

**HERITAGE IMPACT ASSESSMENT**

**ELDORADO PARK, 8520 CREDITVIEW ROAD**

**CITY OF BRAMPTON  
REGION OF PEEL, ONTARIO**

**DRAFT REPORT**

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## HERITAGE IMPACT ASSESSMENT

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CITY OF BRAMPTON

### EXECUTIVE SUMMARY

ASI was contracted by Serdika Consulting to prepare a Heritage Impact Assessment (HIA) for the Eldorado Park property at 8520 Creditview Road in Brampton, Ontario. The property is owned and managed by the City of Brampton. The property consists of two playgrounds, an outdoor pool, pedestrian pathways, open fields/picnic areas, trees and a diverse mix of vegetation, and the Credit River. The Eldorado Park property at 8520 Creditview Road is found on the City of Brampton's Municipal Register of Cultural Heritage Resources: 'Listed' Heritage Properties.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06. This evaluation determined that the property has historical and contextual value.

The HIA is required to determine the impacts of the proposed park improvements on the cultural heritage value of the park and on the cultural heritage value of an adjacent cultural heritage resource, Camp Naivelt (8596 Creditview Road, Designated). Eldorado Park is located on Creditview Road which is an identified Cultural Heritage Landscape and has been included on Municipal Register as a non-designated (Listed) property. Eldorado Mill Pond, Dam and Sluice (8292 Creditview Road, Listed) is located to the south of Eldorado Park along the Credit River and has been recognized as being part of a much larger heritage landscape which includes Eldorado Park and Camp Naivelt as well as other sites within the area. While Creditview Road and Eldorado Mill Pond, Dam and Sluice do not meet the Provincial Policy Statement definition of adjacent, these sites have also been considered as part of this HIA.

Eldorado Park is located on lands associated with Camp Naivelt which was owned by the United Jewish People's Order and its predecessor, the Labour League. Camp Naivelt was established on the site in 1936 following ownership by the Canadian National Railway (CNR). The CNR operated the Toronto Suburban Railway/Canadian National Electric Railway which travelled through the subject property and ran an amusement park called Eldorado Park on the current park's grounds between 1925 and 1935 having been granted the land by Walter Ward and his wife who operated a privately-owned park called Eldorado since at c.1910. Eldorado Park has been used for recreational purposes since its establishment by Ward and was the primary recreational space serving Camp Naivelt until the property was divided into what is today Camp Naivelt and present-day Eldorado Park. The earliest iteration of the park made use of the Eldorado Mill Pond which is no longer extant, but which has remnants of the Dam and Sluice downstream at the rear of 8292 Creditview Road.

Based on the results of archival research, site survey, and analysis, and in accordance with the Parks Canada Standards and Guidelines, a rehabilitation approach should be adopted to guide the expansion and improvements proposed as part of the Master Plan for Eldorado Park. Rehabilitation involves "the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value" (Parks Canada 2010: 16). As a result, the following



general recommendations have been made based on the determined heritage values of the resources and in consideration of the overall impacts of the proposal:

The proposed changes to the site include the resurfacing of historical circulation routes, addition of new circulation routes, and the removal of historical circulation routes. As well as the proposed changes to circulation routes, an existing concrete block building is being removed, a new fieldhouse is being constructed and a new parks yard and parks building are being added. New amenities are being added such as accessible picnic shelters, splash pad, and surrounding landscape features. The proposed undertaking includes improvements to the park incorporating a new splash pad, seating areas, circulation routes, and expanded parking lots. Anticipated impacts include removal of heritage attributes such as select trees throughout the project area, removal and relocation of circulation routes, replacement of open grassed area with asphalt parking lot, and the paving of both vehicular and pedestrian circulation routes.

The following recommendations are proposed regarding the Eldorado Park improvements at 8520 Creditview Road:

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
  - a. The existing main north-south circulation route which parallels the Credit River should be maintained in its current location which is a long-standing pathway and passes between rows of trees on either side. The circulation route may be changed from vehicular traffic to a pedestrian pathway with minimal impact to the heritage value of Eldorado Park.
2. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
  - a. Maintain existing circulation routes wherever possible. Existing and new circulation routes should be designed with a selection of materials that harmonize with the natural environment while still being accessible. Circulation routes should maintain a rural cross section which should not include curbs and minimize width. A strategy of separating pedestrian pathways from vehicular pathways should also be explored.
  - b. Circulation routes should not encroach on the rural cross section of Creditview Road as an identified cultural heritage landscape which is included on the Municipal Register as a non-designated property.
  - c. New buildings, landscape features, and park amenities should be suitably designed with natural materials and to maintain the rural character of the park. The choice of materials that harmonize with the natural environment and taking design cues from the cottages of Camp Naivelt would further mitigate impacts.
  - d. The new south parking lot should include a vegetative buffer or plantings at strategic locations around the new parking lot to reduce the visual impact of the parking lot.
3. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.



**PROJECT PERSONNEL**

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## 1.0 INTRODUCTION

ASI was contracted by Serdika Consulting, on behalf of the City of Brampton, to prepare a Heritage Impact Assessment (HIA) for the Eldorado Park property at 8520 Creditview Road in Brampton, Ontario. The property is owned and managed by the City of Brampton. This HIA is structured to evaluate the cultural heritage value of the subject property and to provide an assessment of the proposed impacts to any identified cultural heritage value within the subject property in accordance with the City of Brampton's Official Plan (City of Brampton 2020) and the City of Brampton's Heritage Impact Assessment Terms of Reference (City of Brampton n.d.).

The subject property at 8520 Creditview Road is located on the west side of the road, approximately halfway between Steeles Avenue West to the south and Queen Street West to the north (**Error! Reference source not found.**). The property consists of two playgrounds, an outdoor pool, pedestrian pathways, open fields and picnic areas, trees and a diverse mix of vegetation, and the Credit River. The property is found on the City of Brampton's Municipal Register of Cultural Heritage Resources: 'Listed' Heritage Properties (City of Brampton 2021a).

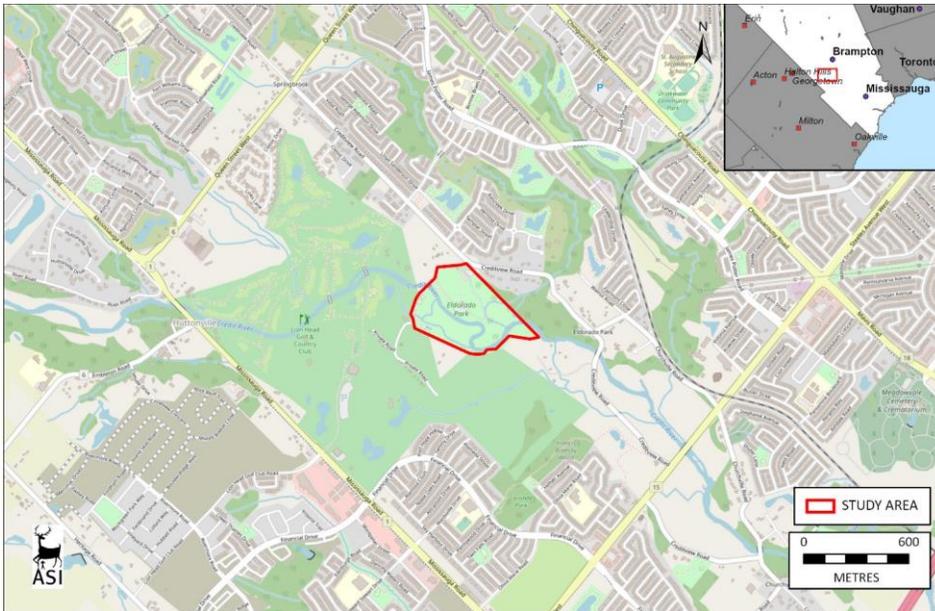


Figure 1: Location of the study area

The proposed undertaking includes improvements to the park incorporating a new splash pad, seating areas, circulation routes, and expanded parking lots.



The research, analysis, and fieldwork were conducted by Michael Wilcox and Kristina Martens, under the senior project direction of Annie Veilleux, all of ASI. This HIA follows the Ministry of Tourism, Culture and Sports' (now administered by the Ministry of Heritage, Sport, Tourism and Culture Industries) *Ontario Heritage Tool Kit* (Ministry of Culture 2006), the City of Brampton's Official Plan (City of Brampton 2020), the City of Brampton's Heritage Impact Assessment Terms of Reference (City of Brampton n.d.), and the *Standards and Guidelines for Conservation of Historic Places in Canada* (Ministry of Tourism, Culture and Sports 2010). Research was completed to investigate, document, and evaluate the cultural heritage resources within and adjacent to the study area.

This document will provide:

- a description of the subject property, including a detailed land use history of the site (Section 2.2) and photographic documentation (Section 3.0);
- an evaluation and description of the subject property's cultural heritage value based on archival research and site analysis, and contribution to the surrounding area (Section 4.0);
- an assessment of impacts of the proposed undertaking (Section 5.0); and,
- a description of potential mitigation measures and recommendations (Section 5.0 and 6.0).

### 1.1. Location and Study Area Description

The Eldorado Park property at 8520 Creditview Road in Brampton, Ontario is 21.4 hectares (53 acres) and is located on the west side of the road, approximately halfway between Steeles Avenue West to the south and Queen Street West to the north (**Error! Reference source not found.**). The property consists of two playgrounds, an outdoor pool, pedestrian pathways, open fields and picnic areas, trees and a diverse mix of vegetation, and the Credit River (see Plates 1-14 in Section 3.0 below). The surrounding area consists of dense tree coverage associated with Camp Naivelt to the west and north, a residential subdivision to the east (across Creditview Road), residences along Creditview Road to the east, and dense trees and Lionhead Golf Club and Conference Centre to the south (Figure 2).





Figure 2: Ortho image of the Eldorado Park property at 8520 Creditview Road

Base Map: Google

## 1.2. Policy Framework

The authority to request this Heritage Impact Assessment arises from the *Ontario Heritage Act* (Ministry of Citizenship and Culture 1990), Section 2(d) of the *Planning Act* (1990), the Provincial Policy Statement (2020), and the City of Brampton's *Official Plan* (City of Brampton 2020).

The list below includes the legislation reviewed in the preparation of this HIA:

- *Ontario Heritage Act* and Ontario Regulation 9/06 Criteria (1990);
- *Planning Act* (1990);
- Provincial Policy Statement (PPS) (2020);
- City of Brampton's *Official Plan* (City of Brampton 2020); and
- City of Brampton's Heritage Impact Assessment Terms of Reference (City of Brampton n.d.).

## 1.3. Project Consultation

A number of resources were consulted to confirm the existing or potential cultural heritage value of the property at 8520 Creditview Road and to request additional information generally. These resources include:



- The City of Brampton Municipal Register of Cultural Heritage Resources: ‘Listed’ Heritage Properties (City of Brampton 2021a);
- The City of Brampton’s Municipal Register of Cultural Heritage Resources Designated under the *Ontario Heritage Act* (City of Brampton 2021b);
- Historical photos and Listing/Designation information for subject property and adjacent properties (City of Brampton Heritage Planning);
- Ontario Jewish Archives;
- Historical and genealogical records at Ancestry.com;
- The *Ontario Heritage Act Register* (Ontario Heritage Trust n.d.);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust n.d.);
- The *Places of Worship Inventory* (Ontario Heritage Trust n.d.);
- *Ontario Heritage Plaque Database* (Ontario Heritage Trust n.d.);
- Database of known cemeteries/burial sites curated by the Ontario Genealogical Society (Ontario Genealogical Society n.d.);
- *Canada’s Historic Places* website (Parks Canada n.d.);
- *Directory of Federal Heritage Designations* (Parks Canada n.d.);
- Canadian Heritage River System (Canadian Heritage Rivers Board and Technical Planning Committee n.d.); and
- United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Sites (UNESCO World Heritage Centre n.d.).

The following stakeholders were contacted with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent cultural heritage resources (Table 1).

Table 1: Results of Stakeholder Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Pascal Doucet	City of Brampton Planning, Building and Economic Development	14 and 29 June 2021 and 6, 7, and 8 July 2021	Provided listing and designation reports for nearby/adjacent properties and Eldorado Park as well as clarification regarding ‘adjacent lands’ as defined by the City of Brampton. Provided historical images of Eldorado Park and Eldorado Dam.
Michael Avis	Brampton Historical Society	18 August 2021	Response was outstanding at the time of report submission.
Karla Barboza, (A) Team Lead, Heritage	Ministry of Heritage, Sport, Tourism, and Culture Industries	18 and 27 August 2021	Response confirmed that there are no properties designated by the Minister and no provincial heritage properties within or adjacent to the study area.
Kevin De Mille, Natural Heritage Coordinator	Ontario Heritage Trust	18 and 19 August 2021	Response confirmed that the OHT does not have any conservation easements or Trust-owned properties within or adjacent to the study area.



#### 1.4. Adjacent Heritage Properties

The subject property is adjacent to Camp Naivelt at 8596 Creditview Road which is a designated heritage property (By-Law 290-2010), recognized under Part IV, Section 29 of the *Ontario Heritage Act*. Eldorado Park is located along Creditview Road. Creditview Road itself has been identified as a Cultural Heritage Landscape (between Steeles Avenue West and Queen Street West) and is included on the Municipal Register as a non-designated (Listed) property. The subject property is also close to the site of the Eldorado Mill Pond, Dam and Sluice at the rear of 8292 Creditview Road. This property is included as a non-designated (Listed) property on the Municipal Register (City of Brampton 2021a). The Eldorado Mill Pond, Dam and Sluice has been identified in the listing report as being directly associated with a much larger heritage landscape which includes Eldorado Park and Camp Naivelt as well as other sites within the area. Figures 3 and 4 show the general relationships between these properties. See Appendix A for Listing and Designation reports.

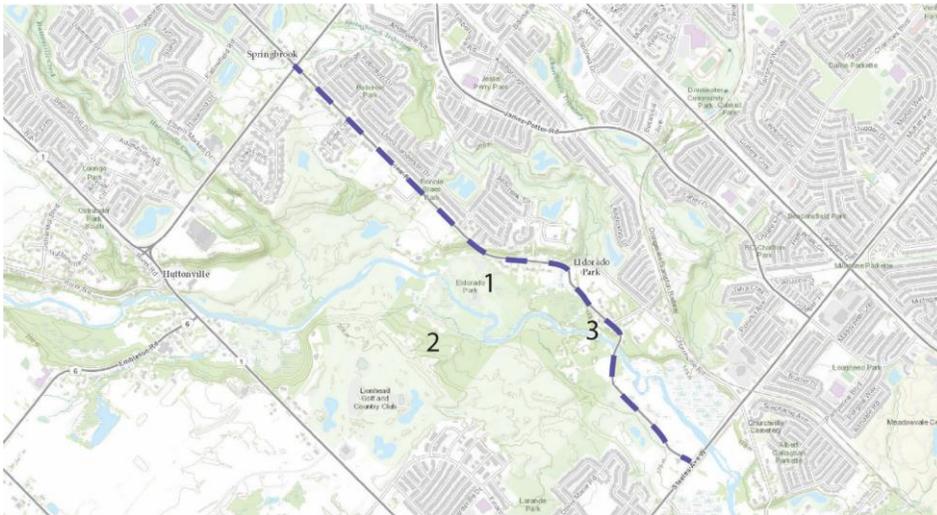


Figure 3: Adjacent heritage properties with Creditview Road CHL indicated by the dashed line, and numbered as 1 Eldorado Park, 2 Camp Naivelt, 3 Eldorado Mill Pond, Dam and Sluice.



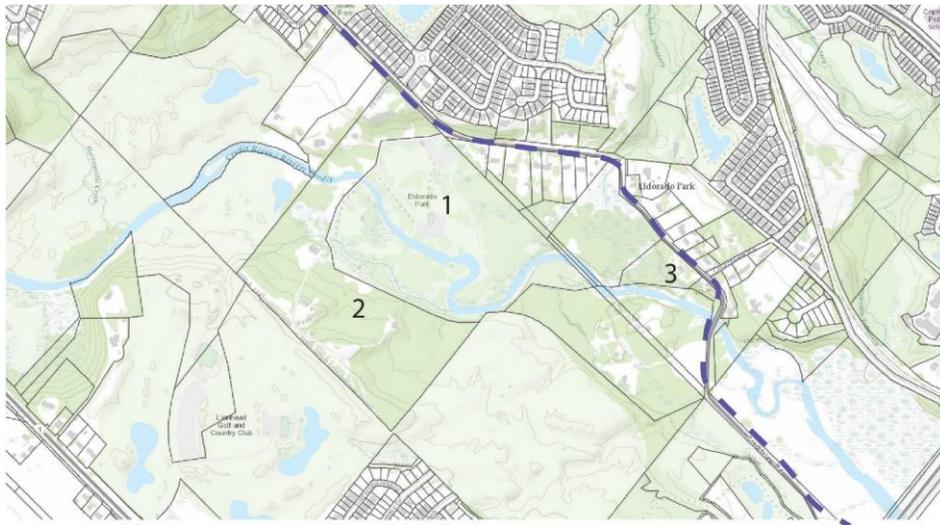


Figure 4: Adjacent heritage properties with Creditview Road CHL indicated by the dashed line, and numbered as 1 Eldorado Park, 2 Camp Naivelt, 3 Eldorado Mill Pond, Dam and Sluice.

## 2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

The vast majority of the property is located in Lot 3, Concession 4, West of Hurontario Street (WHS) in the former Township of Chinguacousy, Ontario. A small section on the property's south side is located in Lot 2, Concession 4, WHS.

### 2.1 Summary of Early Indigenous History in Southern Ontario

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years ago, or 11,000 Before the Common Era (B.C.E.) (Ferris 2013).<sup>1</sup> During the Paleo period (c. 11,000 B.C.E. to 9,000 B.C.E), groups tended to be small, nomadic, and non-stratified. The population relied on hunting, fishing, and gathering for sustenance, though their lives went far beyond subsistence strategies to include cultural practices including but not limited to art and astronomy. Fluted points, beaked scrapers, and gravers are among the most important artifacts to have

<sup>1</sup> While many types of information can inform the precontact settlement of Ontario, such as oral traditions and histories, this summary provides information drawn from archaeological research conducted in southern Ontario over the last century.



been found at various sites throughout southern Ontario, and particularly along the shorelines of former glacial lakes. Given the low regional population levels at this time, evidence concerning Paleo-Indian period groups is very limited (Ellis and Deller 1990).

Moving into the Archaic period (c. 9,000 B.C.E. to 1,000 B.C.E.), many of the same roles and responsibilities continued as they had for millennia, with groups generally remaining small, nomadic, and non-hierarchical. The seasons dictated the size of groups (with a general tendency to congregate in the spring/summer and disperse in the fall/winter), as well as their various sustenance activities, including fishing, foraging, trapping, and food storage and preparation. There were extensive trade networks which involved the exchange of both raw materials and finished objects such as polished or ground stone tools, beads, and notched or stemmed projectile points. Furthermore, mortuary ceremonialism was evident, meaning that there were burial practices and traditions associated with a group member's death (Ellis and Deller 1990; Ellis et al. 2009).

The Woodland period (c. 1,000 B.C.E. to 1650 C.E.) saw several trends and aspects of life remain consistent with previous generations. Among the more notable changes, however, was the introduction of pottery, the establishment of larger occupations and territorial settlements, incipient horticulture, more stratified societies, and more elaborate burials. Later in this period, settlement patterns, foods, and the socio-political system continued to change. A major shift to agriculture occurred in some regions, and the ability to grow vegetables and legumes such as corn, beans, and squash ensured long-term settlement occupation and less dependence upon hunting and fishing. This development contributed to population growth as well as the emergence of permanent villages and special purpose sites supporting those villages. Furthermore, the socio-political system shifted from one which was strongly kinship based to one that involved tribal differentiation as well as political alliances across and between regions (Ellis and Deller 1990; Williamson 1990; Dodd et al. 1990; Birch and Williamson 2013).

The arrival of European trade goods in the sixteenth century, Europeans themselves in the seventeenth century, and increasing settlement efforts in the eighteenth century all significantly impacted traditional ways of life in Southern Ontario. Over time, war and disease contributed to death, dispersion, and displacement of many Indigenous peoples across the region. The Euro-Canadian population grew in both numbers and power through the eighteenth and nineteenth centuries and treaties between colonial administrators and First Nations representatives began to be negotiated.

The study area is located within Treaty 14 (Head of the Lake Treaty) territory. Treaty #14 was signed on September 5, 1806 by the Crown's representative, William Claus, Deputy Superintendent of Indian Affairs, and the Mississaugas of the Credit following the provisional agreement of 1805 (Treaty #13a). The land negotiated under this purchase consisted of 85,000 acres stretching along the north shore of Lake Ontario from the western boundary of the Toronto Purchase to the Brant Tract and the eastern boundary of the Head of the Lake Purchase (Treaty #3) in the east to a depth of 6 miles. As part of the terms of this purchase, the Mississaugas of the Credit retained sole right of fisheries at 12 and 16 Mile Creeks along with the possession of each creek's flats. In addition, the Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a one-mile strip of land on each of its banks (Mississaugas of the Credit First Nation 2017a). In payment for these lands the Mississaugas of the Credit First Nation received a payment of £2,000.00 Quebec currency in goods (Surtees 1984:62–63; Crown-Indigenous Relations and Northern Affairs 2016). Modern cities found within the lands of the Head of the Lake Purchase include Oakville, Mississauga, and parts of Burlington (Mississaugas of the



Credit First Nation 2017a). These lands were further negotiated over the following two decades through Treaty #22 and #23, which saw the remaining Mississauga lands reduced to a 200 acre parcel on the east bank of the Credit River for the establishment of a mission village (Mississaugas of the Credit First Nation 2017b).

The signees on the British side included William Claus on behalf of the Crown, Commissioner D. Cameron on behalf of the province, Captain George R. Ferguson son the Canadian Regiment, Lieutenant William L. Crowther of the 41 Regiment, Hospital staff James Davidson, H.M Smith, P. Shelby assistant secretary of Indians Affairs, J.B. Rousseau, and interpreter David Price. The signees on the side of the Mississaugas included Chechalk, Quenepenon, Wabukanyne, Okemapennesse, Wabenose, Kebonecence, Osenege, Acheton, Pataquan, and Wabakagego.

## **2.2. Township and Settlement History**

### **2.2.1 Township of Chinguacousy**

The land within Chinguacousy Township was acquired by the British from the Mississaugas in 1818. The first legal settlers occupied their land holdings in the same year. Chinguacousy was initially settled by Loyalists who had served during the War of 1812, and by immigrants from England, Scotland, and Ireland. The township was originally included within the limits of the Home District until 1849, when the old Upper Canadian Districts were abolished. It formed part of the United Counties of York, Ontario, and Peel until 1851, when Peel was elevated to independent county status. A provisional council for Peel was not established until 1865, and the first official meeting of the Peel County council did not occur until January 1867. In 1974, part of the township was amalgamated with the City of Brampton, and the remainder was annexed to the Town of Caledon (Armstrong 1985; Mika and Mika 1977; Pope 1877; Rayburn 1997).

### **2.2.2 Land Use History – 8520 Creditview Road**

The following land use history relies upon historical mapping, Ontario Land Registry Access records, listing and designation reports for surrounding properties, archival information and photographs, and websites.

The crown patent for 100 acres on the east half of Lot 3, Concession 4 WHS went to John Forest in 1863. However, the chain of title indicates that a Peter Walker secured a mortgage for the property in 1822, and by 1823, the occupant was Samuel Ridout. Soon thereafter, he sold the 100 acres to D'Arcy Boulton who in turn sold the land to James Forrest. Over the course of the rest of the 1820s and 1830s, the property seems to have been bought and sold by several members of the Forrest family, including James, David, John, and Robert Forrest (OLRA n.d.). The Forrest family also owned other properties on nearby lots around this time.

In 1841, Robert Forrest and his wife agreed to sell a small portion of their land on Lot 3 to Joseph Bradt et al for "Water privilege." This may indicate that a mill was constructed in this location soon



thereafter.<sup>2</sup> In 1842, Robert Forrest sold the property to James Forrest (OLRA n.d.). The 1859 Tremaine Map (Figure 5) shows the property under the ownership of Mrs. Mary Ann Forrest (as well as Lot 4 to the north, where a house is located), though her name does not appear in the Abstract/Parcel Register Book. A sawmill is located on the property but is west of the subject study area.



Figure 5: The study area overlaid on the 1859 Tremaine's Map of the County of Peel  
Base Map: (Tremaine 1859)

Following James Forrest's death in 1862, the property came into John Forrest's ownership. An agreement was then reached between Forrest and William Hughes et al in 1863 whereby the latter appears to have taken over possession (OLRA n.d.). Lot 3 remained in Hughes' possession until c. 1876, when it was sold to Kenneth Chisholm et al (OLRA n.d.). Chisholm already owned and operated the Eldorado Mills on Lot 2, Concession 3 W.H.S., which he had purchased from Jacob Snure (City of Brampton 2006). On the Illustrated Historical Atlas, Chisholm's name appears as the property owner on the east half of Lots 2 and 3 and the full Lot 4, all on the 4<sup>th</sup> Concession, W.H.S. (Figure 6).

<sup>2</sup> It is known that in 1856 Jacob Snure built the Eldorado Dam and Mills on the Credit River a little further southwest of the subject property, on Lot 2, Concession 3 W.H.S. (now the rear of 8292 Creditview Road). The mills produced flour, wool, and lumber. The area was known as Edditha, followed by Snoortown or Snuretown after Jacob Snure, but the term Eldorado Mills was in use by 1859 (City of Brampton 2006).





Figure 6: The study area overlaid on the 1877 Historical Atlas of the County of Peel  
Base Map: (Walker and Miles 1877)

Chisholm was an important local businessman and politician in Brampton. Besides running a grain-weighing business and general store, he was postmaster from 1855-1873, was reeve from 1867-71, 1873-75, 1876-77, and 1879, and was a Peel County warden from 1868-1870. He also served as a Liberal Member of Provincial Parliament from 1873-1892 and was a director of the Central Bank of Canada from 1883-1887 (Comeau-Vasilopoulos 1994). Chisholm retained ownership of the subject study area until 1887.<sup>3</sup> That year, he sold the property to William B. Smith et al. In 1899, Smith sold the 100 acres to Alfred C. Passmore and in 1909, Passmore and his wife sold to Fred A. Hutton. Hutton immediately sold the property to Walter Ward (OLRA n.d.).

The 1909 topographic map (Figure 7) shows the subject study area in a rural context. Forested areas line the Credit River banks, and a Grist Mill is located in the same location as in earlier mapping. A few houses dot the landscape in the surrounding countryside, including along Creditview Road. The Canadian Pacific Railway is operating a track to the east of the study area.

<sup>3</sup> It is unlikely that he ever lived on site as he erected an Italianate villa and estate property on Main Street in Brampton in 1867, now known as The Alderlea.



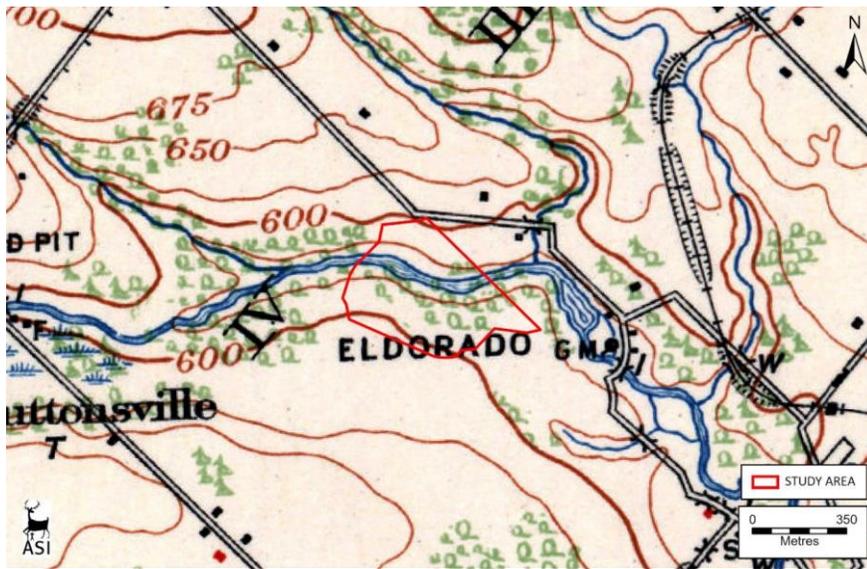


Figure 7: The study area overlaid on the 1909 topographic map (Brampton Sheet)  
Base Map: (Department of Militia and Defence 1909)

It seems most probably that it was Walter Ward who transformed the property into a large private recreational area known as Eldorado Park (Figure 8 to Figure 12). He is listed as the park's proprietor on at least two postcards, and the earliest images of a park at Eldorado date to c. 1910.

Ward sold a small portion (3.23 acres) through the centre of the property to the Toronto Suburban Railway Co. in 1916 (OLRA n.d.). A railway track was built through the property soon thereafter. The 1918 topographic map (Figure 13) depicts the railway running along an east-west orientation through the study area, on the south side of the river.





Figure 8: Eldorado Park Picnic Grounds, c. 1910 (PAMA)

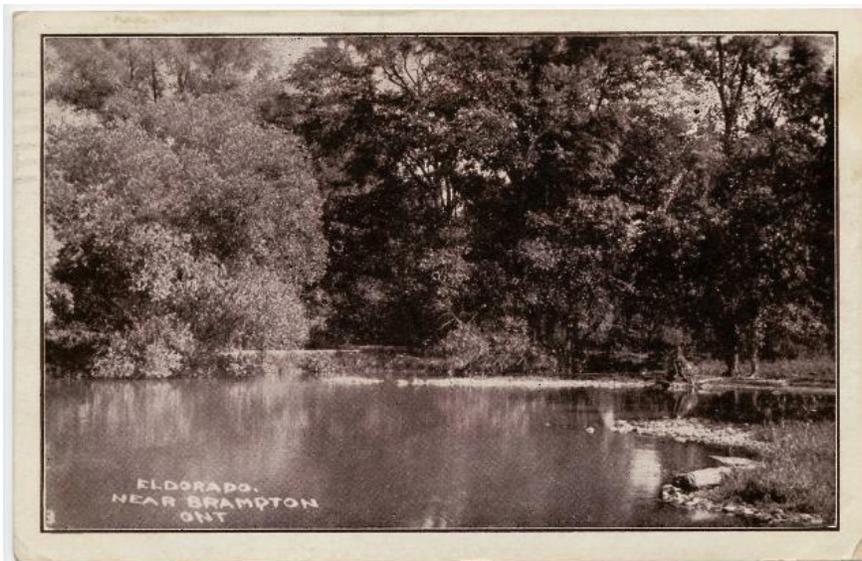


Figure 9: Eldorado Park, c. 1910 (PAMA)



Figure 10: Ideal Boating, Eldorado Park, c. 1910 (PAMA)



Figure 11: Sectional View, Eldorado Park, c. 1915 (PAMA)



Figure 12: Eldorado Park, near Brampton, c. 1920 (PAMA)

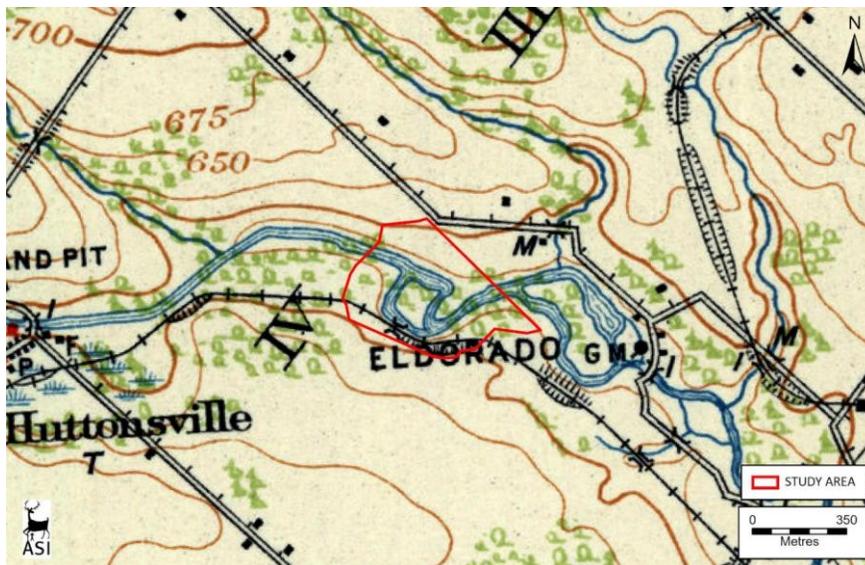


Figure 13: The study area overlaid on the 1918 topographic map (Brampton Sheet)  
Base Map: (Department of Militia and Defence 1918)



The Toronto Suburban Railway ultimately connected Toronto with Guelph in 1917, and included 100 official stops, though a significant number of these stops likely only had a small shelter, if anything at all. Eldorado Park was a popular stop along the route, with day trippers venturing to the park for picnics and recreational activities.<sup>4</sup> The Toronto Suburban Railway was overtaken by the Canadian Northern Railway in 1918 and was later taken over by Canadian National Railways (CNR) in the early 1920s. In 1923, CNR created the Canadian National Electric Railways to operate most of its electric railways, including the line through Eldorado Park (Kennedy 2009).

In 1925, Walter Ward and his wife granted the land to the Eldorado Suburban Park Co. Ltd., which was a company connected with (or a subsidiary of) the CNR (OLRA n.d.). That summer, the CNR opened an amusement and recreational park to encourage Sunday ridership and a c. 1930 photograph shows people gathered beside the electric rail car (Figure 14). The site included a Ferris wheel, dance hall, merry-go-round, and picnic areas (Kennedy 2009). A schedule of trips between Toronto and Guelph shows the Eldorado Park stop between Churchville and Huttonville (Figure 15).

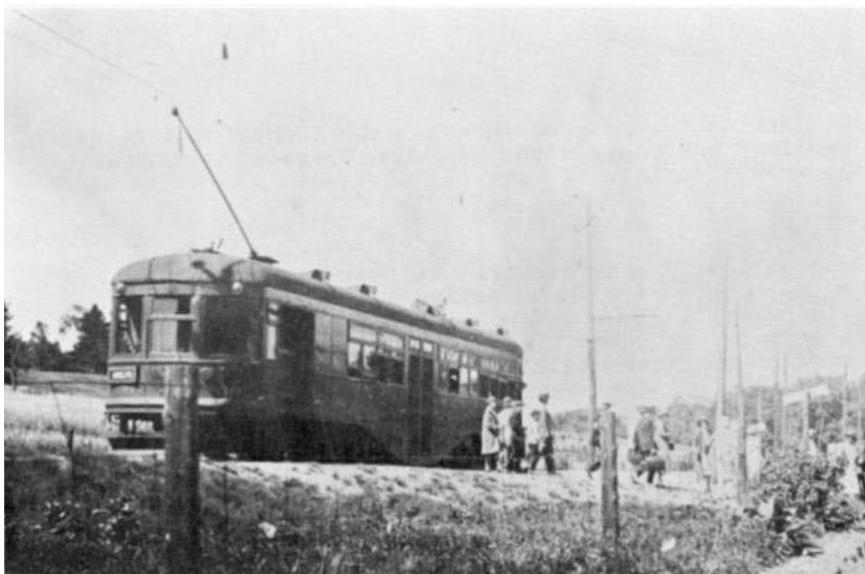


Figure 14: Radial car 106 stopped eastbound at Eldorado Park entrance, c. 1930 (Old Time Trains 2009)

<sup>4</sup> The railway between Guelph and Toronto remained operational until 1931, when it went into receivership and shut down ([http://www.trainweb.org/oldtimetrains/TSR/guelph\\_radial.htm](http://www.trainweb.org/oldtimetrains/TSR/guelph_radial.htm)) and the rails were removed during the Second World War (Hiking the GTA).







Figure 16: The study area overlaid on the 1929 topographic map (Brampton Sheet)  
Base Map: (Department of National Defence 1929)

Facing declining attendance and costs during the challenging Great Depression, Eldorado Park was sold in 1935. It was purchased by Eldorado Camp & Amusements Limited, a holding company operating on behalf of, or with some kind of connection to, the Jewish-run Labour League. The holding company was necessary because, evidently, the CNR refused to sell the property to Jews. Several sources note that a sign outside the park read “No Jews or Dogs allowed” (United Jewish People’s Order 2020; Leonard 2010; Reiter 2004). The Labour League had been operating Camp Kindervelt for children since 1928 when they took over operations from the Jewish Women’s Labour League, who had begun the original camp at Long Branch in 1925 and who moved it to the Rouge Hills in 1926. Camp Kindervelt became Camp Kinderland when it officially opened on the former Eldorado Park property in June 1936. Camp Naivelt, a Yiddish word meaning New World, was added at the same time and later came to be the main name associated with the property. The United Jewish People’s Order, a successor organization to the Labour League, took over the camp’s operations in 1945.

The 1942 topographic map (Figure 17) depicts structures on the ground and shows that the former railway line is now a route for the Ontario Power Commission.





Figure 17: The study area overlaid on the 1942 topographic map (Brampton Sheet)  
Base Map: (Department of National Defence 1942)

Located on 103 acres, the camp provided an escape from urban life and provided a safe space for working-class Jewish children. Working-class Jews had limited options to send their children places during the summer, either because of limited funds or because anti-Semitism meant that they were banned from attending other camps. As a result, Jewish camps sprang up across North America in the post-First World War era (Leonard 2010).

Camp Naivelt promoted secular Jewish cultural traditions such as music, art, dance, and the Yiddish language. Furthermore, the camp fostered political activism and social justice among the youth and tried to instill progressive ideas and socialist values. According to the United Jewish People's Order:

At its peak in the 1950's, Camp Kinderland housed 12 bunks, the Camp Director's cabin, an Arts & Crafts cabin, an infirmary and the "Ritz" (communal washrooms). The three rolling hills of Camp Naivelt had a swimming pool, some 90 small cottages, a communal dining hall, a dance hall, a youth recreation hall, a grocery store and a camp office. Activities ranged from lectures on current issues, films, poetry readings, Yiddish theatre, kultur vinkls (cultural corners), folk dancing and singing to the annual 'campaign for Mayor', boating and swimming, volleyball and other sports tournaments, hikes and nature walks and campfires (United Jewish People's Order 2020).

Famous American singers such as Paul Robeson (Figure 18), Pete Seeger (Figure 19), and Phil Ochs performed at the camp, which was known as an important site for promoting and engendering a folk



music scene in Canada. Amongst the most famous camp alumni are Sharon Hampson of Sharon, Lois, and Bram, Eddie Schwartz, Estelle Klein, Zal Yanovsky, and the founding members of The Travellers (Leonard 2010).



Figure 18: Paul Robeson at Camp Naivelt, 1949 (United Jewish People's Order 2020)



Figure 19: Pete Seeger performing at Camp Naivelt, 1955 (Leonard 2010)

The 1954 aerial photograph (Figure 20) depicts the subject area as a mix of dense trees along the Credit River as well as a large open space. There are cottages, trail networks, and open recreation areas associated with Camp Naivelt.



Figure 20: The study area overlaid on a 1954 aerial photograph  
Base Map: (Hunting Survey Corporation Limited 1954)

In 1970, Eldorado Camp and Amusements Limited granted 53 acres of the land (on the east part) to the Corporation of the Township of Chinguacousy for use as a municipal park (OLRA n.d.) which today constitutes the boundary of Eldorado Park. A 1973 aerial image (Figure 21) depicts the study area with significant vegetation and tree coverage, as well as a large open field. A pool has been constructed south of the Credit River. The facilities associated with Camp Naivelt continue to be visible to the west and north. The 1994 topographic map (Figure 22) continues to show Eldorado Park as a large public park with picnic tables. At least three structures are found within the boundary. The cottages associated with Camp Naivelt continue to remain prominently visible to the north and west of the study area. The 2011 aerial image (Figure 23) shows a parking lot, trail network, trees, bridge, and other recreational facilities. A golf course has been built to the southwest.



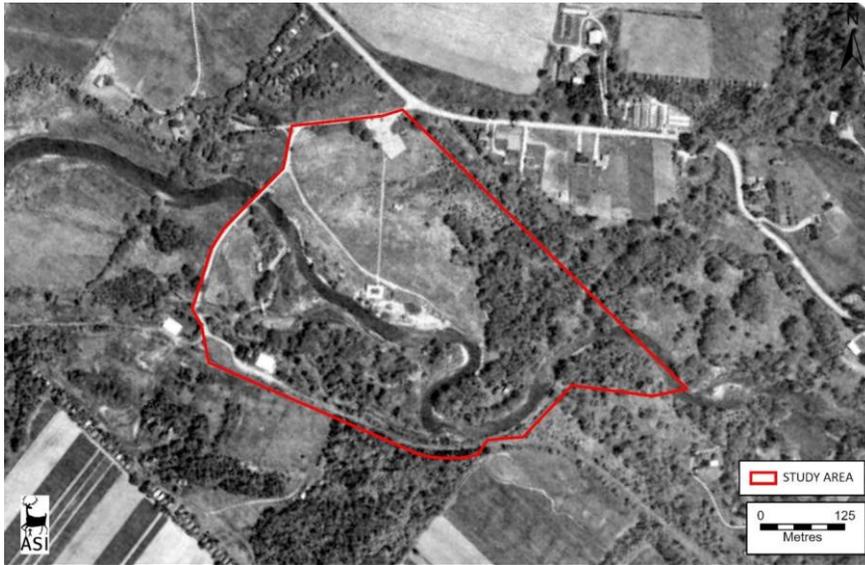


Figure 21: The study area overlaid on a 1973 aerial image

Base Map: (City of Toronto Archives)

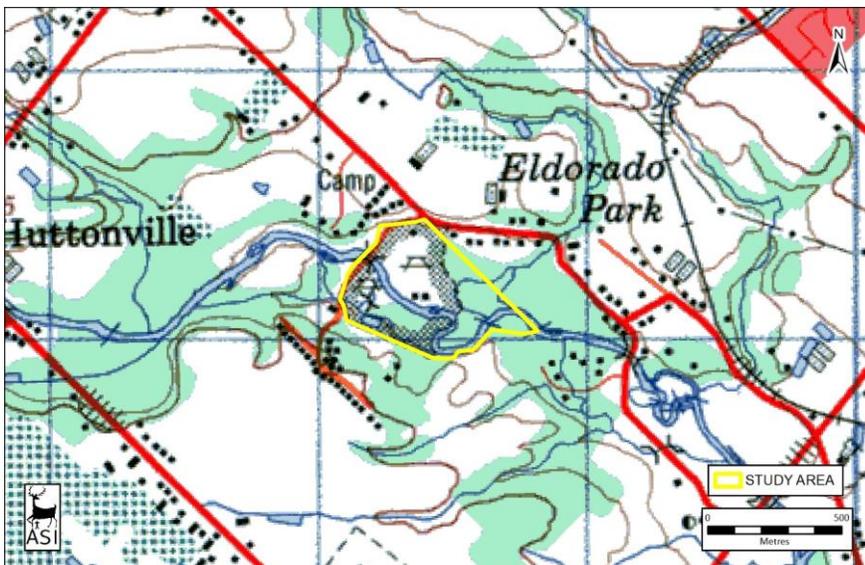


Figure 22: The study area overlaid on the 1994 NTS map (Brampton Sheet)

Base Map: (Department of Energy, Mines and Resources 1994)





Figure 23: The study area overlaid on a 2011 aerial image

Base Map: (City of Brampton 2011)

### 3.0 EXISTING CONDITIONS

Serdika Consulting informed the City of Brampton that ASI staff would be visiting Eldorado Park to survey and document the study area. The field review was conducted by Kristina Martens and Annie Veilleux on 19 August 2021. Site access was limited to a small degree as the southeast portion of the property was the site of a children’s day camp and therefore public access was closed. No photographs were taken of any areas where children were playing, including the open fields of the day camp and the playground and swimming pool areas.

#### 3.1. Landscape

The subject property at 8520 Creditview Road consists of a 21.4-hectare property located on the western edge of the City of Brampton. The area surrounding the park consists of dense tree coverage associated with Camp Naivelt to the west and north, a residential subdivision to the east (across Creditview Road), residences along Creditview Road to the east, and dense trees and Lionhead Golf Club and Conference Centre to the south.



While not officially organized into separate sections, the Eldorado Park property has three main areas: north of the Credit River, south of the Credit River, and the outdoor pool area at the most southwestern section of the park (Figure 24).

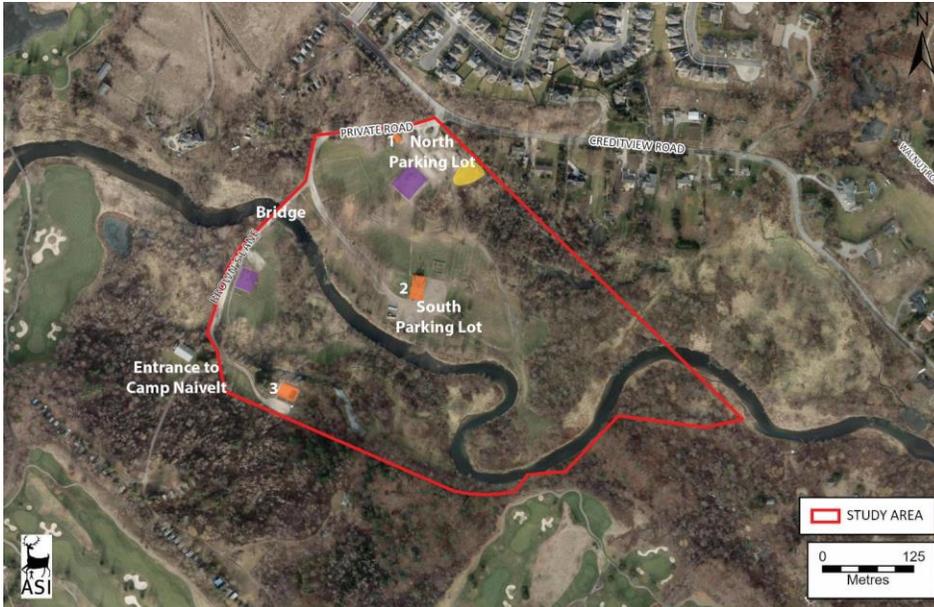


Figure 24: General arrangement of the park. Buildings are indicated in orange: 1 parks maintenance buildings, 2 pavilion/washroom, 3 outdoor swimming pool; playgrounds are indicated in purple; remnant orchard is indicated in yellow.

The area north of the river is the largest and most utilized area of the park. It features large open fields and picnic areas, trees, a playground, and a diverse mix of vegetation. The eastern half of the northern section is primarily filled with dense tree coverage (Plate 1 to Plate 3). This section of the property also has two parking areas, both of which are gravel (Plate 4). The northern parking lot features a rectangular concrete block building painted green, northwest of the playground (Plate 5). This building serves parks maintenance functions. To the south of this parking lot there is a remnant orchard and a wetland area. The other parking lot is located adjacent to the pavilion building/washroom facility, a stone structure with a green aluminum roof. At the time of inspection, the southeast portion of the park was closed to the public for day camp use, indicated by a temporary black chain fence (Plate 6). Additionally, there was a large open field that had been cordoned off for overflow parking by temporary fencing (Plate 7). All of the buildings on the site are in working condition.

Circulation routes allow for vehicular and pedestrian traffic to move throughout this section of the property (Plate 8 and Plate 9). The main vehicular roadway, Brown's Lane, runs from Creditview Road in an east-west direction before curving to move in a southeast-northwest direction – roughly parallel with the Credit River – toward the pavilion/washroom facility and parking lot. Southeast of the pavilion, the



roadway continues along this southeast-northwest direction before curving sharply to move in a north-south direction toward the parking lot associated with the playground area near the main entrance. This eastern portion of the roadway was closed off to vehicles during the site review due to day camp use. Pedestrians are free to walk throughout this whole section of the park. Of particular note is that frequent pedestrian usage has produced a 'desire line' representing the shortest and easiest route between the playground area and the pavilion (Plate 10).

The Credit River runs along a meandering course through the Eldorado Park property. One bridge allows vehicular and pedestrian traffic to cross the river (Plate 11). The area south of the river consists primarily of dense vegetation and tree coverage, with pedestrian pathways running through, particularly evident near the river (Plate 12 and Plate 13). This section of the property also includes a second playground, a public picnic area, and a small parking area.

The third main area of the park consists of an outdoor pool and surrounding lands at the most southwestern part of the property. It is located at the end of the main roadway and there is a small parking lot. Except for this parking lot, dense trees surround the pool on all sides (Plate 14). The main access gate for Camp Naivelt is located in this area.



Plate 1: Open field with large trees looking southeast from north of pavilion/washroom building (ASI 2021)



Plate 2: Trees and vegetation, with playground equipment in the background looking north from north side of pavilion/washroom building (ASI 2021)



Plate 3: Open field and picnic area looking east from the centre of the park (ASI 2021)



Plate 4: Gravel northern parking lot looking north from the southern corner of the lot (ASI 2021)





Plate 5: Parks building (ASI 2021)



Plate 6: Pavilion/washroom building and fencing for day camp use looking south (ASI 2021)



Plate 7: Overflow parking area with large trees in background looking north (ASI 2021)



Plate 8: Tree-lined gravel driveway looking south (ASI 2021)



Plate 9: Tree-lined pathway looking north (ASI 2021)



Plate 10: Pedestrian desire line running along north-south axis connecting playground area with pavilion (Google Maps)





Plate 11: Bridge over Credit River looking northwest from south side of bridge (ASI 2021)



Plate 12: Walking trail and dense vegetation on south side of Credit River looking southeast (ASI 2021)



Plate 13: Trees and vegetation along the south side of Credit River looking southeast (ASI 2021)



Plate 14: Eldorado Park pool and trees (Google Maps)

#### 4.0 CULTURAL HERITAGE VALUE

##### 4.1. Existing Cultural Heritage Value

The Eldorado Park property at 8520 Creditview Road is included on the City of Brampton’s Municipal Register of Cultural Heritage Resources: ‘Listed’ Heritage Properties (City of Brampton 2021a).

Eldorado Park has been identified as part of a larger heritage landscape that also encompasses Camp Naivelt (Designated), and the remains of Eldorado Mill Pond, Dam and Sluice (Listed). Other natural and built features that contribute to this larger heritage landscape include the small community of Churchville, the Bowstring Bridge, Creditdale Farm, Bonnie Braes, the Credit River, two rail lines (Credit Valley Railroad and Toronto Suburban Radial Railway), several archaeological sites, and the natural and scenic elements of the Credit River valley (City of Brampton 2006). This larger heritage landscape has been described as such within the listing report for Eldorado Mill Pond, Dam and Sluice. The boundary of this larger landscape is unknown.

The entire landscape began to take shape in the mid-nineteenth century when Jacob Snure built the Eldorado Dam and Mill along the Credit River south of what is now Eldorado Park. To help regulate water flow to power the mills, a mill pond was formed which – along with the Credit River’s meandering course – required a substantial curve along Creditview Road. This scenic and narrow roadway has maintained this configuration ever since. Creditview Road between Steeles Avenue West and Queen Street West has been identified as a cultural heritage landscape and included on the Municipal Register as a Listed property. Heritage attributes of Creditview Road include: a rural cross-section with grassy swales, tree canopies and tree lines, individual mature specimen trees, hedgerows, gently curving, narrow roadway, and structures that are set back deep from the roadway, the Bowstring Bridge over the Credit River, Creditdale Farm and the rural character and scenic vistas (City of Brampton 2006).

##### 4.2. Ontario Regulation 9/06 Evaluation

Table 2: Evaluation of Eldorado Park using Ontario Regulation 9/06

1. The property has design value or physical value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The subject property meets this criterion in that it is an early example of a park in the City of Brampton. Established as early as 1910 for recreational use, the park has been continuously maintained as a recreational property through various ownerships.
ii. displays a high degree of craftsmanship or artistic merit, or;	The subject property does not meet this criterion. Eldorado Park is primarily known for its natural features and not its designed structures, which do not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	The subject property does not meet this criterion. Neither the structures nor the landscape demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it:	
<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person,	The subject property meets this criterion. Eldorado Park has direct associations with secular Jewish organizations and with the Canadian



activity, organization or institution that is significant to a community;	National Railway. Eldorado Park is located on lands associated with Camp Naivelt which was owned by the United Jewish People's Order and its predecessor, the Labour League. Both of these organizations, as well as the Jewish Women's Labour League, were important secular Jewish organizations that were politically active and socially progressive with an emphasis on labour organization, social justice, and leftist action. Eldorado Park also has direct association with railway infrastructure generally and the Canadian National Railway (CNR) in particular. The CNR operated the Toronto Suburban Railway/Canadian National Electric Railway which travelled through the subject property and ran an amusement park called Eldorado Park on the current park's grounds.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The property at 8520 Creditview Road is not known to meet this criterion. It is not anticipated that the property yields, or has the potential to yield, information that contributes to an 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.	The subject property does not meet this criterion. No architects or designers have been identified as being associated with Eldorado Park.
<b>3. The property has contextual value because it:</b>	
<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. is important in defining, maintaining or supporting the character of an area;	The property at 8520 Creditview Road meets this criterion. Eldorado Park is an integral part of the area's rural and scenic character. It is situated in the Credit River valley with the river meandering through the park. The topography of the park, set lower than the immediate surroundings provide a sense of seclusion from residential development in the vicinity. It has a large tree canopy and many individual mature trees. The combination of large trees, open fields, dense vegetation, narrow gravel circulation routes, meandering course of the Credit River, topography and park setting are all important in defining and supporting the scenic rural character of the area. The site is a key component of the Credit Valley in Brampton.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The property at 8520 Creditview Road meets this criterion. The property is physically, historically and visually linked to its surroundings. The park is historically linked to the original Eldorado Park, which operated on the subject property from c. 1910 to 1936 and to Camp Naivelt as this property was once part of the larger camp. The park's landscape maintains the mature trees, large open spaces, topography, natural vegetation, and meandering Credit River and contains many of the same recreational options as it did in its original incarnation. The park is also physically linked to Camp Naivelt as the roadway through the park provides access to the Camp's main gate. The park maintains visual connections to Camp Naivelt.
iii. is a landmark.	The property at 8520 Creditview Road is not known to be a landmark.

Based on available information, it has been determined that the Eldorado Park property at 8520 Creditview Road has design and physical value, historical and associative value, and contextual value and therefore meets the criteria contained in Ontario Regulation 9/06.



### 4.3. Draft Statement of Significance

#### *Description of Property*

The Eldorado Park property at 8520 Creditview Road is located approximately halfway between Steeles Avenue West to the south and Queen Street West to the north in the City of Brampton. The property consists of recreational features, such as playgrounds and swimming pool, formal circulation routes, open fields and picnic areas, trees and a diverse mix of vegetation, and the Credit River.

#### *Cultural Heritage Value or Interest*

Eldorado Park is an early example of a park in the City of Brampton. Established as early as 1910 for recreational use, the park has been continuously maintained as a recreational place through various ownerships.

The Eldorado Park property has direct associations with secular Jewish organizations and with the Canadian National Railway. Eldorado Park is located on lands associated with Camp Naivelt which was owned by the United Jewish People's Order and its predecessor, the Labour League. Both of these organizations, as well as the Jewish Women's Labour League, were important secular Jewish organizations that were politically active and socially progressive. Camp Naivelt promoted secular Jewish cultural traditions such as music, art, dance, and the Yiddish language and emphasized labour organization, social justice, and leftist action. Eldorado Park also has direct association with railway infrastructure generally and the Canadian National Railway (CNR) in particular. The CNR operated the Toronto Suburban Railway/Canadian National Electric Railway which travelled through the subject property and ran an amusement park called Eldorado Park on the current park's grounds.

Eldorado Park has contextual value as an integral part of the area's rural and scenic character. It is situated in the Credit River valley with the river meandering through the park and has a sense of seclusion from residential development in the vicinity. The park's combination of mature trees and tree canopy, open fields, dense vegetation, meandering course of the Credit River, and park setting are all important in defining and supporting the scenic and rural character of the area. The site is a key component of the Credit Valley in Brampton.

The park is historically linked to the original Eldorado Park, which operated on the subject property from c. 1910 to 1936 and to Camp Naivelt as this property was once part of the larger camp. The park's landscape maintains the mature trees, large open spaces, topography, natural vegetation, and meandering Credit River and contains many of the same recreational options as it did in its original incarnation. The park is also functionally linked to Camp Naivelt as the roadway through the park provides access to the Camp's main gate.

#### *Description of Heritage Attributes*

- Rural and scenic quality of the park which is expressed through the combination of large trees, open fields, narrow gravel circulation routes, dense vegetation, meandering course of the Credit River, topography, and park setting.



- Brown's Lane as a key circulation route in the park, serving as a connection to Camp Naivelt providing access to the Camp's main gate and with its bridge crossing which provide access across the Credit River.
- The main north-south driveway running parallel to the Credit River which is a long-standing circulation route on the site and the trees which line this driveway which have been added over time.
- Dense tree canopy along the Credit River and throughout the eastern, southern and western areas of the park which include walking trails.
- Open areas used for a variety of recreational activities.
- Mature trees, including willows, through the open areas of the park.
- Swimming pool and its building.
- Rural cross-section of the driveways and circulation routes.
- Credit River which runs through the centre of the park.

## 5.0 PROPOSED DEVELOPMENT

### 5.1. Description of Proposed Development

The proposed development involves a series of improvements to the park incorporating a new splash pad, seating areas, circulation routes, and expanded parking lots. All of the work is occurring on the northeast side of the Credit River between the river and Creditview Road. This work represents Phase 1 of a Master Plan for the site. Phases 2 and 3 will occur on the southwest side of the Credit River. The Master Plan also indicates an area of wetland restoration and restoration and buffer areas.

A splash pad will be added as a feature on the north side of the existing playground area. The splash pad is proposed to be an irregular shape surrounded by coloured concrete edges that will be extended between and around the existing playground area. The splash pad will include a green island which will also provide a seating area. An additional seating area will be included on a concrete pad to the northeast side of the splash pad. A vegetative edge will be created along between the splash pad/existing playground area and the existing parking lot at the northeast part of the park.

The circulation routes and associated parking lots are proposed to undergo the most changes. The existing circular entrance will be removed as well as the existing concrete block building near to the entrance. Brown's Lane will be paved with asphalt and concrete and asphalt sidewalks will be provided along the southern edge of the roadway. An asphalt sidewalk extends onto Creditview Road. A new fieldhouse will be constructed. The existing parking lot at the northeast part of the park will also be paved with asphalt and will be reduced somewhat in size. The existing narrow gravel road which extends southward from this parking lot will be removed and a new roadway will be constructed through the existing wetland area. An accessible picnic shelter will be installed to the east of the new roadway midway between the north parking lot and the newly expanded south parking lot. The south parking lot is proposed to be enlarged to accommodate 225 vehicles. The parking lot will include eight islands for tree plantings. This parking lot will continue to serve the existing field house which will have a renewed area of colour concrete surrounding the building. An asphalt sidewalk will connect the parking lot to the existing playground area. A second accessible picnic shelter will be provided to the northwest of the existing field house.

**Commented [KM1]:** Zori – Can you please let me know if any of this work will be conducted as part of this phase of work.

**Commented [KM2]:** Zori – Can you please provide me the current number of parking spots broken down by the area where they are located?



The existing driveway and parking lot which extends in a southeasterly direction from Brown's Lane will be removed. A curvilinear asphalt sidewalk will provide a pedestrian connection between Brown's Lane and the south parking lot. Three trees are proposed for removal in this general location. This sidewalk will continue along the southern edge of the parking lot and continue along the Credit River to the southern point of the limits of the work. The intention is to create a future pathway beyond this point.

A new parks yard and parks building is proposed to be constructed at the north end of the park along Brown's Lane.

To carry out the above work, twenty-two trees are anticipated to be removed to accommodate the new circulation routes.

Drawings showing the Eldorado Park Master Plan, removals and layout are included as Appendix B.

**Commented [KM3]:** Arborists report is in progress and information on trees will be updated and refined when this report is finalized.

## 5.2. Impact Assessment – 8250 Creditview Road

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts, based on the *Ontario Heritage Tool Kit InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (Ministry of Tourism and Culture 2006). These include:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Additional guidance is outlined in a document set out by the Ministry of Culture and Communications (now Ministry of Heritage, Sport, Tourism and Culture Industries) and the Ministry of the Environment entitled *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (October 1992) and include:

- Magnitude: the amount of physical alteration or destruction which can be expected;
- Severity: the irreversibility or reversibility of an impact;
- Duration: the length of time an adverse impact persists;
- Frequency: the number of times an impact can be expected;
- Range: the spatial distribution, widespread or site specific, of an adverse impact; and
- Diversity: the number of different kinds of activities to affect a heritage resource.



Impacts beyond those identified within the *Ontario Heritage Toolkit* were also considered, including potential vibration impacts related to the proposed development. Possible impacts are further discussed in Table 3 below.

Table 3: Impact Assessment – 8520 Creditview Road

Impact	
Destruction, removal or relocation	<p>The proposed development will result in the removal of twenty-two trees from the property.</p> <p>The proposed development will result in the removal and relocation of the main north-south driveway which parallels the Credit River. This circulation route has been present on the site since prior to its documentation in 1954. This driveway will be replaced with a pedestrian pathway constructed of asphalt and relocated slightly eastward and in a curving configuration.</p>
Alteration	<p>The rural cross section of the existing circulation routes will be impacted by the design of the new circulation routes. The existing circulation routes are gravel with no curbs or ditches. The rural character is a significant feature of this park and integral to its context with the larger cultural heritage landscape particularly that of Creditview Road and Camp Naivelt. The rural cross-section of Creditview Road has been identified as a heritage attribute and the designation by-law for Camp Naivelt describes the rural, pastoral and scenic character of the area as being significant. The proposed development indicates circulation routes will be paved with asphalt both for vehicular and pedestrian routes. A paved sidewalk is proposed to extend onto Creditview Road which will impact the rural cross section of the identified cultural heritage landscape.</p> <p>The proposed development includes some consolidation of parking areas which are currently along the circular driveway into a parking lot which will overall increase the number of available parking spots. This parking lot will alter the southern portion of the park, changing it from open grassed space to paved space.</p> <p>New amenities and features will be added to the park including a splash pad, concrete surrounds, a fieldhouse, parks yard and parks building. These changes are not anticipated to have a negative impact on heritage attributes.</p>
Shadows	There are no impacts related to shadows that would alter the appearance of a heritage attribute or change the viability of a natural feature or plantings.
Isolation	The proposed development will not result in the isolation of any heritage attributes from its surrounding environment, context or a significant relationship.
Direct or indirect obstruction of significant views	The proposed development will not result in the direct or indirect obstruction of significant views.
A change in land use	Eldorado Park will continue to serve as a park and provide recreational uses.
Land disturbance	Drainage patterns may be altered by the proposed changes to the circulation routes and the paving of the new routes. Archaeological reporting should be referred to determine if these changes may have an adverse affect on any archaeological resources.
Vibration	The proposed development is not anticipated to result in vibration impacts.

**Commented [KM4]:** Zori – this is an area we will refine through review of the arborists work to understand the rationale for the removals.



The City of Brampton's Official Plan identifies Eldorado Park as a Community Park (Schedule E: Major Recreational Open Space). Policies which apply to Community Parks, where feasible, include being focal points for the community, being served by transit, provide a range of outdoor active and passive recreation, incorporate natural or cultural heritage features, contain a recreational centre complex, generally be 10 to 12 hectares (25 to 30 acres) of tableland, and generally be located to serve 15,000 to 20,000 persons within a 3-kilometre radius.

The City of Brampton's *Parks and Recreation Master Plan* (June 2017) does not reference Eldorado Park specifically, only referring to the Eldorado Outdoor Pool which is recommended for an architectural study. The Master Plan refers to a Parkland Renewal Plan which is tasked with developing a prioritized list of parks to be redeveloped over the next fifteen years. The Master Plan states, "Renewal of existing parks is advanced given the aging state of certain municipal parks, the need to cost-effectively coordinate lifecycle renewals within individual parks, and respond to change demographics of neighbourhoods surrounding parks due to aging populations, infilling and intensification development pressures, etc." (2017: ii).

### 5.3. Alternatives and Mitigation

The alternative option is to do nothing. While doing nothing may result in less intervention to Eldorado Park in the short term, it does not meet the City of Brampton's objective for parks to respond to the changing demographics of neighbourhoods. The proposed developments and improvements within the park will result in greater accessibility to better meet the needs of the aging population.

**Commented [KM5]:** Zori – this is where more information on the accessibility objectives may be useful.

The results of archival research and the site visit indicate that the proposed improvements to Eldorado Park have the potential to impact identified heritage attributes of the site and associated buildings and landscape features. Accordingly, mitigation measures should be developed to demonstrate that the cultural heritage values of these resources are appropriately conserved. Mitigation measures have been developed in accordance with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (*Standards and Guidelines* hereafter) and the Ministry of Culture's *Eight Guiding Principles in the Conservation of Built Heritage Properties*.

Based on the cultural heritage value of Eldorado Park, and in accordance with the *Standards and Guidelines*, a rehabilitation approach should be adopted to guide introduction of new park amenities in this location. Rehabilitation involves "the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value" (Parks Canada 2010: 16). The following Standards have also been identified as relevant to the proposed project:

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
3. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.



The following Guidelines have also been identified as they relate to the conservation of circulation systems with Eldorado Park:

1. Recommended: Retaining sound circulation systems or deteriorated circulation systems that can be repaired.
2. Recommended: Documenting all intervention that affect the circulation system, and ensuring that this documentation is available to those responsible for future interventions.
3. Recommended: Replacing a deteriorated circulation feature by using the physical evidence of its form, detailing and alignment to reproduce it. If using the same kind of material is not technically, economically or environmentally feasible, then a compatible substitute material may be considered; for example, replacing the decayed timber edge in kind along an historic trail. The replacement feature should be as similar as possible to the original, both visually and functionally. Not Recommended: Replacing an irreparable feature with a new feature that does not convey the same visual appearance.
4. Recommended: Designing and installing a new circulation feature, when required by a new use, that is compatible with the heritage value of the historic place, including controlling and limiting new access points and intersections along an historic road. Not Recommended: Installing a new circulation feature in a way that detracts from the historic circulation pattern; for example, creating a new bike path when an existing path can accommodate the new use. Introducing a new circulation feature that is visually incompatible in terms of scale, alignment, surface treatment, width, edge treatment, grade, materials or infrastructure.
5. Recommended: Complying with accessibility requirements in a manner that conserves character-defining circulation systems or features. Not Recommended: damaging character defining circulation systems or features while making modifications to comply with accessibility requirements.

The proposed changes to the site include the resurfacing of historical circulation routes, addition of new circulation routes, and the removal of historical circulation routes. As well the proposed changes to circulation routes, an existing concrete block building is being removed, a new fieldhouse is being constructed, and a new parks yard and parks building are being added. New amenities are being added such as accessible picnic shelters, splash pad, and surrounding landscape features.

These changes are anticipated to impact identified heritage attributes. However, some of the changes will also provide important improvements to accessibility on the site, a consideration encouraged by the Parks Canada Standards and Guidelines:

Providing people of all ages, interests and abilities with access to historic places is highly desirable and a frequently mandated social goal. Generally, the solutions that best balance accessibility needs with heritage value are those that enhance the use and appreciation of an historic place for everyone. Work should be carefully planned and undertaken so that impact on an historic place's heritage value and character-defining elements is minimized: the objective is to provide the highest level of access with the lowest level of impact (Parks Canada 2010:42).



Improved accessibility will make the site a more attractive place for new and existing users alike, thereby providing increased exposure to the cultural heritage value of the site and offering opportunities to provide interpretation and education about its history.

## 6.0 CONCLUSION AND RECOMMENDATIONS

Eldorado Park is located on lands associated with Camp Naivelt which was owned by the United Jewish People's Order and its predecessor, the Labour League. Camp Naivelt was established on the site in 1936 following ownership by the Canadian National Railway (CNR). The CNR operated the Toronto Suburban Railway/Canadian National Electric Railway which travelled through the subject property and ran an amusement park called Eldorado Park on the current park's grounds between 1925 and 1935 having been granted the land by Walter Ward and his wife who operated a privately-owned park called Eldorado since at c.1910. Eldorado Park has been used for recreational purposes since its establishment by Ward and was the primary recreational space serving Camp Naivelt until the property was divided into what is today Camp Naivelt and present-day Eldorado Park. The earliest iteration of the park made use of the Eldorado Mill Pond which is no longer extant, but which has remnants of the Dam and Sluice downstream at the rear of 8292 Creditview Road.

Based on the results of archival research, site survey, and analysis, and in accordance with the Parks Canada Standards and Guidelines, a rehabilitation approach should be adopted to guide the expansion and improvements proposed as part of the Master Plan for Eldorado Park. Rehabilitation involves "the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value" (Parks Canada 2010: 16). As a result, the following general recommendations have been made based on the determined heritage values of the resources and in consideration of the overall impacts of the proposal:

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
  - a. The existing main north-south circulation route which parallels the Credit River should be maintained in its current location which is a long-standing pathway and passes between rows of trees on either side. The circulation route may be changed from vehicular traffic to a pedestrian pathway with minimal impact to the heritage value of Eldorado Park.
2. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
  - a. Maintain existing circulation routes wherever possible. Existing and new circulation routes should be designed with a selection of materials that harmonize with the natural environment while still being accessible. Circulation routes should maintain a rural cross section which should not include curbs and minimize width. A strategy of separating pedestrian pathways from vehicular pathways should also be explored.
  - b. Circulation routes should not encroach on the rural cross section of Creditview Road as an identified cultural heritage landscape which is included on the Municipal Register as a non-designated property.



- c. New buildings, landscape features, and park amenities should be suitably designed with natural materials and to maintain the rural character of the park. The choice of materials that harmonize with the natural environment and taking design cues from the cottages of Camp Naivelt would further mitigate impacts.
  - d. The new south parking lot should include a vegetative buffer or plantings at strategic locations around the new parking lot to reduce the visual impact of the parking lot.
3. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.



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**APPENDIX A: Listing and Designation Reports**



**APPENDIX B: Eldorado Park Master Plan, Removals and Layout Plans**



