

2935 & 2955 Mississauga Road, Mississauga, ON
Heritage Impact Assessment



Prepared by
Heritage Resources Consulting
March 2021

Table of Contents

INTRODUCTION*****	3
CURRENT DESCRIPTION OF 2935-55 MISSISSAUGA ROAD*****	3
SITE HISTORY*****	5
PRE-SETTLEMENT TO 1821 *****	5
1821 TO 1946* *****	6
1946 TO 2020* *****	8
2935 MISSISSAUGA ROAD *****	8
2955 MISSISSAUGA ROAD *****	8
2935 AND 2955 MISSISSAUGA ROAD *****	8
2935-55 MISSISSAUGA ROAD: ANALYSIS OF THE EXISTING PROPERTY *****	16
STREETSCAPE *****	17
PROPOSED DEVELOPMENT *****	19
EVALUATION OF PROPOSED DEVELOPMENT IN TERMS OF HERITAGE LANDSCAPE VALUES *	22
THE CREDIT RIVER CORRIDOR *****	22
Landscape Environment *****	23
1. <i>Scenic and Visual Quality</i> *****	23
2. <i>Natural Environment</i> *****	23
4. <i>Landscape Design, Type and Technological Interest</i> *****	23
Historical Association *****	23
2. <i>Direct Association with Important Person or Event</i> *****	23
3. <i>Illustrates Important Phase in Mississauga’s Social or Physical Development</i> *****	23
Other *****	23
1. <i>Historical or Archaeological Interest</i> *****	23
2. <i>Outstanding Features/Interest</i> *****	23
3. <i>Significant Ecological Interest</i> *****	23
THE CREDIT RIVER GEOLOGICAL FORMATIONS *****	23
Landscape Environment *****	25
2. <i>Natural Environment</i> *****	25
Historical Association *****	25
2. <i>Direct Association with Important Person or Event</i> *****	25
Other *****	25
2. <i>Outstanding Features/Interest</i> *****	25
3. <i>Significant Ecological Interest</i> *****	25
4. <i>Landmark Value</i> *****	25
THE MISSISSAUGA ROAD SCENIC ROUTE *****	26
Landscape Environment *****	27
1. <i>Scenic and Visual Quality</i> *****	27
3. <i>Horticultural Interest</i> *****	28
4. <i>Landscape Design, Type and Technological Interest</i> *****	28

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

Historical Association	*****28
1. <i>Illustrates Style, Trend or Pattern</i>	***** 28
3. <i>Illustrates Important Phase in Mississauga’s Social or Physical Development</i>	*****28
Built Environment	***** 28
3. <i>Consistent Scale of Built Features</i>	***** 28
Other	***** 28
1. <i>Historical or Archaeological Interest</i>	***** 28
HERITAGE EVALUATION OF 2935-55 MISSISSAUGA ROAD UNDER ONTARIO REGULATION 9/06	*****28
<i>Design or Physical Value</i>	***** 30
<i>Historical or Associative Value</i>	***** 30
<i>Contextual Value</i>	*****31
ASSESSMENT OF EXISTING RESIDENCE FOR CONSERVATION BASED ON THE ONTARIO	
PROVINCIAL POLICY STATEMENT	*****31
SUMMARY STATEMENT AND RECOMMENDATION	*****32
APPENDIX 1: CHAIN OF OWNERSHIP	*****34
QUALIFICATIONS OF AUTHOR	*****35

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

INTRODUCTION

2935 and 2955 Mississauga Road, Mississauga are two large contiguous lots (13,232 and 8,025 square metres respectively) bound on the north by the Credit River and situated just north and east of the intersection of Mississauga Road and Dundas Street West. Both properties are classified as Greenlands Zones (G1 and G2) and development is substantially restricted on such lands. Both properties lie within the Credit River Geological Formations, a cultural heritage landscape, the Credit River Cultural Landscape area and the Mississauga Road Scenic Route. They are listed on the city's Heritage Register but are not designated under Part IV of the Ontario Heritage Act.¹ It is the client's hope to have portions of both properties rezoned for multiple residential use while protecting the areas closest to the Credit River and its flood lands. Heritage Resources Consulting has been contracted to prepare a Heritage Impact Assessment of the two properties.

DESCRIPTION OF 2935-55 MISSISSAUGA ROAD TODAY

The properties abut the south or west bank of the Credit River and were originally within the Racey Settlement Tract, just south of the historical village of Erindale which was established in the 1820s. The two properties consisted of portions of lots 3 and 4, Range 1, SDS, Toronto Township. 2955 Mississauga Road, the western lot, contains no structures and has been used in recent years as agricultural land. 2935 Mississauga Road, the eastern lot, is also primarily open land but does contain the remains of a former domestic residence and an associated concrete inground swimming pool. A driveway once connected the residence to Mississauga Road. The properties are largely open ground with trees providing a border on the east, south and west sides. There has been some excavation of land on the north side where the property slopes down sharply to the bank of the Credit River. The topography is best seen in the oblique view below.

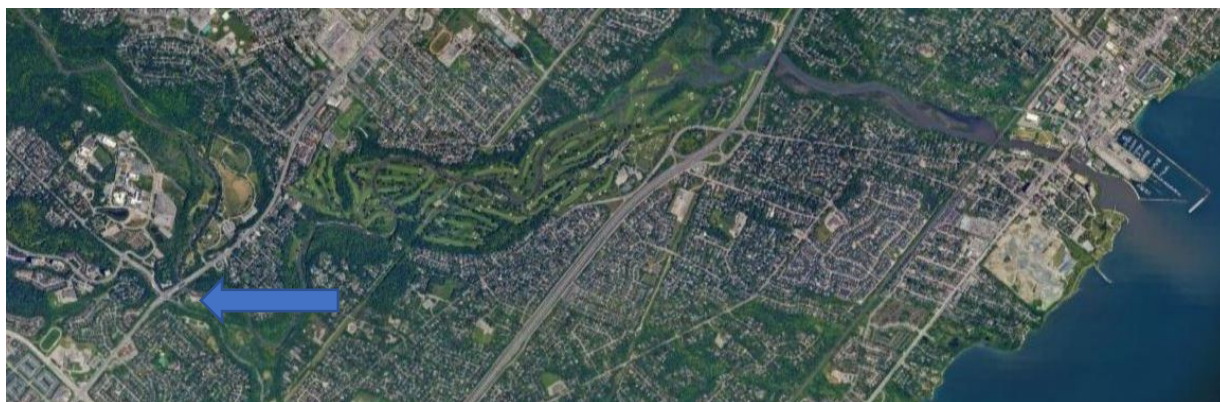


Figure 1 An aerial view of 2935-55 Mississauga Road and its relationship to Port Credit.
(Google Image:

<https://www.google.ca/maps/place/2935+Mississauga+Rd,+Mississauga,+ON+L5H+2L6/@43.5457831,->

¹ City of Mississauga web site, Planning and Building, property information;
<https://ext.maps.mississauga.ca/Geocortex/Essentials/REST/TempFiles/Property%20Report.pdf?guid=c453bd19-2212-4954-ad14-108663736e6b&contentType=application%2Fpdf>.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

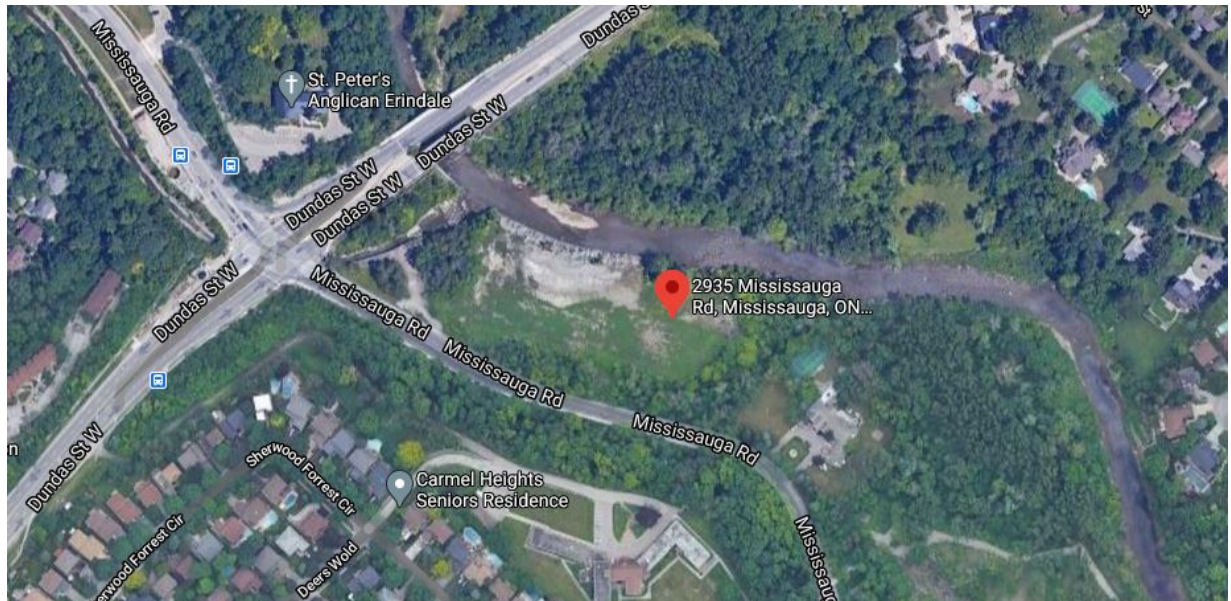


Figure 2 An aerial view of 2935-55 Mississauga Road. (Google Image: [\)](https://www.google.ca/maps/place/2935+Mississauga+Rd,+Mississauga,+ON+L5H+2L6/@43.5457831,-79.6414552,6101m/data=!3m1!1e3!4m5!3m4!1s0x882b43fa1c7d4a6b:0xba80aba151d57aec!8m2!3d43.5421592!4d-79.6561322?hl=en.)



Figure 3 An oblique aerial view of 2935-55 Mississauga Road. (Google Image: [\)](https://www.google.ca/maps/place/2935+Mississauga+Rd,+Mississauga,+ON+L5H+2L6/@43.5457831,-79.6414552,6101m/data=!3m1!1e3!4m5!3m4!1s0x882b43fa1c7d4a6b:0xba80aba151d57aec!8m2!3d43.5421592!4d-79.6561322?hl=en.)

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

SITE HISTORY

The following overview traces the evolution of the property now identified as 2935 and 2955 Mississauga Road, City of Mississauga.

PRE-SETTLEMENT TO 1821

By the end of the 17th century much of what is now southern and south-western Ontario was occupied by the Ojibwa who pushed the Iroquois Confederacy south of the Lower Great Lakes during these years. The Credit River valley and a large tract of territory around it became the traditional hunting lands of the Mississauga, part of the larger Ojibwa cultural group early in the 18th century.² Here, at the mouth of the Credit River, the Mississauga met French traders and began exchanging furs for European manufactured goods. It is said that the name of the river derives from the willingness of the French to extend credit to their native partners, a gesture of good will by and no doubt an economic benefit for the French.

By the 1780s settlers began to stream into what would become Upper Canada, and eventually Ontario. The first arrivals were refugees of the American Revolution, the United Empire Loyalists, and they settled mostly in the eastern portion of the territory and in the Niagara Peninsula. In 1791 Upper Canada was established as a separate colony and two years later its first Lieutenant Governor, John Graves Simcoe, had a road cut through the western lands. This was Dundas Street which runs in an east-west direction near the subject property and remains a major transportation artery to this day.

In the first years of the 19th century it was becoming clear that European settlement was only going to increase along lakes Ontario and Erie. In 1805 the Mississauga sold their lands around the Credit River, retaining a reserve on the river and a one-mile wide stretch of land on either side of the river for fishing and hunting.³ The Mississauga Purchase in the southern half of Toronto Township was surveyed by Samuel Wilmot.⁴ Further sales took place in 1818 and 1820, an indication of the unrelenting tide of newcomers seeking farmland and establishing communities. The following maps show the Mississauga lands, both the areas ceded and those for a time retained. The one-mile wide strip of land on either side of the Credit River was also ceded in the 1820 treaties but would remain largely unsettled for another quarter century. The maps also show the first survey boundaries established after the Mississauga People surrendered their treaty land along both sides of the Credit River.

In 1826 Thomas Racey, a veteran of the War of 1812 and a merchant in the Niagara area, persuaded the government at York [Toronto in 1834] to provide him with a grant of over 1,600 acres straddling Dundas Street and the Credit River. Racey in turn promised to build mills at the confluence of Dundas Street and the Credit River to attract new settlers to whom he would offer 50 acre grants in his domain. Racey's plans failed when he was unable to interest settlers in his

² Mississauga Heritage Web Site, Aboriginal Culture; <http://www.heritagemississauga.com/page/Aboriginal-Culture>.

³ Kathleen A. Hicks, *Port Credit: Past to Present* (Mississauga Library System: Mississauga, ON, 2007), p. xiii.

⁴ D. B. Simpson, "Major Samuel Street Wilmot," *Association of Ontario Land Surveyors*, <https://www.aols.org/sites/default/files/Wilmot-S.S.pdf>, pp. 108-11.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

scheme and could not make the first payment on his land which was shortly returned to Crown control. The nearby village, once called Springfield and then Credit, is now known as Erindale.



Figure 4 *Lands along the Credit River surrendered by the Mississauga, 1818 and 1820, detail. The arrow indicates the location of our property. (Library and Archives Canada [hereafter LAC], National Map Collection [hereafter NMC], 13121.)*

1821 TO 1946

Lot 3, Conc. Range 1 SDS which contains most of our property of interest was patented to Samuel Smith and other as trustees in 1821. In 1867 a portion of this lot was sold to John Wilson for \$1,500 and, in 1877, was again sold to William James Devline [Devlin] for \$3,800. This lot was once more sold first to John Wilson in 1890 and then to Edward W. Pollock in 1902. Pollock in turn sold the land to James Leith Ross in 1909 and it remained in the Ross family until 1946 when it was sold to members of the Oughtred family. The Oughtred family sold a portion of this land including what is now 2935 and 2955 Mississauga Road to Eleanor M. Gravely and William H. Gravely for \$50,000.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 5 Detail of the Tremaine Map of 1859 showing the location of our property and Sawmill Creek which then ran through it. (McGill Map Project; <https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>.)



Figure 6 Detail of 1877 Historical Atlas of Peel County showing location of our property. (Internet Archive; <https://archive.org/details/illustratedhisto00popeuoft/page/24/mode/2up>.)

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

1946 TO 2020

2935 Mississauga Road

In 1959 Eleanor and William Gravely sold some of their land, now 2935 Mississauga Road, to Joan Eleanor Robinson for \$28,500 and she in turn granted this property to William Miller and his wife in 1960 for \$26,000. In 1969 Loretta Miller sold the property to Paul H. Durish. Two years later Durish sold to Victor Ferko who occupied a residence there and held the land until 2003 when he sold it to 590816 Ontario Inc. for \$500,000. The property remains in the hands of this company to this day.

2955 Mississauga Road

In the 1950s the Oughtred family operated the Springbank Fruit Market at the southwestern portion of land that would be appropriated by the Department of Highways, now the Ministry of Transport in 1964 to widen Dundas Street, reconstruct the Dundas Street Bridge over the Credit River and, in 1976-77 construct the Sawmill Creek diversion outflow. In 1967 Eleanor Mary Gravely sold the remaining land, now 2955 Mississauga Road, to members of the Merulla family and it remains with the family today.



Figure 7 *The Springbank Fruit Market, ca. 1955. (Courtesy of Matthew Wilkinson, Historian, Heritage Mississauga.)*

2935 and 2955 Mississauga Road

Aerial photos taken between 1946 and 2020 show the general evolution of the property in the intervening years. The 1946 photos show the property prior to construction of a residence at 2935 Mississauga Road. The property is largely tree covered at this time and Sawmill Creek is visible in places. The 1950 and 1960 photos reveal the new residence with its entranceway bridge over Sawmill Creek, the creek itself and the former iron truss bridge crossing the Credit River at Dundas Street. The residence burned down in 1973.⁵ The 1965 photo shows the infrastructure of the Springbank Fruit Market at the western edge of the property. The 1977

⁵ Information courtesy of Matthew Wilkinson, Historian, heritagemississauga.com.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

image shows the creation of a new spillway for Sawmill Creek west of our properties and the gradual fading of the former creek bed. The 2005 photo shows the temporary storage areas for the current owner's landscaping business. The 2009 and 2015 photos reveal the open nature of both properties, now used as farmland. Only the inground pool, and the remnants of a concrete bridge that once provided access to Mississauga Road, remain of the former residence and is the sole indication of human habitation.



Figure 8 An aerial view of the property in 1946, (*Canada, Ministry of Natural Resources, National Aerial Photo Library, item 1946 A10111_0031.*)



Figure 9 An aerial view of the property in 1946, (*Canada, Ministry of Natural Resources, National Aerial Photo Library, item 1946 A10072_0032.*)

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 10 An aerial view of the property in 1950, (*Canada, Ministry of Natural Resources, National Aerial Photo Library, item 1950 A13024_0032.*)



Figure 11 Detail of aerial photo taken in 1954. (Image from the Map Database, City of Mississauga, Jan. 2021.)

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 12 An aerial view of the property in 1960, (*Canada, Ministry of Natural Resources, National Aerial Photo Library, item 1960 A16996_0032.*)



Figure 13 An aerial view of the property in 1965, (*Canada, Ministry of Natural Resources, National Aerial Photo Library, item 1960 A18943_0032.*)

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

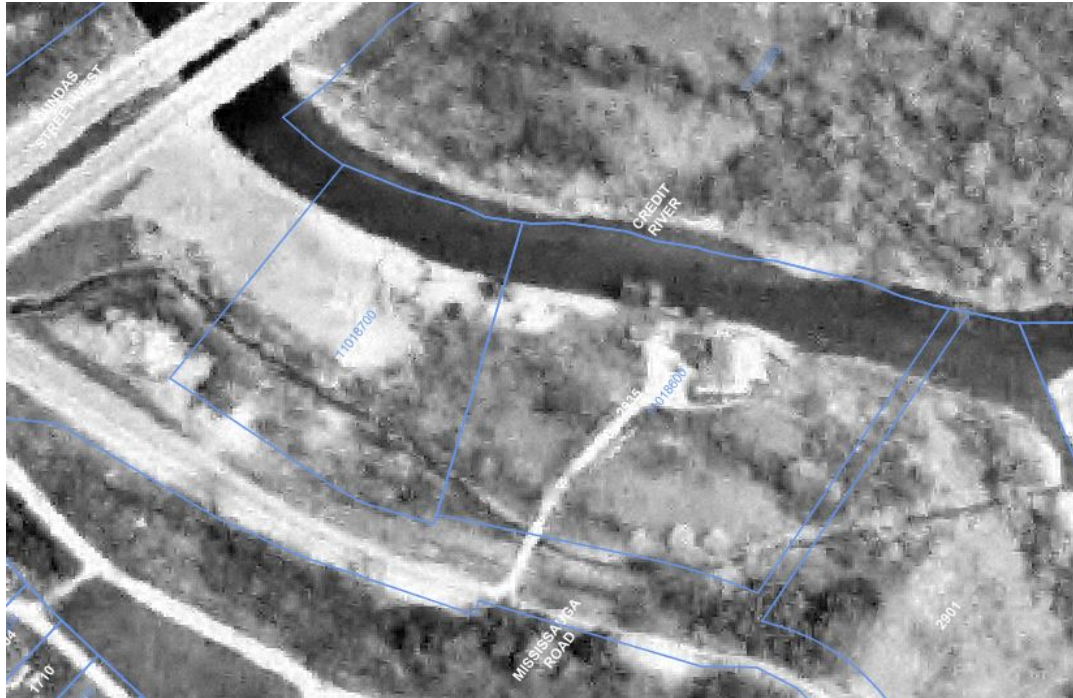


Figure 14 *Detail of aerial photo taken in 1966. (Image from the Map Database, City of Mississauga, Jan. 2021.)*



Figure 15 *Detail of aerial photo taken in 1975. (Image from the Map Database, City of Mississauga, Jan. 2021.)*

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 16 *Detail of aerial photo taken in 1977. (Image from the Map Database, City of Mississauga, Jan. 2021.)*



Figure 17 *Detail of aerial photo taken in 2005. (Image from the Map Database, City of Mississauga, Jan. 2021.)*

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

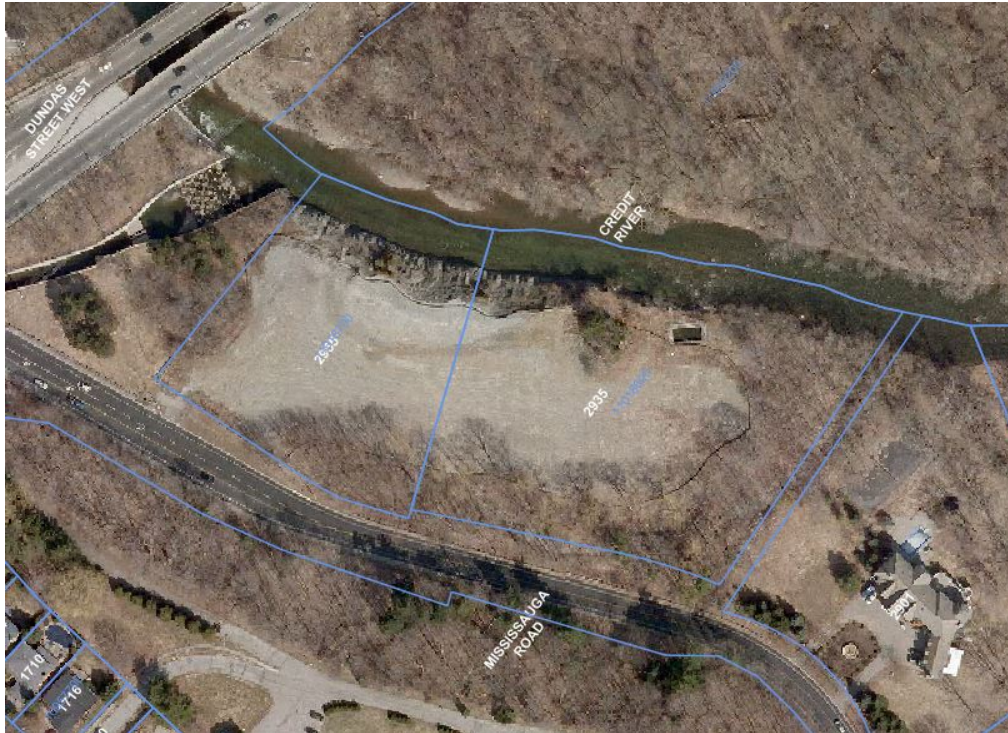


Figure 18 *Detail of aerial photo taken in 2009. (Image from the Map Database, City of Mississauga, Jan. 2021.)*



Figure 19 *Detail of aerial photo taken in 2020. (Image from the Map Database, City of Mississauga, Jan. 2021.)*

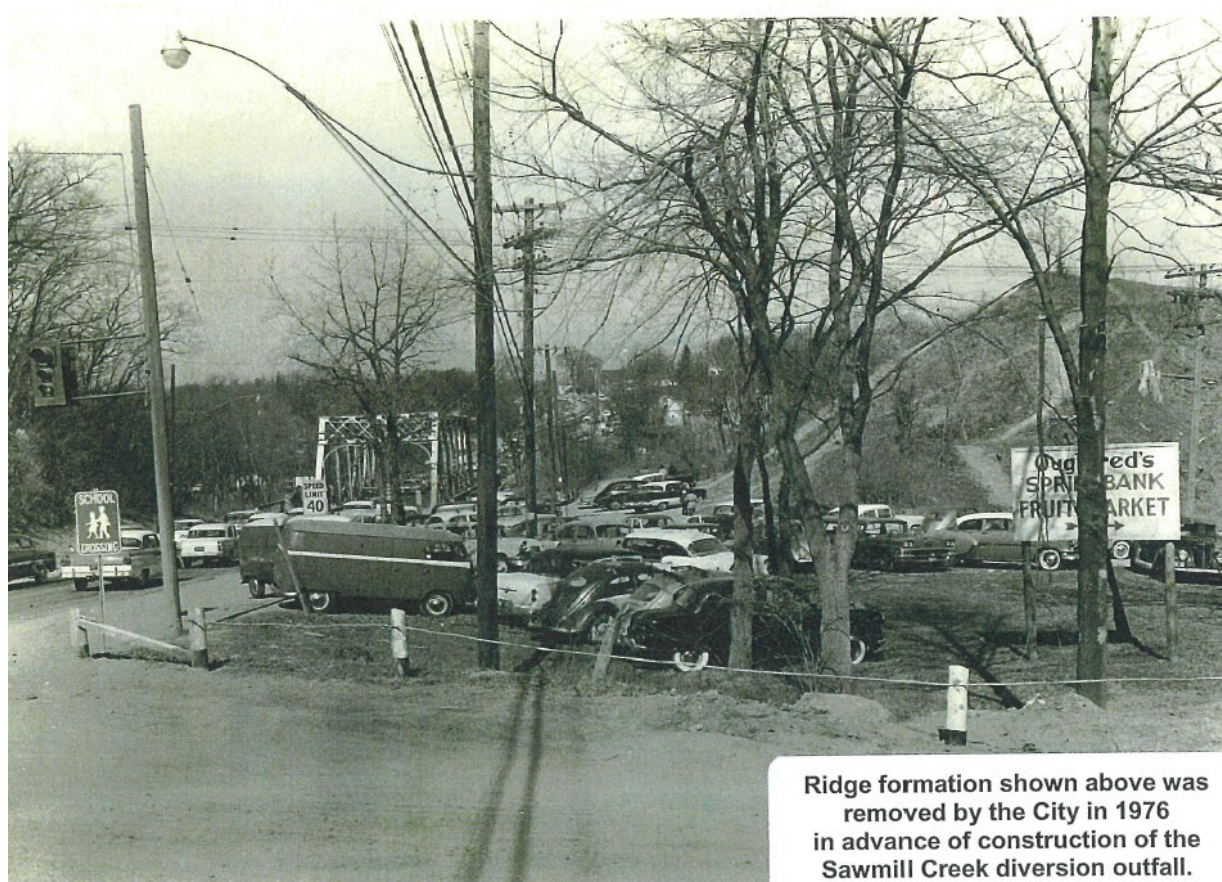


Figure 20 *The Oughtred family Springbank Fruit Market, ca. 1958, at the western portion of the land expropriated by the Department of Highways in 1964. (Beacon Planning Services, “Planning Justification & Rationale: Report prepared in support of proposed development at 2935 & 2955 Mississauga Road,” 13 Apr. 2020, figure A.)*

Both properties have been in the hands of the same owner since 2003. In the intervening years changes have been minimal. The owner used the western portion of the land to store equipment for his landscape maintenance and snow removal business, Value Property Services, and built a fenced compound and shed there in 2001. These were removed in 2008. In the same year part of the land was graded for agricultural purposes and since then a crop of barley has been planted for purposes of tax relief and weed control.⁶ The current owner had the rubble from the destroyed residence excavated and removed in 2006.

⁶ Beacon Planning Services, “Planning Justification & Rationale: Report prepared in support of proposed development at 2935 & 2955 Mississauga Road,” 13 Apr. 2020, p. 2.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 21 *Cultivating and seeding the first barley crop on the property, Spring 2008. (Beacon Planning Services, “Planning Justification & Rationale: Report prepared in support of proposed development at 2935 & 2955 Mississauga Road,” 13 Apr. 2020, figure B.)*

2935-55 MISSISSAUGA ROAD: ANALYSIS OF THE EXISTING PROPERTY

2935 and 2955 Mississauga Road are two contiguous properties containing respectively 3.2 and 2 acres of land, or 5.2 acres in total. The property is bounded by the Credit River on the north,



Figure 22 *An oblique aerial view of the property looking north in 2020. (Google Maps; <https://www.google.com/maps/@43.5402589,-79.6583728,176a,35y,20.17h,54.1t/data=!3m1!1e3>.)*

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

and by Mississauga Road on the south. To the west is land expropriated for the Sawmill Creek redirection outflow and to the east a substantial domestic residence and surrounding estate land. The property consists of a large open area in the centre, now cultivated, with woods lining the east, south, and west borders. To the north the land drops sharply about 12 metres to the Credit River.



Figure 23 *An oblique aerial view looking east and showing the sharp drop to the Credit River. (Google Maps; <https://www.google.com/maps/@43.5402589,-79.6583728,176a,35y,20.17h,54.1t/data=!3m1!1e3>.)*

STREETSCAPE

The entire length of Mississauga Road abutting our property is lined with deciduous trees.



Figure 24 *Looking east along Mississauga Road. Google Maps; (https://www.google.com/maps/@43.5416813,-79.6571127,3a,75y,152.05h,90t/data=!3m7!1e1!3m5!1sqVVQnpm-0LeH0MFy7XzfbQ!2e0!6s%2F%2Fgeo3.ggpht.com%2Fcbk%3Fpanoid%3DqVVQnpm-0LeH0MFy7XzfbQ%26output%3Dthumbnail%26cb_client%3Dmaps_sv.tactile.gps%26thumb%3D2%26w%3D203%26h%3D100%26yaw%3D21.935295%26pitch%3D0%26thumbfov%3D100!7i16384!8i8192.)*

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 25 *Looking west along Mississauga Road. Google Maps;*
(https://www.google.com/maps/@43.5416813,-79.6571127,3a,75y,152.05h,90t/data=!3m7!1e1!3m5!1sqVVQnpm-0LeH0MFy7XzfbQ!2e0!6s%2F%2Fgeo3.ggpht.com%2Fcbk%3Fpanoid%3DqVVQnpm-0LeH0MFy7XzfbQ%26output%3Dthumbnail%26cb_client%3Dmaps_sv.tactile.gps%26thumb%3D2%26w%3D203%26h%3D100%26yaw%3D21.935295%26pitch%3D0%26thumbfov%3D100!7i16384!8i8192.)

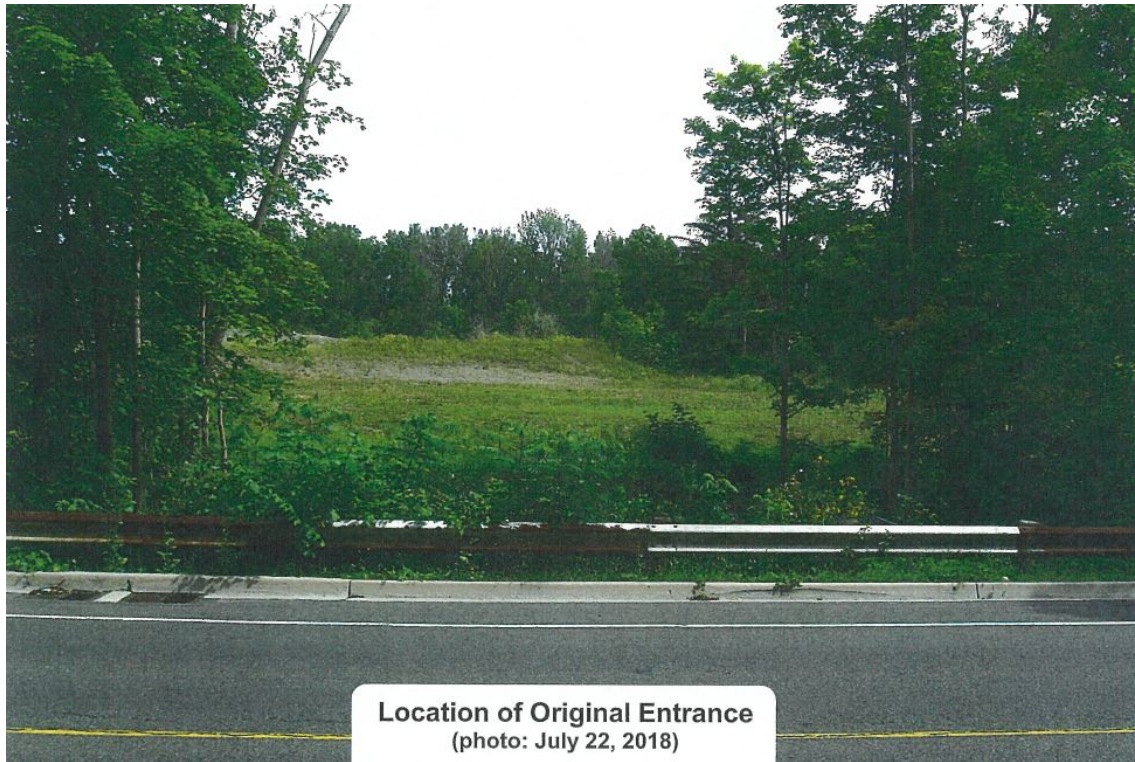


Figure 26 *The original entrance to the residence burned in 1973. (Beacon Planning Services, “Planning Justification & Rationale: Report prepared in support of proposed development at 2935 & 2955 Mississauga Road,” 13 Apr. 2020, figure B.)*

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

PROPOSED DEVELOPMENT

The property is currently zoned as Greenbelt, G1 (hazard lands) and G2 (natural areas) where development, including multi-unit housing, is not permitted. Current zoning is shown below.

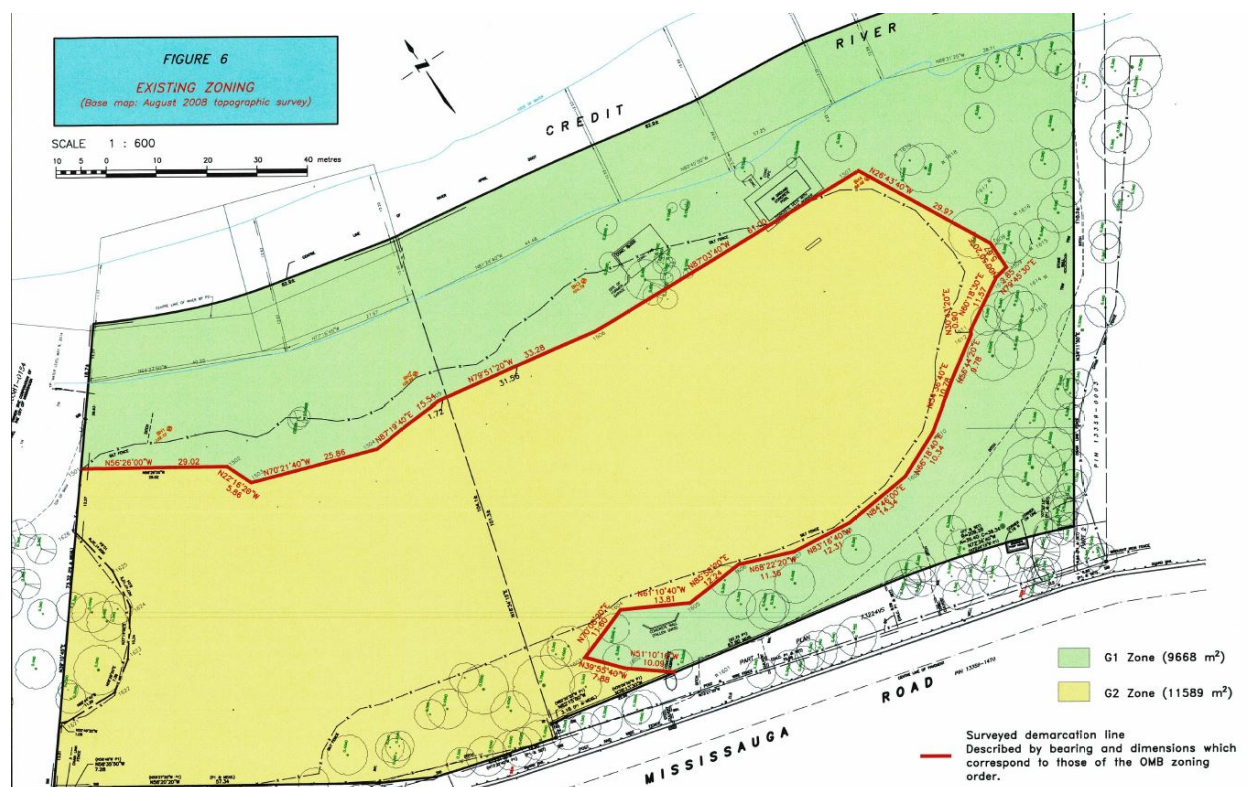


Figure 27 The current zoning of 2935 and 2955 as Greenbelt, G1 and G2. (Beacon Planning Services, “Planning Justification & Rationale: Report prepared in support of proposed development at 2935 & 2955 Mississauga Road,” 13 Apr. 2020, figure 8.)

A study prepared for the client in April 2020 argues that the zoning for this property no longer represents current conditions on the ground and that development should be permitted on a portion of the property.⁷ The study recommends that the zoning should be changed to incorporate both Greenbelt areas to protect fragile lands and a central area, now largely cultivated land, which could be developed. The development proposal would convey approximately one half of the subject lands to the City of Mississauga to ensure long term protection of these Greenbelt lands. The proposed development, now in draft form, would result in the construction of a six and 12 storey condominium building to accommodate 187 units and a stacked townhouse development of 20 units. Beneath these structures a three level underground parking area with space for 311 vehicles would be built and access to the new development would consist of a single road following the driveway of the now demolished residence and opening on Mississauga Road at the same point. The following drawings provide more detail on the zoning and development changes proposed by the property’s owner.

⁷ Beacon Planning Services, “Planning Justification & Rationale: Report prepared in support of proposed development at 2935 & 2955 Mississauga Road,” 13 Apr. 2020.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

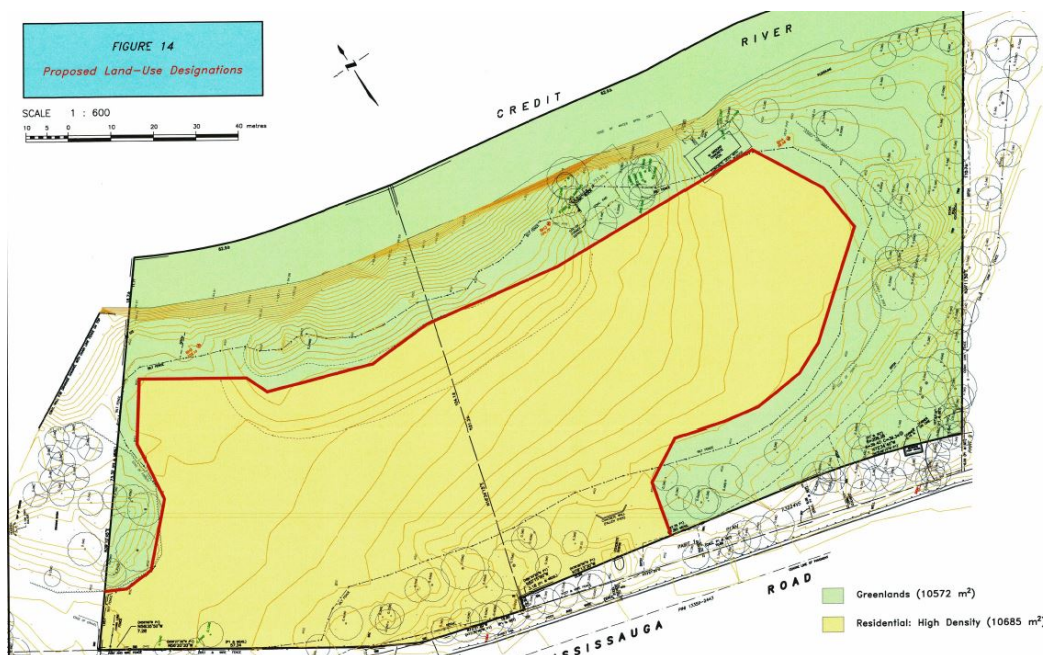


Figure 28 Proposed Official Plan land-use designations for 2935 and 2955 Mississauga Road. (Beacon Planning Services, "Planning Justification & Rationale: Report prepared in support of proposed development at 2935 & 2955 Mississauga Road," 13 Apr. 2020, figure 14.)

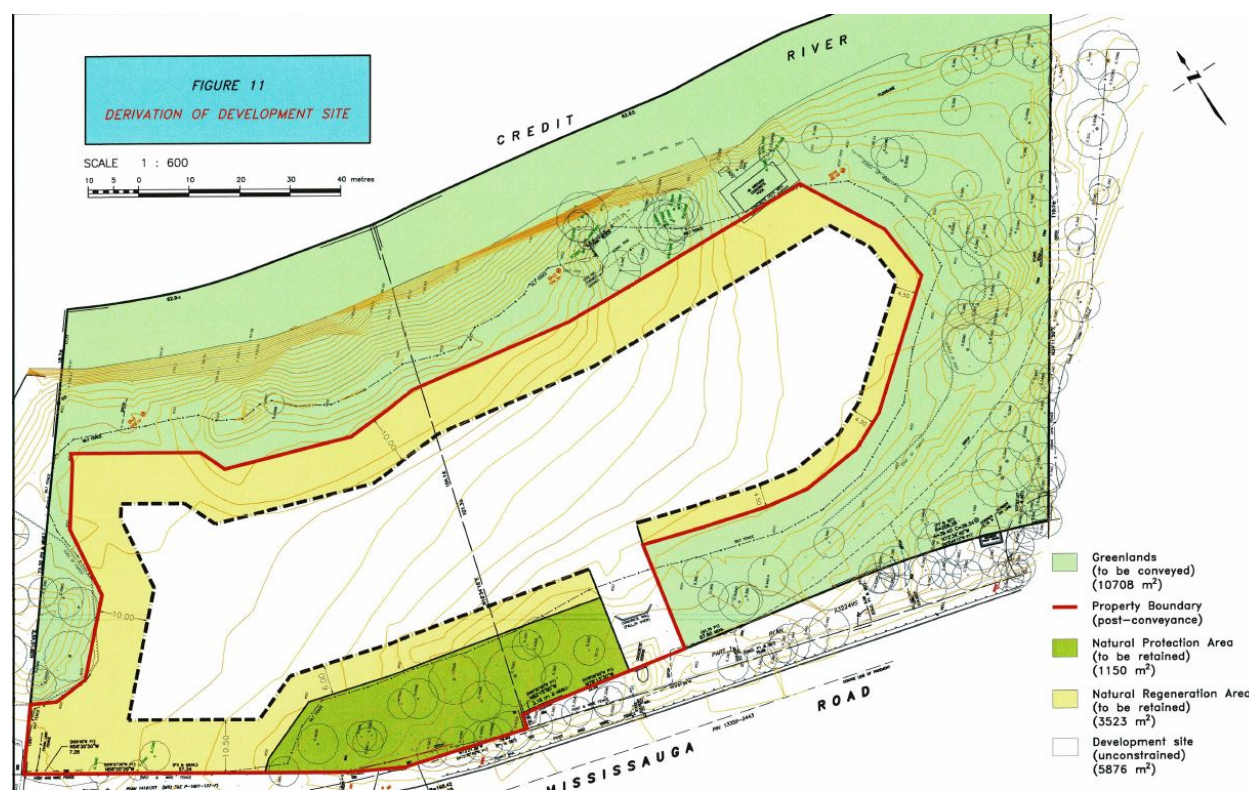


Figure 29 Proposed environmental protection and management strategies and delineation of developable area at 2935 & 2955 Mississauga Road, 13 Apr. 2020, figure 10.)

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 30 A draft perspective view of the proposed development. (Beacon Planning Services, “Planning Justification & Rationale: Report prepared in support of proposed development at 2935 & 2955 Mississauga Road,” 13 Apr. 2020, figure 12.)

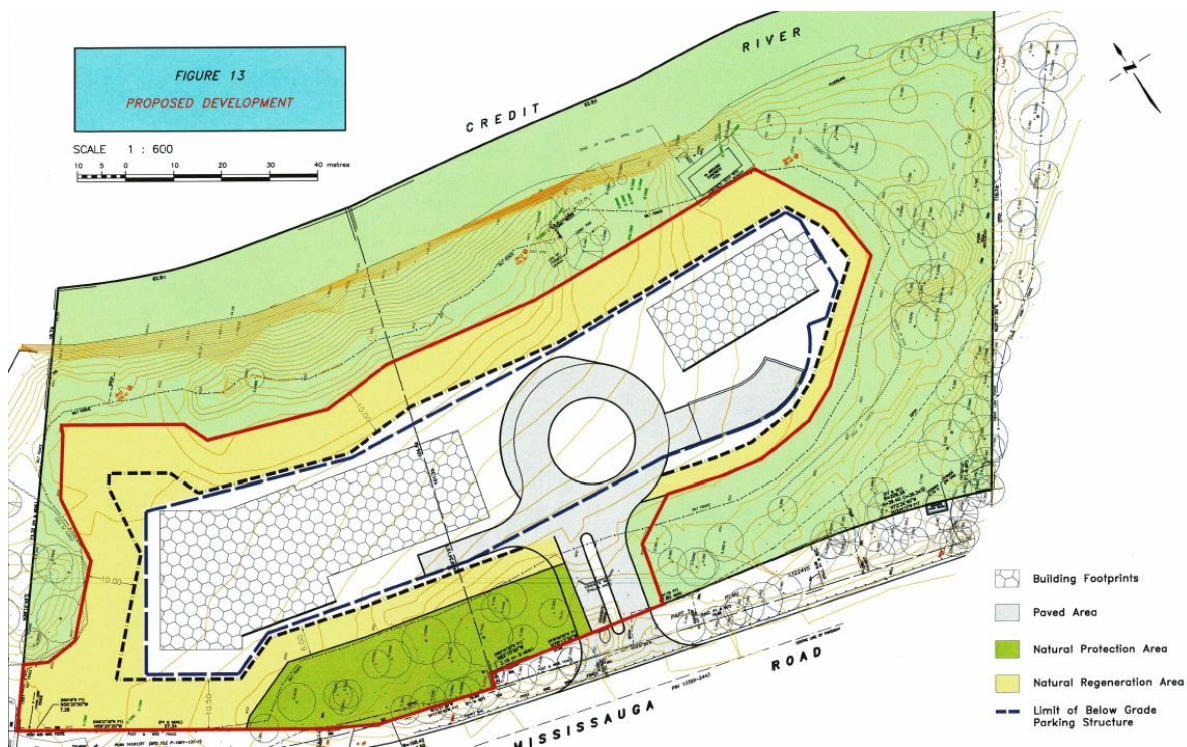


Figure 31 Footprint of the proposed development. (Beacon Planning Services, “Planning Justification & Rationale: Report prepared in support of proposed development at 2935 & 2955 Mississauga Road,” 13 Apr. 2020, figure 13.)

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

EVALUATION OF PROPOSED 2935-55 MISSISSAUGA ROAD IN TERMS OF ITS CULTURAL HERITAGE LANDSCAPE

2935-55 Mississauga Road lies within three cultural heritage landscapes, The Credit River Corridor, the Credit River Geological Formations, and the Mississauga Road Scenic Route.

The Credit River Corridor

The City of Mississauga's Cultural Landscape Inventory provides the following description of the Credit River Corridor and outlines its cultural heritage attributes:



Cultural Landscape Inventory

Credit River Corridor

L-NA-2

SITE DESCRIPTION

The Credit River is 58 miles long in total and has a drainage area of 328 square miles. From south of Georgetown to Erindale, the river cuts through the boulder till of the Peel Plain and in some areas exposes the underlying Paleozoic bedrock of shales and sandstones. The River flows through a wide alluvial terrace at Meadowvale where its banks are gentle and tree covered. As it approaches the old Shoreline of glacial Lake Iroquois at Erindale it cuts deeper and deeper into the Peel Plain creating steep valley walls in excess of 75 feet deep. In several locations, such as on the former Bird property north of Burnhamthorpe, intermediate benches were formed as the water levels of the glacial lakes receded. These benches and alluvial terraces provide wonderful natural and recreational settings for trails and other recreational activities. South of the Iroquois shoreline the River cuts through the sands and boulder till of the Iroquois Plain. The last mile of the river is drowned and marshy. The wave action of Lake Ontario continues in its efforts to build a bar across the mouth of the river which is periodically removed by dredging. Despite its size, the River has had significant impact on the settlement of the area. At one time, Erindale had a mill and for a short while a small hydroelectric generating station. At Streetsville, four flour mills operated some of which remain today as modern mills. Two sawmills and a carding mill were built in Meadowvale. The banks of the river continue to be developed for attractive residential neighborhoods, parks and special uses such as the University of Toronto Erindale campus. The river provides the residents of Mississauga with a variety of recreational and educational opportunities. The Credit River Valley is the most significant natural feature remaining in the City of Mississauga. (excerpts from The Physiography of Southern Ontario)



Cultural Landscape Inventory

Credit River Corridor

L-NA-2

Location The River runs north south and transects the City from the Brampton border to the Lake Ontario shoreline.

Heritage or Other Designation None

Landscape Type Natural Area

LANDSCAPE ENVIRONMENT

- ☒ Scenic and Visual Quality
- ☒ Natural Environment
- ☐ Horticultural Interest
- ☒ Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- ☐ Illustrates Style, Trend or Pattern
- ☒ Direct Association with Important Person or Event
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☐ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War II)
- ☐ Consistent Scale of Built Features
- ☐ Unique Architectural Features/Buildings
- ☐ Designated Structures

OTHER

- ☒ Historical or Archaeological Interest
- ☒ Outstanding Features/Interest
- ☒ Significant Ecological Interest
- ☐ Landmark Value

Figure 32 Description and Evaluation Criteria for the Credit River Corridor. (City of Mississauga Community Services, "Cultural Landscape Inventory, January 2005.")

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

Landscape Environment

Scenic and Visual Quality

The area proposed for development is now primarily cultivated land though it is zoned as Greenbelt. Development here would not compromise the proposed footprint area and would remain surrounded by Greenbelt and a buffer of remediated land.

Natural Environment

The immediate natural environment consists of farmland that is annually cultivated with crops of barley that remain unharvested for tax relief purposes and weed control. Under this proposal the wooded areas and the dramatic riverbank would remain unchanged.

Landscape Design, Type and Technological Interest

The landscape encompassed by 2935 and 2955 Mississauga Road was not designed for a specific use or single purpose.

Historical Association

Direct Association with Important Person or Event

The property is not known to be associated with an important person or event.

Illustrates Important Phase in Mississauga's Social or Physical Development

The property does not illustrate an important phase in Mississauga's social or physical development

Other

Historical or Archaeological Interest

The northern boundary of the property is the Credit River and the possibility that it contains cultural heritage resources associated with pre-historical habitation must be addressed with care in the event of development on the property. An archaeological assessment should be conducted.

Outstanding Features/Interest

There is no indication that the property proposed for development contains "a one-of-a-kind feature that is set apart from other similar landscapes or features because of its context or some other special quality i.e. the first of its kind or the acknowledged best of its kind."

Significant Ecological Interest

The property proposed for development does not appear to have "Value for its natural purpose, diversity and educational interest" as *per* the criteria of the Cultural Landscape Inventory.

The Credit River Geological Formations

At its northern boundary 2935 and 2955 Mississauga Road slopes steeply down to the Credit River, exposing the underlaying layers of clay and bedrock that have been left over time.



Cultural Landscape Inventory

Credit River Geological Formations

F-NA-1

SITE DESCRIPTION

The bedrock geology of Southern Ontario falls into two distinct formations. The north half of Southern Ontario is characterized by knobs and ridges of granite and other rocks of the Precambrian age characteristic of Laurentian Shield landscapes. The softer, sedimentary limestones, shales, and sandstones in the south part of Southern Ontario overlie the more ancient Precambrian bedrock. The softer sedimentary rock originated as marine sediments of marl, clay, and sand, and are the oldest rocks to harbour the petrified remains of saltwater organisms. Since these organisms are some of the most primitive animals and plants, the rocks are called Paleozoic. The great thickness of these marine beds indicates a long period of inundation while these sediments accumulated. The sediments in time became cemented under the pressure of overlying strata to form solid rocks. Finally, this part of the continent rose above sea level. The beds of limestones, dolostones, shales, and sandstones overlap each other and appear as concentric belts. The Queenston and Georgian Bay Formations overlap under the Peel Plain upon which the City of Mississauga was built. This contact area of the grey Georgian Bay Formation and the red Queenston Formation gives rise to clay areas to the southwest of the Credit River being reddish in colour while the clays to the north and east of the River are grey. As the Credit River cuts through the Peel Plain north of the Lake Iroquois shoreline, it not only cuts through these clays but exposes the two Paleozoic layers of bedrock of the Georgian Bay and Queenston Formations. This is particularly noticeable just south of Dundas where the banks of the river reach 23 to 25 metres (75 to 80 ft) in height and in other locations between Dundas and the north edge of Streetsville. These exposed areas of bedrock embody an amazing story of the formation of the world as we know it today. Although these formations are natural, their exposure is in part a result of human activity. As cultural/natural features, they have great educational value and should be interpreted for school and university programmes. (excerpts from the Physiography of Southern Ontario by Chapman and Putnam)



Cultural Landscape Inventory

Credit River Geological Formations

F-NA-1

Location North and south of Dundas Street along the Credit River

Heritage or Other Designation None

Landscape Type Natural Feature

LANDSCAPE ENVIRONMENT

- ☐ Scenic and Visual Quality
- ☒ Natural Environment
- ☐ Horticultural Interest
- ☐ Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- ☐ Illustrates Style, Trend or Pattern
- ☒ Direct Association with Important Person or Event
- ☐ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☐ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War II)
- ☐ Consistent Scale of Built Features
- ☐ Unique Architectural Features/Buildings
- ☐ Designated Structures

OTHER

- ☐ Historical or Archaeological Interest
- ☒ Outstanding Features/Interest
- ☒ Significant Ecological Interest
- ☒ Landmark Value

Figure 33 Description and Evaluation Criteria for the Credit River Corridor. (City of Mississauga Community Services, "Cultural Landscape Inventory, January 2005.")

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

Landscape Environment

Natural Environment

The geological formation carved by the Credit River that marks the northern boundary of 2935 and 2955 Mississauga Road will not be impacted by the proposed development.



Figure 34 *Oblique aerial view of the property's precipitous drop to the Credit River.*
(Google Maps, 2020; <https://www.google.ca/maps/@43.5440566,-79.6563111,102a,35y,189.31h,54.32t/data=!3m1!1e3?hl=en>.)

Historical Association

Direct Association with Important Person or Event

The riverbank forming the northern boundary of the property is not associated with an important person or event.

Other

Outstanding Features/Interest

The cliff formation at the north boundary of the property is, along with similar portions of the riverbank, a natural formation of interest, but it would not be disturbed by the proposed development. The possibility of nearby residential development provides an opportunity to create an interpretive display of the Credit River geological formation here.

Significant Ecological Interest

The riverbank formation may be of significant ecological interest for what it reveals of the area's geological past, but again it would not be disturbed or changed by the proposed development.

Landmark Value

The features of the north boundary of the property are duplicated at other nearby stretches of the Credit River valley. While they are visually prominent, they do not represent a unique or special landmark in the area.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

The Mississauga Road Scenic Route

The Mississauga Road Scenic Route is described below and has the following seven evaluation criteria:



 CITY OF MISSISSAUGA		Cultural Landscape Inventory
Mississauga Road Scenic Route		F-TC-4
SITE DESCRIPTION		
<p>Mississauga Road is one of the oldest roads in Mississauga. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. It is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality.</p>		
 CITY OF MISSISSAUGA		Cultural Landscape Inventory
Mississauga Road Scenic Route		F-TC-4
Location	Parallels the Credit River on its west bank	
Heritage or Other Designation	Scenic Road	
Landscape Type	Transportation	
LANDSCAPE ENVIRONMENT		
<input checked="" type="checkbox"/> Scenic and Visual Quality		
<input type="checkbox"/> Natural Environment		
<input checked="" type="checkbox"/> Horticultural Interest		
<input checked="" type="checkbox"/> Landscape Design, Type and Technological Interest		
HISTORICAL ASSOCIATION		
<input checked="" type="checkbox"/> Illustrates Style, Trend or Pattern		
<input type="checkbox"/> Direct Association with Important Person or Event		
<input checked="" type="checkbox"/> Illustrates Important Phase in Mississauga's Social or Physical Development		
<input type="checkbox"/> Illustrates Work of Important Designer		
BUILT ENVIRONMENT		
<input type="checkbox"/> Aesthetic/Visual Quality		
<input type="checkbox"/> Consistent Early Environs (pre-World War II)		
<input checked="" type="checkbox"/> Consistent Scale of Built Features		
<input type="checkbox"/> Unique Architectural Features/Buildings		
<input type="checkbox"/> Designated Structures		
OTHER		
<input checked="" type="checkbox"/> Historical or Archaeological Interest		
<input type="checkbox"/> Outstanding Features/Interest		
<input type="checkbox"/> Significant Ecological Interest		
<input type="checkbox"/> Landmark Value		

Figure 35 Description and Evaluation Criteria for the Credit River Corridor. (City of Mississauga Community Services, "Cultural Landscape Inventory, January 2005.")

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

Landscape Environment

Scenic and Visual Quality

The scenic and visual quality of the Mississauga Road Scenic Route as seen from the proposed entry to the new development is evident in the two photos taken from this vantage point. These qualities will not be impacted or changed by the current development plans.



Figure 36 *Looking west from the entrance to the proposed development at 2935 and 2955 Mississauga Road. (Google Maps; <https://www.google.ca/maps/@43.5415963,-79.6566816,3a,75y,104.83h,102.38t/data=!3m6!1e1!3m4!1sPXcnXIQMHHYKjFAB0ReeJA!2e0!7i16384!8i8192?hl=en>.)*



Figure 37 *Looking east from the entrance to the proposed development at 2935 and 2955 Mississauga Road. (Google Maps; <https://www.google.ca/maps/@43.5415963,-79.6566816,3a,75y,104.83h,102.38t/data=!3m6!1e1!3m4!1sPXcnXIQMHHYKjFAB0ReeJA!2e0!7i16384!8i8192?hl=en>.)*

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

Horticultural Interest

The tree-lined vistas abutting both sides of Mississauga Road at the southern border of the client's property will not be affected by the proposed development.

Landscape Design

The landscape design on both sides of 2935-55 Mississauga Road provides passersby with a forested vista. The proposed development will not alter these views.

Historical Association

Illustrates Style, Trend or Pattern

The current landscape features of 2935 and 2955 Mississauga Road, apart from the central agricultural area, are consistent with nearby stretches of the thoroughfare and with the extensive Credit River Corridor in this area but do not represent, in themselves, a specific style, trend or pattern.

Illustrates Important Phase in Mississauga's Social or Physical Development

This section of Mississauga Road encompassing the property planned for development is part of the Mississauga Road Scenic Route, the Credit River Geological Formations. The property is forested on its east, south and west borders, and its centre is utilized for agricultural purposes. As such it does not appear to illustrate an important phase in the city's social or physical development.

Built Environment

Consistent Scale of Built Features

The existing property at 2935-55 Mississauga Road is zoned as Greenbelt, G1 and G2 for usage. While there is a residential subdivision on the south side of Mississauga Road it is hidden by the trees that line the road there. The only other nearby developments along the Credit River Corridor are a substantial residence to its east and the Sawmill Creek outflow structure to its west. The University of Toronto Mississauga Campus sits just upstream adjacent to the corridor as does St. Peter's Anglican Church. In the case of the latter cultural heritage resource, it should be determined that height of the proposed tower does not impact site lines to the church. The proposed condominium and stacked townhouse development will also require changes to zoning regulations for the site.

Other

Historical or Archaeological Interest

No indications have been found to suggest the property has historical interest. Because of its proximity to the Credit River, ancestral home of the Mississauga People, an archaeological assessment is recommended, and care should be taken during construction to identify any indications of past occupation of the property and bring them to the attention of the Heritage Planning Department of the City of Mississauga.

HERITAGE EVALUATION OF 2935-55 MISSISSAUGA ROAD UNDER ONTARIO REGULATION 9/06

The government of Ontario has provided a series of booklets to explain the concept of cultural heritage properties. *Heritage Property Evaluation* is a guide for determining the cultural

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

heritage values of a property and the means by which a municipality may protect those values.⁸ The guide provides the following description of the evaluation process:

Non-designated properties listed on the municipal register of cultural heritage properties and newly identified properties may be candidates for heritage conservation and protection. Section 29 of the Ontario Heritage Act enables municipalities to pass bylaws for the protection (designation) of individual real properties that have cultural heritage value or interest to the municipality. Heritage designation is a protection mechanism with long-term implications for the alteration and demolition of a cultural heritage property.

Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.

To ensure a thorough, objective and consistent evaluation across the province, and to assist municipalities with the process, the Ontario Heritage Act provides that: 29(1) The council of a municipality may, by bylaw, designate a property within the municipality to be of cultural heritage value or interest if, (a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed by regulation, the property meets the prescribed criteria;

Regulation 9/06 prescribes the criteria for determining property of cultural heritage value or interest 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.⁹

The evaluation criteria are provided in Ontario Regulation 9/06 of the Ontario Heritage Act (2006) as Criteria For Determining Cultural Heritage Value of Interest.¹⁰ The criteria are:

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(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:

⁸ Government of Ontario, *Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* (Queen's Printer, 2006.)

⁹ Government of Ontario, *Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* (Queen's Printer, 2006), p 20.

¹⁰ <https://www.ontario.ca/laws/regulation/060009>.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

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

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

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

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark. O. Reg. 9/06, s. 1 (2).¹¹

Criteria 1: Design Value or Physical Value

The property at 2935-55 Mississauga Road does not contain any structures at present and is zoned as Greenbelt land.

Criteria 2: Historical Value Associative Value

The Oughtred family were well known fruit growers in the Milton area by the 1930s.¹² They purchased 2955 Mississauga Road in 1946 and operated Oughtred's Springbank Fruit Market at the western edge of the property in the 1950s. The family did not live on the property. Neither portion of the property have direct associations of historical or associative value. The geological formation adjacent to the development and an assessment of the archaeological potential of the site may yield information that contributes to an understanding of Mississauga's past.

¹¹ Emphases added.

¹² Advertisement, The Times & Guide, 8 Apr. 1937;

<https://news.ourontario.ca/3555090/page/7?q=oughtred&docid=OOI.3555090>.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

Criteria 3: Contextual Value

The property at 2935 and 2955 Mississauga Road does not define or support the character of the neighbourhood and it is not a landmark within the community.

Upon reviewing the detailed criteria above individually, it can be said that 2935-55 Mississauga Road, in its current form, does not exhibit design or physical value, historical or associative value or contextual value.

HERITAGE EVALUATION OF 2935-55 MISSISSAUGA ROAD UNDER THE PROVINCIAL POLICY STATEMENT

The *Provincial Policy Statement (2014)* provides the following guidance on the conservation of cultural heritage properties:

2.6 Cultural Heritage and Archaeology

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 consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.¹³

The *Policy* defines Conserved in these terms:

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Based on the above analysis the property at 2935-55 Mississauga Road has a high potential of containing archaeological resources. This possibility should be carefully examined through an archaeological assessment and any such resources should be conserved as required by the criteria of the *Provincial Policy Statement (2014)*.

¹³ Government of Ontario, *Provincial Policy Statement (2014)*, p. 20.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

SUMMARY STATEMENT AND RECOMMENDATION

2935-55 Mississauga Road was placed in the inventory of properties of cultural heritage interest or value because it is located within three cultural landscape areas: the Credit River Corridor, the Credit River Geological Formations and the Mississauga Road Scenic Route. The issues of zoning and the rationales for zoning changes to permit development on this property are dealt with at length in the report prepared for the client in April 2020 entitled “Planning Justification & Rational: Report prepared in support of proposed development at 2935 and 2955 Mississauga Road.”

The massing of the proposed structures for 2935-55 Mississauga Road is in contrast with the surrounding Greenbelt areas but will be substantially hidden by the forested strips along Mississauga Road and the borders of the property. They would also be largely obscured from the view of the neighbouring domestic residence at 2901 Mississauga Road by the intervening woods. The development, particularly the condominium tower would be visible to passersby looking east from Dundas Street.



Figure 38 *An oblique aerial view of the Credit River Corridor looking east from the Dundas Street bridge over the Credit River. (Google Maps; <https://www.google.ca/maps/place/Erindale,+Mississauga,+ON+L5C+2P5/@43.5447538,-79.6584279,66a,35y,151.63h,69.49t/data=!3m1!1e3!4m5!3m4!1s0x882b43f8b7ea0525:0xdb82b165cfd6abc4!8m2!3d43.5452276!4d-79.6515441!5m1!1e4?hl=en>.)*

There are a number of regional and local agencies and authorities with varying responsibilities for the conservation of cultural heritage resources in proximity to 2935 and 2955 Mississauga Road that should be consulted in the proposal process. One of these is the Credit River

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

Conservation Authority whose mandate encompasses the conservation and protection of the Credit River and its immediate environment. The proposed development also provides an opportunity to interpret existing cultural heritage resources by means of an information display near the riverbank.

The above review of the property as a cultural landscape suggests that development of the central portion of the land, now in agricultural use, and the protection and conveyance of the surrounding Greenbelt land to the City of Mississauga would maintain the cultural landscape features of the property while still permitting development to occur. If the current zoning issues can be settled in a manner that preserves the surrounding Greenbelt and allows for the proposed development, it is the recommendation of Heritage Resources Consulting that the development be approved.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

CHAIN OF OWNERSHIP 2935 & 2955 MISSISSAUGA ROAD

- 6 Nov. 1821, patent is issued to Samuel Smith *et al* as trustees for all of lot 3, Conc. Range 1 SDS
- 23 July 1829, Thomas L. McEwen sells lot 3 to John McGill for £1,820, memorial 6881
- 29 July 1867, Henry McGill *et ux* sold a portion of lot 3 to John Wilson for \$1,500, memorial 577
- 2 Jan. 1877, James Wilson *et ux* sold a portion of lot 3 to William James Devline [Devlin] for \$3,800, memorial 2076
- 29 Aug. 1882, William James Devline [Devlin] *et ux* mortgaged 60 acres of his portion of lot 3 to Western C. L. & S. Company for \$3,000, memorial 3709
- 12 Mar. 1890, Western Canada L. & S. Company *et al* sold above 60 acres of lot 3 to John Wilson for \$4,250, memorial illegible
- 9 Apr. 1902, John Wilson *et ux* sold 60 acres of lot 3 to Edward W. Pollock for \$5,500, memorial illegible
- 2 Mar. 1909, Edward W. Pollock *et ux* sold 60 acres of lot 3 to James Leith Ross for \$6,750, memorial 13330
- 11 Apr. 1946, executor of James L. Ross, James L Ross Jr sold property to Arthur W. Oughtred, Wallace L. Oughtred, and Gordon F. Oughtred for \$50,000, memorial 47260
- 21 Nov. 1946, Arthur W. Oughtred *et ux*, Wallace L. Oughtred *et ux* and Gordon F. Oughtred grant 5.5 acres [now 2935 Mississauga Road] to Eleanor M. Gravely and William H. Gravely for \$2,500, memorial 51367

Chain of Ownership 2935 Mississauga Road

PIN 13359-0002

- 1 Sept. 1959, Eleanor M. Gravely and William H. Gravely grant 3.31 acres of her property [now 2935 Mississauga Road] to Joan Eleanor Robinson for \$28,250, memorial 122428
- 28 Oct. 1960, Joan E. Robinson grants property to Bill Miller and wife for \$26,000, memorial 132519
- 29 Jan. 1969, Loretta Miller grants property to Paul H. Durish, memorial VS97189
- 4 Nov. 1971, Paul H. Durish transfers his property to Victor Ferko, memorial VS177606
- 20 Oct. 2003, transfer of land from Victor Ferko to 590816 Ontario Inc. for \$500,000, memorial PR526964

Chain of Ownership 2955 Mississauga Road

PIN 13359-0001

- 27 June 1967, Eleanor Mary Gravely grants land including 2955 Mississauga Road to Franco, Giuseppe and Franca Merulla for \$23,000, memorial TT44864
- 1 Dec. 1981, the estate of Giuseppe Merulla grants her one third share of this property to Franca Merulla as stated in memorial 448640, memorial 827450
- 6 July 1992, Franca Merulla transferred her one third interest in her property to Franco Merulla and Antonio Franco Giuseppe Merulla for \$10,000, memorial RP1011104
- 25 May 2001, Franco Merulla transferred property to Franca Merulla and Antonio Franco Giuseppe Merulla, memorial PR83052

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

Qualifications of Author

Robert Joseph Burns

Principal

Heritage Resources Consulting

P. O. Box 84, 46249 Sparta Line, Sparta, Ontario, N0L 2H0

Tel./Fax: (519) 775-2613

Email: drjburns@rogers.com

Web site: www.deliveringthepast.ca

Education

- PhD. in history, University of Western Ontario, London, ON

Career Highlights

- Principal, Heritage Resources Consulting, 1995 to the present
- Historian, Parks Canada, 1976 to 1995
- Manuscript editor, *Dictionary of Canadian Biography*, University of Toronto, 1973 to 1976

Summary

Dr. Burns has over four decades of experience in historical research and analysis. As a Parks Canada Project Historian, he prepared a narrative and structural history of Inverarden, a Cornwall, Ontario domestic property built in 1816, and a structural and social history of Fort Wellington National Historic Site at Prescott, Ontario. As a member (history) of the Federal Heritage Buildings Review Office (FHBRO) from 1990 to 1995 he participated in the review of some 500 federal properties including CFB Esquimalt and the Kingston Penitentiary. As a consultant since 1995 he has completed a wide range of heritage assessment and research projects in co-operation with Heritage Research Associates, Inc., Ottawa and has prepared FHBRO cultural heritage assessment reports on numerous federal properties including CFB Goose Bay and its buildings, hangars, munitions bunkers and former nuclear weapons storage facilities. His examination of the temporary storage of nuclear weapons at Goose Bay during the Korean War crisis led to the publication of "Bombs in the Bush," *The Beaver*, Jan. 2005.

Heritage Assessment Projects

Heritage Assessments prepared for the Federal Heritage Buildings Review Office

- CFB Goose Bay, Heritage Assessment of 124 buildings, 2000. Building functional types included barracks, hangars, storage bunkers for conventional and nuclear weapons, guard towers, warehouses, and offices.
- CFB Goose Bay, Heritage Assessment of 16 buildings, 2001. Building functional types consisted of hangars for medium and heavy bombers.
- CFB Gagetown, Heritage Assessment of 77 buildings, 2002. Building Functional types included office/admin buildings, barracks, drill halls, garages, gate/guard houses, lecture/training buildings, mess halls, quarters, shops and recreational buildings.
- Bedford Institute of Oceanography, Heritage Assessment of the Van Steenburgh and Polaris Buildings, 2003.
- Hudson's Bay Company Post (abandoned), Ukkusiksalik National Park, Nunavut, 2005.
- Nanaimo Foundry, Nanaimo, BC, 2005.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

- Heritage Assessments of the following lighthouses, lightstations and range light towers in the Great Lakes and Atlantic regions, 2006-2008:
- Shoal Island Lighthouse, Manitoulin Island, Heritage Assessment 2006.
- Badgeley Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Byng Inlet Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Brebeuf Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Pigeon Island Rear Range Light Tower, Lake Ontario, Heritage Assessment 2006.
- Pointe Au Baril Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Rondeau East Pier Light Tower, Lake Erie, Heritage Assessment 2006.
- Stokes Bay Rear Range Light Tower, Lake Huron, Heritage Assessment 2006.
- Owen Sound Front Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Brebeuf Island Front Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Chantry Island Lighthouse Dwelling, Lake Huron, Heritage Assessment 2006.
- Gros Cap Reef Lighthouse, St. Mary's River, Heritage Assessment 2006.
- Janet Head Lighthouse, Manitoulin Island, Heritage Assessment 2006.
- Red Rock Lighthouse, Georgian Bay, Heritage Assessment 2006.
- Snug Harbour Lighthouse, Georgian Bay, Heritage Assessment 2006.
- Byng Inlet Front Range Light Tower, Georgian Bay, Heritage Assessment 2007.
- Kagawong Lighthouse, Manitoulin Island, Heritage Assessment 2007.
- Manitouwaning Lighthouse, Manitoulin Island, Heritage Assessment 2007.
- Shaganash Light Tower, Lake Superior, Heritage Assessment 2007.
- Saugeen River Front Range Light Tower, Lake Huron, Heritage Assessment 2007.
- Saugeen River Rear Range Light Tower, Lake Huron, Heritage Assessment 2007.
- Shoal Light Tower, Lake Rosseau, ON., Heritage Assessment 2007.
- Wilson Channel Front Range Light Tower, near Sault Ste. Marie, Heritage Assessment 2007.
- Wilson Channel Rear Range Light Tower, near Sault Ste. Marie, Heritage Assessment 2007.
- Canso Front Range Light, Heritage Assessment, 2008.
- Canso Rear Range Light, Heritage Assessment, 2008.
- Cape Croker Light Tower, Heritage Assessment, 2008.
- Jones Island Front Range Light, Heritage Assessment, 2008.
- Jones Island Rear Range Light, Heritage Assessment, 2008.
- Margaree Harbour Front Range Light, Heritage Assessment, 2008.
- Margaree Harbour Rear Range Light, Heritage Assessment, 2008.
- Thunder Bay Main Lightstation, Heritage Assessment, 2008.
- West Sister Rock Lighttower, Heritage Assessment, 2008.

Heritage Assessments prepared for the federal Heritage Lighthouse Preservation program

- Great Duck Island, Georgian Bay, ON, 2010.
- Janet Head Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Kagawong Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Killarney East Lighthouse, Georgian Bay, Heritage Assessment, 2010.
- Killarney Northwest Lighthouse, Georgian Bay, Heritage Assessment, 2010.
- Manitouwaning Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Victoria Beach Lighthouse, NS, Heritage Assessment, 2011.
- Schafner Point Lighthouse, NS, Heritage Assessment, 2011.
- Port Bickerton Lighthouse, NS, Heritage Assessment, 2011.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

- McNab Point Lighthouse, Heritage Assessment, 2011.
- Saugeen River Front Range Light, Heritage Assessment, 2011.
- Saugeen River Rear Range Light, Heritage Assessment, 2011.
- Pointe au Baril Front Range Light, Heritage Assessment, 2014.
- Pointe au Baril Rear Range Light, Heritage Assessment, 2014.
- Snug Harbour Front Range Light, Heritage Assessment, 2014.
- Snug Harbour Rear Range Light, Heritage Assessment, 2014.

Heritage Assessments prepared for the private sector

- Madill barn, 6250 Hurontario Street, Mississauga, ON, Heritage Assessment, 2009.
- Stone residence, 7129 Tremaine Road, Milton, ON, Heritage Assessment, 2009.
- Smye estate, 394 Lakeshore Road West, Mississauga, ON, Heritage Assessment, 2009.
- Dudgeon cottage, 305 Lakeshore Road West, Oakville, ON, Heritage Assessment, 2010.
- five domestic structures, Bronte Road, Bronte, ON, Heritage Assessment, 2010.
- Lorne Park Estates cottage, 1948 Roper Avenue, Mississauga, ON, Heritage Assessment, 2012.
- Farm house, 11687 Chinguacousy Road, Brampton, ON, Heritage Assessment, 2012.
- Farm house, 3650 Eglinton Ave., Mississauga, ON, Heritage Assessment, 2013.
- Downtown Campbellford Properties, Heritage Assessment, 2013.
- residence, 1422 Mississauga Road, Heritage Impact Statement, 2015.
- residence, 2560 Mindemoya Road, Mississauga, Heritage Impact Statement, 2018
- residence, 70 Queen Street South, Mississauga, Heritage Impact Assessment, 2018
- residence, 869 Sangster Avenue, Mississauga, Heritage Impact Assessment, 2019
- residence, 795 First Street, Mississauga, Heritage Impact Assessment, 2019
- residence, 972 Behill Road, Mississauga, Heritage Impact Assessment, 2019
- residence, 1341 Stavebank Road, Mississauga, Heritage Impact Assessment, 2020
- residence, 10 Mississauga Road, Mississauga, Heritage Impact Assessment, 2020
- residence, 347 Queen Street South, Mississauga, Heritage Impact Assessment, 2021
- residence, 2935-55 Mississauga Road, Mississauga, Heritage Impact Assessment, 2021

Heritage Assessments and Plaque Texts prepared for the Ontario Heritage Trust

- J. L. Kraft, Fort Erie, ON, 2003.
- Reid Mill, Streetsville, ON, 2004.
- George Weston, Toronto, ON., 2005.
- Pauline McGibbon, Sarnia, ON, 2006.
- W. P. Bull, Brampton, ON, 2007.
- Founding of Englehart, ON, 2008.
- George Drew, Guelph, ON, 2008.
- Founding of Latchford, ON, 2009.
- Ball's Bridge, Goderich, ON, 2011.
- Canadian Tire Corporation, 2012.
- Ontario Paper Mill, 2013.
- Louise de Keriline Lawrence, 2016

Publications and Other Major Projects

- "God's chosen people: the origins of Toronto society, 1793-1818", *Canadian Historical Association: Historical Papers*, 1973, Toronto, 1974. Republished in J. Bumsted (ed.),

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

- Canadian History Before Confederation: Essays and Interpretations*, 2nd ed. (Georgetown, Ont.: Irwin-Dorsey Ltd., 1979).
- "James Grant Chewett", "William Botsford Jarvis", "George Herkimer Markland" and "Thomas Gibbs Ridout" published in the *Dictionary of Canadian Biography*, vol. IX, Toronto, 1976.
 - "The post fur trade career of a North West Company partner: a biography of John McDonald of Garth", *Research Bulletin No. 60*, Parks Canada, 1977. Reprinted in *Glengarry Life*, Glengarry Historical Society, 1981.
 - "Inverarden: retirement home of North West Company fur trader John McDonald of Garth". *History and Archaeology No. 25*, Parks Canada, 1979. First printed as *Manuscript Report Series No. 245*, 1978.
 - "Fort Wellington: a Narrative and Structural History, 1812-38", *Manuscript Report Series No. 296*, Parks Canada, 1979.
 - A review of J.M.S. Careless (ed.), *The Pre-Confederation Premiers: Ontario Government Leaders, 1841-1867* (Toronto: University of Toronto Press, 1980) in *Ontario History*, LXXIII, No.1, March 1981.
 - A review of Mary Larratt Smith (ed.), *Young Mr. Smith in Upper Canada* (Toronto: University of Toronto Press, 1980) in *Ontario History*, LXXIV, No. 2, June 1982.
 - "William Jarvis", "Robert Isaac Dey Gray" published in the *Dictionary of Canadian Biography*, Vol. V, Toronto, 1983.
 - "Bulk packaging in British North America, 1758-1867: a guide to the identification and reproduction of barrels", *Research Bulletin No. 208*, Parks Canada, December 1983.
 - "Cornwall, Ontario" in *The Canadian Encyclopedia* (Edmonton: Hurtig Publishers, 1985).
 - "Samuel Peters Jarvis [with Douglas Leighton]" and "Samuel Smith Ridout" in the *Dictionary of Canadian Biography*, Vol. VIII, Toronto, 1985.
 - "The Burns and Gamble Families of Yonge Street and York Township [with Stanley J. Burns]", *O.G.S. Seminar '85* (Toronto: Ontario Genealogical Society, 1985).
 - "Starting From Scratch: the Simcoe Years in Upper Canada", *Horizon Canada*, No. 22, July 1985.
 - "Upper Canada In the Making, 1796-1812", *Horizon Canada*, No. 23, August 1985.
 - A review of Bruce G. Wilson, *The Enterprises of Robert Hamilton: A Study of Wealth and Influence in Early Upper Canada, 1776-1812* (Ottawa: Carleton University Press, 1983) in the *Canadian Historical Review*, LXVI, No. 3, Sept. 1985.
 - Lila Lazare (comp.) with an intro. by Robert J. Burns, "Artifacts, consumer goods and services advertised in Kingston newspapers, 1840-50: a resource tool for material history research", *Manuscript Report Series No. 397*, Parks Canada, 1980.
 - "W.A. Munn and the discovery of a Viking occupation site in northern Newfoundland", Historic Sites and Monuments Board agenda paper, 1982.
 - Research and writing of "The Loyalists," a booklet to accompany the Loyalist Bicentennial travelling exhibit prepared by Parks Canada, 1983.
 - "Paperboard and Paper Packaging in Canada 1880-1930: An Interim Report" *Microfiche Report Series No. 210* (1985).
 - "Packaging Food and Other Consumer Goods in Canada, 1867-1927: A guide to Federal Specifications For Bulk and Unit Containers, Their Labels and Contents" *Microfiche Report Series No. 217* (1985).
 - "Paperboard Packaged Consumer Goods: Early Patterns of Product Availability" (1986).
 - "Thomas Ridout" in the *Dictionary of Canadian Biography*, Vol. VI, Toronto, 1987.

2935 & 2955 MISSISSAUGA ROAD, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

- "Paperboard and Paper Packaging in Canada, 1880-1930", 2 Vols. *Microfiche Report Series No. 393* (1989).
- Curator, along with Marianne McLean and Susan Porteus, of "Rebellions in the Canadas, 1837-1838," an exhibition of documents and images for the National Archives of Canada, 1987.
- "Marketing Food in a Consumer Society: Early Unit Packaging Technology and Label Design" in *Consuming Passions: Eating and Drinking Traditions in Ontario* (Meaford, Ont.: Oliver Graphics, 1990).
- "Robert Isaac Dey Gray" reprinted in *Provincial Justice: Upper Canadian Legal portraits from the Dictionary of Canadian Biography*, ed. Robert L. Fraser (Toronto: University of Toronto Press, 1992).
- "John Warren Cowan" and "Thomas McCormack" published in the *Dictionary of Canadian Biography*, Vol. XIII, 1994.
- *Guardians of the Wild: A History of the Warden Service of Canada's National Parks* (University of Calgary Press, 2000).
- "'Queer Doings': Attitudes toward homosexuality in nineteenth century Ontario," *The Beaver*, Apr. May. 2003.
- "Bombs in the Bush: The Strategic Air Command in Goose Bay, 1953," *The Beaver*, Dec. 2004/Jan. 2005.
- preparation of a history of the Royal Canadian Mounted Police under contract for the Force, 2004-2007.
- press releases regarding heritage plaque unveilings for Parks Canada, Ottawa, ON, 2010.
- a review and analysis of heritage bulk containers in the Parks Canada Artifact Collection, Ottawa, ON, 2011.
- *Port Stanley: The First Hundred Years, 1804-1904*, with Craig Cole (Heritage Port: Port Stanley, ON, 2014.)

Related Professional Associations

- **Professional member of Canadian Association of Heritage Professionals.**
- Member of Federal Heritage Building Review Board (retired).
- Chair, Heritage Central Elgin.
- President of the Sparta (Ontario) and District Historical Society.
- Member, St. Thomas-Elgin Branch of the Architectural Conservancy of Ontario.
- Member (Past), Board of Directors, Elgin County Archives Association.
- Member, Board of Directors, Sparta Community Association.
- Former member, Board of Directors, and Publications Committee Chair, Ontario Historical Society.
- Past president, Stormont, Dundas and Glengarry Historical Society.
- Past chair, Local Architectural Conservation Advisory Committee, Cornwall, ON.
- Former chair, Heritage sub-committee, "Central Elgin - Growing Together Committee," Municipality of Central Elgin.