century Peel

County. It appears that in rare examples a landowner may have owned property both in Halton and Peel Counties; such is the case with the 19th century ownership of nearby Lot 5, Concession 11 by Hugh Kee. It appears that he also owned two properties in Peel County, figured in the life of the local community of Streetsville as well as being buried in the local Streetsville cemetery. This appears not to be the case with the family of Alexander and Peter Cook, who appear to have left farming in this area, relocating to nearby Milton.

5.4.6 Contextual Value

As with the measurement of design value and physical value, the Subject Property's distinguishing feature is the former farmhouse. The former 100-acre farm lot has been reduced and much altered. The construction of Highway 407, the development of water management ponds and re-aligned water courses, together with the proliferation of wetland grasses has resulted in a radically transformed landscape. The surviving building not only is a much-altered and compromised 19th century brick structure, but also exhibits no cultural value or interest rooted in the former agricultural character of the area or any meaningful linkages to its former agricultural surroundings. Although the remaining structure is visible in its surroundings, this is largely due its painted white exterior which is not original. The landmark value is considered not to be satisfied.

5.5 Outline of Property Development and Impact on Heritage Attributes

As the property does not meet the criteria of Ontario Regulation 9/06 in a meaningful way the property does not constitute a heritage resource and as such the proposed property development will not impact heritage attributes. As such, architectural drawings were not provided for this report.

5.6 Proposed Development Architectural Drawings

At this time the exterior design of the proposed development has not been finalized and as such architectural drawings are not available. As such, architectural drawings were not provided for this report.

5.7 Assessment of Alternative Development Options

At the present time the proponent's development plan includes demolition of the extant buildings on the property, including the storey-and-a-half farmhouse. As the property does not meet the criteria of Ontario Regulation 9/06 in a meaningful way and as such the property does not constitute a heritage resource no alternative options are being considered.

5.8 Summary of Conservation Principles

The *Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines)* and the *Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture* were developed to address conservation, not the evaluation of heritage structures. Neither document was used during the HIA evaluation.

5.9 Proposed Demolition/Alterations

Branthaven Developments is putting forth a planning application that proposes to redevelop the Subject Property into two 143-unit ten-storey residential structures and associated parking

infrastructure. The proposed development would place the proposed structures between Ninth Line and a proposed Transit Corridor (Appendix C).

The Branthaven proposal would require the demolition of all extant structures located on the Subject Property.

As the Subject Property does not meet the intent of *Ontario Regulation 9/06* as it pertains to cultural heritage value or interest the Branthaven proposal poses no impact to attributes of cultural heritage value or interest.

5.10 Alternatives for Salvage Mitigation

No heritage attributes were identified that would be appropriate for salvage mitigation.

6. Summary Statement and Conservation Recommendations

The subject property is currently listed in the City of Mississauga's register of property of cultural heritage value or interest. This listing is a legacy from the initial listing by the Town of Milton. There appears to have been no formal municipal evaluation undertaken for inclusion in the register. The evaluation prepared as part of this report has considered all those values or interests identified in *Ontario Regulation 9/06*.

Only one value or interest has been identified and that is of the association of the remaining structure with the agricultural settlement and rural development of Halton County. In and of itself this criterion alone is not a sufficiently robust rationale to argue for designation under the *Ontario Heritage Act*. Indeed, without this criterion being complemented by either a design or physical value, or a contextual value, the argument for potential designation of the Subject Property is unsupported.

Heritage attributes were observed associated with the farmhouse and the property as a whole. No heritage attributes were identified associated with any of the outbuildings. Heritage attributes observed during the site visit include the following features:

Exterior of Farmhouse

- ▶ Basic "L" shaped massing of residential structure
- ▶ Ornamental brick hoods over original structural openings

Interior of Farmhouse

- ▶ Intact original staircase
- ▶ Limited baseboard and door trim
- ▶ One original door on second floor

Property as a Whole

- ▶ Setback of residential structure on lot

The 3.78 ac. parcel of land at 5768 Ninth Line, as a remnant of the 1820s 200-acre land grant or the 1870s 100-acre farmed lands bears little physical semblance to its past landscape appearance. The remnant former farmhouse is also much-altered and the building fabric integrity is compromised as it applies to cultural heritage value or interest. Given this, conservation or mitigative measures, or alternative development or site alteration approaches, are not appropriate.

For the purposes of future planning in this area the farmhouse at 5768 Ninth Line is considered to be of insufficient cultural heritage value or interest to warrant retention. Additionally, no heritage attributes were identified associated with any of the outbuildings.

7. Mandatory Recommendation

While the Subject Property is currently listed in the City of Mississauga's register of property of cultural heritage value or interest. This listing is a legacy from the initial listing by the Town of Milton. There appears to have been no formal municipal evaluation undertaken for inclusion in the register. The evaluation prepared as part of this report has considered all those values or interests identified in *Ontario Regulation 9/06*.

Only one value or interest has been identified and that is the association of the remaining structure with the agricultural settlement and rural development of Halton County. In and of itself this criterion alone is not a sufficiently robust rationale to argue for designation under the *Ontario Heritage Act*. Indeed, without this criterion being complemented by either a design or physical value, or a contextual value, the argument for potential designation of the Subject Property under Regulation 9/06 of the *Ontario Heritage Act* is unsupported. For the same reason, the Subject Property does not warrant conservation as identified in the PPS.

It is recommended that 5768 Ninth Line be removed as a listed property from the City of Mississauga's Heritage Register.

Commemoration is generally an act of celebrating past activities and people in their surroundings. The use of plaques, public art fixtures and monuments, together with interpretative signage and story boards or panels are all devices that can be implemented as part of new development to recall the past.

As the future planning of this property proceeds as part of the overall planning and development of the Ninth Line lands consideration should be given to commemoration of the history of the place. The naming of roads, streets and other public or private spaces assist in carrying through past historical activities, names and events into the future. The naming of streets, parks, community spaces and other public places are also initiatives that can involve both the local community as well as Indigenous First Nations.

8. Qualifications

8.1 Carla Parslow, Ph.D., CAHP, Senior Cultural Heritage Specialist

Dr. Carla Parslow has over 20 years of experience in the field of archaeology and 16 years of experience in the cultural heritage resource industry in both Manitoba and Ontario. She managed medium- to large-scale projects, as well as the technical review and quality assurance of numerous archaeological and cultural heritage projects. Dr. Parslow has varied cultural heritage experience, from policy development and enforcement, to managing and reviewing large and small heritage projects, to authoring cultural heritage evaluation reports and assessments, as well as special interest cultural studies.

Having worked with municipal, provincial, and federal governments, Dr. Parslow has strong knowledge of the various regulatory frameworks in Ontario, including the Transit Project Assessment Process, Provincial and Municipal Class Environmental Assessments, and the Provincial Policy Statement under the *Planning Act*. Furthermore, Dr. Parslow is also well versed in the Ministry of Heritage, Sport, Tourism and Cultural Industries Standards and Guidelines for Consultant Archaeologists as the Standards and Guidelines for Provincial Properties.

While employed with the Ontario Ministry of Transportation (MTO), Carla was part of the MTO heritage bridge committee, responsible for finalizing the interim heritage bridge guidelines, and was also the MTO representative responsible for commenting on the Standards and Guidelines for Provincial Heritage Properties. Furthermore, Dr. Parslow has worked on several federal heritage projects, starting in the late 1990s working with Parks Canada in Kluane National Park, and most recently working with Public Works and Services Canada on lighthouse conservation at Mitchepicoten Island (2018) and archaeological monitoring along the Ontonabee River (2020).

Dr. Parslow currently serves as the Subject Matter Expert for Metrolinx on all GO Expansion, and Rapid Transit projects. In this capacity, Carla reviews all Cultural Heritage and Archaeological report produced for Metrolinx for compliance purposes as well as advises Cultural Heritage Consultants and Metrolinx on MHSTCI standards. Dr. Parslow is responsible for the review and compliance of this report for Branthaven Development.

Dr. Parslow's CV is provided in Appendix D.

8.2 Chris Lemon, B.Sc., Dip. Heritage, Cultural Heritage Specialist

Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director and Built Heritage Practitioner. He has managed field teams and projects ranging in value from <\$5,000.00 to in excess of \$1,000,000.00. Mr. Lemon is a member of the Ontario Archaeological Society and the Council for Northeast Historical Archaeology. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites.

Mr. Lemon is the secondary author (with David Cuming, MCIP, MRTPI, RPP, CAHP being the primary author of the preliminary assessment). Mr. Lemon also provided the secondary assessment of secondary conditions and confirmed the initial assessment of CHVI.

Mr. Lemon's CV is provided in Appendix D.

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Personal Communications

Mr. Matthew Wilkinson Mississauga Heritage Foundation, December 4th 2015

Ms. Anne Fisher, Town of Milton, December 8th 2015

Ms. Elaine Eigl, City of Mississauga, December 8th 2015

Ms. Paula Wubbenhorst, City of Mississauga, December 8th 2015 and December 22 2020

Appendix A

8.3

City of Mississauga
Heritage Impact Assessment Terms of Reference



CITY OF MISSISSAUGA HERITAGE IMPACT ASSESSMENT

TERMS OF REFERENCE

1. Background: The Mississauga Official Plan

The City's Official Plan introduces cultural heritage resources in the following manner:

Mississauga's cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such, are imperative to conserve and protect. Cultural heritage resources are structures, sites, environments, artifacts and traditions that are of cultural, historical, architectural, or archaeological value, significance or interest.

In compliance with the City's policy 7.4.1.12, as stated below, the City of Mississauga seeks to conserve, record, and protect its heritage resources:

*7.4.1.12: The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a **Heritage Impact Assessment**, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.*

A Heritage Impact Assessment is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The study would include an inventory of all heritage resources within the planning application area. The study results in a report which identifies all known heritage resources, an evaluation of the significance of the resources, and makes recommendations toward mitigation measures that would minimize negative impacts to those resources. A Heritage Impact Assessment may be required on a Designated or individually Listed property on the City's Heritage Register or where development is proposed adjacent to a known heritage resource. The requirement may also apply to unknown or recorded heritage resources which are discovered during the development application stage or construction.¹

¹ For the definition of "development," please refer to the Mississauga Official Plan.

The City's Heritage Register includes properties that comprise cultural landscapes. Cultural landscapes include neighbourhoods, roadways and waterways. Individual properties within these landscapes may or may not have cultural heritage value independent of the landscape. Heritage Impact Assessments are required to ascertain the property's cultural heritage value and to ensure that any development maintains the cultural landscape criteria, available at http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

To determine the specific heritage status of a particular property visit <http://www.mississauga.ca/portal/services/property>. Submit the desired address and click on the "Heritage" tab. Further information is available by clicking the underlined "INV#." This last tab explains the reason why the property is listed or designated.

2. The following minimum requirements will be requested in a Heritage Impact Assessment:

- 2.1 A detailed site history to include a listing of owners from the Land Registry Office, and a history of the site use(s). However, please note that due to the Freedom of Information and Protection of Privacy Act, current property owner information must not be included. As such, Heritage Planning will request that current property owner personal information be redacted to ensure the reports comply with the Act.
- 2.2 A complete listing and full written description of all existing structures, natural or man-made, on the property. Specific mention must be made of all the heritage resources on the subject property which include, but are not limited to: structures, buildings, building elements (like fences and gates), building materials, architectural and interior finishes, natural heritage elements, landscaping, and archaeological resources. The description will also include a chronological history of the structure(s) developments, such as additions, removals, conversions, alterations etc.

The report will include a clear statement of the conclusions regarding the significance and heritage attributes of the cultural heritage resource.

A location map must be provided, with indications of existing land use, zoning, as well as the zoning and land use of adjacent properties.

- 2.3 Documentation of the existing conditions related to the heritage resource will include:
 - Current legible internal photographs, external photographs from each elevation. Please note that due to the Freedom of Information and Protection of Privacy Act, photographs should not contain people or highlight personal possessions. The purpose of the photographs is to capture architectural features and building materials.
 - Measured drawings, including elevations, floor plans, and a site plan or survey, at an appropriate scale for the given application, indicating the context in which the heritage resource is situated
 - Historical photos, drawings, or other archival material that may be available or relevant

The applicant must provide a description of all relevant municipal or agency requirements which will be applied to the subject property, and when implemented may supplement, supersede and/or affect the conservation of heritage resources (i.e. Building Code requirements, Zoning requirements, Transportation and Works requirements.)

- 2.4 An outline of the proposed development, its context and how it will impact the heritage resource and neighbouring properties will be provided. This may include such issues as the pattern of lots, roadways, setbacks, massing, relationship to natural and built heritage features, recommended building materials, etc. The outline should address the influence of the development on the setting, character and use of lands on the subject property and adjacent lands. If the property forms part of a Heritage Conservation District, the proposal must be analysed in terms of its compliance with the Heritage Conservation District Plan.

Note: An architectural drawing indicating the subject property streetscape with properties to either side of the subject lands must be provided. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and integrates with the adjacent properties from a streetscape perspective. The drawing must therefore show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees or any other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.

- 2.5 Full architectural drawings, by a licensed architect or accredited architectural designer, showing all four elevations of the proposed development must be included for major alterations and new construction.
- 2.6 An assessment of alternative development options and mitigation measures that should be considered in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on a cultural heritage resource as stated in the Ontario Heritage Tool Kit (InfoSheet #5, Ministry of Culture) include, but are not limited to:
- Alternative development approaches
 - Isolating development and site alteration from the significant built and natural heritage features and vistas
 - Design guidelines that harmonize mass, setback, setting and materials
 - Limiting height and density
 - Allowing only compatible infill and additions
 - Reversible alterations

These alternate forms of development options presented in the Heritage Impact Assessment must be evaluated and assessed by the heritage consultant writing the report as to the best option to proceed with and the reasons why that particular option has been chosen.

- 2.7 A summary of conservation principles and how they will be used must be included. The conservation principles may be found in publications such as: Parks Canada – *Standards*

and Guidelines for the Conservation of Historic Places in Canada; Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture. (Both publications are available online.)

- 2.8 Proposed demolition/alterations must be explained as to the loss of cultural heritage value interests in the site and the impact on the streetscape and sense of place.
- 2.9 When a property cannot be conserved, alternatives will be considered for salvage mitigation. Only when other options can be demonstrated not to be viable will options such as relocation, ruinification, or symbolic conservation be considered.

Relocation of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation. Ruinification allows for the exterior only of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.

All recommendations shall be as specific as possible indicating the exact location of the preferred option, site plan, building elevations, materials, landscaping, and any impact on neighbouring properties, if relevant.

3. Summary Statement and Conservation Recommendations

The summary should provide a full description of:

- The significance and heritage attributes of the cultural heritage resource, including the reference to a listing on the Heritage Register, or designation by-law if it is applicable
- The identification of any impact that the proposed development will have on the cultural heritage resource
- An explanation of what conservation or mitigative measures, or alternative development, or site alteration approaches are recommended
- Clarification as to why conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate

4. Mandatory Recommendation

The consultant must write a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, *Ontario Heritage Act*. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06.

The following questions **must** be answered in the final recommendation of the report:

- Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, *Ontario Heritage Act*?
- If the subject property does not meet the criteria for heritage designation then it

- must be clearly stated as to why it does not
- Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement:

Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

Please note that failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.

5. Qualifications

The qualifications and background of the person completing the Heritage Impact Assessment will be included in the report. The author must be a qualified heritage consultant by having Professional standing with the Canadian Association of Heritage Professionals (CAHP) and/or clearly demonstrate, through a Curriculum Vitae, his/her experience in writing such Assessments or experience in the conservation of heritage places. The Assessment will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

6. Approval Process

Two hard copies of the Heritage Impact Assessment, along with a PDF version, will be provided to the Heritage Planning unit. Hard copies must be no larger than 11 x 17 inches. Staff will ensure that copies are distributed to the Planning and Building Department and relevant staff and stakeholders within the Corporation. The Heritage Impact Assessment will be reviewed by City staff to determine whether all requirements have been met and, if relevant, to evaluate the recommendations presented by the Heritage Consultant on the alternative development options. The applicant will be notified of Staff's comments and acceptance, or rejection of the report. The Heritage Impact Assessment may be subject to a peer review by a qualified heritage consultant at the owner's expense.

All Heritage Impact Assessments will be sent to the City's Heritage Advisory Committee for information or review. Reports will be published online.

An accepted Heritage Impact Assessment will become part of the further processing of a development application under the direction of the Planning and Building Department. The recommendations within the final approved version of the Heritage Impact Assessment will be incorporated into development related legal agreements between the City and the proponent at the discretion of the municipality.

7. References

Applicants looking for professional assistance may wish to refer to the Canadian Association of Heritage Professionals. website: <http://www.cahp-acecp.ca/>

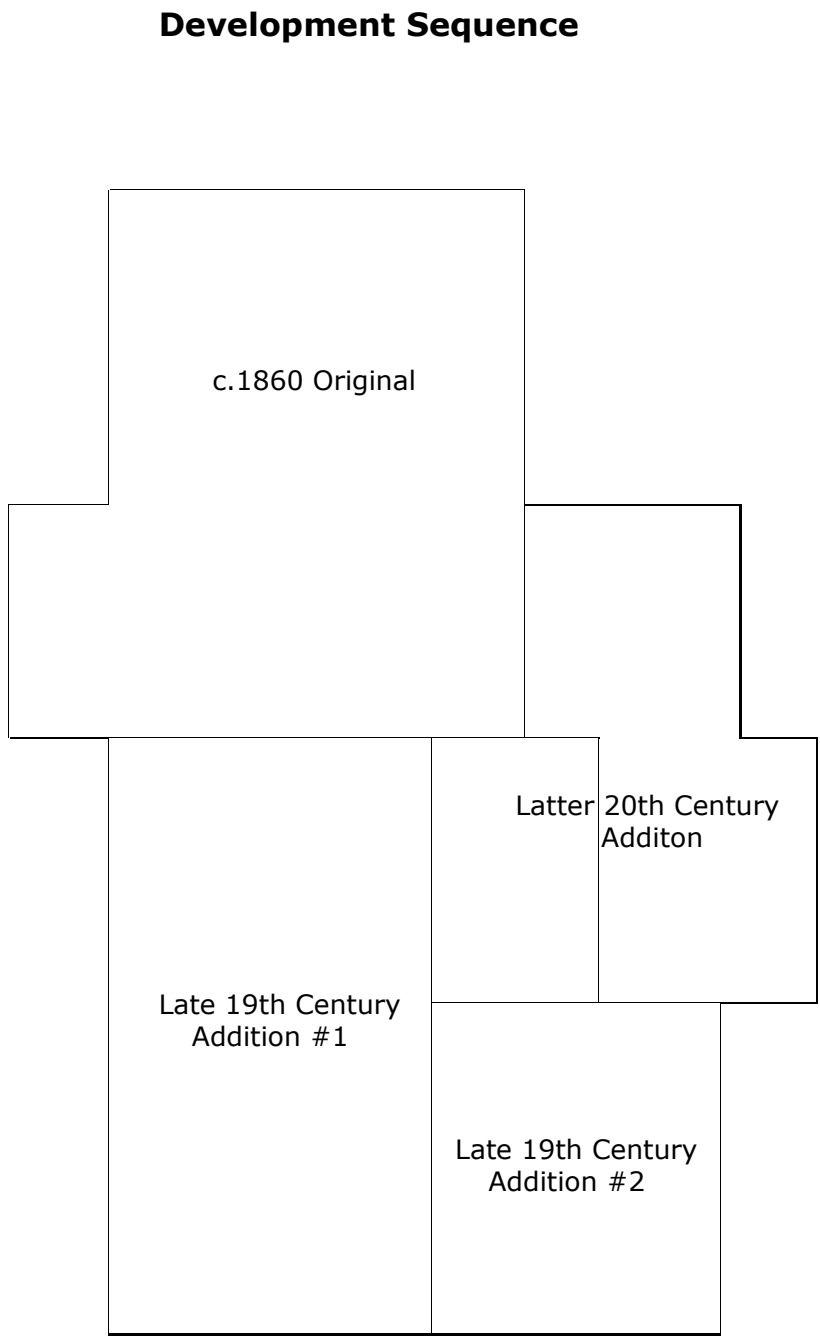
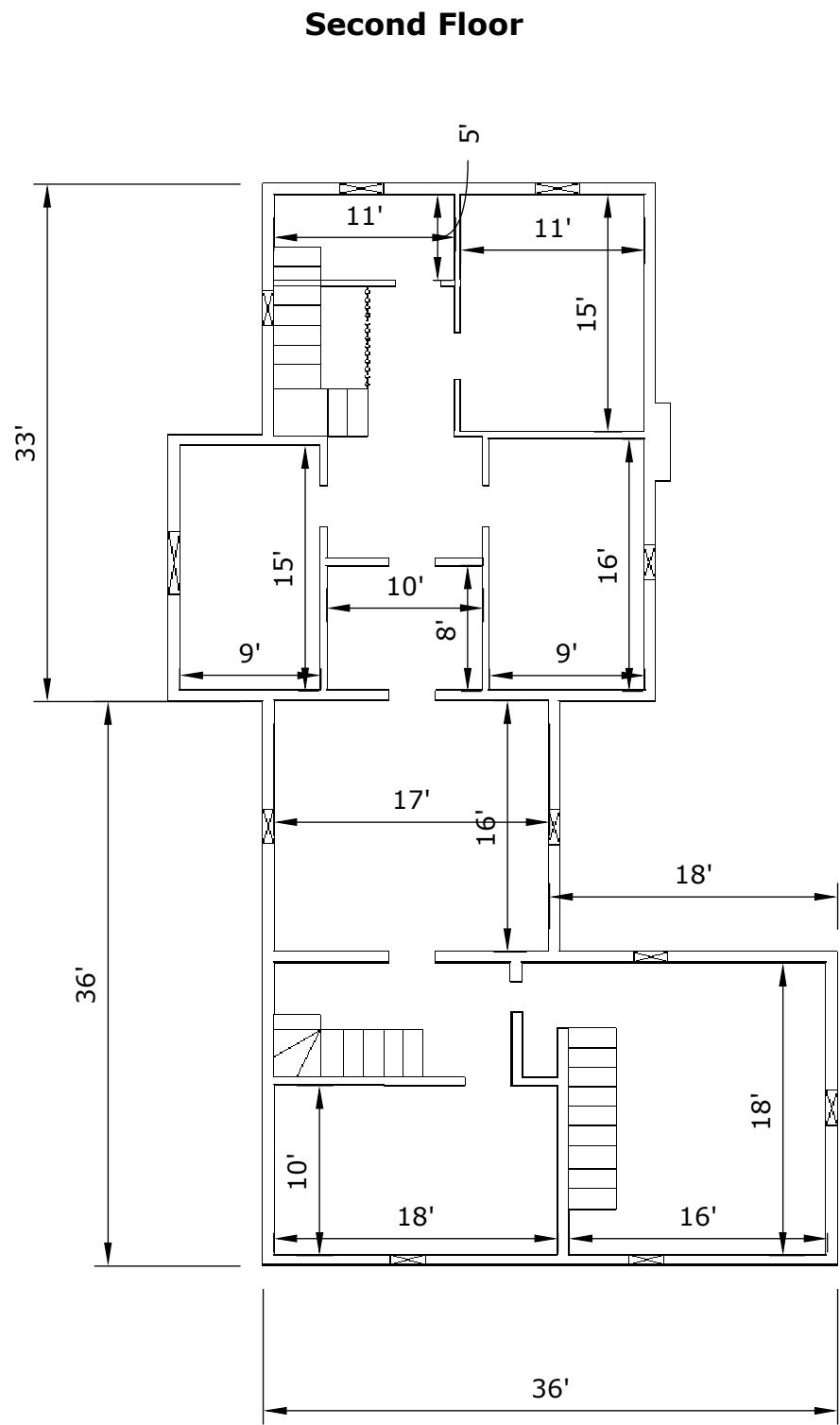
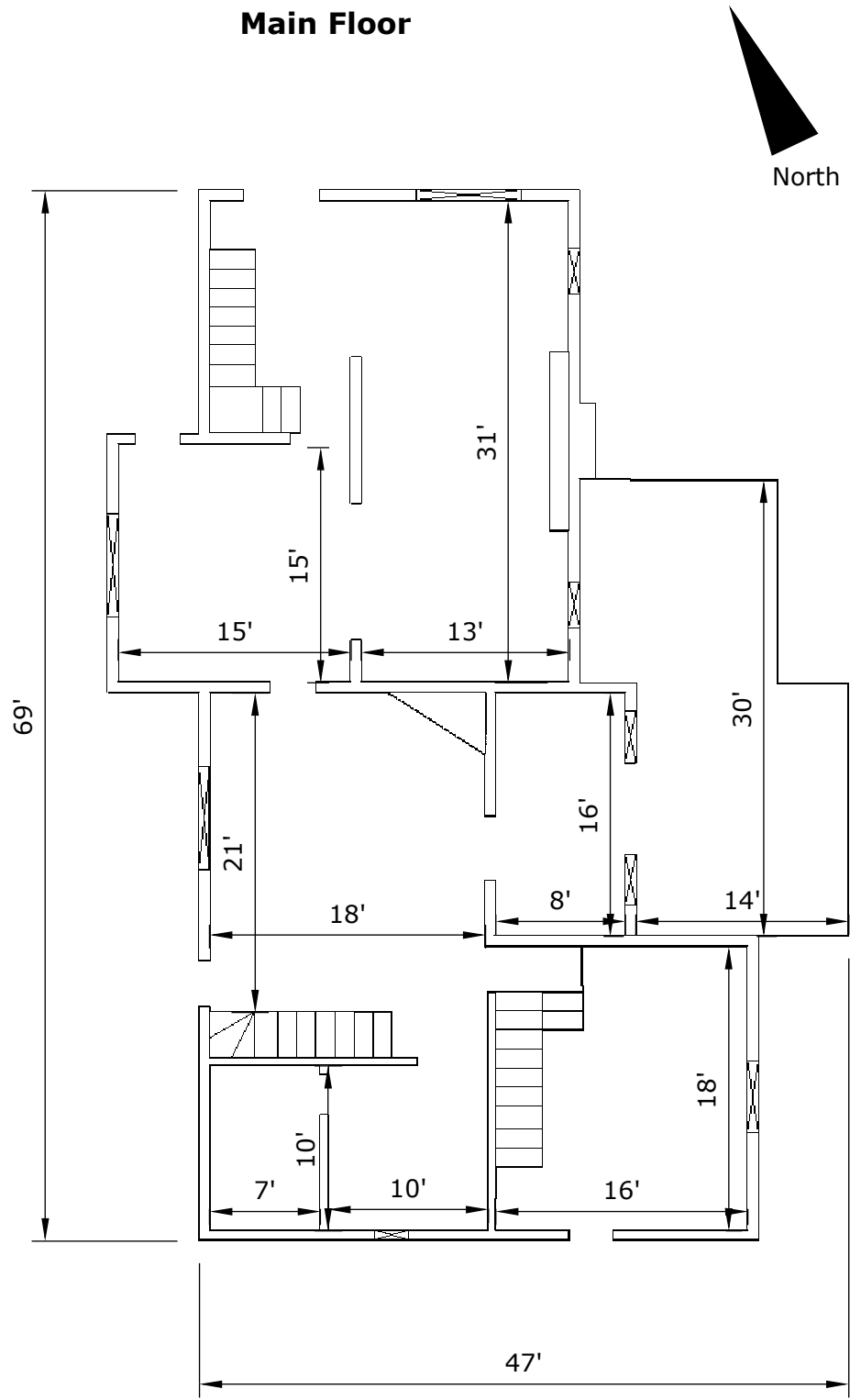
For more information on Heritage Planning at the City of Mississauga, visit us online at [http:// www.mississauga.ca/heritageplanning](http://www.mississauga.ca/heritageplanning)

Interpretation Services: <http://www.mississauga.ca/portal/cityhall/languages>

Appendix B

8.3

Floor Plans



Appendix C

8.3

Development Plan

BRANTHAVEN
5768 Ninth Line
Mississauga, Ontario

10 STOREYS
Building A - ±143 units
Building B - ±143 units
Total - ±286 units

Parking Required (@1.2 spaces/unit: **343**

Parking Provided:
Approx. Area of Underground :
0.738ha (1.82ac)

1level: ±218
Surface Spaces: ±22
Total: ±240

2 levels: ±436
Surface Spaces: ±22
Total: ±458

- AREAS**
- Site Area: 1.53 ha
 - Developable Area*: 0.77 ha
 - 15m x 15m Daylight Triangle: 108 m²
 - Floodplain Hazard Area: 72 m²
 - 14m MTO Setback Area: 0.24 ha
 - Grading Limit Area: 0.32 ha
 - Transit Way Area: 0.15 ha

*Includes 15m Floodplain Hazard Setback

SCALE 1:1000

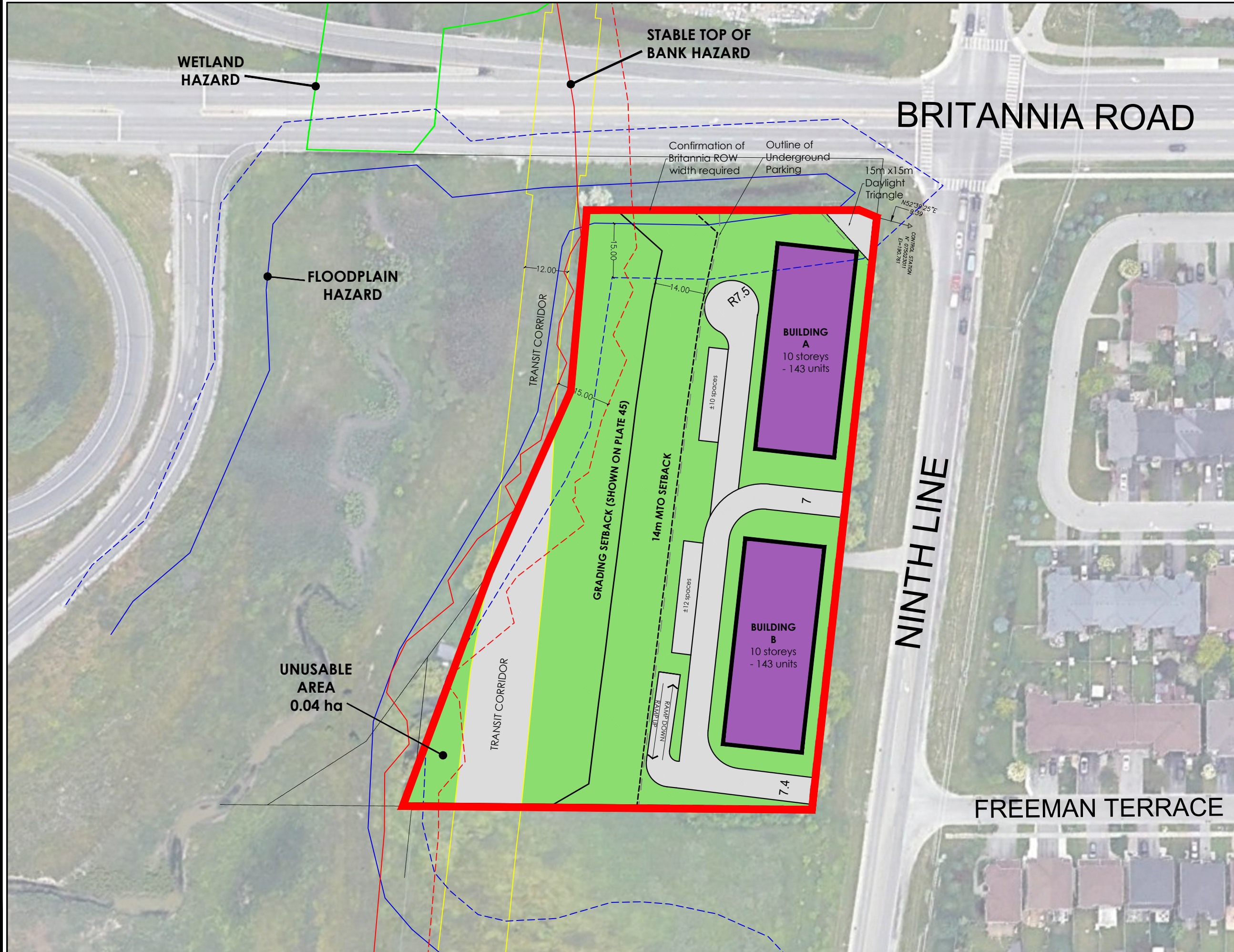
October 27, 2020





Urban
Planning

206-277 Lakeshore Road East
Oakville, Ontario L6J 1H9
T: 905-257-0227
info@korsiak.com



Appendix D

8.3

Resumes

CHRIS LEMON, B.Sc., Dip. BUILT HERITAGE SPECIALIST



Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. He has managed field teams and projects ranging in value from <\$5,000.00 to in excess of \$1,000,000.00. Mr. Lemon is a member of the Ontario Archaeological Society and the Council for Northeast Historical Archaeology. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites.

Employment History

PARSLOW HERITAGE CONSULTANCY INC.

2020-Present, Built Heritage Specialist

Key Responsibilities: Built Heritage Assessments, Health and Safety protocols

GOLDER ASSOCIATES LTD.

2008-2018, Project Archaeologist

Key Responsibilities: Senior archaeological field director GTA, crew training, report production, coordination and quality control of archaeological field work, cultural heritage assessments and report production

ARCHAEOLOGIX INC.

2006-2008, Field Director/Field technician

Key Responsibilities: Oversaw the day-to-day operation of site field work, maintained a safety-focused workspace, conducted background research and prepared report sections

Education and qualifications

Dip. Heritage Carpentry and Joinery – Algonquin College (2020)

Certificate in Heritage Planning – Algonquin College (2019)

M.A. course work – University of Western Ontario (2012-2014)

Honors B.Sc. (Anthropology) – University of Toronto (2006)

Ontario Research Archaeological License – R289

PROJECT EXPERIENCE

CULTURAL HERITAGE

Cultural Heritage Assessment Report, 1326 Bronte Road Oakville, Ontario 2020	Field documentation and reporting of an early 20th century Edwardian residential structure for a cultural heritage impact assessment as part of a proposed redevelopment of the Bronte Road West Lands in the Town of Oakville. The report involved research into the history of the property, an evaluation of the cultural landscape and an evaluation of the potential cultural heritage value or interest for the property.
Cultural Heritage Impact Assessment, 13735 Highway 27 Nobleton, Ontario 2020	Field documentation and reporting of a late 19th century Gothic Revival residential structure for a cultural heritage impact assessment as part of a proposed redevelopment. The report involved research into the history of the property, and an evaluation of the potential cultural heritage value or interest for the property. Recommendations were also developed to mitigate cultural heritage impacts to the property.
Cultural Heritage Evaluation Report, Old Fort Overhead Bridge Midland, Ontario 2020	Field documentation and reporting of a late 20th century concrete bridge. The report involved research into the history of the structure and surrounding landscape, an evaluation of the cultural landscape and an evaluation of the potential cultural heritage value or interest for the property.
Cultural Heritage Evaluation Report, 450 Finch Street Pickering, Ontario 2020	Principal investigator and author of a Cultural Heritage Evaluation Report on a mid-18th century stone neo-classical storey and a half residential structure. The documentation and report included producing measured drawings of the property and exterior and interior of the structure, and evaluation of the property against Ontario Regulation 9/06.
Perth, Ontario Façade Recovery Project Perth, Ontario 2019	Part of a two-person team responsible for the production of accessible heritage documentation of culturally significant structures located within the Town of Perth's Heritage Conservation District. Project was undertaken as a joint venture between Algonquin College and the Town of Perth. Coordinated workflow with Perth's heritage planner and development officer.
Cultural Heritage Evaluation Report, 400 Mary Street East Whitby, Ontario 2018	Secondary investigator and report writer for a cultural heritage evaluation of an early to mid-20th century residential structure. Field investigations included production of measured drawings of the interior and exterior, and determining the structural sequence. An evaluation of the potential cultural heritage value or interest for the property was necessary to recommend next steps.

Heritage Impact Assessment, 400 Maple Street Collingwood, Ontario 2018	Primary field investigator and contributing author for the heritage impact assessment of the remaining annex of a 19th century Victorian school complex. Field investigations included production of measured drawings of the interior and exterior, and determining the structural sequence of interior alterations.
Cultural Heritage Evaluation Report, 276 St. Marie Street Collingwood, Ontario 2018	Primary field investigator and archival researcher for a mid-20th century residential structure. Evaluation was conducted in advance of a proposed adaptive reuse of the property. Field investigations included production of measured drawings of the interior and exterior. Archival research involved consultation with the local archivist.
Cultural Heritage Evaluation Report, 18924 2nd Concession East Gwillimbury, Ontario 2017	Secondary field investigator and researcher for a cultural heritage evaluation of a late 19 th century residential structure. Field investigations included production of measured drawings of the interior and exterior, detailed photography and determining the structural sequence. An evaluation of the potential cultural heritage value or interest for the property was undertaken to recommend next steps.
Cultural Heritage Evaluation Report, County Road 53 Springwater Township, Ontario 2017	Primary field investigator for proposed infrastructure upgrades as part of a Class environmental assessment (EA). Project involved the investigation of three listed properties and four other properties adjacent to proposed impacts. Field work involved photographic documentation and collection of heritage data utilizing an electronic database.
Heritage Impact Assessment, 12 John Street North Hamilton, Ontario 2017	Field documentation and historic research of “Treble Hall” and associated additions. Treble Hall dates to 1879 and is one of the last surviving examples of Renaissance Revival architecture in Hamilton. Field investigations involved the production of measured drawings of the interior and exterior, detailed photography of the structure. Research involved evaluation of available mapping and written accounts of the structure and associated additions including the “Pegoda Building” located at 85 King Street East.
Cultural Heritage Assessment, 262 MacNab Street North Hamilton, Ontario 2017	Field documentation and collection of pertinent data resulting from interview with current owner. The residential structure is the work of noted architect James Balfour. Field work involved the recording of structural details and extensive photo documentation of the interior and exterior of the structure. Further research was conducted at a local restaurant know to maintain information pertinent to the property. The objective of the project was to have the structure included on the City of Hamilton’s cultural heritage register.
Heritage Documentation Report, 347 Charlton Avenue West Hamilton, Ontario 2017	Field investigator and contributing author of a heritage documentation report for an early 20th century dwelling in downtown Hamilton. Reporting included producing measured drawings of the property and exterior and interior of the house, archival research and reporting, and drafting recommendations for the salvage and reuse of millwork.

**Cultural Heritage
Assessment, 48 John Street
South**
Hamilton, Ontario
2017

Field investigation of mid-19th century commercial building. Investigation involved the documentation of the exterior of the structure in advance of a proposed infill that would obscure the currently exposed north wall. Documentation involved the creation of measured drawings of all exposed brick surfaces and photo documentation of the exterior of the property.

**Cultural Heritage
Evaluation, 522 Kingston
Road West**
Ajax, Ontario
2017

Field investigation of mid-19th century commercial building. Investigation involved the documentation of the exterior of the structure in advance of a proposed infill. Documentation involved visual examination of the interior and exterior of the building as well as extensive photographic documentation. Measured drawings of the interior and exterior of the structure were also undertaken.

**Heritage Impact
Assessment, 8280 Heritage
Road**
Mississauga, Ontario
2017

Primary field investigator of an octagonal residential structure. Project involved the recording of structural details as well as the production of measured drawings and extensive photographic record. The study was undertaken in advance of proposed redevelopment that would necessitate the relocation of the structure.

**Cultural Heritage
Evaluation Report, 3059
Burnhamthorp Road West**
Milton, Ontario
2017

Primary field investigator and report contributor for a mid-19th century red brick storey and a half residential structure. Study was undertaken as a fact-finding investigation at the request of a developer prior to draft submission of development plan. Investigation included the production of scaled drawings of the interior and exterior of the structure as well as photo documentation of the structure and surrounding landscape.

**Heritage Assessment,
Barton & Kenilworth
Reservoirs**
Hamilton, Ontario
2016

Secondary investigator and report writer for a heritage evaluation of the Barton Reservoir and associated features, built between 1856 and 1860 as part of the Hamilton Waterworks National Historic Site of Canada, and the Kenilworth Reservoir (built 1958). Field investigations included landscape survey and mapping, determining the structural sequence, application of City of Hamilton heritage evaluation criteria to a large industrial site, and undertaking archival research.

**Heritage Impact
Assessment &
Documentation Report, The
Sawdon Building**
Whitby, ON
2016

Field documentation and contributing author of a heritage impact assessment and subsequent documentation report prior to commercial development of 244 Brock Street South in downtown Whitby. The heritage impact assessment required evaluation of a former early 20th century coal shed and an assessment of potential impact on two proposed heritage conservation districts. The documentation report included producing measured drawings of the property and exterior and interior of the structure, and contributing to a proposed interpretive panel documenting the past history of the property.

Heritage Impact Assessment, The Anglican Church of St. Thomas Parsonage Hamilton, ON 2016	Secondary investigator and report production of a heritage impact assessment for the c. 1870 Anglican Parsonage at 18 West Avenue South. Reporting included photogrammetry, floor plan and interior documentation, archival research and reporting. Required assessment of potential impact on the adjacent municipally designated Church of St. Thomas
Heritage Impact Assessment, The Meaford Mews Meaford, ON 2016	Field investigation and contributing author of a heritage impact assessment for a proposed condominium on five properties in the Meaford Downtown Heritage Conservation District. The four existing structures on the properties dated between 1870 and 1950. Reporting included field investigations, determining the structural sequence, and application of Ontario heritage evaluation criteria to several vernacular buildings.
Heritage Impact Assessment, 12259 Chinguacousy Road Caledon, ON 2016	Field investigator and contributing author of a heritage impact assessment for a municipally listed 19th century log farmhouse and twelve associated outbuildings on a large rural property. Reporting included producing measured drawings, determining the farm's evolution sequence, archival research, reporting and developing a mitigation strategy prior to development of the property for residential housing.
Heritage Impact Assessment, 2057 Major Mackenzie Drive Vaughan, ON 2016	Field investigations for a heritage impact assessment for residential development on a property with an early stone Picturesque/Regency cottage. The assessment required evaluating the structure and its later wings and outbuildings, and the production of measured drawings.
Heritage Impact Assessment, 310 Kingston Street Ajax, ON 2015	Field documentation, for a heritage impact assessment for a high-rise development adjacent to a 19th century Quaker cemetery. Assessment involved the photographic documentation of the property and the production of measured drawings of the property and surrounding area.
Heritage Impact Assessment, TCPL Vaughan Mainline Extension Vaughan, ON 2015	Field investigation, building documentation and reporting for a heritage impact assessment of a 12-km long pipeline project west of Kleinburg. Reporting included field investigations of 13 heritage properties, and application of Ontario heritage evaluation criteria.
Union Station Cultural Heritage Evaluation Toronto, Ontario 2009	Undertook the documentation of heritage attributes associated with the mechanical systems as well as the heating and ventilation controls. Was responsible for photo documentation and the post-processing of collected data into information forms detailing each identified component.

CARLA PARSLOW PRINCIPAL ARCHAEOLOGIST



Bio

Dr. Carla Parslow has over 20 years of experience in the field of archaeology and 15 years of experience in the cultural heritage resource industry in both Manitoba and Ontario. She managed medium- to large-scale projects, as well as the technical review and quality assurance of numerous archaeological and cultural heritage projects. Dr. Parslow has varied cultural heritage experience, from policy development and enforcement, to managing and reviewing large and small heritage projects, to authoring cultural heritage evaluation reports and assessments, as well as special interest cultural studies.

Having worked with municipal, provincial, and federal governments, Dr. Parslow has strong knowledge of the various regulatory frameworks in Ontario, including the Transit Project Assessment Process, Provincial and Municipal Class Environmental Assessments, and the Provincial Policy Statement under the *Planning Act*. Furthermore, Dr. Parslow is also well versed in the Ministry of Heritage, Sport, Tourism and Cultural Industries Standards and Guidelines for Consultant Archaeologists as the Standards and Guidelines for Provincial Properties.

While employed with the Ontario Ministry of Transportation (MTO), Carla was part of the MTO heritage bridge committee, responsible for finalizing the interim heritage bridge guidelines, and was also the MTO representative responsible for commenting on the Standards and Guidelines for Provincial Heritage Properties. Furthermore, Dr. Parslow has worked on several federal heritage projects; starting in the late 1990s working with Parks Canada in Kluane National Park, and most recently working with Public Works and Services Canada on lighthouse conservation at Mitchepicoten Island (2018) and archaeological monitoring along the Ontonabee River (2020).

Dr. Parslow currently serves as the Subject Matter Expert for Metrolinx on all of their expansion projects. In this capacity, Carla reviews all Cultural Heritage and Archaeological report produced for Metrolinx for compliance purposes.

Employment History

PARSLOW HERITAGE CONSULTANCY INC.

2018-Present, Principal Archaeologist

Key Responsibilities: Archaeological program design, quality assurance and control, business development

GOLDER ASSOCIATES LTD.

2009-2018, Associate, Senior Archaeologist

Key Responsibilities: Responsible for the coordination, technical review and quality assurance of archaeological and cultural heritage projects.

ONTARIO MINISTRY OF TRANSPORTATION

2007-2009, Regional Archaeologist

Key Responsibilities: Develop archaeological/heritage policy development and procedures, manage archaeological and cultural heritage consultants working on class environmental

assessments on behalf of the ministry, Indigenous consultation on behalf of the Ministry (Crown).

ARCHAEOLOGICAL SERVICES INC.

2006-2007, Assistant Manager, Environmental Assessment Division

Key Responsibilities: Management and coordination of archaeological and cultural heritage assessments within an environmental assessment context (municipal, provincial and national).

Education and qualifications

Ph.D. Anthropology, specialization in Archaeology, University of Toronto, Toronto, ON, 2006

M.A. Anthropology, University of Manitoba, Winnipeg, MB, 1999

B.A. Anthropology, Honours, University of Alberta, Edmonton, AB, 1996

Ontario Professional Archaeological License – P243

Member of Canadian Association of Heritage Professionals (CAHP) 2018 –

Present

PROJECT EXPERIENCE

CULTURAL HERITAGE

Mobilinx, Project Co. for the Hurontario LRT. Mississauga and Brampton, ON	Primary author for the Cultural Heritage Risk Management Plan and Archaeological Risk Management plan in advance of construction of the Hurontario LRT. PHC was also contracted as the Project Co. Cultural Heritage and Archaeological Consultant to complete outstanding Heritage Impact Assessments for heritage properties that may have indirect or direct impacts (2020).
Public Works and Government Services Canada Michipicoten Island	Project Manager and writing assistant for a Heritage Impact Assessment of the Michipicoten Island Light Tower at the east end of Lake Superior. The purpose of the survey was to observe the condition of the structure's exterior parging, door and windows and to recommend materials that are sympathetic to the visual aesthetics of the Lighthouse and will not have a negative impact on the heritage property. PWGSC requires this HIA as a component of a lead abatement program that is being proposed for the Light Tower. (2018)
NextBridge East-West Tie Transmission Project Thunder Bay, ON	Senior writer for the CEAA effects assessment and senior technical reviewer/advisor for a Stage 1 archaeological assessment and heritage impact assessment of East-West Tie access roads, laydown yards, worker camps, Loon Lake reroute on behalf of NextBridge for the proposed new East-West Tie Transmission Project. The Preferred Route primarily parallels the existing East-West Tie and is approximately 450 km long and will consist of the installation of a double-circuit 230 kV transmission line generally paralleling the existing double-circuit 230 kV transmission corridor (the existing East-West Tie) connecting the Wawa TS to the Lakehead TS near Thunder Bay, with a connection approximately mid-way at the Marathon TS. (2016-2018)

Cultural Resource Study Brampton ON	Cultural Lead (archaeology and cultural heritage) on behalf of the City of Brampton to complete a desktop-level cultural resource (archaeological and heritage) survey for the Queen Street Rapid Transit Corridor Master Plan (RTCMP) for the City of Brampton, Ontario. The study area comprises 200m on either side (a 400m corridor) of the 14.4 km stretch of Queen Street East and West, between McLaughlin Road and Highway 50. Duties include the research and production of an information document detailing known archaeological and heritage resources within a 100m radius of Lakeshore Road and provide mapping and recommendations for culturally sensitive areas within the Study Area. (2016)
Cultural Resource Study Mississauga ON	Cultural Lead (archaeology and cultural heritage) on behalf of the City of Mississauga for the Transportation Management Plan (TMP) Class EA for future planning of Lakeshore Road. Study Area encompassed the entire length of Lakeshore Road, within the City of Mississauga limits. Duties include the research and production of an information document detailing known archaeological and heritage resources within a 100m radius of Lakeshore Road and provide mapping and recommendations for culturally sensitive areas within the Study Area. (2016)
Cultural Value and Heritage Impact Assessment Toronto, ON	Project Director and Senior Reviewer and main point of contact for a cultural heritage impact assessment for the TRCA as part of the East Don Trail Project. In February 2015 the Toronto and Region Conservation Authority (TRCA) completed the East Don Trail. Environmental Assessment (East Don EA) for a proposed “East Don Trail” extension to link the existing East Don Trail with the Don Trail network located south of the Forks of the Don. Based on the findings of a TRCA Stage 1 Archaeological Assessment (2013), the Environmental Assessment recommended that a Heritage Impact Assessment (HIA) be undertaken of the proposed trail extension. (2015)
Cultural Heritage Impact Assessment Municipality of Chatham Kent, ON	Project Director and Senior Reviewer for a Heritage Impact Assessment (HIA) for the North Kent Wind 1 Project. The project is being proposed by North Kent Wind 1 LP, by its general partner, North Kent Wind 1 GP Inc. The HIA is a required component of the client’s application for a Renewable Energy Approval, as outlined in Ontario Regulation 359/09 of the Environmental Protection Act. A total of 14 potential built heritage resources 40 years of age or older and six potential cultural heritage landscapes were documented and evaluated according to Ontario Regulation 09/06. (2015)
Heritage Impact Statement London, ON	Senior Reviewer for a Heritage Impact Statement (HIS) of the McCormicks Building at 1156 Dundas Street in the City of London at the request of The City of London. The McCormicks Building is designated by the City of London under the Ontario Heritage Act as a property of cultural heritage value or interest under By-law No. L.S.P.-3441-366. The City required this HIS to assist in preparing a Preliminary Design Concept for the property. (2015)
Heritage Impact Assessment Vaughan, ON	TransCanada PipeLines Limited (TransCanada) is planning the construction and operation of the King’s North Connection Pipeline Project (the Project) to be located in the Cities of Brampton, Toronto, and Vaughan, Ontario. TransCanada retained Golder Associates Ltd. (Golder) to prepare the environmental and socio-economic assessment report and other approval applications, including a Heritage Impact Assessment, for the Project. (2014 - 2015)
Cultural Resource Vulnerability Study District of Thunder Bay, ON	Project manager and lead researcher for to undertake a study to determine if and how select cultural resources (archaeological and cultural heritage), on the Rainy River are being affected by the 2000 Rule Curves for the Rainy River International Dam. (2014 – 2015)

Heritage Impact Assessment and Archaeological Assessment Mississauga, ON	Project Director and senior reviewer for a heritage impact assessments and Stage 1-2 archaeological assessments for the proposed Lakeshore–Royal Windsor Hydro Corridor multi-use trail from North Service Road to Westfield Drive in the City of Mississauga, Ontario as part of a larger Class Environmental Assessment process. Served as reviewer for all documentation and data submitted to the client or the regulatory body, client contact, and senior advisor to the Golder team. (2013 - 2015)
Cultural Resource Assessments District of Kenora, ON	Senior Technical Reviewer/Advisor for background cultural heritage and archaeological study for the New Transmission Line to Pickle Lake Project (the Project), as part of a larger environmental assessment Retained by Wataynikaneyap Power, a partnership between Central Corridor Energy Group which represents 13 First Nation communities, and Goldcorp Canada Ltd. The Project includes the construction of a proposed 230 kilovolt (kV) High Voltage alternating current (HVac) electricity transmission system in a corridor extending approximately 300 km. (2012 – 2014)
Feasibility Study City of Toronto, ON	Cultural Heritage/Archaeology lead for a cultural heritage and archaeological review of the Yonge Street – Highway 401 Interchange Functional Planning Study (PT11-796) study area as part of a larger planning assessment study designed to inform planning decisions affecting the preferred configuration and alignment of the proposed interchange. (2013)
Cultural Resource Assessments Welland, East Durham, Huron, and Bruce County, ON	Project Manager for six major Wind Energy projects managing a combined budget of over \$3 million. Project Management involved delivery of Cultural Heritage Impact Assessments and an archaeological program for various Stage 1 through 4 assessments. Duties include scheduling and budgeting of projects; providing senior review for archaeological reports; client communications; liaison with MTCS. (2012-2013)
Cultural Resource Assessments Oshawa, ON	Golder was retained by AECOM through the Ministry of Transportation of Ontario (MTO) to undertake the cultural heritage and archaeological work for the Detail Design Study for rehabilitation of the Highway 401 Bloor Street underpass bridge in the City of Oshawa (GWP 2186-08-00). This will include repaving of Bloor Street over the structure. Duties include senior oversight of the heritage and archaeological component, client communications, and liaison with MTCS (2012)
Cultural Resource Assessments Various Locations, Central Region, ON	Lead for the Cultural Heritage and archaeological component as contracted by HDR to provided cultural heritage and archaeology reports for eight intersections in MTO's Central Region 2009-E-0078 (WO# 10- 20001). Responsibilities include senior oversight of heritage and archaeological component, primary contact for prime consultant and MTO, and management of scope and budgets. (2011)
Feasibility Study City of Toronto, ON	Cultural Heritage/Archaeological senior reviewer for a cultural heritage and archaeological review in support of the Downtown Rapid Transit Study (TTC Contract No. G85-275) study area as part of a larger planning assessment study (2012).
Heritage and Archaeological Feature Assessment City of Toronto, ON	Project Coordinator and main point of contact to Metrolinx for the Georgetown South Heritage and Archaeological Features Assessment. Heritage Impact Assessments were completed for 17 bridges, two residences as well as two cultural heritage landscapes. Duties include scheduling and budgeting of the project; client communications; and liaison with MTCS. (2010-2011)

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883 St. Clair Ave. West, Rear, Toronto, ON, M6C 1C4

Telephone: 647-348-4887

Email: admin@phcgroup.ca

Website: www.phcgroup.ca