



Heritage Impact Assessment, 10244 Mississauga Road, Part of Lot 12 Concession 5 West of Centre Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel

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Proponents: Argo TFP Brampton II Limited

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Appendix I: Mr. Pleasant Heights Adaptive Integration Option

1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by Argo TFP Brampton II Limited to undertake a Heritage Impact Assessment (HIA) for the property located at 10244 Mississauga Road, Brampton, Ontario. The proposed project is part of a joint venture between Argo Development Corporation, Tacc Developments, Fieldgate Developments and Paradise Developments (here after referred to as ATFP). The project is under the management of Argo and Paradise who are undertaking the study as part of a Development Application, consisting of an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and a Draft Plan of Subdivision (DPS) application. The Development Application will include Argo TFP Brampton Limited located at 10124 Mississauga Road. Argo TFP Brampton Limited and Argo TFP Brampton II Limited are formerly known as the “Osmington” and “Heathwood” lands respectively and will be part of the same Development Application known as Mt. Pleasant Heights (51-3). The development plan is being made to the City of Brampton for the redevelopment of the property located on Part of Lot 12, Concession 5 West of Centre Road, Chinguacousy Township, now City of Brampton, Regional Municipality of Peel, Ontario. The redevelopment of 10244 Mississauga Road will occur as part of the larger redevelopment of the west side of Mississauga Road, between Bovaird Drive West and the Canadian National Railway (CN) corridor.

The purpose of this assessment is to review relevant historical documents and identify any cultural heritage resources associated with the property.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

The Subject Property is located on the west side of Mississauga Road, south of the CN Railway corridor. The property contains a single mid- to late-19th century vernacular five bay, storey-and-a-half Gothic Revival residence with a rear addition. The remainder of the Subject Property is comprised of undeveloped agricultural field, containing a Natural Heritage System (NHS) and a section of TransCanada Pipeline (TCPL). The Subject Property is currently listed on the City of Brampton’s Municipal Register of Cultural Heritage Resources-Listed Heritage Properties (Brampton, 2020).

Given the historical/associative and contextual value of the residence at 10244 Mississauga Road, effort should be made to conserve the house. The preferred mitigation option is to retain the extant residence and relocate it to a position that is either central to the proposed development or in a position that will maintain its visual connection to Mississauga Road. The exterior should be restored based on available evidence. The interior of the home has been extensively damaged and, as such, adaptive reuse would be the best option.

The proposed development calls for the relocation of the existing storey-and-a-half Gothic Revival residence and its integration in to a new midrise structure located at the main entrance of the proposed subdivision. Should integration not be feasible the structure should be rehabilitated as a single-family residence located central to the development for the entire community to enjoy.

2. Personnel

| | |
|---|--|
| Carla Parslow, Ph.D., CAHP | Senior Cultural Resource Specialist |
| Christopher Lemon, B.Sc., Dip. Heritage | Lead Cultural Heritage Specialist |
| Wilson West, Ph.D., CAHP | Technical Review, Cultural Heritage Specialist |
| Adam Long, M.Sc. | Assistant Cultural Heritage Specialist |
| Renee Hendricks M.A. | Archival Research |

Acknowledgements

| | |
|---------------------|--|
| Jessica Byers | Argo Development Corporation |
| Victor Ginic, P.Eng | B Design Engineering Services Inc. |
| Merissa Lompart | Assistant Heritage Planner, City of Brampton |
| Harsh Padhya | Heritage Planner, City of Brampton |
| Samantha Thompson | Archivist, Peel Art Gallery, Museum and Archives |

3. Background

Parslow Heritage Consultancy, Inc. (PHC) was retained by Argo TFP Brampton II Limited to undertake a Heritage Impact Assessment (HIA) for the property located at 10244 Mississauga Road, Brampton, Ontario. The project is part of a joint venture between Argo Development Corporation, Tacc Developments, Fieldgate Developments and Paradise Developments (here after referred to as ATFP). The project is under the management of Argo and Paradise who are undertaking the study as part of a Development Application, consisting of an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and a Draft Plan of Subdivision (DPS) application. The Development Application will include Argo TFP Brampton Limited located at 10124 Mississauga Road. Argo TFP Brampton Limited and Argo TFP Brampton II Limited are formerly known as the “Osmington” and “Heathwood” lands respectively and will be part of the same Development Application known as Mt. Pleasant Heights (51-3). The development plan is being made to the City of Brampton for the redevelopment of the property located on Part of Lots 11 and 12, Concession 5 West of Centre Road, Chinguacousy Township, now City of Brampton, Regional Municipality of Peel, Ontario. The redevelopment of 10244 Mississauga Road will occur as part of the larger redevelopment of the west side of Mississauga Road, between Bovaird Drive West and the Canadian National Railway (CN) corridor.

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 (CHVI) associated with the property, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

The site visit to assess the CHVI associated with 10244 Mississauga Road was conducted by Chris Lemon on March 26, 2021.

Documentation of the property took the form of high-resolution photographs using a Nikon D5600 DSLR camera, the collection of field notes and the creation of measured drawings (Appendix G). This assessment strategy was derived from the *National Historic Parks and Sites Branch Canadian Inventory of Historic Buildings* (Parks Canada, 1980), *Well Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation* (Fram, 2003), the *Historic American Building Survey - Guide to Field Documentation* (HABS, 2011) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010). All accessible areas of the property and associated structures were accessed and documented.

4. Introduction to the Subject Property

The Subject Property at 10244 Mississauga Road comprises approximately 47 acres of a proposed 138 acre residential redevelopment of the west side of Mississauga Road between Bovaird Drive and the CN Railway corridor (Appendix B).

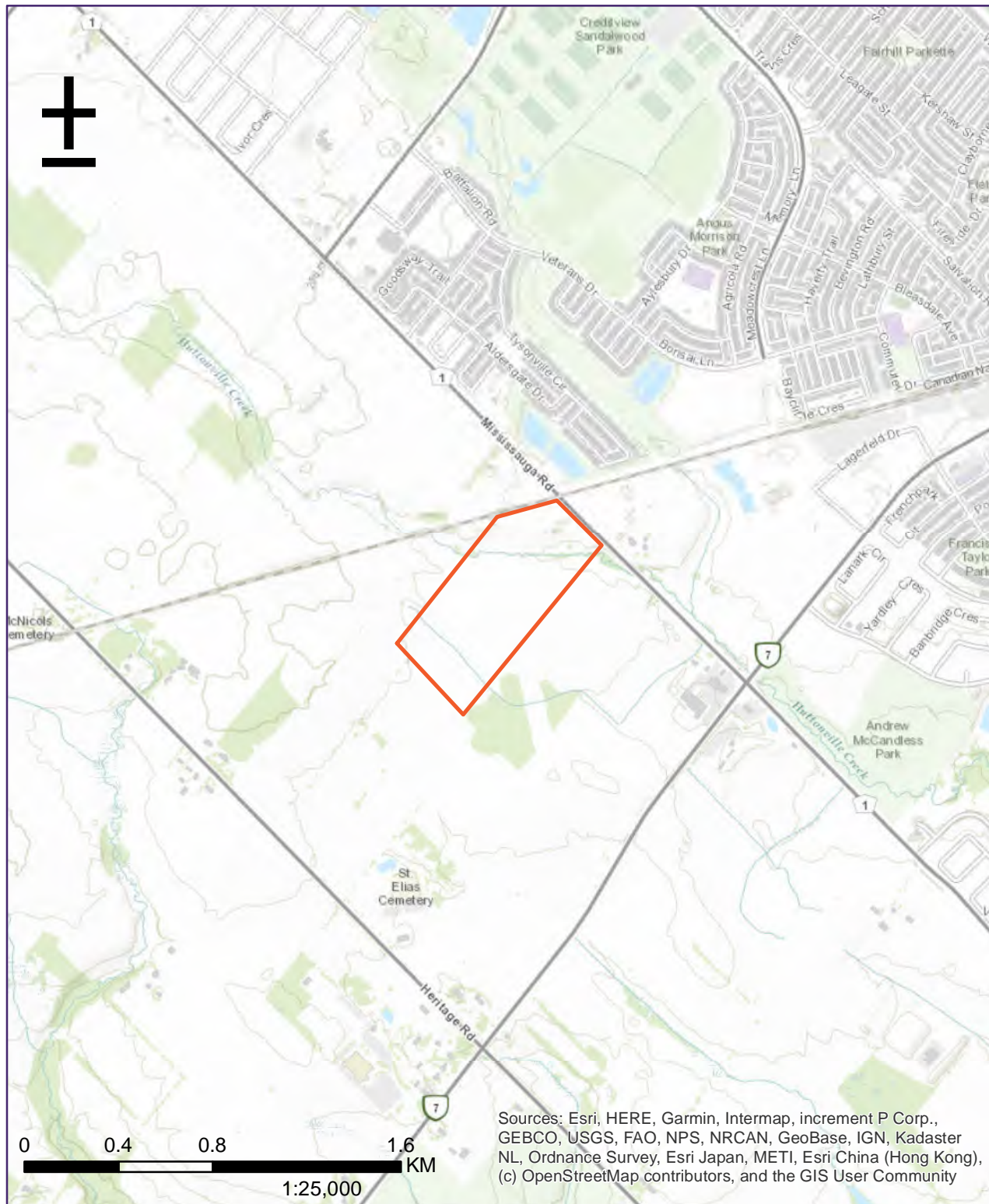
The Subject Property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources-Listed Heritage Properties (Brampton, 2020). No additional information is provided in the listing. Merissa Lompart, Assistant Heritage Planner, at the City of Brampton was able to provide additional information about the Subject Property. Ms. Lompart provided PHC with the City of Brampton's file on 10244 Mississauga Road, containing photographs of the property taken in 2012 and several evaluation worksheets pertaining to the heritage evaluation of the property. The City file identifies 10244 Mississauga Road as a Class B heritage resource that is worthy of preservation (Appendix D).

The northeast extent of the Subject Property is confined by the CN Railway corridor and to the east by Mississauga Road. The remainder of the northern limit as well as the south and west of the property abut open farmland currently utilized for cash cropping. A portion of the farmland is subject to a pipeline easement. The house at 10244 Mississauga Road is the only structure on the property.

The Subject Property is visible from Mississauga Road, providing a sweeping view of the property. When viewed head-on from Mississauga Road the residence is largely obscured by mature white pine trees that are in a state of decline. In-depth documentation of the structure's current condition is provided in Section 5.2 and Section 5.3.

The Subject Property is currently unoccupied and has been for an extended period of time. On 19 September 2012 the Corporation of the City of Brampton entered into a Heritage Building Protection Plan (HBPP) with Heathwood Homes (Brampton) LTD, the previous owner of the property. The HBPP was enacted to ensure a baseline condition of 10244 Mississauga Road was maintained (Appendix E). Assessment of the property on 26 March 2021 revealed that since enactment of the HBPP, the structure at 10244 Mississauga Road has degraded to its current condition.

Figure 1 - Topographic Map showing limit of Subject Property



Legend

Subject Property



Heritage Impact Assessment
10244 Mississauga Road, Brampton, Ontario



Figure 2 - Aerial Image showing limit of Subject Property and location of residence



Legend

-  Subject Property
-  Location of Clark/McClure House

Heritage Impact Assessment
10244 Mississauga Road, Brampton, Ontario



4.1 The Property

The Subject Property is located on the west side of Mississauga Road, south of the CN Railway right-of-way. The property contains a single, unoccupied mid- to late-19th century storey-and-a-half residential structure constructed in the Gothic Revival architectural style. The remainder of the Subject Property is comprised of undeveloped agricultural field, containing a section of TCPL, a NHS and small man made pond.

The residence is set back from Mississauga Road, providing for ease of visibility from the north and south approaches of Mississauga Road and the CN Railway corridor. When viewed head on, from Mississauga Road, the residence is largely obscured as the access laneway and surrounding yard is dominated by thick, deciduous vegetation and mature white pine trees.

The eastern limit of the property is adjacent to Mississauga Road and fronts onto recent urban development that dominates the eastern side of Mississauga Road. The development on the east side of Mississauga Road is part of the Mount Pleasant Secondary Plan (to which the Study area is part of) The west side of Mississauga Road remains open agricultural land.

The property is currently unoccupied, but the agricultural fields continue to be utilized.

A 1954 aerial image shows the residence and a single outbuilding located behind the residence (Figure 4). The 2005 evaluation of the property indicates two outbuildings were present at the time of assessment (City of Brampton, 2005). Aerial Images available through Google Earth show that until 2007 three outbuildings were present in the vicinity of the residential structure. Available imagery shows that by August of 2009 only the residential structure remains.

Overall, the residence is in poor condition. The structure has been neglected and the roof permitted to fail, resulting in the exposure of the interior of the home to the elements. The house has been augmented to the rear with a small gable-roofed addition that is in extremely poor condition, displaying signs of extensive failure of the structural system; it is unknown when this addition was added. The front veranda does not present as original, with stylistic assessment placing its construction c.1920.

4.2 Site History

The Subject Property at 10244 Mississauga Road is located on Part of Lot 12, Concession 5 WCR, in the Geographic Township of Chinguacousy, now the Region of Peel. The Crown Patent for Lot 12, Concession 5 was issued to James Clarke in 1853. The 1844 assessment rolls indicate James Clarke was living on the property in a squared timbered house at that time. The 1851 Canada census records a James Clark, age 31, living with his wife Isabella (age 24) and their children Joseph (4), Sarah (3), and Martha (1) in the area. However, there is also another James Clarke, age 34, recorded as living on the same property at the same time. The second James Clarke lived with his wife Elizabeth (Lyons), age 23. Unfortunately, it isn't specified which James Clarke was granted the Patent, as James and Isabella are recorded in the census, and James and Elizabeth are listed in Clarke family genealogies. The 1859 Tremaine Atlas confirms there is a James Clarke living on the southeast 100 acres, with the Toronto & Guelph Railway line already running through the property by 1853, as indicated by the property's abstract indices.

In 1861, John and Ann White are recorded to reside on part of Lot 12, Concession 5 on a parcel of land purchased from James Clarke in 1856. They lived with their four children in a one storey log house, while James and Isabella Clarke, along with their seven children (Joseph, Sarah, Martha, Elizabeth, James, Hugh A., and Isabella), lived in a one storey frame house on the rest of the property. According to the Agricultural Census, 86 of Clarke's 98 acres were under cultivation, producing 350 bushels of fall wheat, 300 bushels of spring wheat, 80 bushels of peas, 160 bushels of oats, 160 bushels of potatoes, and 9 tons of hay.

In 1865, land records indicate that James Clarke sold 98 acres to John McClure. The McClures were a large and influential local family, with numerous descendants still in the area. Sources differ on the name of John McClure; according to Familysearch.org, McClure's legal name was David, whereas family genealogy indicates there was another sibling named David who died, unmarried and childless. However, both sources agree that McClure was called "Grey John" and was the son of David "Big Davey" and Elizabeth McClure. "Big Davey" immigrated from Antrim, Northern Ireland with his brother in 1822, and multiple branches of the McClure family settled around Peel Region. In fact, there are already numerous heritage structures in the area tied to the larger McClure family: the McClure-Lafferty House at 2075 Derry Road (Thomas McClure was "Big Davey's brother), the Joseph McClure House at 11722 Mississauga Road (Joseph was John McClure's brother), the Robert McClure farmhouse at 8678 Chinguacousy Road (Robert McClure was another of John's siblings), and the Samuel McClure Octagonal House at 8280 Heritage Road (Samuel was John McClure's step-uncle).

John McClure was born in Chinguacousy Township in 1832 and married Rachael Arnott in 1858. The 1871 Canada Census lists 40-year-old John McClure as farming the southeast 98 acres of Lot 12, Concession 5 with his wife Rachael and two children: Elizabeth, age 12, and James, age 8. By 1881, John and Rachel had another child, also named Rachel, and 1891 census records indicate the family was living in a two storey, eight room brick house. The 1877 Pope Atlas also indicates a structure in the same general vicinity as the extant house, possibly representative of the extant house. In 1901, John and Rachael McClure are still living on the property with their youngest daughter Millie and a 25-year-old farmhand named William Young, who had been employed by the McClure family for approximately nine months. In 1904, land records indicate John McClure sold his land holdings to Henry Lawson Cation, noted as an unmarried man. John McClure died in 1909, while Rachael passed in 1921.

In 1907, Henry Cation sold the land to John Poyntz, who is described in the 1911 Canada Census as a 60-year-old farmer. Poyntz immigrated from Ireland in 1880 and lived on the property with his wife Margaret, age 60, and their 21-year-old daughter Ella May. The Poyntz family also lived with a 25-year-old farm labourer named Robert Beatty. In 1917, John and Margaret Poyntz split the property into two 50-acre parcels and sold the southeast half to Clarence Dolson, who in turn sold to Arthur J. Fagan in 1919. The 1921 Canada Census indicates that Fagan, age 30, was living on the property in a two storey, nineroom brick house with his 24-year-old wife Sadie and their 2-year-old daughter Edith Elizabeth. In 1924, Fagan sold the land to Herbert J. Adams, who in turn sold to Margaret Cordingley. The property changed hands twice in 1957, and in 1964 passed to John Crawford, whose family appears to hold the land well into the 1990s.



Figure 3: Portion of 1859 Tremaine's map of the County of Peel. Red arrow indicates 10244 Mississauga Road.



Figure 4: Part of the 1877 map of Chinguacousy Township. Red arrow indicates 10244 Mississauga Road.



Figure 5: Portion of 1909 topographic map of Chinguacousy Township. Red arrow indicates location of 10244 Mississauga Road.



Figure 6: Close up of 1954 aerial image showing 10244 Mississauga Road.



Figure 7: 10244 Mississauga Road. Image date 1954.



Figure 8: 10244 Mississauga Road. Image date November 2004. Google Earth Photo.



Figure 9: 10244 Mississauga Road. Image date November 2007. Google Earth Photo.



Figure 10: 10244 Mississauga Road. Outbuildings no longer exist. Image date August 2009. Google Earth Photo.



Figure 11: 10244 Mississauga Road. Outbuildings no longer exist. Image date September 2009. Google Earth Photo.

4.2.1 Chronological History of Development

Analysis of available historical census records indicate the extant house was commissioned by the McClure family and was constructed between 1871 and 1891. A structure is illustrated in close proximity to the extant structure on the 1877 historic atlas map of the area. The available evidence suggests a construction date of c.1875. The front veranda is of later construction and is not temporally consistent with the overall style of the home. The extant veranda may represent a replacement, or may indicate the front of the home was not completed until a later date. Wood blocking is present in the brick work of the front façade. This wood blocking is typically concealed by the roof line of the veranda, but in this case remains visible. The rear addition seems to date to pre-1921, as the 1921 census indicate a nine-room house where the 1891 census describes an eight-room house. It is assumed the rear addition constitutes the ninth room. Historic imagery shows that at least three outbuildings were located on the property, but none currently exist.

4.2.2 Ownership History

Table 2 provides a summary of the ownership history of the property, drawn from land registry records.

Table 1: Land Transaction Associated with Lot 12 Concession 5.

| Inst. | Date | Grantor | Grantee | Comment |
|-------|---------------|-----------------------------------|------------------------------------|-----------------------------|
| -- | June 1853 | Crown | James Clarke | 100 acres |
| 47936 | February 1853 | James Clarke and wife | Toronto and Guelph Railway Co. | Grant 1 12/100 acres |
| 3156 | October 1856 | James Clarke and wife | John White | Grant on part |
| 6661 | March 1859 | John White and wife | Permanent Building & Loan] Society | Mortgage on SE ½ |
| 10541 | October 1862 | James Clarke and wife | Illegible | Mortgage |
| 10594 | November 1862 | Permanent Building & Loan Society | James Clarke | Discharge of Mortgage, SE ½ |
| 11762 | December 1865 | James Clarke and wife | Permanent Building & Loan Society | Mortgage, SE ½ |
| 139-- | December 1865 | James Clarke and wife | John McClure | Indenture, SE ½ |
| 13981 | December 1863 | Permanent Building & Loan Society | James Clarke | Discharge of Mortgage, SE ½ |

| | | | | |
|-------|---------------|--|--------------------|---|
| 13682 | December 1865 | Permanent Building & Loan Society | James Clarke | Discharge of Mortgage, SE ½ |
| 9640 | April 1904 | John McClure and wife | Henry Cation | Bargain and sell, south ½ 100 acres except 2 acres sold to James Clarke |
| 9641 | April 1904 | Henry L. Cation (unmarried man) | John McClure | Mortgage, southeast ½ |
| 10369 | April 1907 | Henry Lawson Cation and Mimie P. Cation | John Poyntz | Bargain and sell, SE ½ 100 acres |
| 11239 | April 1911 | Rachel McClure et al., executors of John McClure | Henry L. Cation | Discharge of Mortgage on 9641 |
| 12980 | April 1917 | John Poyntz and wife | Clarence H. Dolson | Bargain and sell, 50 acres SE ¼ |
| 12981 | April 1917 | Clarence H. Dolson and wife | John Poyntz | Mortgage on 12980 |
| 13429 | February 1919 | Charles H. Dolson and wife | Arthur J. Fagan | Bargain and Sell, 50 acres SE ¼ |
| 13430 | March 1919 | Arthur J. Fagan and wife | Charles H. Dolson | Mortgage on 13429 |
| 14764 | April 1923 | John Poyntz | Thomas Fagan | Assignment of Mortgage, SE ¼ |
| 15259 | November 1924 | Arthur J. Fagan and wife | Herbert J. Adams | Grant, 50 acres SE ¼ |
| 15592 | March 1926 | John Knight | Herbert J. Adams | Discharge of Mortgage on 13430 |

| | | | | |
|-------|-------------------|---|---|--|
| 16259 | April 1928 | Arthur Poyntz et al., executors of John Poyntz | Archibald H. McMeekin | Grant, 50 acres SW ¼ |
| 16260 | April 1928 | Gysbertus Van Vliet and wife | Archibald H. McMeekin | Mortgage, SW ¼ 50 acres |
| 16261 | April 1928 | Archibald McMeekin and wife | Gysbertus van Vliet | Grant, SW ¼ 50 acres |
| 16321 | June 1928 | Archibald McMeekin | John H. McClure | Assignment of Mortgage, SW ¼ 50 acres |
| 16659 | January 1930 | Thomas Fagan | Herbert J. Adams | Discharge of Mortgage, 12981 |
| 16763 | July 1930 | Herbert J. Adams | Margaret A Cordingley | [Illegible], SE ½ 50 acres except part |
| 17748 | September 1935 | Solomon T. Cordingley, executor of Margaret A. Cordingley | Solomon T. Cordingley, executor or Margaret A. Cordingley | Assignment of Mortgage, SE ¼ 50 acres except part |
| 20292 | December 1946 | Ella V. McClure et al., executors of John H. McClure | Ella V. McClure | Assignment of Mortgage, 16260 |
| 356 | August 1949 | Township of Chinguacousy By-Law #743 | Area of Subdivision Control | All & O.L. |
| 23347 | January 1955 | William G. McClure | Hydro-Electric Power Company | Easement, 9 poles and 1 anchor |
| 24489 | April 1956 | Herbert J. Adams and wife | Catherine Monkman and Keith Monkman, as joint tenants | Grant, SE ¼ 50 acres except portion NE of Grand Trunk Railway |

| | | | | |
|-------|---------------|------------------------------------|--|---|
| 24766 | January 1957 | Catherine A. and Keith M. Monkman | Jean Crichton and Lloyd Crichton, joint tenants | Grant, SE ¼ 50 acres except GTR and all SE ¼ lying NE of |
| 25170 | July 1957 | Trans-Canada Pipeline Profile Plan | W.G. McClure, Thomas McDowell, CNR, and J & L Crichton | Plan & Desc. |
| 25602 | July 1957 | Jean and Lloyd Crichton | Trans-Canada Pipeline, LTD | Easement, Part SE ¼ as in 24766 |
| 25655 | April 1958 | Trans-Canada Pipeline, LTD | National Trust Co., Limited Trustee | Deed of Trust, SE ¼ 50 acres |
| 25885 | July 1958 | Trans-Canada Pipeline, LTD | National Trust Company, LTD | Deed of Trust, part SE ¼ 25874 |
| 26416 | April 1959 | Ella V. McClure | Gysbertus van Vliet | Discharge of Mortgage 16260 |
| 27553 | December 1959 | Trans-Canada Pipeline, LTD | National Trust Co., LTD | Deed of Trust, part in 25602 |
| 28204 | December 1959 | Trans-Canada Pipeline, LTD | --- | Route Plan |
| 28524 | January 1961 | Gysbertus van Vliet | Bruce and Peter van Vliet, as joint tenants | Grant, SW ¼ 50 acres |
| 28525 | January 1961 | Bruce & Peter van Vliet | Gysbertus van Vliet | Mortgage on SW ¼ |
| 33934 | May 1964 | Jean and Lloyd Crichton | John L. Crawford | Grant, SE ¼ 50 acres except portion NE of Grand Trunk Railway |

| | | | | |
|----------|---------------|--|---------------------------------------|--|
| 34119 | February 1964 | Hydro-Electric Power Commissary of Ontario | Canadian National Railway Co | Release of Easements in 23347 |
| 64658 | December 1967 | John L. Crawford and wife | Corp. of the Township of Chinguacousy | Grant, Part [Illegible] |
| 116611VS | May 1969 | Bruce & Peter van Vliet | Worldmar Developments, LTD | Grant, part SW ¼ |
| 116613VS | July 1969 | Worldmar Developments, LTD | Bruce and Peter van Vliet | Mortgage, 50 acres SW ¼ |
| 11614VS | August 1969 | Worldmar Developments, LTD | [Illegible] Investments, LTD | Mortgage as in 116613VS |
| 132881VS | January 1970 | Seed (?) Investments, LTD | Worldmar Developments, LTD | Discharge of Mortgage in 11614VS |
| 145953VS | July 1970 | Bruce & Peter van Vliet (P) | Worldmar Developments, LTD (D) | Certificate, 50.815 acres part as in 116611VS, Defendant debarred and foreclosed |
| 152913VS | February 1970 | Township of Chinguacousy | ---- | By-Law No. 5-10; road allowance for public highway |
| 207120VS | April 1972 | Peter van Vliet | Bruce van Vliet | Quit Claim, SW ¼ 50 acres |
| 56501VS | April 1973 | Trans-Canada Pipeline, LTD | Nat'l Trust Co, LTD | Mortgage on part SE ¼ as in 25874, 2602 |
| 43R-963 | ----- | Reference Plan | ----- | Part 1: 0.391 ac, #207420VS Part 2: |

| | | | | |
|----------|-------------------------------|-----------------------------|------------------------------|---|
| | | | | 25.212 ac, #207420VS Part 3: 25.212 ac, #207420VS |
| 267451VS | May 1973 | Bruce van Vliet | Harvey W. Snyder, to uses | Grant, part shown in Part 3, w/ Part 1 w/ Right of way |
| 267452VS | May 1973 | Bruce van Vliet | Jane A. Snyder | Grant, part shown in Part 2, w/ Part 1 w/ right of way |
| 267453VS | June 1973 | Jane A. Snyder | Bruce van Vliet | Mortgage on 267452VS |
| 267454VS | June 1973 | Harvey W. Snyder | Bruce van Vliet | Mortgage on 267451VS |
| 295453VS | May 1973 | Bruce van Vliet and wife | Township of Chinguacousy | Grant on part in Part 1, reserving R of W until dedicated as public roadway |
| 116612VS | July 1969, entered 1974 | Gysbertus van Vliet | Bruce & Peter van Vliet | Discharge of mortgage in 28525 |
| 297667VS | November 1973 | Jane A. Snyder | 281516 Ontario LTD | Grant, Part shown in part 2 43R-963 |
| 297668VS | January 1974 | 281516 Ontario LTD | Jane A. Snyder | Mortgage in 297667VS |
| 312829VS | April 1974 | Jane A. Snyder | Bank of Nova Scotia | Assignment of Mortgage in 297668VS |
| 316755VS | June 1974 | Harvey W. Snyder | Adagio Holdings, Ltd | Part shown in part 3 w/ reserved right of way |

| | | | | |
|----------|---------------|------------------------------------|-----------------------------------|--|
| 316757VS | May 1974 | Adagio Holdings, Ltd | Harvey W. Snyder | Mortgage on part 3 |
| 333191VS | October 1974 | City of Brampton | ----- | By-Law 112-74, to assume part w/ right of way |
| 371131VS | October 1975 | Adagio Holdings | Peter Stratigess, trustee to uses | Grant, part shown as part 3 |
| 371132VS | October 1975 | Peter Stratigess, trustee | Adagio Holdings, Ltd | Mortgage on 371131VS |
| 422967 | February 1977 | Adagio Holdings, Ltd | Armando Mauti, in trust | Assignment of Mortgage, no 371132VS |
| 43R-4928 | ----- | Reference Plan | ----- | Part 1: 0.159 ac Part 2: 0.019 ac Part 3: 0.015 ac Part 4: 1.534 ac Part 5: 0.619 ac Part 6: 23.55 ac |
| 433261 | May 1977 | John L. & Mary G. Crawford | Charlotte O. McClure | Quit claim on part E ½ designated parts 1-6 |
| 561169 | October 1980 | John and Mary Crawford, third part | Bank of Montreal | Mortgage on SE ¼ 50 acres |
| 507877 | November 1980 | Armando Mauti | Peter Stratiger, trustee | Discharge of mortgage, 371132 |

| | | | | |
|------------|--------------------------|--------------------------------------|--------------------------------|--|
| 585339 | April 1981 | Transcanada Pipeline. Ltd | National Trust Co Ltd, trustee | Supplemental Indenture, NW ¼, SE ¼ as in 25874, 25602 |
| 672760 | February 1984 | Bank of Nova Scotia | Jane A. Snyder | Assignment of Mortgage, on 297668VS |
| 680355 | May 1984 | John L. Crawford | Donald L. Crawford | Grant, SE ¼ in 33934 (50 acres) |
| 680356 | May 1984 | John L. Crawford, Donald L. Crawford | Bank of Montreal | Mortgage, SE ¼ John Crawford: 49/100 acre Donald Crawford: 51/100 acre |
| 897025 | June 1990 | John Laidlaw & Donald Lloyd Crawford | Bank of Montreal | Extending mortgage 680356 |
| 43R-18296 | December 1990 | ----- | ----- | R-Plan, Part 1, 2, & 3 (680355, 33934) |
| 962293 | February 1991 | Donald & John Crawford | Donald & John Crawford | Grant of Easement, E ½ w/ Parts 1, 2, 3 |
| 710437 | April 1985, entered 1991 | John Crawford & Donald Crawford | Bank of Montreal | Agreement, amending 680356 (?) |
| RO 1050777 | October 1993 | John Crawford & Donald Crawford | Bank of Montreal | Charge, Part of E ½, (parts 1, 2, 3) |
| RO 1051631 | November 1993 | Bank of Montreal | ----- | Part of E ½ (parts 1,2,3) |

| | | | | |
|---------------|------------------|---------------------------|--|--|
| RO 1052942 | November 1993 | City of Brampton | ----- | Certificate, Tax Arrears on Part 2 |
| RO 105507 | December 1993 | City of Brampton | ----- | Declaration, RO 1052942 |
| RO 1078028 | October 1994 | Peter Stratigeas | Tirlochan Singh Sandhu | Transfer, part designated as pt 3 |
| RO 1078029 | October 1994 | Tirlochan Singh Sandhu | Peter Stratigeas, John Stratigeas, & Jerry Stratigeas | Charge, part designated as pt 3 |
| RO 1079575 | November 1994 | City of Brampton | ----- | Certificate, re cancel no. 1052942 |

5. 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 Brampton. This HIA has been prepared to meet the terms of reference set forth by the *Ontario Heritage Act*, the *Planning Act*, the *Provincial Policy Statement*, the *City of Brampton Official Plan*, as described in the 2020 Terms of Reference for Heritage Impact Assessments (Milton, 2020).

5.1 Provincial Legislation and Policy

5.1.1 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.

5.1.2 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.

5.1.3 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 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.

5.2 Municipal Policy Framework

5.2.1 City of Brampton Official Plan

The *City of Brampton Official Plan* was first adopted in 2006 and was most recently consolidated in September 2020 (City of Brampton, 2006). The Official Plan states that Cultural Heritage will be preserved and Section 4.10 of the Official Plan specifically addresses cultural heritage resources and outlines the of the City's cultural heritage resource policies:

- ▶ Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations
- ▶ Preserve, restore, and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,
- ▶ Promote public awareness of Brampton's heritage and involve the public in heritage resource decisions affecting the municipality.

Section 4.10.11 of the Official Plan addresses the preferred hierarchy of options to conserve Cultural Heritage Resources, stating that:

All options for the on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:

- i. On-site retention in the original use and integration with the surrounding or new development;*
- ii. On-site retention in an adaptive re-use;*
- iii. Relocation to another site within the same development; and,*
- iv. Relocation to a sympathetic site within the city.*

The full text of the official plan is available on the City's webpage.

5.2.2 City of Brampton Heritage Impact Assessment Terms of Reference 2020

Heritage Impact Assessments in the City of Brampton are conducted under the standards set forth by their terms of reference adopted in 2020 (Brampton, 2020). A PDF of the TOR is available on the City of Brampton's webpage.

6. Evaluation of Cultural Heritage Value or Interest

During the property visit the Subject Property and surrounding area was photo documented. Attention was paid to documenting the views both into and out of the Subject Property.

6.1 Photo Documentation

6.1.1 Surrounding Area



Image 1: Looking towards structure at 10244 Mississauga Road, facing north.



Image 2: Typical landscape surrounding 10244 Mississauga Road, facing northwest.



Image 3: Overview of 10244 Mississauga Road, facing southwest.



Image 4: Looking into 10244 Mississauga Road from CN Railway crossing.



Image 5: Looking south down Mississauga Road adjacent to subject property.



Image 6: Looking north down Mississauga Road from CN Railway crossing.



Image 7: Looking out to Mississauga Road from entrance to subject property.



Image 8: Looking into subject property from entrance drive.

6.2 Residence

6.2.1 Exterior



Image 9: Front façade of residence, facing west.



Image 10: North and east faces of residence, facing southeast.



Image 11: North face of residence, facing south.



Image 12: Northwest corner of rear addition, looking out toward Mississauga Road.



Image 13: East face of residence with rear addition, facing east.



Image 14: Overview of rear of residence, facing east.



Image 15: Southwest exposure of residence.



Image 16: South face of residence, facing north.



Image 17: Closeup of field stone foundation, southeast corner of structure



Image 18: Typical structural openings on main façade of structure.



Image 19: Typical window opening on north and east of structure, note decorative voussoirs and associated upper label.



Image 20: Typical window opening on south and west of faces of structure, note use of decorative voussoir but lack of label.



Image 21: Pointed window in central gable dormer, note dichromatic brickwork.



Image 22: Moulded fascia frieze and soffit with drop pendent in central gable dormer.



Image 23: Cornice return, present on all corners of the structure.



Image 24: Connection between brick structure and front veranda, note presence of wooden ledger set into brick work.



Image 25: Typical voussoir associated with basement windows, note past repair attempts.



Image 26: Extensive water damage to brick on west face of structure, damage also visible to the wooden soffit and frieze.



Image 27: Close up of brick damage, typical of that seen on structure.



Image 28: Roof damage resulting in degradation of underlying structure, note non-original chimney.



Image 29: Past foundation repair on southwest corner of structure, plywood is covering extensive delamination of exterior brick.



Image 30: Plywood covering structural damage associated with southeast corner of structure.

6.2.2 Interior



Image 31: Interior of northeast room of first floor, facing southwest.



Image 32: Interior of northeast room of first floor, facing southeast.



Image 33: Interior of northeast room of first floor, facing northeast.



Image 34: Interior of southeast room of first floor, facing southwest.



Image 35: Interior of southeast room of first floor, facing southeast.



Image 36: Interior of southeast room of first floor, facing northwest.



Image 37: Interior of northwest room, facing north.



Image 38: Central room on west side of structure, facing south.



Image 39: Interior of rear addition, facing southeast.



Image 40: Interior of rear addition, facing southwest.



Image 41: Staircase, facing west.



Image 42: Landing at top of stairs, second floor, facing west.



Image 43: Landing surrounding stairs, second floor, facing east.



Image 44: Northeast room, second floor, facing southwest.



Image 45: Northeast room, second floor, facing southeast.



Image 46: Bathroom on second floor, southwest corner of structure, facing southeast.



Image 47: Southeast room, second floor, facing southeast.



Image 48: Southeast room, second floor, facing northwest.



Image 49: Interior of field stone foundation, south half of structure.



Image 50: Limewashed interior of north half of basement.



Image 51: Access stairs to basement, note concrete infill to left of steps, facing west.



Image 52: Remains of brick support column in northern half of basement.



Image 53: Typical floor joist and central wooden support beam.



Image 54: Example of original baseboard present in southeast room, first floor.



Image 55: Typical baseboard on second floor.



Image 56: Baseboard in southeast room of second floor.



Image 57: Door trim on second floor.



Image 58: Example of original window trim, first floor.



Image 59: Door trim in southeast room, first floor.



Image 60: Door trim in northeast room, first floor.



Image 61: Plaster ceiling medallion in southeast room, first floor.



Image 62: Only remaining interior door.



Image 63: Portion of balustrade.



Image 64: Extensive water damage typical of that associated with roof structure.



Image 65: Water damage associated with roof structure.



Image 66: Typical condition of ceiling damage on second floor.

6.3 Observed Heritage Attributes

Exterior

- ▶ Vernacular Gothic Revival architectural style
- ▶ Symmetrical five bay front façade
- ▶ Dichromatic brickwork
- ▶ Gable roof with center front gable
- ▶ Pointed window in central gable dormer
- ▶ Pendent in center gable
- ▶ Cornice returns
- ▶ Voussoirs and labels at structural openings
- ▶ Wooden lug sills
- ▶ Original front entrance surround (door missing)
- ▶ Open veranda

Interior

- ▶ Examples of original trim
- ▶ Plaster ceiling medallion

Property as a Whole

- ▶ Setback from Mississauga Road
- ▶ Historical connection to the Clarke and McClure Families
- ▶ Historic connection to the settlement and agricultural development Chinguacousy Township

6.4 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. 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 1 lists these criteria and identifies if the criteria were met at 10244 Mississauga Road; these criteria categories are expanded on below.

Table 2: Ontario Regulation 9/06 Evaluation.

| 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, | Y | The farmhouse is a representative example of the Gothic Revival architectural style popular between 1830 and 1900. Structure displays a five-bay design. |
| II. displays a high degree of craftsmanship or artistic merit, or | Y | The exterior of the home displays artistic merit, including dichromatic brickwork, cornice returns, decorative frieze, voussoirs and labels, and arched window in center gable with pendent. |

| | | | |
|---|---|---|--|
| III. | demonstrates a high degree of technical or scientific achievement. | N | None observed. The home displays construction techniques 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 agricultural development of Chinguacousy Township. The property is associated with the Clarke and McClure families, both well known local farming families. Residence likely commissioned by John McClure |
| 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. |
| 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. |
| The property has contextual value because it, | | | |
| I. | is important in defining, maintaining or supporting the character of an area, | Y | The home is important in supporting the historic agricultural character of the area and the historic settlement of Chinguacousy Township. |
| II. | is physically, functionally, visually or historically linked to its surroundings, or | Y | The Subject Property and residence are historically linked to the settlement and agricultural development Chinguacousy Township. |
| III. | is a landmark. | N | The property does not present as a landmark |

6.4.1 Design Value or Physical Value

The Gothic Revival style is common in the surrounding landscape and across Southern Ontario. However, it is unique in that the home presents a five-bay design in place of the more typical three-bay design. The residence is adorned with decorative dichromatic brickwork and presents with aesthetically pleasing proportions, which reflect the degree of care and artistic consideration that went into its construction. The home is of double brick construction but displays running bond, typical of brick veneer.

6.4.2 Historic Value or Associative Value

The property has historic and associative value as it pertains to the early settlement of Chinguacousy Township. The residence provides a direct visual link to the historic agricultural roots of the area and serves to honor the early settlers of the area. The property is directly associated with the Clarke and McClure families, both well-known local farming families.

6.4.3 Contextual Value

The contextual value of the Subject Property is its connection to the agricultural development of the area. The property at 10244 Mississauga Road was once part of a larger agricultural landscape containing multiple farmsteads, fence rows and tree lines. The structure contributes to maintaining a visual link to the former agricultural character of the area.

6.4.4 Archaeological Value

The Subject Property has been assessed for archaeological value. The archaeological assessment did not recommend any further work (This Land Archaeology Inc, 2015).

6.4.5 Historic Photographs

Attempts were made to locate historical images of the property through the Peel Art Gallery, Museum and Archives (PAMA). Samantha Thompson of PAMA confirmed that no photographs of 10244 Mississauga Road were on file.

7. Proposed Development

The proposed development that will impact the heritage resources of 10244 Mississauga Road is one part of a joint venture between Argo Development Corporation, Tacc Developments, Fieldgate Developments and Paradise Developments. The portion of the development identified as Argo TFP Brampton Limited and Argo TFP Brampton II Limited are being jointly managed by Argo Development Corporation and Paradise Developments and are located on part of Lot 12, Concession 5 WCR. The proposed development is known as Mt. Pleasant Heights (51-3) and is proposed to include back-to-back two-storey town houses, three storey rear lane town houses, three storey dual frontage town homes, two storey town homes and detached single-family homes. Medium Density and High-Density blocks are also included in the proposed development. The proposal also outlines the construction of infrastructure required to support urban development, including roads, sidewalks, parks, an elementary school and a pond. The proposed development will retain and enhance the NHS and the TCPL easement.

The proposed development is taking into account the ongoing improvement of Mississauga Road. The Region of Peel is undertaking a project which will widen Mississauga Road to 6 lanes and constructing an overpass of the CN Rail line which requires ramping up and over the tracks in front of the current location of the home located at 10244 Mississauga Road. The proposed development is taking into account the alterations to Mississauga Road and working to ensure the Clarke McClure house is preserved and integrated, in a meaningful way, into the new development. Argo TFP has extensive experience in creating a sense of place and is devoted to building strong communities. Argo TFP is committed to preserving and restoring the Clarke/McClure house as an iconic feature which can be enjoyed by residents and visitors. To facilitate this vision, the proposed development calls for the relocation of the existing storey-and-a-half Gothic Revival residence so it can be a unique asset for the entire community.

7.1 Heritage Impacts

The proposed development requires the relocation of the residential structure identified as 10244 Mississauga Road. ATRP acknowledges the historical value placed on the heritage structure located at 10244 Mississauga Road by the City of Brampton, and are willing to relocate the structure to an appropriate location that showcases the historic value of the residence and incorporates it into the proposed development.

The proposed relocation would preserve the resource and allow for the adaptive reuse of the structure in a location that would showcase the structure's heritage attributes.

Potential heritage impacts to the structure were further assessed using the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* was reviewed to further assess potential impacts on the property's CHVI arising from the proposed site re-development (MHSTCI 2006b):

Destruction of any, or part of any, significant heritage attributes or features.

- Demolition would impact the heritage attributes outlined in Section 6.3. Relocation would allow the identified heritage attributes to be retained.
- The approved alterations to Mississauga Road will significantly alter the current

relationship between the structure and Mississauga Road.

Alteration that is not sympathetic, or incompatible, with the historic fabric and appearance.

- the relocation and restoration of the exterior and adaptive reuse of 10244 Mississauga Road would be conducted in a sympathetic way and retain the historic fabric and outward appearance of the structure. Augmentation of the structure would be carried out in a way that is compatible with, and distinguishable from, the historic fabric of the extant structure.

Shadows created that alter the viability of a heritage attribute or an associated natural feature or plantings, such as a garden.

- No shadow studies were undertaken as a part of this HIA.

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.

- Retaining the structure in its current location would result in isolation of the structure. The structure will no longer be directly accessible from Mississauga Road and will be separated from its historic association with agricultural land. The alterations to Mississauga Road will result in the loss of visibility of 10244 from Mississauga Road due to the retaining wall to facilitate the overpass of the CN Rail Line. The approved road alterations will result in the road being up to eight metres above the current grade.

Direct or indirect obstruction of significant views or vistas within, from or of built and natural features.

- The ongoing urbanization of the area and the construction of a Mississauga Road overpass will result in significant changes to the existing vistas. The pending road work will result in significant changes to the current grade and necessitate the construction of a retaining wall up to seven meters tall adjacent to 10244 Mississauga Road. The alterations to Mississauga Road will significantly altering the existing views and vistas both from the structure and into the structure from Mississauga Road.

A change in land use where the change in use may impact the property's cultural heritage value or interest.

- Any alterations that result in subsurface disturbance could result in impacts to yet unidentified subsurface features of CHVI.

Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological or cultural heritage resources.

- Any land disturbances have the potential to adversely affect subsurface resources.
- The changes to Mississauga Road fall outside of the limits of development but have the potential to result in alterations to drainage patterns that could adversely affect 10244 Mississauga Road.

8. Mitigation Options, Conservation Methods, and Proposed Alternatives

8.1 Mitigation Options and Alternatives

8.1.1 Retain the structure in its current location and restore it to its c.1875 appearance.

This option would require extensive investigation of the built form to uncover the original configuration of the structure. This option would maintain the residence in its current location, but result in the isolation of the structure thereby limiting community engagement and enjoyment of the resource.

| Advantages (pros) | Disadvantages (cons) |
|---|---|
| <ul style="list-style-type: none"> - historic accuracy | <ul style="list-style-type: none"> - loss of sight lines - lack of community engagement/enjoyment - loss of egress - isolation of heritage resource - lack of options pertaining to future use - limits development options in immediate vicinity |

8.1.2 Retain the extant residential structure in its current position and rehabilitate it through a combination of preservation and adaptive reuse.

The exterior of the structure could then be preserved and the interior subject to adaptive reuse and incorporated into a redesign of the proposed residential development. The retention of the home in its current location would maintain the existing setback and relation to Mississauga Road and provide for the integration of architectural variety into an area slated for medium density development. This option would maintain the residence in its current location; however, the residence would no longer be visible from Mississauga Road, would be located beside an extensive retaining wall access would be extensively impacted resulting in access occurring through a condo development East of Mississauga Road and under the Mississauga Road overpass resulting in the isolation of the structure thereby limiting community engagement with the resource.

| Advantages (pros) | Disadvantages (cons) |
|---|---|
| <ul style="list-style-type: none"> - maintains provenience of structure - retains original use of structure - retains set back from Mississauga Rd | <ul style="list-style-type: none"> - loss of sight lines - lack of community engagement/enjoyment - loss of egress - isolation of heritage resource - limits development options in immediate vicinity - -potential for damage to result due to changes in grade pertaining to overpass |

8.1.3 Retain the extant residential structure and reposition it to a place of prominence within the proposed development.

This option allows for the retention of the heritage attributes associated with the structure and provides the opportunity to showcase the resource in a setting that provides for prominent visibility thereby promoting community interaction and enjoyment. Following relocation, the exterior of the structure would be rehabilitated and the interior subject to adaptive reuse. Design of the community is in its early stages and as such several potential uses and locations are being considered; as per the presentation to heritage staff on May 26 2021 (Appendix F).

1. Relocation to Lagerfeld Drive where the house could remain as a private residence but would require rehabilitation and augmentation to allow for additional square footage and a garage. Relocation to Lagerfeld Drive would provide for the resource to serve as a focal point of the community which would allow for the enjoyment of residents and visitors (Scenario 1 Appendix F)
2. Relocation and integration into a new medium density development at the intersection of Lagerfeld Drive and Mississauga Road. This option would provide for a strong visual destination within the community and present the heritage structure as a gateway to the community while maintaining a place of prominence on Mississauga Road (Scenario 2 Appendix F).
3. Potential relocation fronting onto Bovaird Drive West. This option is not a top choice by any party but should be considered as an alternative to demolition if development constraints do not allow for other options.

| Advantages (pros) | Disadvantages (cons) |
|--|---|
| <ul style="list-style-type: none"> - showcases structure - high community engagement - promotes continued use of structure - ensures all structural issues are addressed - allows proposed development to highlight and complement the heritage of the area - integration would allow for salvage and reuse of original materials (i.e., Bricks) in retained faces of structure - could provide opportunity for disassembly and short-term curation and assessment of structural components prior to reassembly in new location | <ul style="list-style-type: none"> - no longer in original location - potential for damage to result during relocation - may require deconstruction and short-term storage of building materials prior to reassembly at new location |

8.1.4 Adaptive Integration of major components.

Major components could be relocated for later reuse and integrated into an alternative structure. Potential uses include but are not limited to: integration into main façade of: new school, park feature, daycare centre or natural heritage campus. This option would allow for creative re-use and integration of elements of the home into the community (i.e. using the front façade of the home as part of a shade structure or amphitheater, seat walls, pathways, entry features etc.). A conceptual schematic of a potential adaptive integration is provided in Appendix I.

| Advantages (pros) | Disadvantages (cons) |
|--|---|
| <ul style="list-style-type: none"> - showcases structure - high community engagement - promotes continued use of structure - provides for a unique and engaging heritage experience where community members can interact with heritage in a very physical way - potential educational opportunity where tangible heritage is integrated into a school - grant opportunities to integrate heritage into school structures | <ul style="list-style-type: none"> - no longer in original location - complete change of use, impact to as built form |

8.1.5 Salvage and demolition of existing structure.

The residence would be subject to documentation in the form of a complete set of as-found drawings and full photographic record of the exterior and interior. This documentation would create an archival record of the house, whereby the structure can be understood despite the loss of the physical fabric. Prior to demolition any salvageable materials are collected and reused to create a monument to the history of the property.

| Advantages (pros) | Disadvantages (cons) |
|--|---|
| <ul style="list-style-type: none"> - Salvaged materials can be used to restore other heritage structures in the area - Provides opportunity to document and catalogue historic building techniques | <ul style="list-style-type: none"> - Structure no longer exists - Loss of community engagement - Loss of Heritage engagement |

8.2 Preferred Mitigation

Option 4 (Relocation of the structure) is the preferred mitigation option for the heritage resource located at 10244 Mississauga Road. Relocation facilitates the retention of the structure and its heritage attributes while providing for the adaptive reuse of the structure in a way that will provide for its continued enjoyment within the community. As presented to Heritage Staff on May 26, 2021, the project is in its early planning stages and the relocation and adaptive reuse of the structure could take on one of several options including: continued use as a private residence, use as a community space, or integration with a new structure.

Regardless of the end function or location the objective of the Argo TFP project team is to ensure the resource is situated in the development in a way that highlights and retains the history of the Clarke/McClure house and facilitates an appreciation of heritage within the community. Given the early stages of the development application, Argo TFP would prefer to maintain as much flexibility as possible and keep all iterations of Option 4 available until Draft Plan Approval. Argo TFP is committed to working with City of Brampton heritage staff to ensure the best relocation option is ultimately realized with the final approval of the plan.

8.3 Conservation Methods

The current condition of 10244 Mississauga Road is one of extreme neglect. The roof structure has failed and is in need of extensive rehabilitation and/or replacement. The condition of the roof has resulted in significant deterioration and isolated failure of the home's structure. The structure should be assessed by a team of preservation/restoration specialists to facilitate the development of a plan to halt the current degradation.

In keeping with the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places, 2010) minimal intervention is the most preferable approach. What is considered minimal intervention varies from project to project and must be evaluated on a case-by-case basis. In all cases the conservation option that allows for a realistic objective to be achieved with the least impact to the historic material should be employed.

The roof of 10244 Mississauga Road needed immediate attention and after the site visit Argo TFP arranged to have the home covered with tarps to prevent continued water infiltration of the interior. The status and effectiveness of the tarping should be evaluated on a monthly basis and repairs made to the tarping when needed to prevent water egress.

Given the current condition of the structure it will be necessary to devise a conservation strategy that allows for the retention of the identified heritage attributes while providing for the adaptive reuse of the structure. Given the extensive repairs required to render the structure habitable, the most practical conservation approach may be the disassembly and storage of the structurally sound components for later reassembly at a future location to be agreed to by Argo TFP and the City of Brampton.

As presented to heritage staff during the meeting of May 28th 2021, the Argo TFP team has experience in the deconstruction and relocation of heritage buildings (Appendix F).

8.4 Current Occupation Status

The structure is vacant and is currently subject to a HBPP enacted in 2012 (Appendix E).

9. Recommendations and Conclusions

Given the historical/associative and contextual value of the residence at 10244 Mississauga Road, every effort should be made to conserve the house. The preferred mitigation option is the relocation of the structure to a prominent location within the proposed development. The relocation should retain the heritage attributes of the structure (Section 6.3) while providing for the adaptive reuse of the structure in a way that will provide for its inclusion within the community. The exterior of the structure should be restored to its as built configuration, including front veranda, based on available evidence. The interior of the home has been extensively damaged and has been subject to alteration from its as built form. The interior of the home should be subject to adaptive reuse with internal finishes being complementary to the antiquity of the structure.

It is recommended that any intervention aim to:

- ▶ Promote community engagement and enjoyment of the structure
- ▶ Where possible maintain the visual connection with Mississauga Road
- ▶ Retain the exterior configuration of the original portion of the structure including front veranda
- ▶ Ensure alterations and augmentations are sympathetic to and distinguishable from the original fabric of the structure
- ▶ Reflect the as built setback of the structure
- ▶ Interior alterations should be complementary to the antiquity of the structure, but restoration to as built interior configuration and finishes are not recommended

It is also recommended that:

- ▶ Designation under Part IV of the *Ontario Heritage Act* be considered
- ▶ A conservation and adaptive reuse plan be developed

Based on Ontario Regulation 9/06, the Subject Property meets the criteria for heritage designation. The residence has historical/associative and contextual value, serving as a touchstone to the historical settlement and agricultural development of Chinguacousy Township

The structure is currently subject to a HBPP enacted in 2012 (Appendix E).

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Tremaine, G.M.

1859 *Tremaine's Map of the County of Peel.* C.R. & C.M. Tremaine, Toronto

Appendix A



Project Manager – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is responsible for the overall management of the work and is the primary point of contact. Dr. Parslow is also responsible for the overall quality assurance.

Senior Heritage Specialist – Wilson West, Ph.D., CAHP Member in Good Standing: Dr. West has worked in the heritage/culture sector for over thirty-five years. His background is diverse with experience as a historian, archaeologist, curator, researcher, policy advisor and heritage preservation consultant. These positions were held within many levels of government and in the private sector. This work included research conducted in library, archival, and web-based venues, and policy advice and expertise to ministry offices, stakeholders and other preservation groups concerning the development and implementation of regulations and guidelines for the protection and preservation of Ontario's marine heritage resources. He also has extensive experience researching, writing and editing cultural heritage resource assessments required for compliance with the Ontario Heritage Act and the Standards & Guidelines for Conservation of Provincial Heritage Properties, including, but not limited to, Heritage Impact Assessments, Cultural Heritage Evaluation Reports and Strategic Conservation Plans. Dr. West is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. West is responsible for senior advisory services to the Heritage Specialist and also serves as the senior review for heritage impact assessments.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: 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. 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. Chris has an application for CAHP waiting for approval.

Mr. Lemon is responsible for research, reporting and analysis.

Appendix B





| | | | | | | |
|---|------------------------------|---------------------------------------|--------------------------|--------------------|------------------|-------------------|
| 1 | ARGO TFP BRAMPTON Limited | Low Density Residential | High Density Residential | Back to Back Towns | Vistas/Walkways | Schools |
| 2 | ARGO TFP BRAMPTON II Limited | Medium Density Residential | Dual Frontage Towns | SWM Pond | Open Space(TCPL) | Parks |
| — | Boulevard Alignment | Medium Density/ Mixed Use Residential | Rear Lane Towns | NHS | Roads | NHS (Enhancement) |

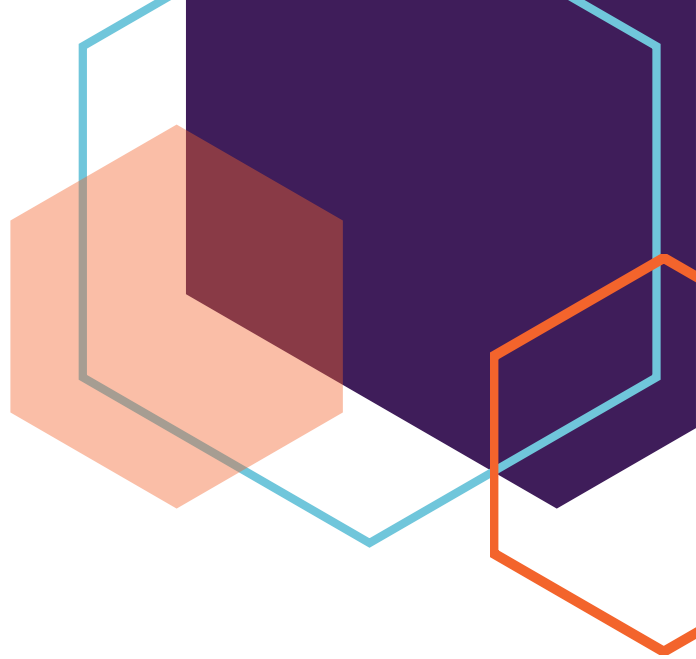
DRAFT

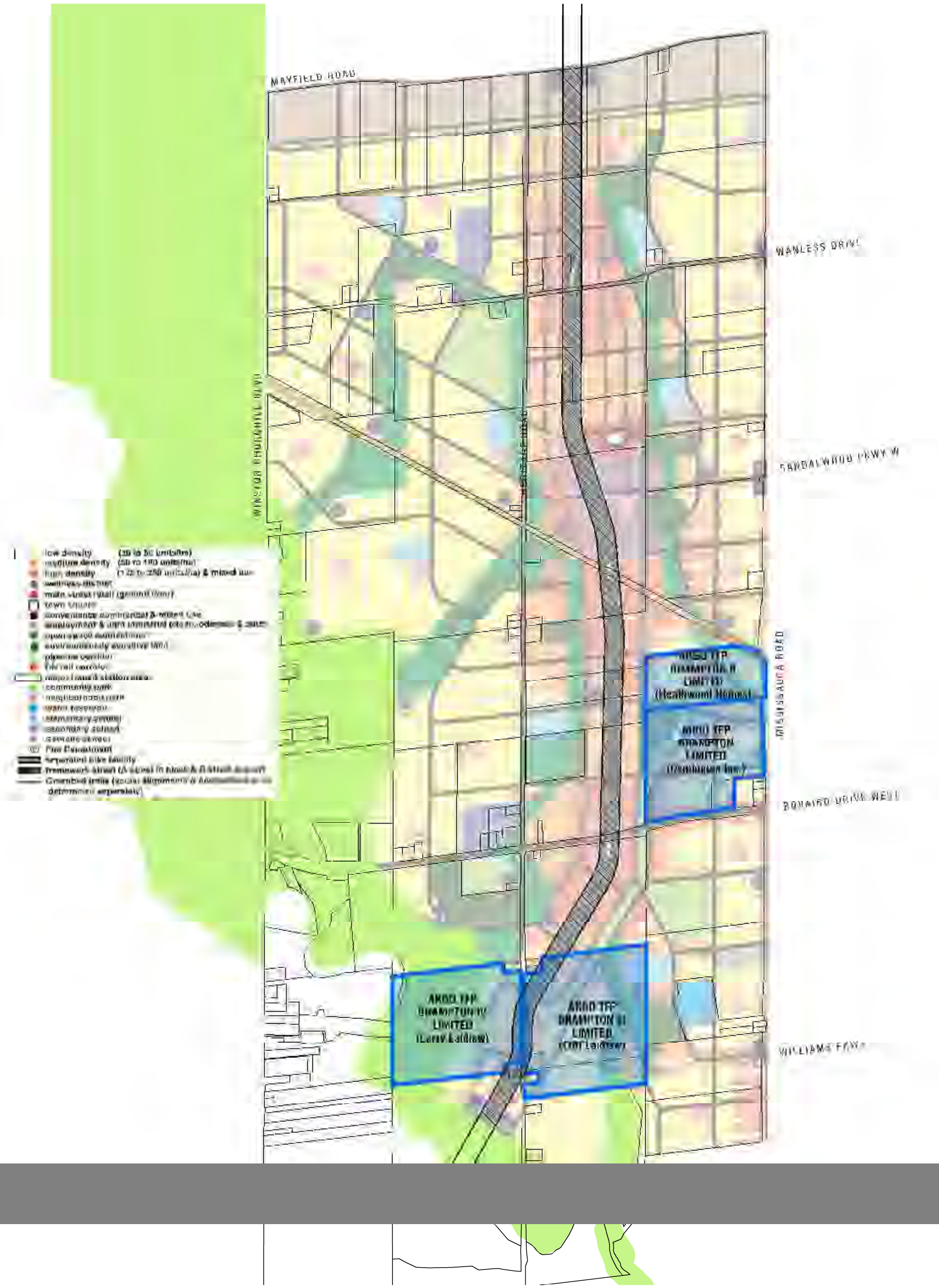
- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: Google Earth, Approx. Spring 2015

GERRARD
DESIGN



Appendix C





ARGO OWNERSHIP

DRAFT

- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification By Appropriate Agency.

GERRARD
DESIGN



Appendix D



Address: 10244 MISSISSAUGA ROAD Lot: 12 Conc.: 5 WHS Twp. Chinguacousy

| Criterion | Grade (circle or underline one) | | | | | Reasons |
|-----------------------------------|---------------------------------|-----------|----------|----------|----------|--|
| HISTORICAL SIGNIFICANCE | E | VG | G | F | P | |
| 1. Persons/groups | 10 | <u>8</u> | 5 | 3 | 0 | Associated with early settlement family the Clark (mid-1830s-1865) and John McClure (1865-1904), a well-known local farming family. |
| 2. Events | 10 | 8 | 5 | 3 | <u>0</u> | No identified events. |
| 3. Trend/theme | <u>10</u> | 8 | 5 | 3 | 0 | Agricultural settlement, Chinguacousy, 1840-1880. |
| ARCHITECTURAL SIGNIFICANCE | E | VG | G | F | P | |
| 4. Design/aesthetics | <u>10</u> | 8 | 5 | 3 | 0 | Circa 1860 farmhouse, very well designed: dichromatic brickwork, frieze and voussoirs, pointed arch window in centre gable. |
| 5. Style/function | 10 | <u>8</u> | 5 | 3 | 0 | Good example of 1860 brick farmhouse, few survive. |
| 6. Architect/designer | 10 | 8 | 5 | 3 | <u>0</u> | Unknown. |
| 7. Integrity | 10 | <u>8</u> | 5 | 3 | 0 | Window sash replaced. (Porch circa 1920.) |
| CONTEXTUAL SIGNIFICANCE | E | VG | G | F | P | |
| 8. Landmark | 10 | 8 | <u>5</u> | 3 | 0 | Familiar structure visible from road. |
| 9. Streetscape/setting | 10 | <u>8</u> | 5 | 3 | 0 | Agricultural landscape, railway and feed mill, reinforces character. |
| 10. Character/site | <u>10</u> | 8 | 5 | 3 | 0 | Retains two barns, fields, tree lines and lane. |

Total Points: 67Class: **B**

Each potential built heritage feature is graded excellent, very good, good, fair or poor under each of the ten indicators. Each grading is assigned a numerical score ranging from zero to ten and is recorded on the evaluation form along with a succinct reason for assigning each particular grade. The total numerical score obtained for each of the features inventoried and evaluated is then placed into one of the following three classifications:

| Points | Class | Significance |
|--------------|---------|---|
| 70+ points | Class A | Municipal designation under the Ontario Heritage Act will be pursued. |
| 40-69 points | Class B | Significant: worthy of preservation , municipal designation under the Ontario Heritage Act will |

Date Complete: December 14, 2005Evaluation By: Unterman McPhail Associates

0-39 points

Class C

be considered; may need further historical research
Noteworthy: contextual merit, built heritage
features are reminders of the community's past and
contribute to the character of the street or area.

Appendix E



MINUTES OF SETTLEMENT

BETWEEN:

HEATHWOOD HOMES (BRAMPTON) LTD.

("Heathwood")

- and -

THE CORPORATION OF THE CITY OF BRAMPTON

("City")

WHEREAS:

- A. On June 22, 2011, the City adopted By-Law 205-2011 which brought into force OP 2006-057 (the "**Heritage OPA**") being an amendment to the City of Brampton Official Plan which requires, among other things, that a Heritage Building Protection Plan ("**HBPP**") be filed as part of a complete application under the *Planning Act*.
- B. Heathwood owns lands municipally known as 10244 Mississauga Road in the City of Brampton (the "**Lands**") upon which is situated a building (the "**Building**")
- C. On July 26, 2011, Heathwood appealed the Heritage OPA to the Ontario Municipal Board (the "**OMB**") pursuant to section 17(24) of the *Planning Act, R.S.O. 1990* 13, as amended (the "**Heathwood Appeal**").
- D. The Heathwood Appeal was received by the OMB and a hearing scheduled for June 19, 2012. On the consent of the parties, the hearing was adjourned *sine die* to permit settlement discussions to continue.
- E. The parties have reached an agreement on this matter as set out below.

NOW THEREFORE in consideration of the sum of two dollars (\$2.00), the receipt and sufficiency of which is acknowledged, the premises and other good and valuable consideration, Heathwood and the City, being the parties to these Minutes of Settlement, agree to and with each other as follows:

1. The condition of the Building as illustrated in the photographs and description attached as Schedule "A" to these Minutes of Settlement forms the baseline protection condition of the Building (the "**Baseline Condition**") which must be maintained so as to ensure that the Building may ultimately be the subject of a Heritage Impact Assessment ("**HIA**").
2. Heathwood shall not be required to implement any additional protection measures beyond those already implemented, subject to ongoing maintenance of such measures required to ensure the Baseline Condition is maintained, and such program of protection and maintenance measures (the "**Measures**") are hereby determined by the City to satisfy the HBPP as such term is contained in the Heritage OPA. For greater clarity, subject to ongoing maintenance, the requirement for an HBPP has been met for any future land use applications for the Lands.
3. The City shall not require Heathwood to lodge any additional financial securities related to a HBPP for the Building.
4. Heathwood shall not be required to submit an HIA in respect of the Building as part of a complete application until the *earlier* of Heathwood's submission of an application for approval of a zoning by-law amendment and draft plan of subdivision. This clause in no way exempts Heathwood from the obligation to submit an HIA.
5. When Heathwood submits an HIA in respect of the Building, City staff shall prioritize their review of such HIA provided Heathwood's consultants adhere to the revised terms of reference for HIAs and attend to staff enquiries in a timely fashion.
6. The City reserves the right, upon reasonable notice to Heathwood to enter onto the Lands to inspect the exterior of the Building to ensure that the Building's integrity and implemented protection Measures remain intact including securing the Building from public nuisance, deterioration or damage such that the Baseline Condition of the Building is maintained. If, upon inspection, the City determines, with reference to the photographs and description attached as Schedule "A", that the integrity of the Building or protection Measures are not intact, Heathwood shall remedy the deficiency at its expense forthwith in consultation with the City so as to return the Building to its Baseline Condition.
7. This settlement is conditional upon:
 - (a) the withdrawal of the Heathwood Appeal in its entirety no later than one (1) day following the execution of these Minutes; and
 - (b) each party agreeing to bear its own costs.
8. These Minutes of Settlement may be executed in several counterparts of the same form and content, and such executed counterparts, whether evidence of such executed counterparts is by electronic or facsimile copies of signed counterparts or originally signed copies of such counterparts, as so executed shall together form one original of these Minutes of Settlement, and such counterparts shall be read together and construed as if all the signing parties hereto had executed one copy of this Agreement.

HEATHWOOD HOMES (BRAMPTON) LTD.

By: _____

Name:

Title:

By: _____

Name:

Title:

I/We have authority to bind the Corporation.

Dated this _____ day of August, 2012.

**THE CORPORATION OF THE CITY OF
BRAMPTON**

By: _____

Name:

Title: Commissioner Planning, Design and
Development Department

By: _____

Name: *Colin Grant*
Title: *city solicitor*

I/We have authority to bind the Corporation.

Dated this 17 day of August, 2012.

SCHEDULE "A"



East Elevation



West Elevation

HEATHWOOD HOMES (BRAMPTON) LTD.

By: _____

Name: G. Simpson

Title: Vice President

By: _____

Name:

Title:

I/We have authority to bind the Corporation.

Dated this 19th day of ~~August~~^{September}, 2012.

**THE CORPORATION OF THE CITY OF
BRAMPTON**

By: _____

Name:

Title: Commissioner Planning, Design and
Development Department

By: _____

Name:

Title:

I/We have authority to bind the Corporation.

Dated this _____ day of August, 2012.

SCHEDULE "A"



East Elevation



West Elevation



North Elevation



South Elevation



Brick Voussoirs and Wood Trim



Centre Gable With Finial and Decorative Brickwork



Fieldstone Foundation



Mature Rural Landscape

12785927.1

Appendix F

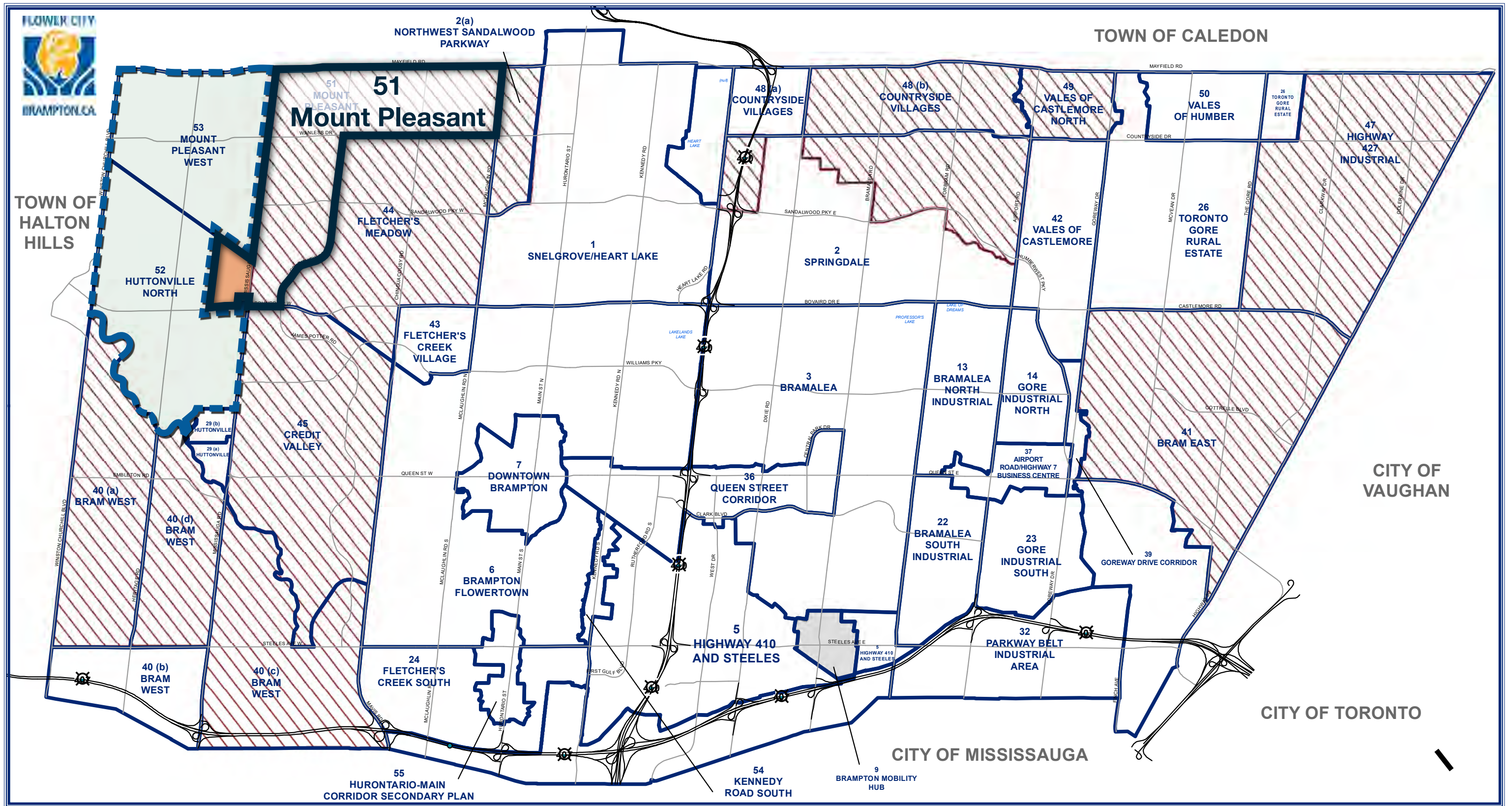


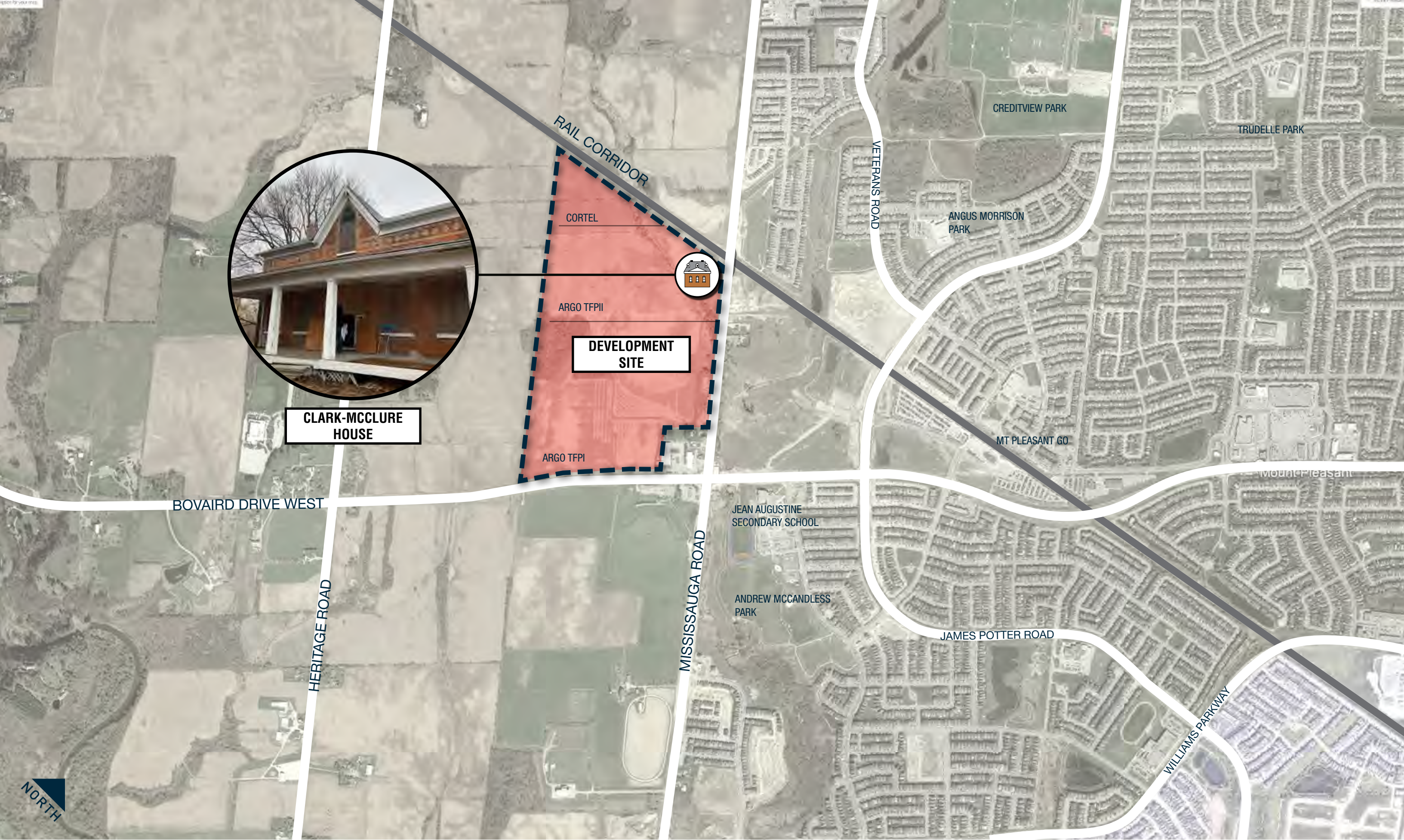
MT. PLEASANT HEIGHTS

HERITAGE PRESERVATION



| | |
|-------------|--|
| p.1 | official plan schedule G |
| p.2 | context map |
| p.3 | clark-mcclure house: existing conditions |
| p.4 | commitment to heritage preservation heritage house case studies |
| p.5 | i. argo case studies |
| p.8 | ii. paradise case studies |
| p.9 | iii. additional case studies |
| p.11 | iv. commercial / retail integration |
| p.12 | existing / potential heritage house locations |
| p.13 | i. existing location |
| p.14 | ii. scenario 1. community focal point |
| p.16 | iii. scenario 2. mixed-use integration |
| p.19 | scenarios summary |
| p.20 | location possibilities |





context map.



Clark-McClure House Existing Conditions

Exterior

- Vernacular Gothic Revival architectural style
- Symmetrical five bay front façade
- Dichromatic brickwork
- Voussoirs and Labels at structural openings

Noted Damage:

- Roof failure resulting in extensive damage to interior finishes
- Widespread exfoliation and failure of brick finish

Exterior Alterations:

- Small addition on west side - recommend removal
- Front veranda - recommend removal & replacement
- Exterior chimney on west side - recommend removal



existing conditions.

Amidst new developments and progression in community building are timeless relics, distributed throughout the lands. These remnants help create a sense of place, are rooted in meaning, and embody specific characteristics, frozen in time.

The McClure-Crawford House is part of a greater collective of these historical icons, representing and paying homage to the history of development on these lands. Preserving and restoring heritage homes is essential in creating new, innovative communities that respect and reflect on the methods and tools of the past. This heritage house will also provide the neighbourhood with an iconic feature, one which can be enjoyed by residents and visitors.

ARGO, Paradise, TACC, and Fieldgate Developments are devoted to building strong communities, aimed at creating balanced social, cultural, economic, and environmental lifestyles. Preserving a central symbol of the roots of the lands will provide a sense of unity within the community and strengthen the ties between the residents and their new home



commitment to heritage preservation.

bowbeer house.

5 Bowbeer Road, Oakville

Before



During Construction



After



- **Year Established:** 1854
- **Structural Detail:** house dismantled, stored, reconstructed on site 8 years later
- **Original Use:** residential
- **Year of Restoration:** 2020
- **Design Elements Retained:** brick, style of windows, and some of the doors
- **Cost to restore:** \$1,100,000

argo case study.

jordan munn house.

3020 Post Road, Oakville

During Construction



After



- **Year Established:** 1849
- **Structural Detail:** house relocated from original site
- **Original Use:** residential
- **Year of Restoration:** 2019
- **Design Elements Retained:** brick, flagstone and window openings. Addition and garage added.
- **Cost to restore:** \$1,150,000

argo case study.

robert wilson house.

12701 Hurontario Street, Caledon

Before



During Construction

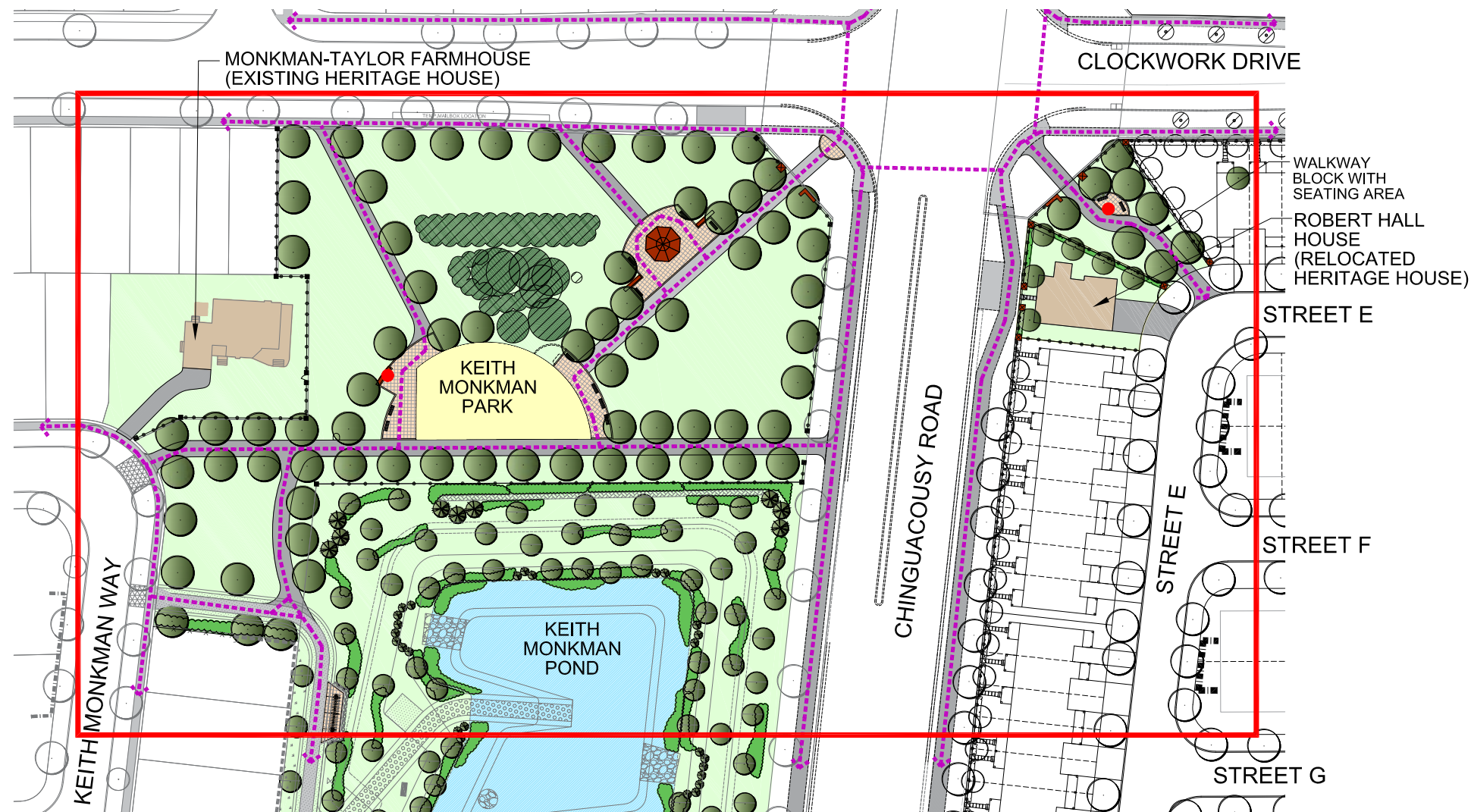


- **Year Established:** 1891
- **Structural Detail:** house lifted and rotated
- **Original Use:** residential
- **Year of Restoration:** 2021
- **Design Elements Retained:** brick, roofline, window openings. Addition and garage added.
- **Cost to restore:** \$1,500,000
- **Intended Use:** residential

argo case study.

taylor-monkman farmhouse.

11690 Chinguacousy Road, Caledon



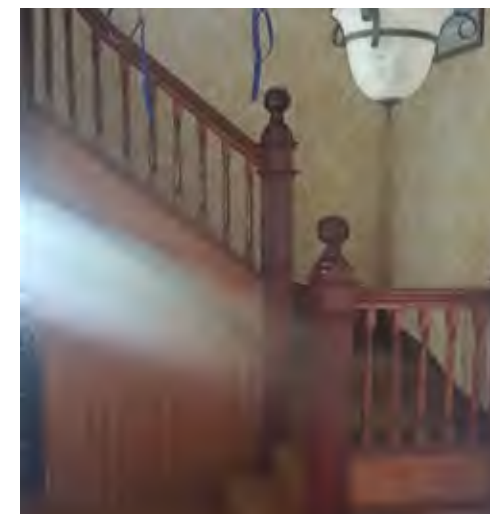
LEGEND



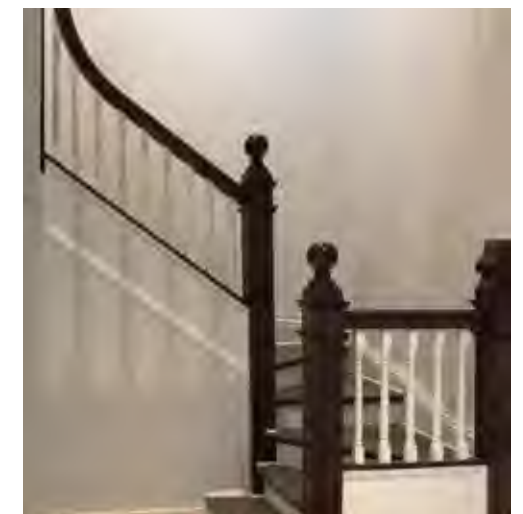
- **Year Established:** 1903
- **Structural Detail:** house restored in situ along with many of the mature trees (which are being integrated into a heritage park)
- **Original Use:** residential
- **Year of Restoration:** presently under renovation and restoration
- **Design Elements Retained:** exterior: brick, moldings and trim, windows and fieldstone foundation; interior: original staircase, exposed stone
- **Cost to restore:** \$800,000



House Exterior



Original Staircase



Renovated Staircase

paradise case study.

palermo heritage house 1.

2467 & 2477 Old Bronte Road, Oakville

Before



Proposed Rendering



- **Design Elements Retained:** façade of 2-storey heritage house integrated into the 8-storey Mixed Use Building
- **Intended Use:** relocation and conversion of two-storey lobby/lounge area for residents with outdoor patio

additional case studies.

palermo heritage house 2.

2450 Old Bronte Road, Oakville

Before



Proposed Rendering



- **Design Elements Retained:** 2-storey heritage house integrated into an 8-storey mixed-use building through an underground parking connection
- **Intended Use/Design:** relocation and conversion into a sales office and future commercial/retail space; will include a new modern partial-glass addition in the rear to showcase the exposed Pioneer structure

additional case studies.

commercial / retail integration.



820 Britannia Road West, Mississauga

- **Current Use:** dental office with private parking lot
- **Design:** stand-alone heritage building



150 Elgin Street, Ottawa

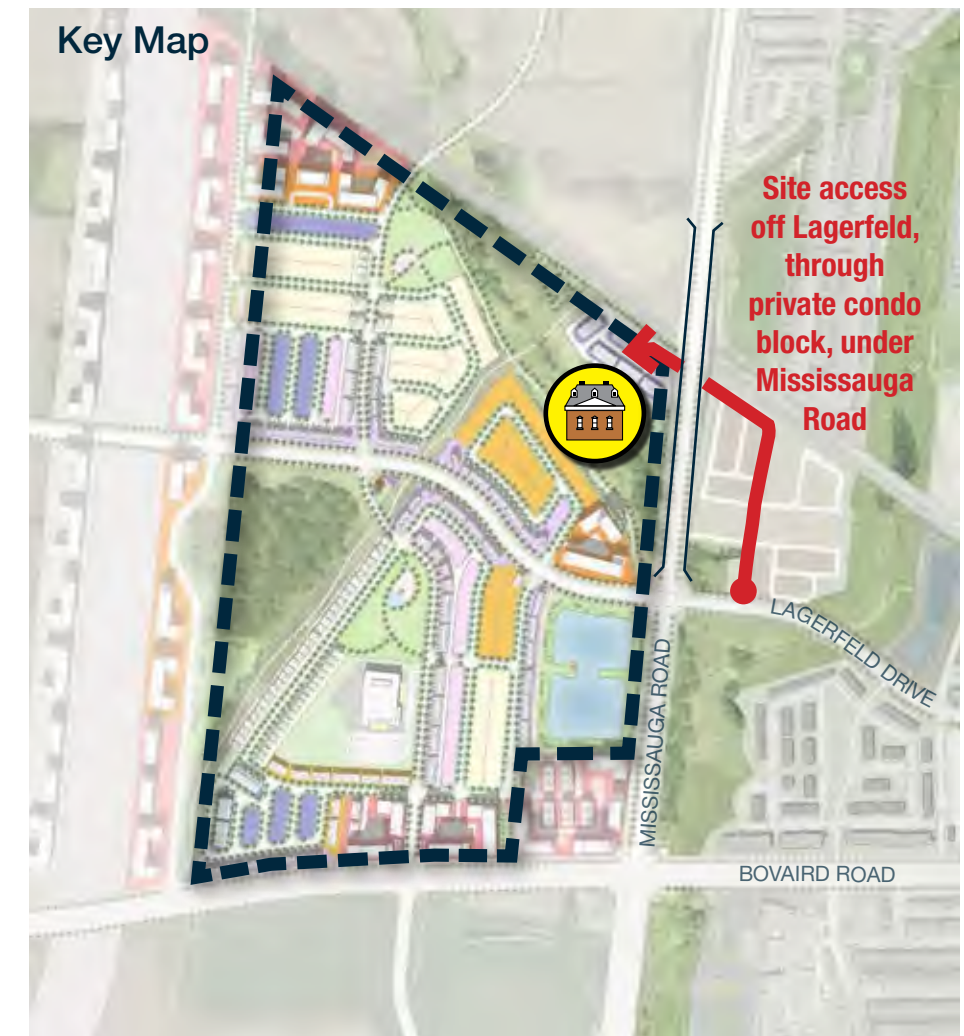
- **Current Use:** restaurant (*Beckta Dining and Wine*)
- **Design:** heritage building integrated into a newly constructed 3-storey podium and tower

additional case studies.



potential heritage house locations.

plan demonstration.

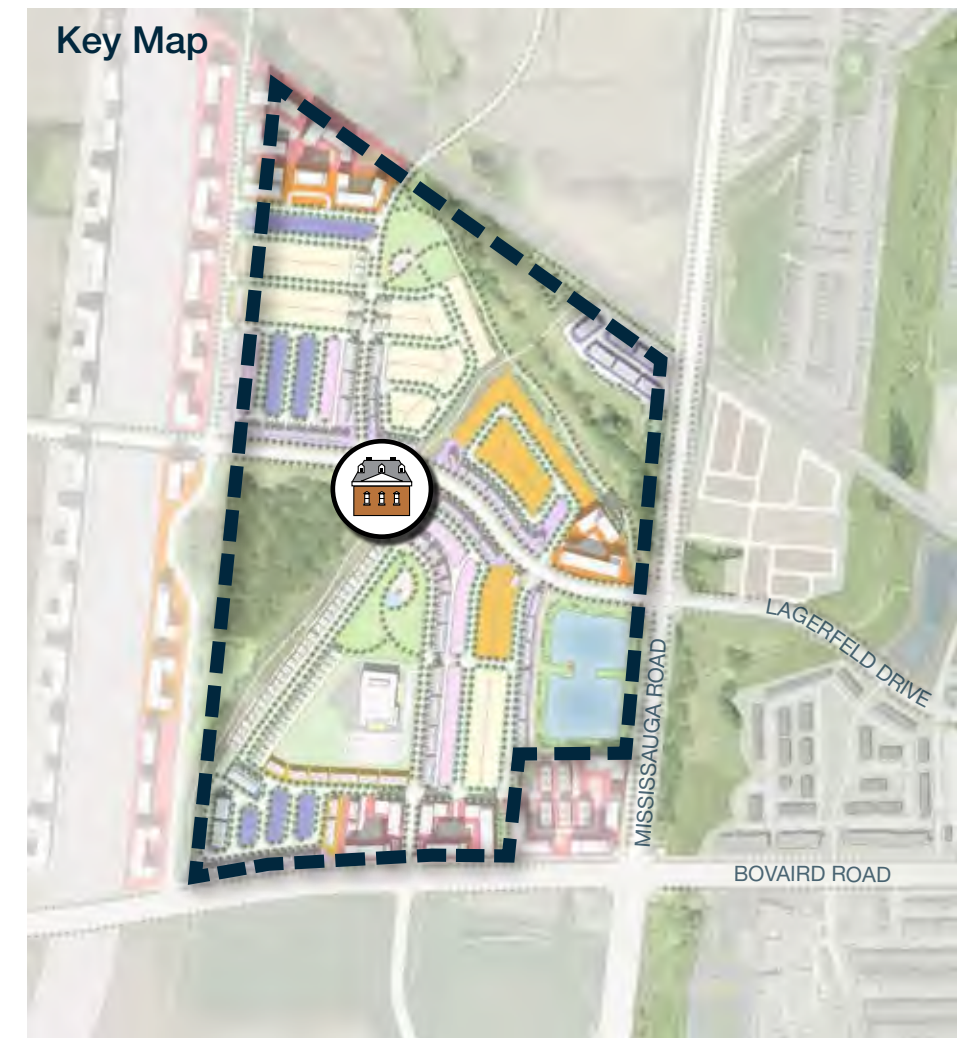


Attributes

- Maintain the original Clark-McClure house location
- Limited access - underneath Mississauga Road from Mattamy condo block
- Approximately 75m from Mississauga Road (future rail overpass)
- No access to Mississauga Road
- Access under Mississauga Road and through a private condominium
- No connection to the rest of the community
- No visibility - beside a retaining wall/low elevation, beside an overpass

existing location.

plan demonstration.



Attributes

- Located at the centre of the community (community focal point)
- Visible from Lagerfeld Drive & north-south spine road
- Directly adjacent to pipeline trail and woodlot
- Residential use with an addition
- Does not front Mississauga Road

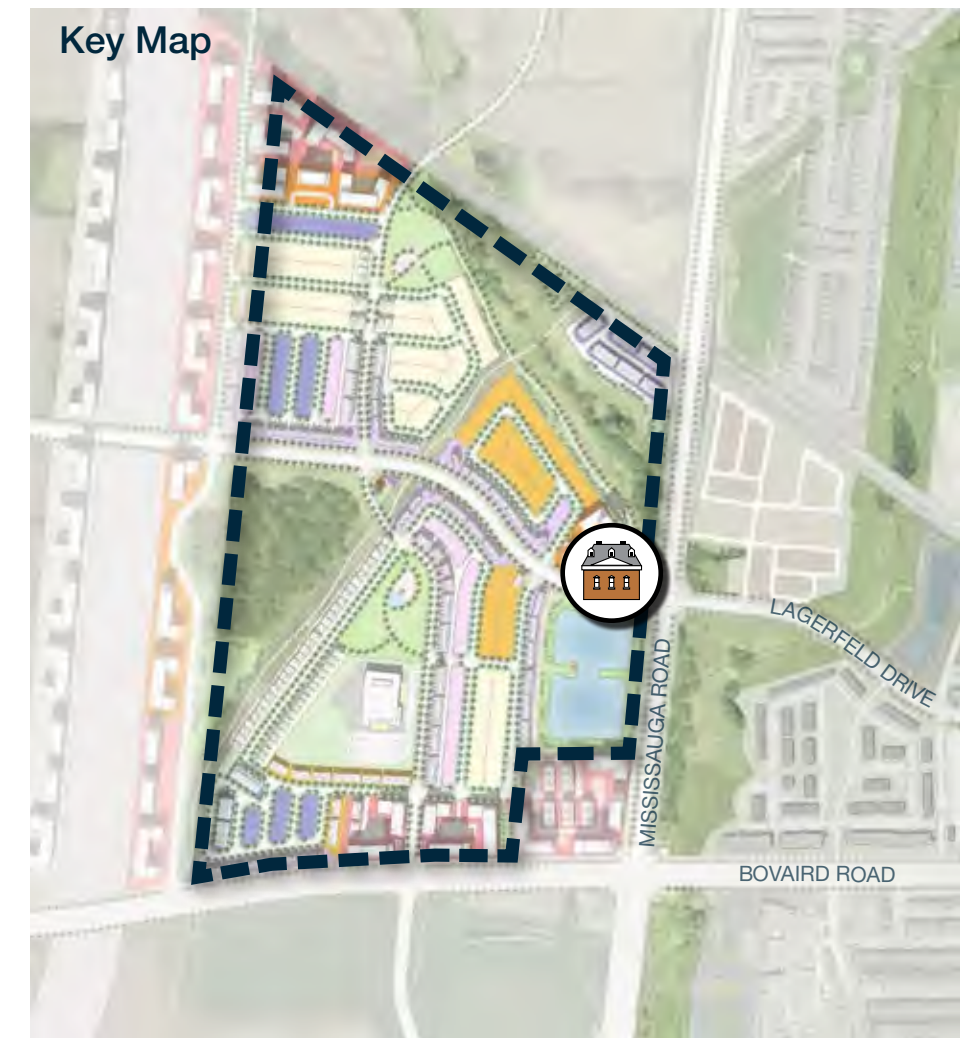
scenario 1. community focal point.

perspective illustration.
street-level view from lagerfeld drive.



scenario 1. community focal point.

plan demonstration.



Attributes

- Directly Connected to Mississauga Road
- Provides a strong visual destination at the community gateway
- Potential to redevelop the interior space to accommodate a variety of uses
- Integrated directly with condo building as an entrance or potential retail use/flexible space
- Unique opportunity
- Adaptive re-use
- Connection to Natural Heritage System and SWM Pond

scenario 2. mixed-use integration.

perspective illustration.

bird's-eye view from mississauga road and lagerfeld drive.



scenario 2. mixed-use integration.

perspective illustration.
street-level view from mississauga road.



scenario 2. mixed-use integration.

Existing Location



Attributes

- Maintain the original Clark-McClure house location
- Limited access - underneath Mississauga Road from Mattamy condo block
- Approximately 75m from Mississauga Road (future rail overpass)
- No access to Mississauga Road
- Access under Mississauga Road and through a private condominium
- No connection to the rest of the community
- No visibility as beside a retaining wall/low elevation beside an overpass

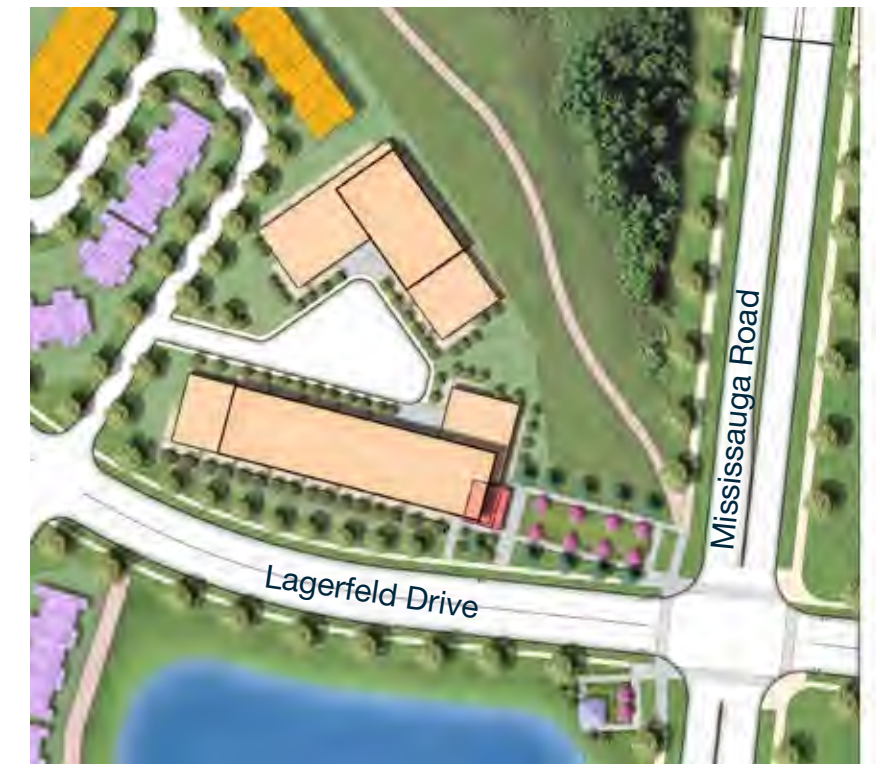
Scenario 1 | Community Focal Point



Attributes

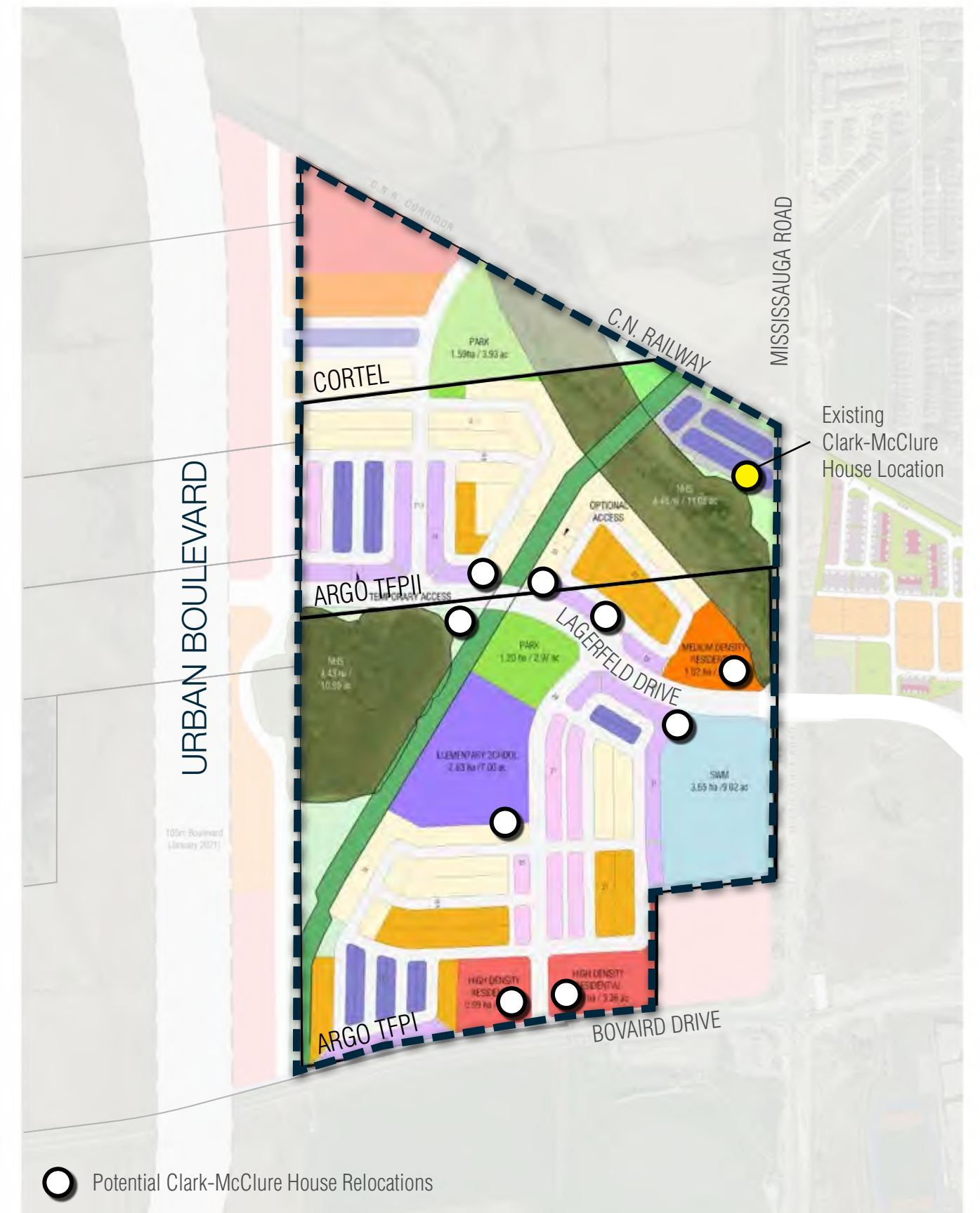
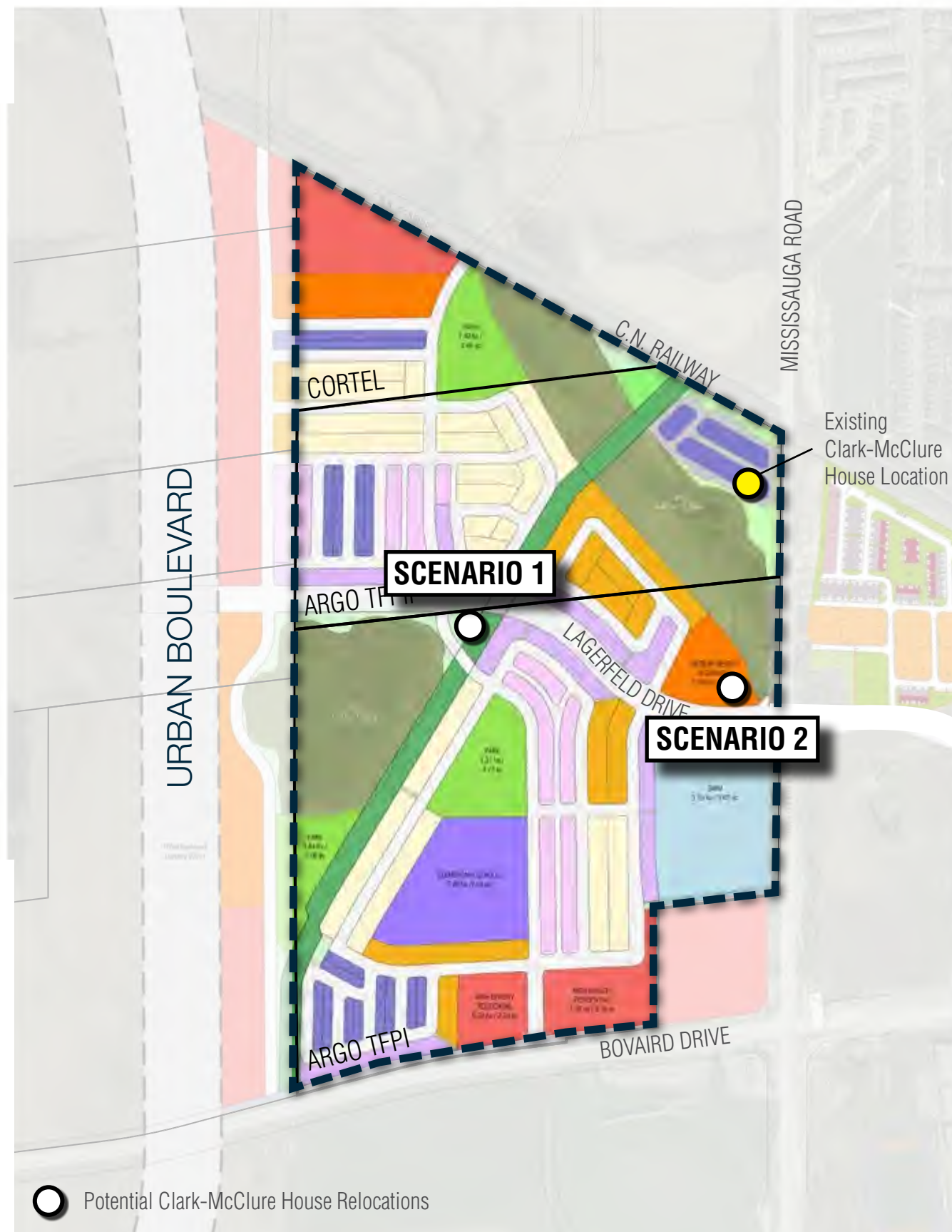
- Located at the centre of the community (community focal point)
- Visible from Lagerfeld Drive & north-south spine road
- Directly adjacent to pipeline trail and woodlot
- Residential use with an addition
- Does not front Mississauga Road

Scenario 2 | Mixed-use Integration



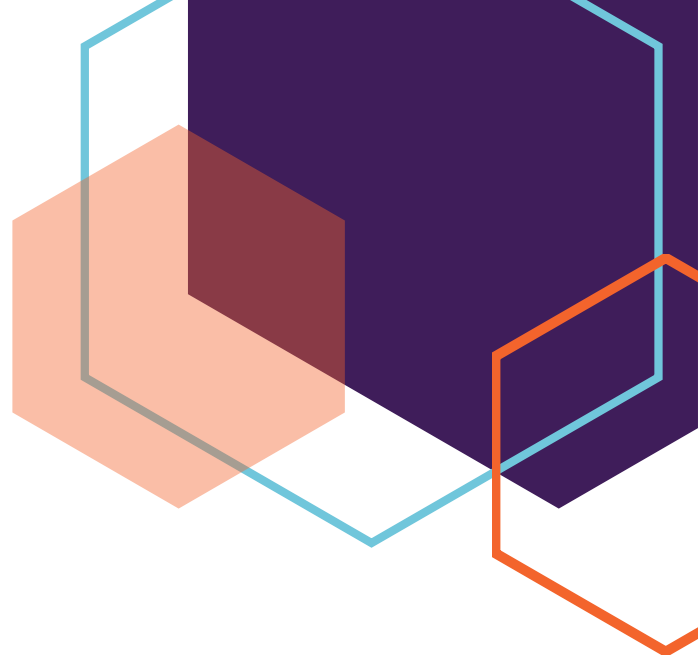
Attributes (*preferred*)

- Directly Connected to Mississauga Road
- Provides a strong visual destination at the community gateway
- Potential to redevelop the interior space to accommodate a variety of uses
- Integrated directly with condo building as an entrance or potential retail use/flexible space
- Unique opportunity
- Adaptive re-use
- Connection to Natural Heritage System and SWM Pond



location possibilities.

Appendix G





_DSC0239



_DSC0240



_DSC0241



_DSC0242



_DSC0243



_DSC0244



_DSC0245



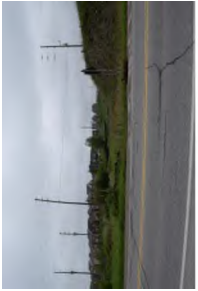
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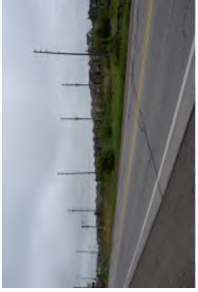
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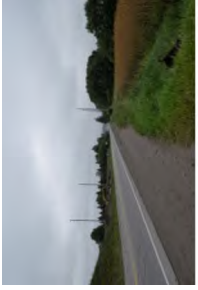
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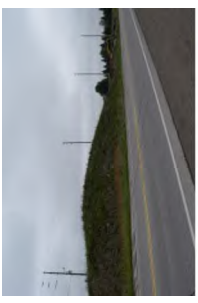
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_DSC0252



_DSC0253



_DSC0421



_DSC0422



_DSC0423



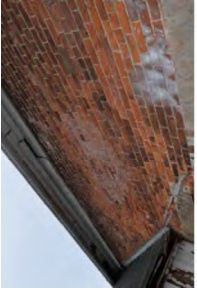
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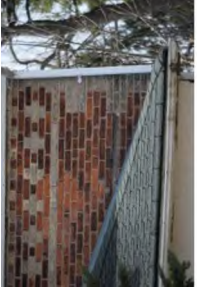
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_DSC0689



_DSC0690



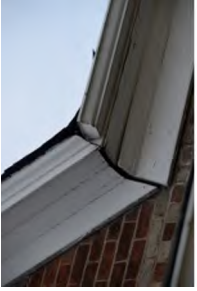
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_DSC0696



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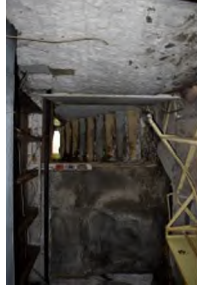
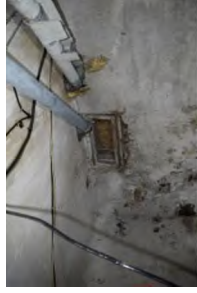
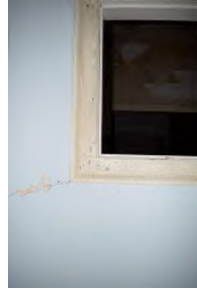
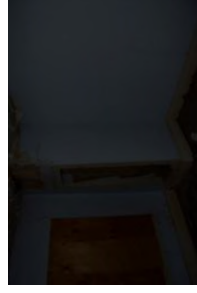
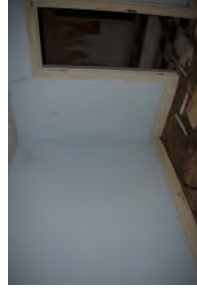
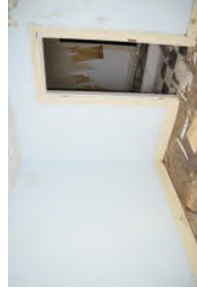
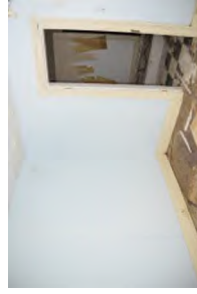
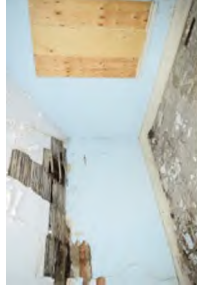
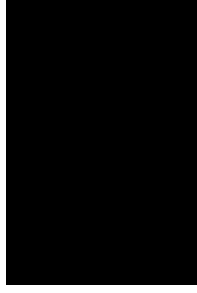
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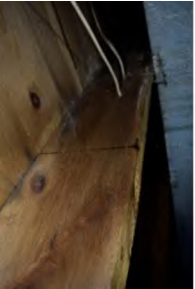
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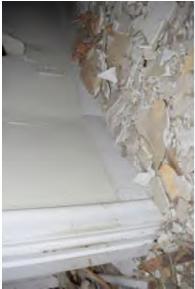
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_DSC0892



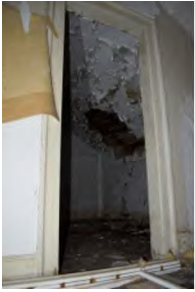
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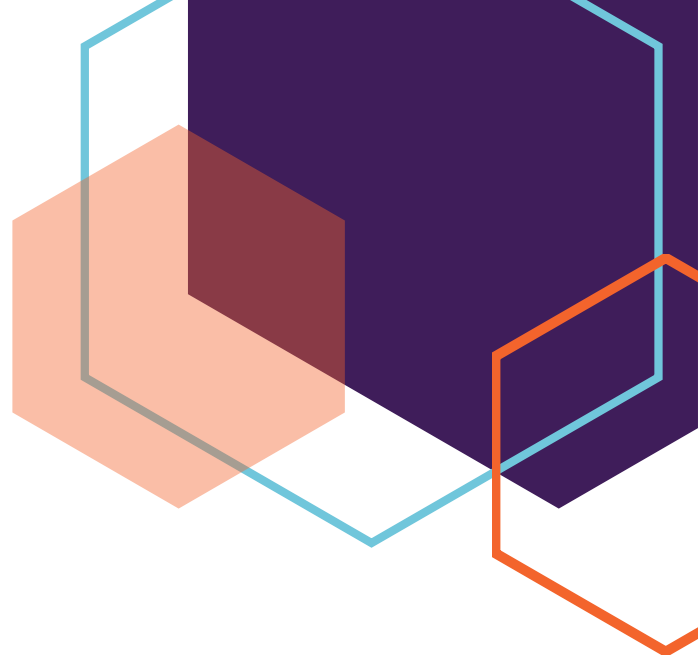


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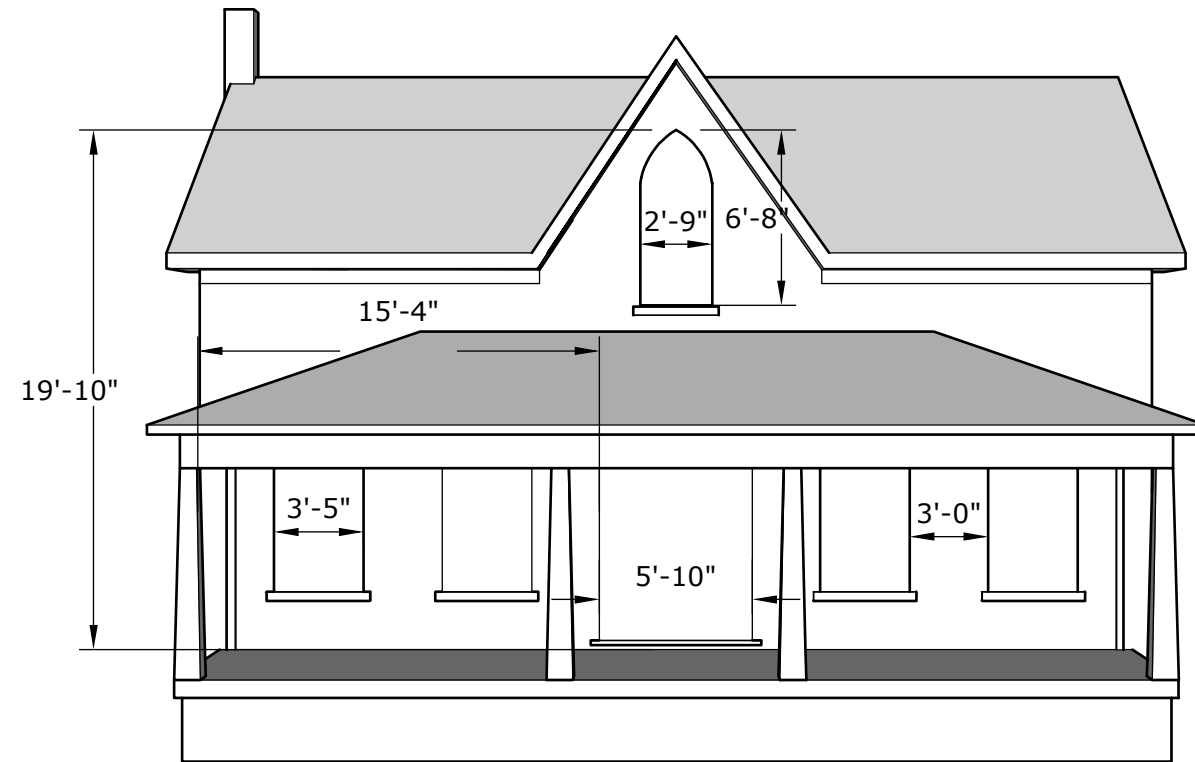


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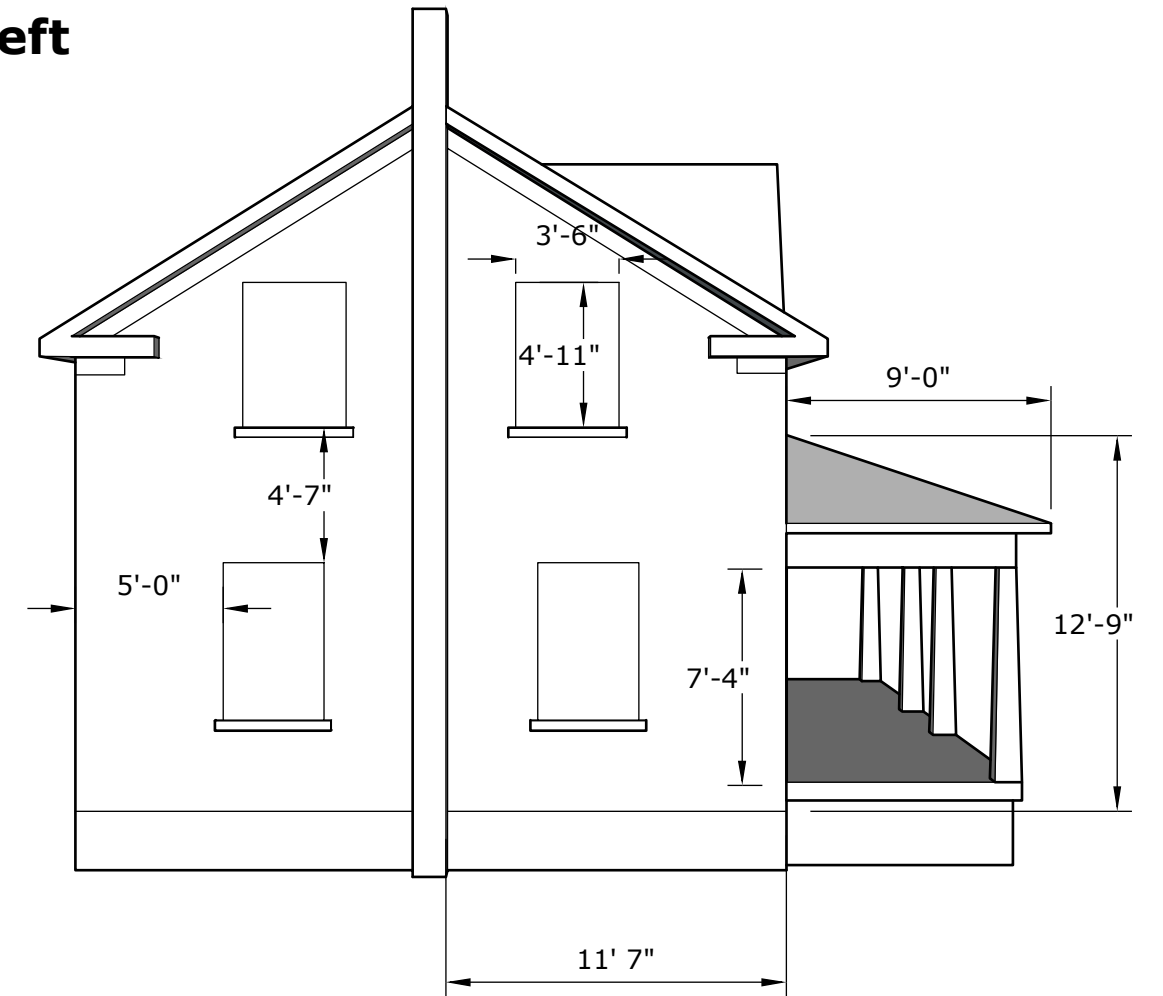
Appendix H



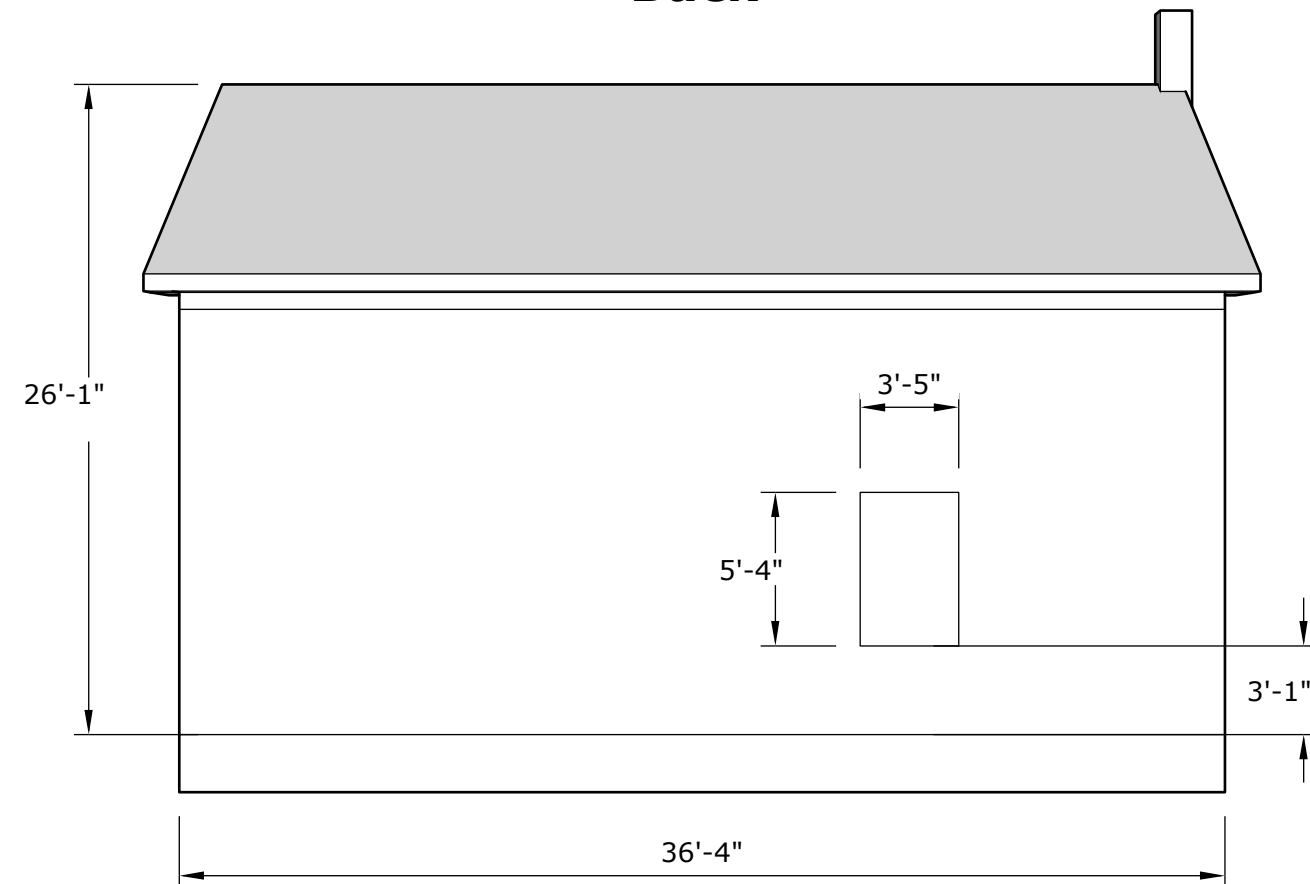
Front



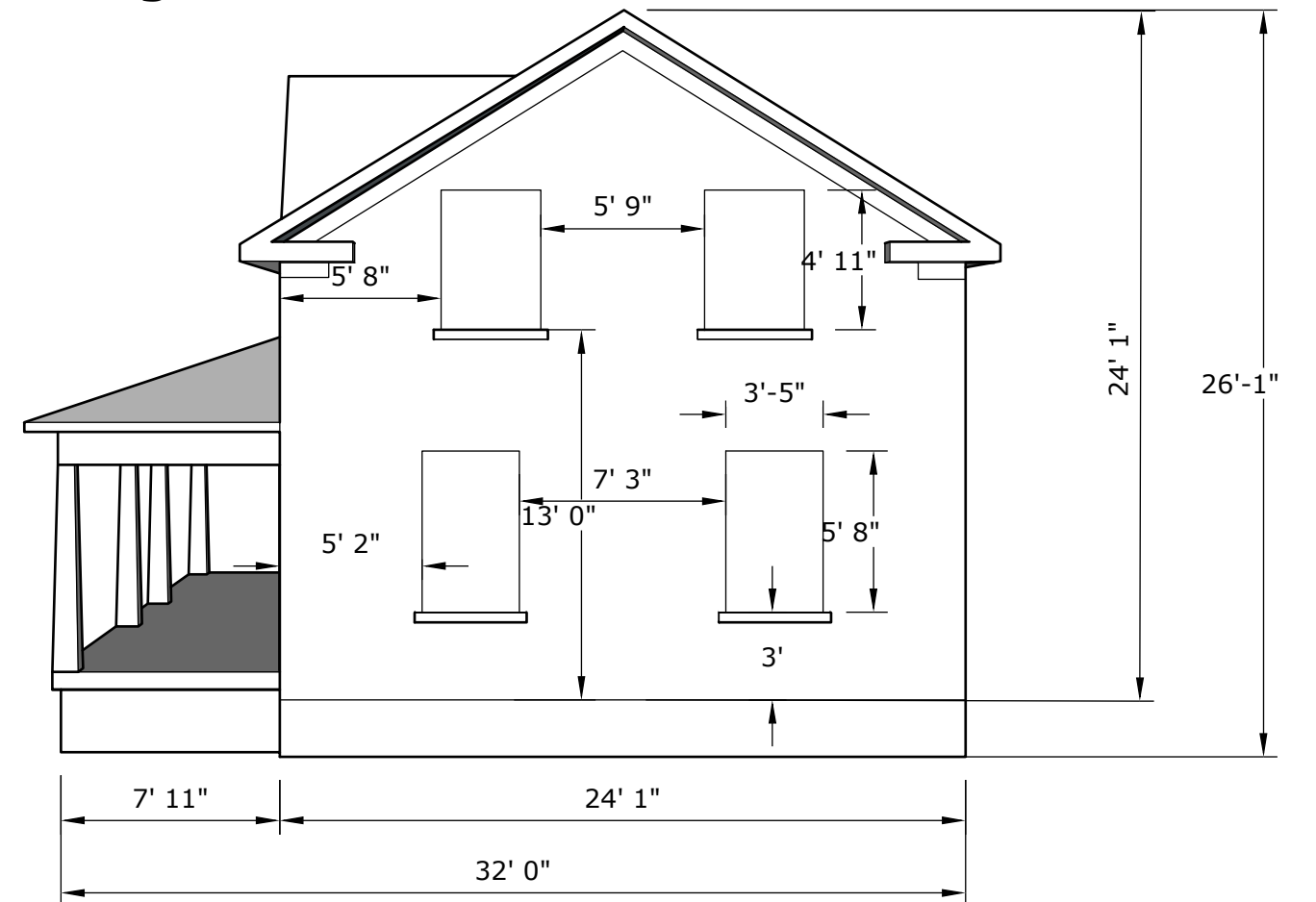
Left



Back



Right



Appendix I

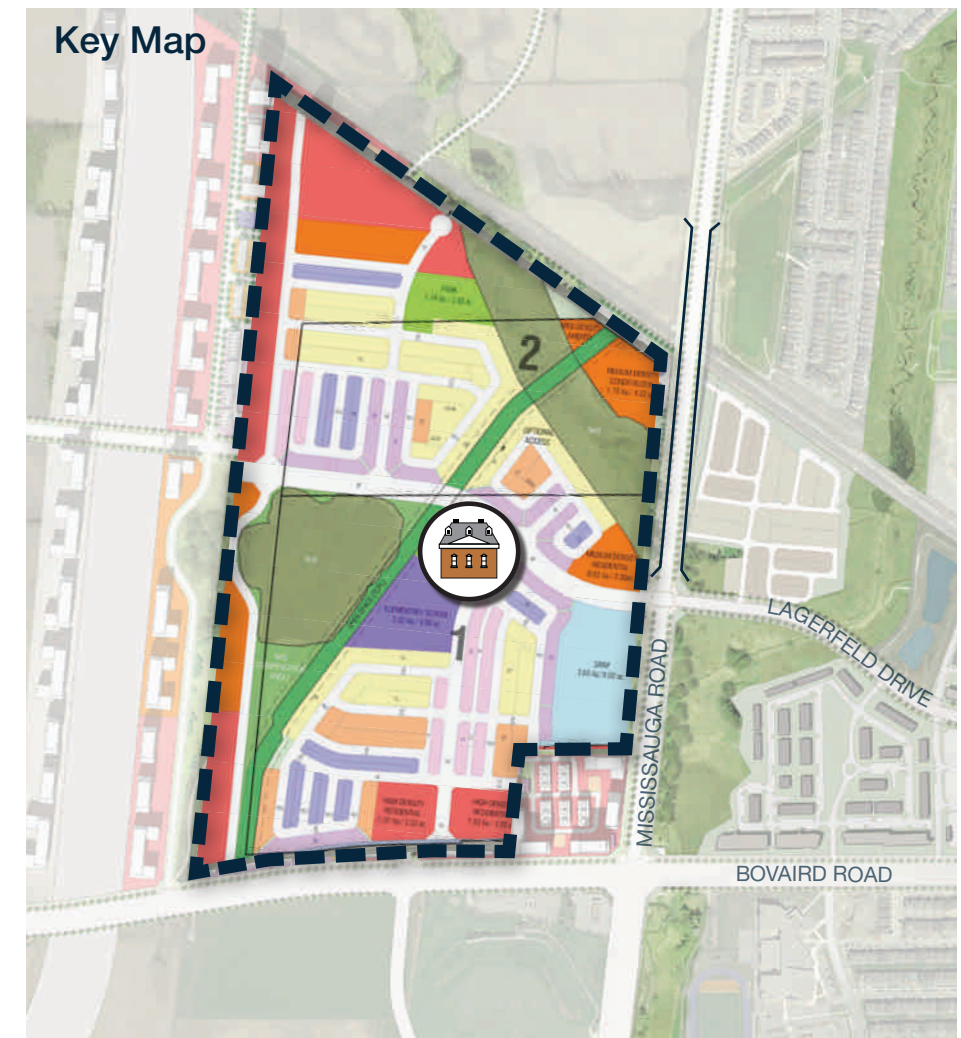
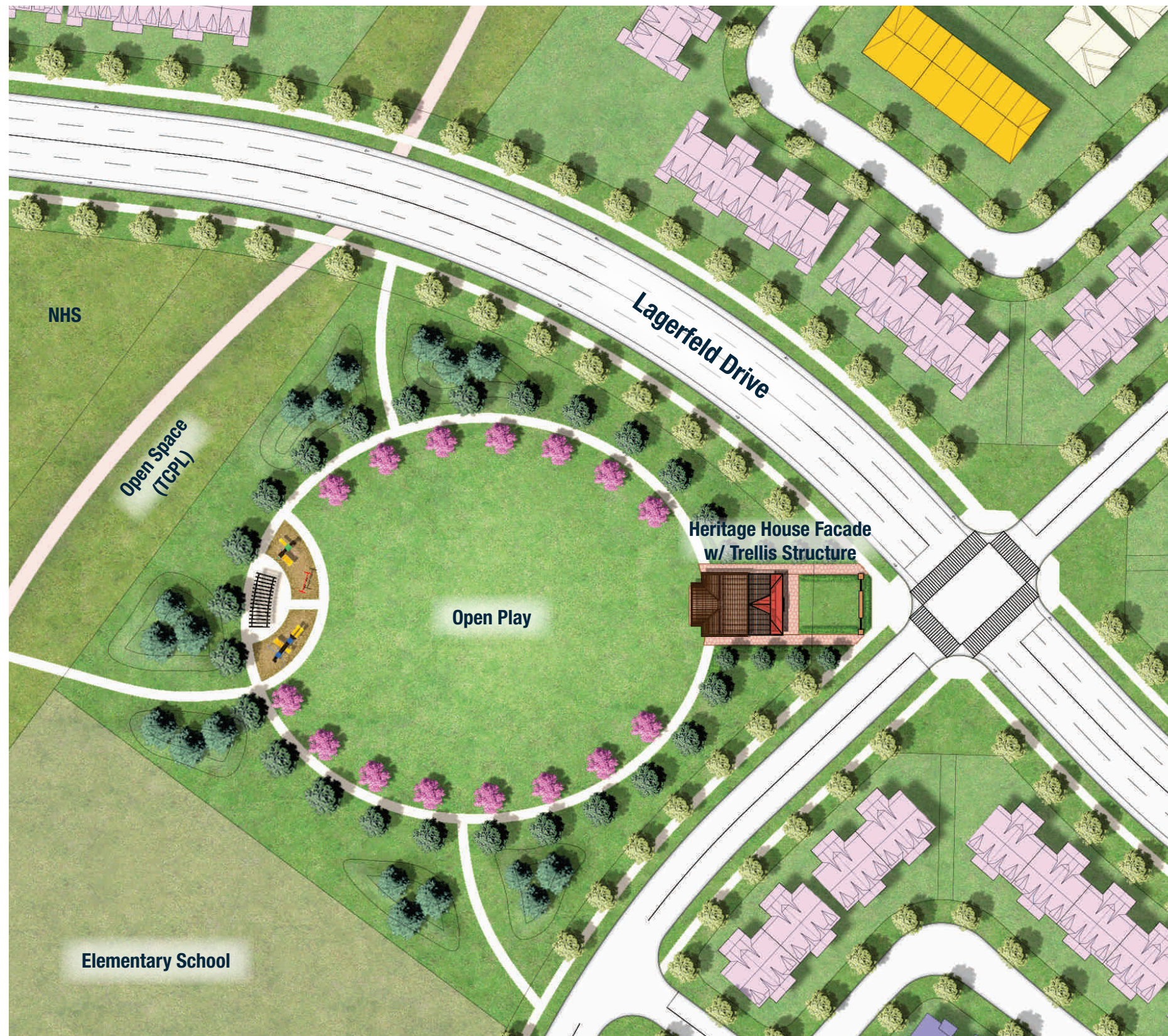


MT. PLEASANT HEIGHTS

HERITAGE PARK STRUCTURE



plan demonstration.



Attributes

- Maintain heritage house front facade
- Integrate front facade into multi-purpose park structure
- Visible from Lagerfeld Drive & north-south spine road
- Provides a strong visual destination at the community park entrance
- Unique opportunities for family gathering and park play

scenario 4. heritage park structure

perspective illustration.
eye-level view from Lagerfield Road.



scenario 4. heritage park structure

perspective illustration.
view from the park.



scenario 4. heritage park structure

perspective illustration.
view underneath of the structure.



scenario 4. heritage park structure

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