

Heritage Impact Assessment
Severance 2
7780 Creditview Road
Churchville Heritage Conservation District
City of Brampton, Ontario
January 2023



Owner: Link Charity



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1.0 Executive Summary

This Heritage Impact Assessment (HIA) has been prepared for the property owner of 7780 Creditview Road at the request of the City of Brampton to determine if the proposed severance poses negative impact to the subject property, the designated heritage properties around it and within the Churchville Heritage Conservation District (CHCD).

The Churchville Heritage District Plan was prepared under Part V of the Ontario Heritage Act for the City of Brampton in May of 1990 and was adopted by City Council on October 10, 1990. The heritage district was subsequently created by By-Law 219-1990. The office consolidation incorporates all modifications and referrals made by By-Law 243-2007 that was approved by the Ontario Municipal Board on September 11, 2009 and November 25, 2009.

This severance is intended to follow prerequisite approval of a preceding development proposal that would have created a 0.4093 ha (1.0114 acre) parcel (through severance) containing the existing dwelling on the wooded ridge at the rear of the property known municipally as 7780 Creditview Road.

The existing house at 7780 Creditview Road does not have cultural heritage value and is not readily visible from Creditview Road as it is at such a great distance from the road and the Credit River, it is largely hidden within the wooded ridge and as such is not a contributing attribute of the Churchville Heritage Conservation District. The property makes no significant contribution at the road to the Creditview Road streetscape with its narrow frontage and it does not contain any significant built heritage resources or cultural heritage landscape features in the front section of the property. However, the property at 7780 Creditview Road does have landscape features that contribute to the Churchville HCD. The property has contextual cultural heritage value as its naturalized meadow and wooded ridge at the rear of the property help in defining the character of the area and these attributes are visually linked to its surroundings - what the Churchville HCD Plan describes as the "fine scenic views over the surrounding landscape, and the ever-present influence of the Credit River and its steep valley". The cultural heritage value of the property is in the wooded ridge at the rear of the property as a distinct landform visually indicating the southwest edge of this portion of the Churchville HCD.

RHC anticipates no negative impacts to the cultural heritage value of the subject property and the Churchville HCD from the proposed severance provided the existing wooded ridge within what is now 7780 Creditview Road is maintained and conserved. Any future development proposals on the severed lands should require an HIA, Conservation Authority approval and archeological study as well as conformity with the Churchville HCD Guidelines.

Client/Proponent Contact Information

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2.0 Study Rationale and Methodology

The property owner has been required by the City of Brampton to submit a Heritage Impact Assessment (HIA) as part of a complete application for approval of a proposed severance of the property at 7780 Creditview Road as presented in Figure 21 and in Figure 23 in Appendix 1.

The HIA Terms of reference specifies the content required in such an assessment. This Heritage Impact Assessment (HIA) was undertaken according to guidelines set out in the Ontario Ministry of Heritage, Sport, Tourism and Cultural Industries' booklet "Heritage - Resources in the Land Use Planning Process" from the *Ontario Heritage Toolkit*. A Cultural Heritage Impact Assessment is a study that:

- evaluates the significance of a cultural heritage resource;
- determines the impact that a proposed development or site alteration will have on a cultural heritage resource;
- recommends an overall approach to the conservation of the cultural heritage resource.

A site inspection and exterior photographic documentation was undertaken by Robinson Heritage Consulting on Tuesday, November 8, 2022. The day of the inspection was cool and sunny.

3.0 Legislation and Policy Framework

3.1 Planning Act

Part 1, Section 2 of the Ontario Planning Act identifies matters of provincial interest, which include the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. One of these provincial interests is directly concerned with:

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

Section 3 of the Planning Act allows the Province to issue policy statements on matters of provincial interest. In respect of the exercise of any authority that affects a planning matter, Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

3.2 Provincial Policy Statement 2020

The Provincial Policy Statement (issued under the authority of Section 3 of the Planning Act) was introduced in 2005 and updated in 2014 and 2020. PPS (2020), Section 2: Wise Use and Management of Resources, states that

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral, and cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

Policy 2.6.1, in Section 2.6: Cultural Heritage and Archaeology, states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”.

2.6.3 Development and site alteration may be permitted on adjacent lands to protected heritage property 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. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.¹

The 2020 Provincial Policy Statement provides definitions of key terms in the heritage planning process.²

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or Cultural Heritage Impact Assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property). Heritage attributes

¹ <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

² <https://www.ontario.ca/document/provincial-policy-statement-2014/60-definitions>

may also have what are defined in the federal Standards and Guidelines for the Conservation of Historic Properties in Canada as *character-defining elements* or the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to preserve its heritage value.³

3.3 Ontario Heritage Act

Typically, the significance of a heritage conservation district is identified by evaluation criteria that define cultural heritage value or interest to local, provincial, or federal jurisdictions. Criteria to define local cultural heritage significance is prescribed in Ontario Regulation 569/22 made pursuant to section 41(1) (a) of the Ontario Heritage Act.

3.3.1 Ontario Regulation 569/22

Any defined area within a municipality may be designated as a heritage conservation district under subsection 41 (1) of the Ontario Heritage Act if at least 25 per cent of the properties within the defined area satisfy two or more of the following criteria:

1. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
2. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
3. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
4. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

³ <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

7. The properties have contextual value because they define, maintain or support the character of the district.
8. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
9. The properties have contextual value because they are defined by, planned around or are themselves a landmark.

3.3.2 Ministry of Culture Guidance on Negative Impact to Cultural Heritage Resources

The assessment of potential impact by development on cultural heritage resources is guided by the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) InfoSheet #5 – *Cultural Heritage Impact Assessments and Conservation Plans* contained within *Ontario Heritage Tool Kit* booklet *Cultural Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*.⁴

Robinson Heritage Consulting recognizes the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) InfoSheet #5 which describes “Principles in the Conservation of Historic Properties” as:

Respect for Documentary Evidence

Do not base restoration on conjecture.

Respect for Original Location

Do not move buildings unless there is no other means to save them.

Respect for Historic Material

Repair/conservate rather than replace building materials and finishes, except where necessary.

Respect for Original Fabric

Repair with like materials.

Respect for the Building’s History

Do not restore to one period at the expense of another period.

⁴ http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf. As indicated above, the Provincial Policy Statement was updated in 2020.

Reversibility

Alterations should allow a resource to return to its original conditions.

Legibility

New work to be distinguishable from old.

Maintenance

With continuous care, future restoration will not be necessary.

Negative impacts on a cultural heritage resource identified in Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI)

InfoSheet #5 include, but are not limited to:

- 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;
- 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.

Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) InfoSheet #5 recommends methods of minimizing or avoiding a negative impact on a cultural heritage resource. These include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density

- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones, site plan control, and other planning mechanism

3.4 City of Brampton Official Plan (Consolidation September 2020)

Following its description of how Cultural Heritage Impact Assessments are required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource, the City of Brampton's Official Plan Policy 4.10.1.11 states that:

A Cultural Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.⁵

3.5 Churchville Heritage Conservation District

The Churchville Heritage Conservation District is protected by By-law 218 which was passed on October 10, 1990. The designation was approved by the Ontario Municipal Board under the 1980 Ontario Heritage Act on May 2, 1991 (M900143). This By-law was amended in 2002 (By-law 221-2002) to change the boundary of the district to "exclude lands that will accommodate the development adjacent to the Village proper".

By-law 22090 was passed on October 10, 1990 established the Churchville Heritage Conservation District Advisory Committee. The Heritage Conservation District Plan contains sections on: the objectives of the district; conservation guidelines; guidelines for alterations, additions and new construction; landscape conservation and enhancement; and a description of landscape units.

The Churchville Heritage Conservation District is bounded by Steeles Avenue in the north, Highway 407 to the south and the Canadian Pacific Railway tracks to the east, in the west the district extends one lot past Creditview Road. The district consists of 84 properties and a

⁵ [City of Brampton Official Plan \(Consolidation September 2020\)](#), page 4.10-4.

large area belonging to the Credit Valley Conservation Area. These properties are primarily residential buildings. Also included in the district are a cemetery, a public building and a bridge.

From Section 2.1 of the Heritage Conservation District Plan: District Character: A Summary

The Village of Churchville is located in a particularly scenic portion of the Credit River Valley. Dominated by its rural setting and modest vernacular buildings this settlement area has undergone significant changes since it was first inhabited by settlers almost 160 years ago. The copious supply of water accounted for a thriving milling centre initially focused on the lumber industry and later wheat. A variety of typical uses and associated buildings accompanied the growth of Churchville, but several economic downturns and a disastrous fire accounted for the demise of this once prosperous centre. A number of buildings, however, did survive to the present day. Built predominately of timber frame, they represent a local tradition of vernacular rural structures. Some have been altered over the years with the addition of a variety of new synthetic claddings. Despite these changes these types of buildings are now becoming scarce within Brampton as urban development rapidly encroaches upon adjacent rural areas. The rural character of Churchville provides a distinctive context for these buildings. Narrow tree-lined roads, scenic views over the surrounding landscape, and the ever present influence of the Credit River and its steep valley sides provides a great diversity in a relatively small area⁶

⁶ Churchville Heritage Conservation District Plan, David Cuming and Associates, Unterman McPhail Heritage Resource Consultants and Wendy Shearer Landscape Architect Limited (1990)

4.0 Historical Summary

The following historical summary is not exhaustive and provides context and is based on the information available at the time of this report and does not reflect the history or peoples in detail or entirety.

4.1 Indigenous Peoples

With the receding of the continental glacier, the Laurentide Ice Sheet, that had covered most of North America approximately 12,500 years ago small groups of nomadic indigenous people made their way into the area following the animals they hunted. It was around 5,000 years ago that they formed settlements that were often seasonal to forage, fish and trade with the population of predominately Algonquin speaking people reaching approximately 10,000 by 500 CE.

Agricultural practices in southern Ontario began with the planting of maize by Iroquoian speaking people approximately 1,400 years ago that had moved north into the area from New York state. This resulted in the formation of permanent settlements typically consisting of longhouses surrounded by wooden stockades adjacent to the planted fields.

Figure 1 - Detail Plan of the Indian Reserve, River Credit 1849 (Peel Archives at PAMA).



The Iroquois continued moving northward joining the Huron-Wendat and forming a Confederacy in Huronia that would eventually dissolve due to warfare and disease brought by European settlers. The Haudenosaunee followed this migration moving north into southern Ontario from New York State establishing villages the area of present-day Toronto.

This migration to and from areas continued with the Algonquian speaking Anishinaabe people moving south into southern Ontario establishing settlements and developing an alliance with the Haudenosaunee who returned to the New York state area.

4.2 European Settlement

In 1793, an Inn known as the “Government House” was established at the mouth of the Credit by the British as a waystation for couriers travelling between Niagara and York. In 1805, the British formed a treaty with the Mississauga peoples known as the southern portion of the “Mississauga Tract”. These lands ran from Lake Ontario in the south, Etobicoke Creek in the east and Burlington Bay on the west and all the way north to what would be the Second Concession north of Dundas Street. It took only a year to divide the lands into townships and have it surveyed for settlement. The township closest to modern Peel Region was known as Toronto Township.

Figure 2 - Government House, mouth of the Credit River. A History of Peel County to Mark its Centenary as a Separate County, 1867-1967, Peel Archive at PAMA.



THE GOVERNMENT HOUSE

Figure 3 - 1818 Second Purchase (Peel Archives at PAMA).

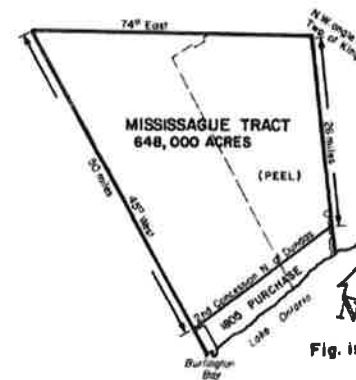


Fig. 11

THE MISSISSAUGUE SECOND PURCHASE - 1818

4.3 Peel County

Named for the British politician Sir Robert Peel (1788-1850) who held both the roles of Home Secretary and Prime Minister of Great Britain, this county was created in 1852 as part of the United Counties of York, Peel and Ontario.

The County of Peel comprised of the townships of Chinguacousy, Toronto Gore, Caledon, Toronto and Albion until 1854 when Ontario County separated followed by York and Peel separating in 1867. From 1850, each township was able to manage their own local affairs through the election of a council. Originally settled in the rural fabric of farmers and small crossroad communities with grist and/or woolen mills often at their centre. Peel County eventually saw some of these communities grow in prominence due to the establishment of railway.

Growth and urbanization continued though the next century and in 1974 the old County was dissolved, and a new regional government established. This upper tier had increased responsibilities over the former county including those for paramedic, policing, public health, long term care and waste management. At this time the five former townships were amalgamated into the cities of Mississauga, Brampton and the Town of Caledon and as lower tier governments were responsible for firefighting, parks and recreation, tax collection, libraries and public transit.

The region has grown significantly over the years into large diverse urban centres.

Figure 4 -County Map of Peel, 1898.. (PAMA)



4.4 Land Registry and Census Information and Historical Maps

A study of land title abstracts, Canadian census, birth, marriage and death records as well as historical maps from 1859 and 1877 produced the following background history relating to lands that include what is now the subject property of this assessment. Selected records from the land title abstract can be seen in Appendix 2.

The patent from the Crown for Lot 14 in Concession 4 west of Hurontario Street (200 acres) in the Township of Toronto was received by William Coates on October 19, 1821. In November of that year Coates sold the lot to Gray C. Wood (et al) who sold to John Beatty in 1832. Beatty sold Lot 14 to Asa Hall in 1834 who sold the northeast quarter (50 acres) to Wesley Hall for £300 and the northwest quarter (50 acres) to Fletcher Hall for £70. In 1838 Wesley Hall sold 25 acres (part of the E ½) to Fletcher Hall for £100 and 25 acres (described as the NE corner) to Richard Painter⁷ for £150. Tremaine's Map of the County of Peel from 1859 shows Fletcher Hall and Richard Pointer as owners of these two properties (Figure 5).

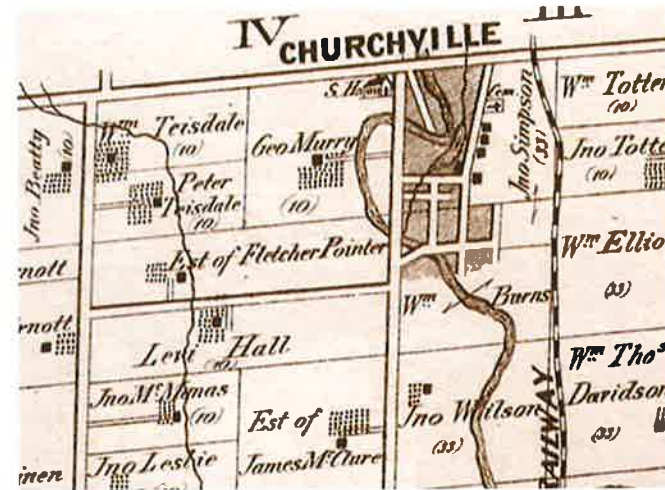
Figure 5 - Detail of Tremaine's Map of the County of Peel, 1859.



⁷ Likely a typographic error that should have read "Pointer".

By 1870 the registration of the will of Margaret Hall transferred part of the east half of Lot 14 (33 acres) to her 21-year-old son Fletcher H. Pointer. In 1872 the will of J. Fletcher Hall transferred ownership of the northwest part of Lot 14 to his son Fletcher H. Pointer (et al.) The Illustrated Historical Atlas of the County of Peel (1877) shows the entire north quarter of Lot 14 as owned by Fletcher Pointer (Figure 6). Following the early death of Fletcher H. Pointer at 25 years of age in 1875, the ownership of the 33 9/10 acre property in the east part of Lot 14 is transferred to Mathias Ingram in 1878. Ingram sold the 33.9 acre property to David McClure in 1889 and the property was sold 6 times until 1910 when Herbert Burns and his wife sold to John W. Smith. Smith sold portions of the east half of Lot 14 to the Toronto Suburban Railway in 1913/1914 and the tracks of the TSR are shown on a 1907/1913 topographical survey of the Churchville Area curving just east of the shed in the east corner of what is now 7780 Creditview Road. (Figure 8).

Figure 6 - Detail from map of Toronto Township (from Illustrated Historical Atlas of the County of Peel, 1877



The scar of the removed TSR tracks can be seen in a 1968 aerial photo of the Churchville area (Figure 9) curving toward the intersection of Creditview Road and Hallstone Road.

Also shown on the 1907/1913 topo survey is what appears to have been a church building (indicated by a cruciform shape) between the TSR tracks and Creditview Road. The land title abstract shows that a mortgage and land sale in the east part of Lot 14 occurred in 1867 between the Trustees of the Methodist Episcopal Church of Churchville and Edward Letty and his wife. The land in question may be what is shown as Lot 39 of the plan of Churchville from the Illustrated Historical Atlas of the County of Peel (Figure 7).

In 1921 John W. Smith and his wife sold the 33.9 acres in the east half of Lot 14 to James E. Bailey who sold the same parcel to James Culham in 1924 who sold to Edgar Swick in the following year. Swick and his wife sold the 33.9 acre parcel to Walter Rollings and his wife in 1925. Walter and Dawsina Rollings granted 10 acres of their property in the east half of Lot 14 to Hugh and Marjory Coates in 1947. In 1972 Hugh and Marjory Coates sold 6.958 acres to Walter Veenstra in 1972. RHC understands that the current property owner acquired the land from Walter Veenstra.

Figure 7 - Detail from Plan of Churchville, Township of Toronto (from Illustrated Historical Atlas of the County of Peel, 1877)

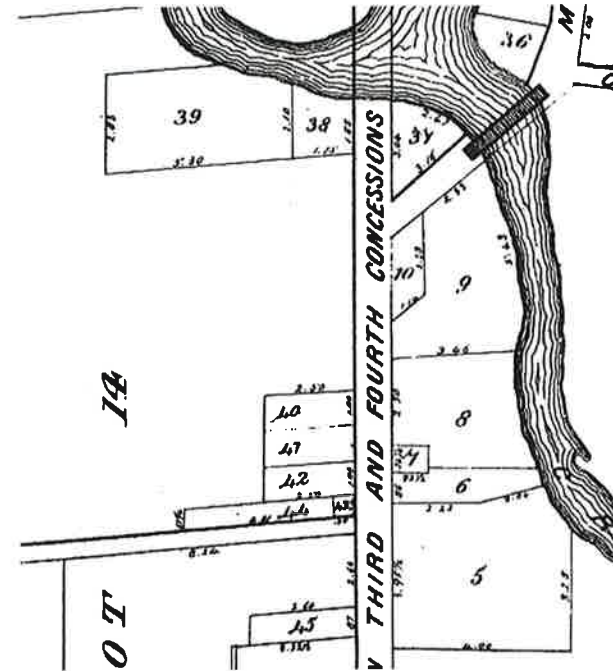


Figure 8 –Details from Registered Surveys by Geographical Section of the Department of National Defence: (Top) Surveyed 1907 and revised in 1913; (Bottom) revised in 1942.



Figure 9 – (Upper image) Aerial Photograph of Churchville area in 1968. (City of Toronto Archives); (Lower image) Google Earth image of area around 7780 Creditview Road. (Yellow dashed line overlay by RHC.)



5.0 Subject Property

5.1 Property Description

7780 Creditview Road is a large, irregular rural lot on the south side of Creditview road south west of the Credit River (Figure 10 and 11). The lands on the north side of Creditview Road are rural flood plain in character and are currently naturalized meadow and wet lands. The lots on the south side of Creditview Road surrounding the subject property are largely single residential or residential and agricultural use.

7780 Creditview Road has only a narrow strip of frontage (30.52 m) at Creditview Road (Figure 11). The property opens up to a wide lot that what was once under agricultural cultivation but is now naturaized meadow and wetland. The land rises steeply in the rear to a wooded ridge on which stands the existing house (Figure 11).

The principal access to the subject property is via a narrow driveway between houses at 27 and 29 Nova Scotia Road indicated in Figure 10. The secondary access to the existing house at 7780 Creditview Road is via a long gravel driveway from a paved entrance southwest side of Creditview Road (Figure 10 and 11).

Figure 10 - Location of 7780 Creditview Rd with house indicated by blue dot. (MyBrampton map, City of Brampton)



Figure 11 – View from northeast showing 7780 Creditview Road with yellow dashed overlay by RHC. (Google Earth 2019)

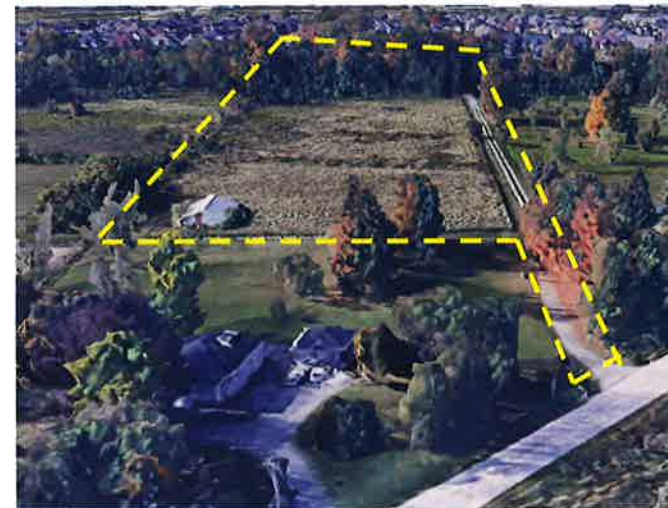


Figure 12 – (Upper) View southwest from driveway entrance; (Lower) View east from driveway toward house at 7770 Creditview Road. (Photos: RHC 2022)



Figure 13 – (Upper) View southwest over meadow/wetland to wooded ridge; (Lower) View southwest along driveway to ridge. (Photos: RHC 2022)



The paved driveway entrance is north of the house at 7770 Creditview Road (shown in the foreground of Figure 11) and leads to a long (gravel track) lane that follows the northwest property line past a large meadow and wetland with a cedar rail fence to the wooded hillside at the rear of the property (Figure 12 and 13).

A single-storey, gable roof shed is located in the southeast corner of the meadow (Figures 15 and 16). The shed roof and exterior is clad in modern, vertically oriented metal siding and several windows have been boarded over. A door to attic storage is on the northeast gable wall.

The interior has a centre aisle with various size stalls on both sides. The interior framing members appear to have been salvaged from earlier farm buildings. The frame walls rest on poured in place concrete knee walls and foundation. The interior ceiling is covered with the same metal siding that is on the building exterior.

Figure 14 – View of shed from driveway; northwest corner of shed. (Photos: RHC 2022)



Figure 15 - Barn exterior from southeast corner of meadow; centre aisle interior. (Photos: RHC 2022)



Figure 16 - (Left) View of driveway from bottom of ridge; (Right) sloped driveway segment on ridge; (Bottom) house seen from driveway ascent. (Photos: RHC 2022)



The house at 7780 Creditview Road is reached by a driveway that winds its way up the ridge at the rear of the property through a wooded area. The driveway is flanked by a hydro pole guardrail and dry fieldstone retaining wall (Figure 16).



Once the driveway reaches the top of the ridge it makes a wide arch through the southeast corner of the lot and follows the fences that delineate the rear lot lines of the single, detached dwellings that front on Nova Scotia Road (Figure 17).

In the paved area in front of the garage of the existing dwelling is a solid wooden gate that controls access to the principal access – a narrow driveway between 27 and 29 Nova Scotia Road (Figure 18).

Figure 17 - Looking southeast to driveway turning along fence to the house located behind the viewer. (Photo: RHC 2022)



Figure 18 - View of gate to driveway leading to Nova Scotia Road. (Photo: RHC 2022)



Figure 19 shows what has become the front yard of the existing house and property. The lawn continues around to the northwest side yard of the house. There are several young to mature trees in the yard but it is largely a grassy open space that falls off in grade at the edge of the wooded area of the ridge behind the house.

The single-storey house (Figure 20) was built after the 1968 aerial photo was taken (Figure 9) and has a wide and shallow plan on a poured in place concrete foundation. The large gambrel roof dominates the design with the lower slopes extending down to the sill plate level creating a steep pitched, shingled side walls. The front door of the house is set into a cutout in the middle of the front roof slope. The northeast end of the house is an attached garage. The southwest wall is clad in what has been made to appear as reclaimed brick and semi-circular bow window with a conical roof is flanked by two large picture windows.

Figure 19 - (Upper and middle image) Front and side yard of subject property with rear fences of houses fronting on Nova Scotia Road;. (Photos: RHC 2022)



Figure 20 - Existing house. (Photo: RHC 2022)



6.0 Determination of Cultural Heritage Value and Interest

6.1 Evaluation Table

The following criteria (in the left column of the table below) are prescribed for determining cultural heritage value or interest in Ontario Regulation 9/06 and by its recent successor O. Reg. 569/22 under the Ontario Heritage Act⁸. Essentially both regulations use the same criteria. O. Reg. 9/06 presented the criteria in three groups with three criteria within in each group. O. Reg. 569/22 presents the same content in nine criteria. Based on the current regulation, RHC recommends the following determination of cultural heritage value or interest for the property known as 7780 Creditview Road in the Churchville Heritage Conservation District within the City of Brampton.

<p>The property has design value or physical value because it...</p> <ol style="list-style-type: none">1. ...is a rare, unique, representative, or early example of a style, type, expression, material, or construction method,2. ...displays a high degree of craftsmanship or artistic merit, or3. ...demonstrates a high degree of technical or scientific achievement.	<p>7780 Creditview Road has no design value or physical value because it does not meet criteria 1, 2 or 3 of O. Reg. 569/22.</p>
<p>The property has historical value or associative value because it...</p> <ol style="list-style-type: none">4. ...has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,5. ...yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	<p>7780 Creditview Road no historical value or associative value because it does not meet criteria 4, 5 or 6 of O. Reg. 569/22.</p>

⁸ As of January 7, 2023 Sections 1 and 2 of Ontario Regulation 9/06 were revoked and amended by Ontario Regulation 569/22.

6. ...demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	
<p>The property has contextual value because it,</p> <p>7. ...is important in defining, maintaining, or supporting the character of an area,</p> <p>8. ...is physically, functionally, visually, or historically linked to its surroundings, or</p> <p>9. ... is defined by, planned around or is itself a landmark.</p>	<p>The property known as 7780 Creditview Road has contextual value and meets Criteria 7 and 8 as its naturalized meadow and the wooded ridge at the rear of the property are important in defining the character of the area and these attributes are visually linked to its surroundings - what the Churchville HCD Plan describes as the “fine scenic views over the surrounding landscape, and the ever-present influence of the Credit River and its steep valley”. Even though the subject property does not have a wide frontage on Creditview Road the meadow and wooded ridge are clearly visible from the driveway entrance.</p>

7.0 Proposed Severance, Impacts and Recommendations

7.1 Proposed Severance

A severance has been proposed by the owner of 7780 Creditview Road and is illustrated in Draft Plan of Severance S2 by Weston Consulting, the proponent's planning consultant (Figure 21 and 22).

This severance (S2) is intended to follow the prerequisite approval of a preceding development proposal (Severance S1) that would have created a 0.4093 ha (1.0114 acre) parcel (seen in Figure 21) measuring 90.91 m by 45.21 m containing the existing dwelling on the wooded ridge at the rear of the property known municipally as 7780 Creditview Road.

The proposed severance (S2) would divide the severed parcel created by severance S1 to create a third parcel (2b) measuring 37 m by 45.21 m for the construction of a potential future maximum 3-storey dwelling (Figure 21). The proposed infill dwelling would share the access gate and driveway used by the existing dwelling.

A zoning matrix for 7780 Creditview Road was provided to RHC by Weston Consulting the proponent's planning consultant (Figure 22). The matrix indicates that the severance as proposed in Figure 21 is in compliance with the Churchville HCD zoning

requirements.

Figure 21 - Draft Plan of Severance S2 for 7780 Creditview Road (Weston Consulting, dated January 6, 2023)

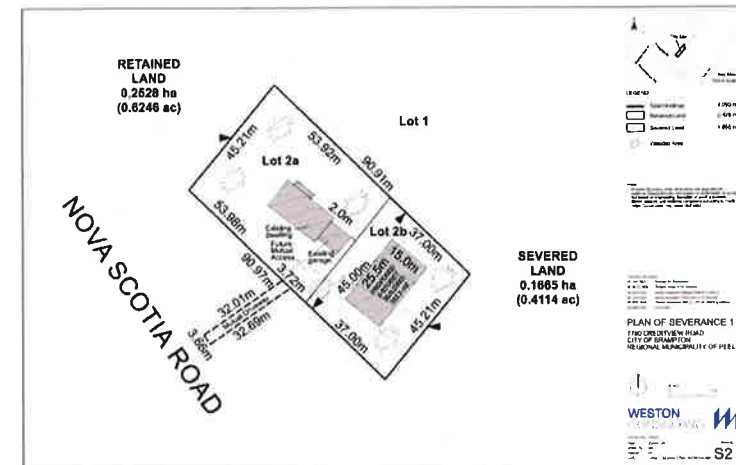


Figure 22 - Churchville HCD Zoning Matrix for 7780 Creditview Road. (provided by Weston Consulting, Aug.23, 2022)

Performance Standard	RH Zone	Proposed	Compliance
Minimum Lot Size	1,350 m ²	1,665 m ²	Yes
Minimum Lot Width	30.0 metres	37.0 metres	Yes
Minimum Lot Depth	24 metres	45.21 metres	Yes
Building Envelope	382.5 m ² Width: 15m; Depth: 25.5m	382.5 m ² Width: 15m Depth: 25.5m	Yes
Maximum height	10.5 metres (approximately three storeys, assuming a flat roof)	10.5 metres	Yes
Max GFA	1147.5 m ²	1147.5 m ²	Yes
FSI	0.854	0.689	Yes
Minimum Building Envelope	12 metres by 8 metres	25.5 metres by 15 metres	Yes

7.2 Impacts and Recommendations

After 1972 the existing dwelling addressed as 7780 Creditview Road was built on the top of the wooded ridge at the rear of the property. The front door and façade of the house was (and continues to be) oriented to the southwest with its principal access being a narrow driveway between adjacent houses at 27 and 29 Nova Scotia Road (Figure 10). The subject dwelling has become part of the Nova Scotia Road subdivision context. The existing house is no longer serviced by well and septic but rather is connected to the subdivision utility infrastructure and in that context is more urban than rural.

The existing house at 7780 Creditview Road does not have cultural heritage value and is not readily visible from Creditview Road as it is at such a great distance from the Credit River, is low in massing and largely hidden within the wooded ridge and as such has never been a contributing attribute of the Churchville Heritage Conservation District.

However, the wooded ridge is a distinct landform visually indicating the southwest edge of this portion of the Churchville HCD. The balance (and majority) of the property at 7780 Creditview Road is flat, naturalized meadow and wetland. The HCD Plan objectives regarding landscape features such as this are as follows:

3.3.1 Landscape

- To encourage the maintenance and protection of the rural landscape character of Churchville
- To maintain and preserve natural features such as the Credit River, valley slopes, existing trees, treelines, hedgerows, fields and grasslands within the area
- To encourage the protection and retention of existing road and streetscapes within Churchville and to avoid or minimize the adverse effects of public undertakings

Among the possible negative impacts on a cultural heritage resource identified in section 3.3.2 of this report, the following may be relevant to the proposed severance:

- 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

Minimizing or avoiding such negative impacts could be achieved if the proposed development

- retains and conserves the entire existing wooded ridge area and the current view of the wooded ridge from Creditview Road
- presents an infill design in which the dwelling and associated landscaping is compatible in height, massing, scale and appearance with the Churchville HCD Plan and Guidelines

Robinson Heritage Consulting recommends:

- That any approval of the proposed severance should not in any way create a situation that may alter, remove, demolish or destroy the existing wooded ridge within what is now 7780 Creditview Road whether it be within the property to be retained or the property to be severed;
- That the proposed lot to be severed by Severance S1 contain the entire wooded ridge that is within what is now 7780 Creditview Road;
- That the proposed infill design in which the dwelling and landscaping is compatible in height, massing, scale and appearance with the Churchville HCD Plan and Guidelines and that it is perceived as no larger in massing or taller than the other buildings already on the ridge so that it does not stand out (in all seasons) in views from Creditview Road.
- That enough permeable land is left that will provide for natural absorption of precipitation and to prevent erosion of the ridge and slope.
- That if the sloped driveway leading down through the wooded ridge is no longer required that the driveway area be naturalized and that the area be planted with appropriate native tree species as identified in the Churchville HCD Plan and a Tree Preservation Plan.

8.0 Conclusion

This Heritage Impact Assessment (HIA) has been prepared for the property owner of 7780 Creditview Road at the request of the City of Brampton to determine if the proposed severance poses negative impact to the subject property, the designated heritage properties around it and within the Churchville Heritage Conservation District (CHCD).

RHC has confirmed that while the property contains landscape elements that contribute to the heritage character of the Churchville HCD there is no cultural heritage value in the existing dwelling on the property at 7780 Creditview Road using criteria to determine cultural heritage value in Ontario Regulation 569/22 and the City of Brampton Official Plan.

The proposed development has been objectively assessed as it is currently proposed. RHC anticipates no negative impacts to the cultural heritage value of the subject property and the Churchville HCD from the proposed severance provided the existing wooded ridge within what is now 7780 Creditview Road is maintained and conserved and that the proposed infill design in which the dwelling and landscaping is compatible in height, massing, scale and appearance with the Churchville HCD Plan and Guidelines.

RHC denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of RHC.

Respectfully submitted,



Tracie Seedhouse

Principal, Robinson Heritage Consulting

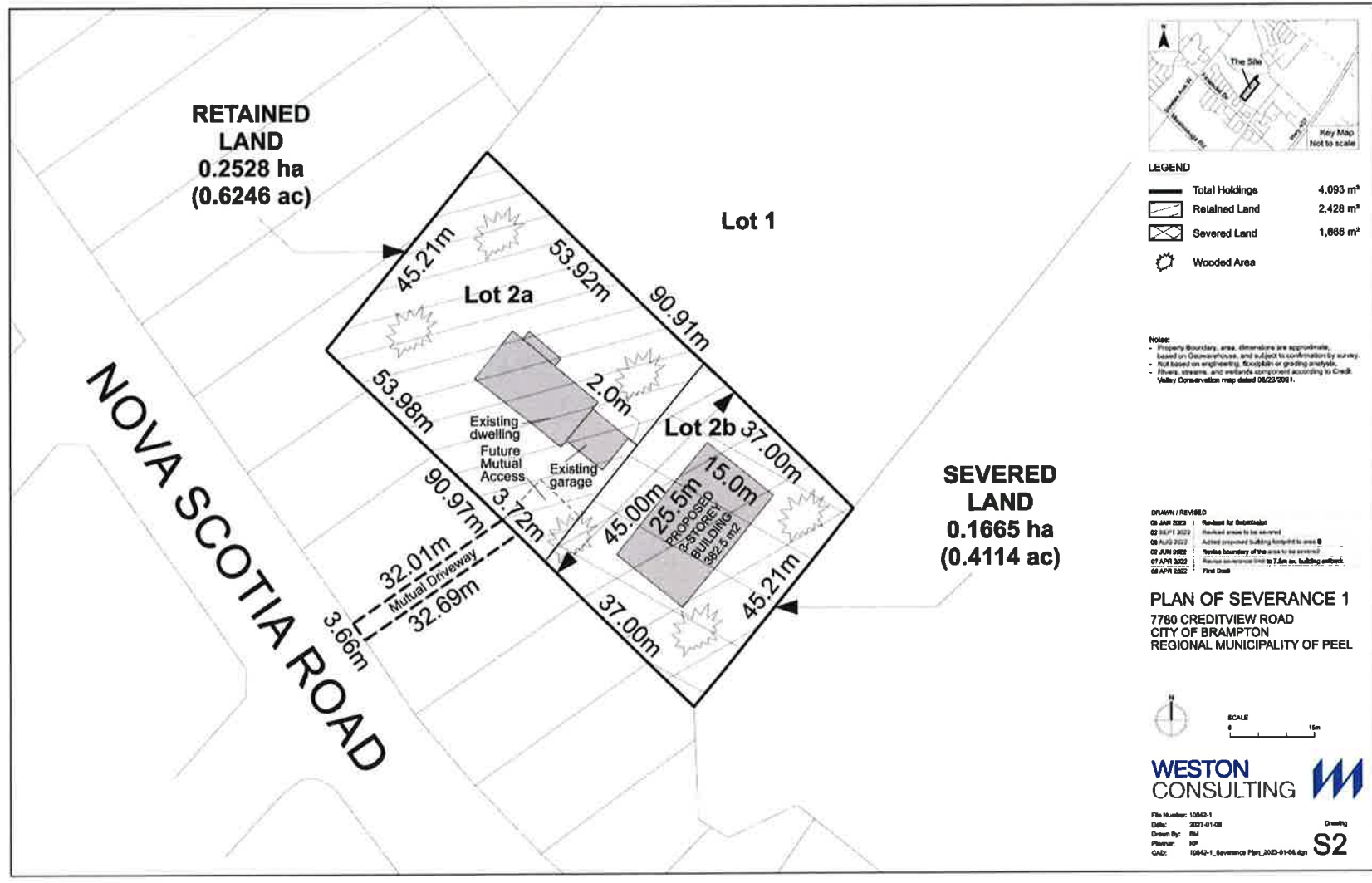


Stephen Robinson MA CAHP

Principal, Robinson Heritage Consulting

Appendix 1 – Plan of Severance

Figure 23 - Draft Plan of Severance, S2 (Weston Consulting, dated January 6, 2023)



Appendix 2 – Excerpts from Land Title Abstract for Lot 14 in Concession 4 West of Hurontario Street

22861605	Grant	2 Aug 1972	15 Sept 1972	Hugh G. Coates & Marjory I. Coates	Walter Veenstra to uses		Pt E ½ (6.958 acres)
52440	Grant	15 Nov 1947	19 May 1948	Walter Rollings & Dawsina Rollings	Hugh G. Coates & Marjory I. Coates as joint tenants	\$1	Pt E ½ (10 acres)
26224	Grant	27 Apr 1925	30 May 1925	Edgar Swick & wife	Walter Rollings & wife		
25894	Grant	1925	1925	James Culham	Edgar Swick		Pts 33 9/10 ac
24213	Grant	1923	1924	James E. Bailey	James Culham		33.9 ac
21018	Grant	1921	1921	John W. Smith & wife	James E. Bailey	\$3,500	33.9 ac
21017	Grant	1921	1921	Synod of the Diocese of Toronto	John W. Smith	\$55	
14204	Grant	1910	1910	Herbert O. Burns & wife	John W. Smith	\$1,950	33.9 ac
13563	Grant	1909	1909	Minnie Wallace	Herbert Oliver Burns	\$1,800	33.9 ac
12417	Grant	1906	1906	Isabell Wilson	Minnie Wallace	\$2,900	30.9 not part conveyed to Church Society)
12326	Grant	1906	1906	Samuel Musson & wife	Isabell Wilson	\$1,300	33.9 ac
11066	B&S	1903	1903	Harry E. Burton & wife	Samuel Musson	\$2,300	33 9/10 ac
10352	B&S	1900	1900	David McClure & wife	Harry E. Burton	\$2,300	33 9/10 ac
6844	B&S	1889	1889	Matthias Ingram & wife	David McClure	\$1,400	33 9/10 ac
2568	V.O.	1878	1878	B. Pointer et al	Mathias Ingram		33 9/10 ac
1063	Will	1869	1872	J. Fletcher Hall	Fletcher H. Pointer et al.		NW Part
443	Will	1868	1870	Margaret Hall	F. H. Pointer et al		33 ac, Part E ½
15509	B&S	1838	1838	Wesley Hall	Fletcher Hall	£100	25 ac, Pt E 1/2

15510	B&S	1838	1838	Wesley Hall	Richard Painter	£150	25 ac, N E corner
14957	B&S	1834	1837	Asa Hall (Sen)	Fletcher Hall	£70	NW ¼
12274	B&S	1834	1835	Asa Hall (Sen)	Wesley Hall	£300	50 ac, N E corner
Patent		1821		The Crown	William Coates		All 200 ac

Information Sources

Archival

Land Registry <https://www.onland.ca/ui/43>

PAMA Property Research <https://pama.peelregion.ca/en/pamascollection/heritageproperties.asp>

Illustrated Historical Atlas of the County of Peel 1887

Census for Canada West

Google Maps, Street View and Google Earth

Policy and Legislation

Ontario Heritage Act, R.S.O. 1990, c. 0.18

Ontario Regulation 569/22 (under the *Ontario Heritage Act*)

Planning Act, R.S.O. 1990, c. P.13

Provincial Policy Statement (2020), Policy 2.6.3.

“Heritage Resources in the Land Use Planning Process” from the *Ontario Heritage Toolkit*. Ministry of Heritage, Sport, Tourism and Cultural Industries (Toronto: Queen’s Printer for Ontario, 2000)

[City of Brampton Official Plan – Office Consolidation September 2020](#)

[City of Brampton Cultural Heritage Impact Assessment Terms of Reference](#)

Robinson Heritage Consulting – Curriculum Vitae and Project List

ROBINSON

EST. 1999

HERITAGE CONSULTING

Established in 1999, Robinson Heritage Consulting (RHC) has provided clients with solid heritage advice through specialized knowledge and commitment to conserving our collective cultural heritage resources. Working independently or within a team, RHC has the experience and skill to undertake studies and prepare reports including Cultural Heritage Evaluation Reports, Heritage Impacts Assessments, Conservation Plans and Cultural Heritage Landscape studies to assist with restoration, rehabilitation, adaptive reuse and commemoration of cultural heritage resources. RHC applies sound heritage planning principles and a thorough understanding of associated legislation, guidelines and current practice to provide the client or design team with advice to help realize goals and aspirations of projects involving cultural heritage resources.

Tracie Seedhouse



Certificate in Heritage Planning, University of Waterloo (1999)

Diploma, Construction Engineering Technology Program, Conestoga College (1993)

Member, Heritage Kitchener, Municipal Heritage Committee (1996-1999)

President of Architectural Conservancy of Ontario, Cambridge and North Dumfries (2006)

Stephen Robinson



Professional Member, Canadian Association of Heritage Professionals (CAHP)

Certificate in Heritage Planning, University of Waterloo (1999)

M. A., Canadian Art & Architectural History, Concordia University Montreal (1992)

B. A., University of Toronto and Sheridan College, Oakville (1986)

Senior Heritage Planner, Planning Services, City of Guelph (July 2009 to present)

Cultural Heritage Co-ordinator, Cultural Services, City of Vaughan (March 2005 to June 2009)

Heritage Inventory Researcher, Planning Department, City of Brantford (June 2001 to Feb 2005)

24 Carlton Place

Centre Wellington (Elora), Ontario

24 Carlton Place, Elora, Ontario was built by Joseph Walser to expand the Elora Furniture Company's factory in 1911. Referred to as Building No. 2, it was a functional space that housed finishing, shipping and administration for the company. More recently it is remembered as the Little Folks children's furniture factory administration building before being left vacant. 24 Carlton Place now enjoys its role in the Elora Mill revitalization project which has been a masterful reinvigoration of the picturesque Elora Mill on the north bank and surrounding buildings into gracious wedding facilities and hotel accommodations. 24 Carlton Place was the first building on the south bank to be brought back from its vacant state of disrepair and reimagined as a chapel and offices in concert with the mill facilities on the north bank. RHC prepared the Cultural Heritage Impact Assessment and Conservation Plan that identified the property's heritage attributes and guided their conservation as well as advising on the new elements to be incorporated in the building envelope. With RHC's guidance the design team has reimagined the building keeping the simplicity of its industrial heritage intact while adding details that mark the building in Pearle Hospitality's signature style. RHC is continuing work on the balance of the development on the south bank of the Grand River in Elora.



Fergus High School

Centre Wellington (Fergus), Ontario

Built in 1929 this cut limestone school building was the Fergus High School for many Centre Wellington teens before the doors closed when a modern high school was built to accommodate a growing population. First imagined as apartments or office suites, the building was eventually purchased by the Emmanuel Christian School to be reopened as their high school. This landmark building marks an architectural period when form and function were embraced even within the constraints of limited budgets. When heritage buildings can continue in the service for which they were built it is always an exciting project. RHC prepared a Cultural Heritage Impact Assessment and Conservation Plan that resulted in the restoration of the old GIRLS entrance leaving the stone exterior exposed inside the new addition and restoration of stonework on the remaining facades. The Conservation Plan remains a relevant guiding document for future such changes as window replacement and repointing.



Dickson Public School

Cambridge, Ontario

Dickson Public School, located at 65 St. Andrews Street in the old Galt area of Cambridge, was originally built in 1876 with two expansions for the growing town made by 1894. Closed by the school board as being inadequate for the community's needs it was sold and plans are underway to convert the space into high end commercial office space. RHC prepared a Cultural Heritage Impact Assessment that uncovered the history of the additions and original layout of the building that kept the style and proportion of the original design. Rehabilitation is underway that would retain and highlight the wonderful heritage attributes in these new sophisticated offices.



Robert Orr Farmhouse
Huron Road, Kitchener, Ontario

Rural cultural heritage landscapes may be protected by retaining views of original farms with treed laneways that dot the countryside as landmarks of craftsmanship and prosperity. This Huron Road property is one of the few remaining farmhouses along a portion of the Huron Road within the City of Kitchener. RHC worked with Mattamy Homes and the City of Kitchener to integrate the historic home within a residential subdivision that established an appropriate lot and dedicated lands in front of the home protecting the views of the house and treed laneway to and from the Huron Road. RHC prepared the Cultural Heritage Impact Assessment and the Conservation Plan which guided the removal of the rear outbuilding and recommended protective measures until restoration began. The new owners of the property have restored the windows and front door, had new storm windows created and are restoring interior features using the Conservation Plan which also guides recreating the front porch and addresses landscaping and potential additions.



RHC PROJECT HISTORY

2019

11 Irwin Avenue, Town of Aurora – Cultural Heritage Impact Assessment

Client: Hemraj Sarwor, May 2019

2018

Potter Foundry and the Elora South Condominiums, Elora, Township of Centre Wellington – Cultural Heritage Impact Assessment (Scoped)

Client: Elora South Inc., December 2018

3650 Eglinton Avenue West, Mississauga – Cultural Heritage Impact Assessment

Client: Minuk Contracting Company Ltd., November 2018

Robert Orr Farmhouse, Huron Road, Kitchener – Interpretive Panel

Client: City of Kitchener, November 2018

1040 Garner Road West (Ancaster), Hamilton – Cultural Heritage Impact Assessment

Client: Garner Investments Inc., October 2018

St. Mary's Parish Rectory Building, Owen Sound – Cultural Heritage Impact Assessment

Client: St. Mary's and the Missions, September 2018

45 James Street, Cambridge – Cultural Heritage Impact Assessment (Scoped)

Client: Ed Gazendam, August 2018

Ross Street Properties, Elora, Township of Centre Wellington – Cultural Heritage Impact Assessment

Client: Elora South Inc., April 2018

2017

7177 Lancaster Avenue, Mississauga – Cultural Heritage Impact Assessment

Client: Balkar Singh Garcha, November 2017

Little Folks Building, 24 Carlton Place, Elora, Township of Centre Wellington – Cultural Heritage Impact Assessment/Conservation Plan

Client: Elora South Inc., September 2017

“The Gore”, 266 and 280 Northumberland Street, Ayr, Township of North Dumfries – Heritage Impact Statement

Client: Engel Developments, April 2017

6830 Main Street West, Town of Milton – Cultural Heritage Impact Assessment

Client: Paul De Battista, March 2017

2016

22 Shade Street, Cambridge – Cultural Heritage Impact Assessment

Client: Salvation Army, August 2016

Reid Farmhouse, 20 Stokes Trail (Campbellville), Milton - Cultural Heritage Impact Assessment

Client: Carson Reid Homes, August 2016

Dickson Public School, 65 St. Andrews Street, Cambridge – Cultural Heritage Impact Assessment

Client: Summerco Properties, May 2016

St. Agnes Anglican Church, 69 Long Branch Boulevard and 24 Marina Avenue, Toronto - Heritage Impact Statement

Client: Gil Shcolyar, March 2016

4908 Highway 7 (Woodbridge), Vaughan - Cultural Heritage Impact Assessment

Client: Camelot on 7 Inc., January 2016

2015

Huronian Regional Centre, 700 Memorial Avenue, Orillia - Cultural Heritage Impact Assessment

Client: Infrastructure Ontario (represented by MHPM Development Solutions Inc. and DST Consulting Engineers Inc.) December 2015

Chatham Provincial Courthouse and Walkway, 21 Seventh Street, Chatham - Cultural Heritage Impact Assessment

Client: Infrastructure Ontario (represented by MHPM Development Solutions Inc. and DST Consulting Engineers Inc.) December 2015

Cassidy Farmhouse at St. Thomas Psychiatric Hospital, 467 Sunset Drive - Cultural Heritage Impact Assessment

Client: Infrastructure Ontario; (represented by MHPM Development Solutions Inc. and DST Consulting Engineers Inc.) December 2015

York Detention Centre, 354 George Street, Toronto - Cultural Heritage Impact Assessment

Client: Infrastructure Ontario; represented by MHPM Development Solutions Inc. and DST Consulting Engineers Inc., December 2015

Brooklyn and College Hill Heritage Conservation District - Expert Witness at Ontario Municipal Board Hearing (MM140079)

Employer: City of Guelph, October 2015

7575 Kennedy Road, Brampton - Cultural Heritage Impact Assessment

Client: City of Brampton, June 2015

Lot 22 Concession 9 Bridge, Township of Windham (Norfolk County) – Cultural Heritage Evaluation Report

Client: County of Norfolk, and G. Douglas Valee Limited, March 2015

Fergus High School, 680 Tower Street, (Fergus) Township of Centre Wellington - Scoped Cultural Heritage Impact Assessment/Conservation Plan

Client: Emmanuel Christian High School, February 2015

2 William Street, Elmira - Cultural Heritage Impact Assessment

Client: Scott and Libby Playford, January 2015

2014

Herb & Elsie Crawford Farm, Brampton – Cultural Heritage Impact Assessment

Client: City of Brampton, August 2014

Silvercreek Farm, Caledon – Review of Reasons for Designation

Client: Town of Caledon, August 2014

111 Mary Street, Milton - Cultural Heritage Impact Assessment

Client: Andrew and Caroline Kocher, May 2014

New Toronto Hydro Substation, 124 Birmingham Street, Toronto - Heritage Impact Statement

Client: 5th Essential Inc., April 2014

2013

150 King Street South, Waterloo – Cultural Heritage Impact Assessment

Client: ABA Architects Inc., December 2013

58 Richmond Street, Richmond Hill - Cultural Heritage Impact Statement

Client: Alex Boros Planning + Design Associates, December 2013

Bob Devereaux Bridge, County of Brant – Cultural Heritage Evaluation Report

Client: County of Brant, and G. Douglas Valee Limited, August 2013

Concession A Bridge, Township of South Walsingham – Cultural Heritage Evaluation Report

Client: County of Norfolk, and G. Douglas Valee Limited, July 2013

“Heritage Square” Condominium, Fergus – Cultural Heritage Impact Assessment

Client: Jennark Homes Ltd., May 2013

1683 Huron Road, Kitchener – Conservation Plan

Client: Mattamy Homes Ltd., May 2013

2012

9307 Union Drive, Strathroy-Caradoc – Cultural Heritage Impact Assessment

Client: Canadian Solar Developers and Exp Inc., Renewal Energy Approval, September 2012

8338 Scotchmere Drive, Strathroy-Caradoc – Cultural Heritage Impact Assessment

Client: Canadian Solar Developers and Exp Inc., Renewal Energy Approval, September 2012

1216 Penetanguishene Road, Township of Springwater – Cultural Heritage Impact Assessment

Client: Canadian Solar Developers and Exp Inc., Renewal Energy Approval, September 2012

Dolby House, 6003 Regional Road 25, Milton – Cultural Heritage Impact Assessment

Client: Regional Municipality of Halton, October 2012

7030 Walker's Line, Milton - Cultural Heritage Impact Assessment

Client: Jay Robinson Custom Homes, Inc., June 2012

Wilson Farmhouse, 80 Simmonds Drive, Guelph – Expert Witness at Conservation Review Board Hearing (CRB1103)

Employer: City of Guelph, June 2012

John Love House, 630 King Road, Richmond Hill – Cultural Heritage Impact Assessment

Client: Evans Planning, February 2012

2011

“Rural Church Architecture: Ellis Church, Puslinch Township”

Public presentation given at Ellis Church, 150th Anniversary, July 2011

Dolby Garage, 6009 Regional Road 25, Milton – Cultural Heritage Impact Assessment

Client: Regional Municipality of Halton, April 2011

2485 Conservation Road, Milton - Cultural Heritage Impact Assessment

Client: K. Strobele, February 2011

2010

5761 First Line, Milton - Cultural Heritage Impact Assessment

Client: Scrap Metal Depot Inc., November 2010

61 Usher Street, Brantford - Cultural Heritage Impact Assessment

Client: First Home Construction Inc., July 2010

Alexandra School, 1525-7th Ave. E., Owen Sound – Cultural Heritage Property Evaluation

Client: Bluewater District School Board, May 2010

124 Birmingham Street, Toronto – Cultural Heritage Impact Assessment

Client: City of Toronto Economic Development Corporation, March 2010

2009

8656 Creditview Road, Brampton - Heritage Research Report

Client: Phillip H. Carter Architect, December 2009

13941 Airport Road, Town of Caledon - Cultural Heritage Impact Assessment

Client: Glen Schnarr & Associates, November 2009

9381 Guelph Line, Milton - Cultural Heritage Impact Assessment

Client: Loedige (Canada) Limited, October 2009

8763 Bayview Avenue, Richmond Hill - Cultural Heritage Impact Assessment

Client: Signature Developments Inc., July 2009

1524 Countryside Drive, Brampton - Cultural Heritage Impact Assessment

Client: City of Brampton, July 2009

418 Glasgow Street, Kitchener - Cultural Heritage Impact Assessment

Client: Doug Cornwell, June 2009

7435 Ninth Line, Mississauga - Heritage Impact Statement

Client: ProLogis Canada and Erin Mills Development, April 2009

340 Oak Street, Milton - Cultural Heritage Impact Assessment

Client: 52457 Ontario Limited, April 2009

501 and 511 John Street, Burlington - Cultural Heritage Impact Assessment

Client: Carriage Gate Group Inc., and Millington & Associates, February 2009

11859 Hurontario Street, Brampton - Cultural Heritage Impact Assessment

Client: Dinesh Patel, January 2009

2008

47-49 Alice Street, Guelph – Expert Witness at Conservation Review Board Hearing (CRB0816)

Client: City of Guelph, December 2008

1571 Fisher Hallman Road, Kitchener – Salvage Documentation Report

Client: Mattamy Homes Ltd., November 2008

Branningham Grove, 2010 16th Street East – Cultural Heritage Property Evaluation

Client: City of Owen Sound, October 2008

12 Henderson Avenue, Brampton – Cultural Heritage Impact Assessment

Client: 1753849 Ontario Inc., October 2008

318 Guelph Avenue, Cambridge – Heritage Assessment

Client: Doug Craig, Mayor of Cambridge, June 2008

48 George Street North, Cambridge – Cultural Heritage Impact Assessment

Client: Maison Canada Holdings Ltd., May 2008

27-31 Cambridge Street, Cambridge – Cultural Heritage Impact Assessment

Client: Techno Steel Canada, April 2008

1120 Bovaird Drive West, Brampton – Cultural Heritage Impact Assessment

Client: Weston Consulting Group Inc., March 2008

St. Mary's High School – Heritage Documentation Report

Client: Bruce Grey Catholic District School Board and SRM Architects Inc., December 2007

Fergus High School – Cultural Heritage Impact Assessment

Client: Reid's Heritage Homes, December 2007

“An Uncertain Future – The Royal Hotel, Cambridge”

in *ACORN, The Journal of the Architectural Conservancy of Ontario*, Fall 2007, p.19

33 Southwood Drive, Cambridge – Cultural Heritage Impact Assessment

Client: Geoffrey Reid, September 2007

Carnegie Public Library, Owen Sound – Reasons for Designation

Client: City of Owen Sound, September 2007

Harrison Park, Owen Sound – Reasons for Designation

Client: City of Owen Sound, September 2007

1683 Huron Road, Kitchener – Cultural Heritage Impact Assessment

Client: Mattamy Homes Ltd., June 2007

1571 Fisher Hallman Road, Kitchener – Cultural Heritage Impact Assessment

Client: Mattamy Homes Ltd., June 2007

Preston Meadows, 633 Margaret Street, Cambridge – Cultural Heritage Impact Assessment

Client: Reid's Heritage Homes, in collaboration with Stantec Consulting, April 2007

443 Dover Street North, Cambridge – Cultural Heritage Impact Assessment

Client: Carl Csanits, January 2007

2006

Barber Paper Mill, Town of Halton Hills – Cultural Heritage Impact Assessment

Produced in collaboration with The Ventin Group Architects

Client: Everlast Restoration, December 2006

806 Gordon Street, Guelph – Heritage Documentation Report

Client: Mar-Cot Homes Ltd., November 2006

Revue Theatre, Roncesvalles Avenue, Toronto – Heritage Documentation Report

Client: Chris McQuillan, September 2006

Interpretive Plaque Project on Queen Street, Cambridge (Hespeler)

Client: Heritage Cambridge, July 2006

John Abell Factory, Toronto - Preliminary Heritage Assessment

Client: Verdiroc Development Corporation, and AREA Architects, May 2006

Peer Review of Heritage Assessment of Proposed Duntroon Quarry Expansion

Clearview Township, County of Simcoe, Ontario

Client: R. J. Burnside & Associates Ltd., June 2006

Queen's Hotel, Owen Sound – Reasons for Designation

Client: City of Owen Sound, April 2006

299 & 313 Plains Road W., Burlington – Cultural Heritage Impact Assessment

Client: Recchia Developments Inc., and Greg Poole & Associates, February 2006

246 Crawley Road, Guelph – Cultural Heritage Impact Assessment

Client: Industrial Equity Guelph Corp., LM Real Estate Consulting and Astrid J. Clos Planning Consultants, January 2006

Industry & Perseverance: A History of the City of Brantford

(Compact disc) in collaboration with Dr. Peter Farrugia

Client: Wilfrid Laurier University and Brant Historical Society, 2006

2005

148 Crawley Road, Guelph – Cultural Heritage Impact Assessment

Client: Royal-LePage Commercial, June 2005

Brantford Heritage Inventory

Built heritage assessments/ research for over 5,000 properties in the City of Brantford

Employer: Brantford Planning Department, June 2001 to February 2005

2004

63-67 Woolwich Street, Guelph – Heritage Documentation Report

Client: Wellington Catholic District School Board, February 2004

Grand Old Bridges: The Grand River Watershed Bridge Inventory

Assessment of heritage bridges within the Grand River watershed

Client: Grand River Conservation Authority, 2004

John McCrae in Flanders Fields – web tour

produced with Tracie Seedhouse for the *Keys to History* series

Client: Guelph Civic Museum / McCord Museum, Montreal, April 2004

2003

Brant Arts, Culture & Heritage Centre (BACH Project)

Heritage assessments for Roger Jones & Associates and The Ventin Group Architects

Client: BACH Steering Committee, September 2003

340 Clair Road, Guelph – Heritage Documentation Report

Produced in association with The Ventin Group Architects

Client: Reid's Heritage Homes, July 2003

1471 Gordon Street, Guelph – Heritage Documentation Report

Produced in association with The Ventin Group Architects

Client: Reid's Heritage Homes, July 2003

341 Forestell Road, Guelph – Heritage Documentation Report

Produced in association with TSH Engineers Architects and Planners

Client: City of Guelph, September 2002

Heritage Sampler and An Interactive Guide to Tremaine's Map of County of Waterloo, 1861

Client: Waterloo Regional Heritage Foundation, 2002 (compact disc)

