



Heritage Impact Assessment, 10874 Steeles Avenue, Part of Lot 15 Concession 5, Trafalgar Township, now Town of Halton Hills, Regional Municipality of Halton, Ontario

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Town of Halton Hills

Proponents: Carlo & Albina Giangrande

Address: 10874 Steeles Avenue, Halton Hills, ON, L7G 0C6

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1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by Carlo and Albina Giangrande (the Proponent) to undertake a Heritage Impact Assessment (HIA) for the property located at 10874 Steeles Avenue, Halton Hills, Regional Municipality of Halton, Ontario. The Proponent is undertaking the assessment as a matter of due diligence in advance of forthcoming real estate transactions. In consultation with the Town of Halton Hills it was established that a scoped assessment would be sufficient seeing as no development plan currently exists for the subject property (Personal communication, Laura Loney, Senior Heritage Planner). The Subject Property contains three distinct structures, including a storey-and-a-half residential structure that is listed on the Halton Hills Heritage Register.

The purpose of this assessment is to review relevant historical documents and identify cultural heritage resources associated with the property.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

A site visit was conducted on Tuesday November 3, 2020. The property inspection documented the extant structures and surrounding landscape.

The Subject Property is 4.76-acres in size and is located between Steeles Avenue East to the west, Highway 401 to the East, 5th Line to the north and James Snow Parkway to the south. The area is comprised of a mix of commercial and industrial facilities. To the north is an industrial distribution warehouse and storage yard, to the east an industrial parking and transfer yard, to the south a two storey industrial plaza and to the west an industrial warehouse. The Subject Property is visually and physically isolated from the surrounding landscape by way of the commercial development that has occurred around it.

While the Subject Property was once part of a larger agricultural landscape, that landscape no longer exists. The rural agricultural landscape has been replaced by commercial development; this development has isolated the Subject Property and resulted in a parcel of land that currently does not reflect either the historic agricultural use of the area or the cotemporary commercial industrial use. The Subject Property presents with both a residential and a commercial component and as such does not impart a defined intent of use.

The Subject Property is historically associated with the Forrest family. Based on Census, marriage and birth records obtained through Ancestry.ca, the Forrest family emigrated from Ireland and establish themselves in North Trafalgar County where they made their living as farmers. While the Forrest family represents early Euro-Canadian settlement of the area, no direct evidence was found to indicate the Forrest family was involved in any events of note that would contribute to the property's cultural heritage value or interest to the local community.

Based on the criteria set forth by Ontario Regulation 9/06, 10874 Steeles Avenue does not meet the criteria for cultural heritage value or interest based on its physical design, historic and associative value or its contextual value (Table 2). No protection or conservation measures under Part IV of the Ontario Heritage Act are recommended for 10874 Steeles Avenue.

2. Personnel

Carla Parslow, Ph.D., CAHP

Senior Cultural Resource Specialist

Christopher Lemon, B.Sc., Dip. Heritage

Cultural Heritage Specialist

Acknowledgements

Nadia Giangrande

Property Owner Representative

Ellio Giangrande

Property Liaison

Anthony Cutara, Senior Associate

Lee & Associates

Laura Loney, Senior Heritage Planner

Heritage Planner, Town of Halton Hills

3. Introduction

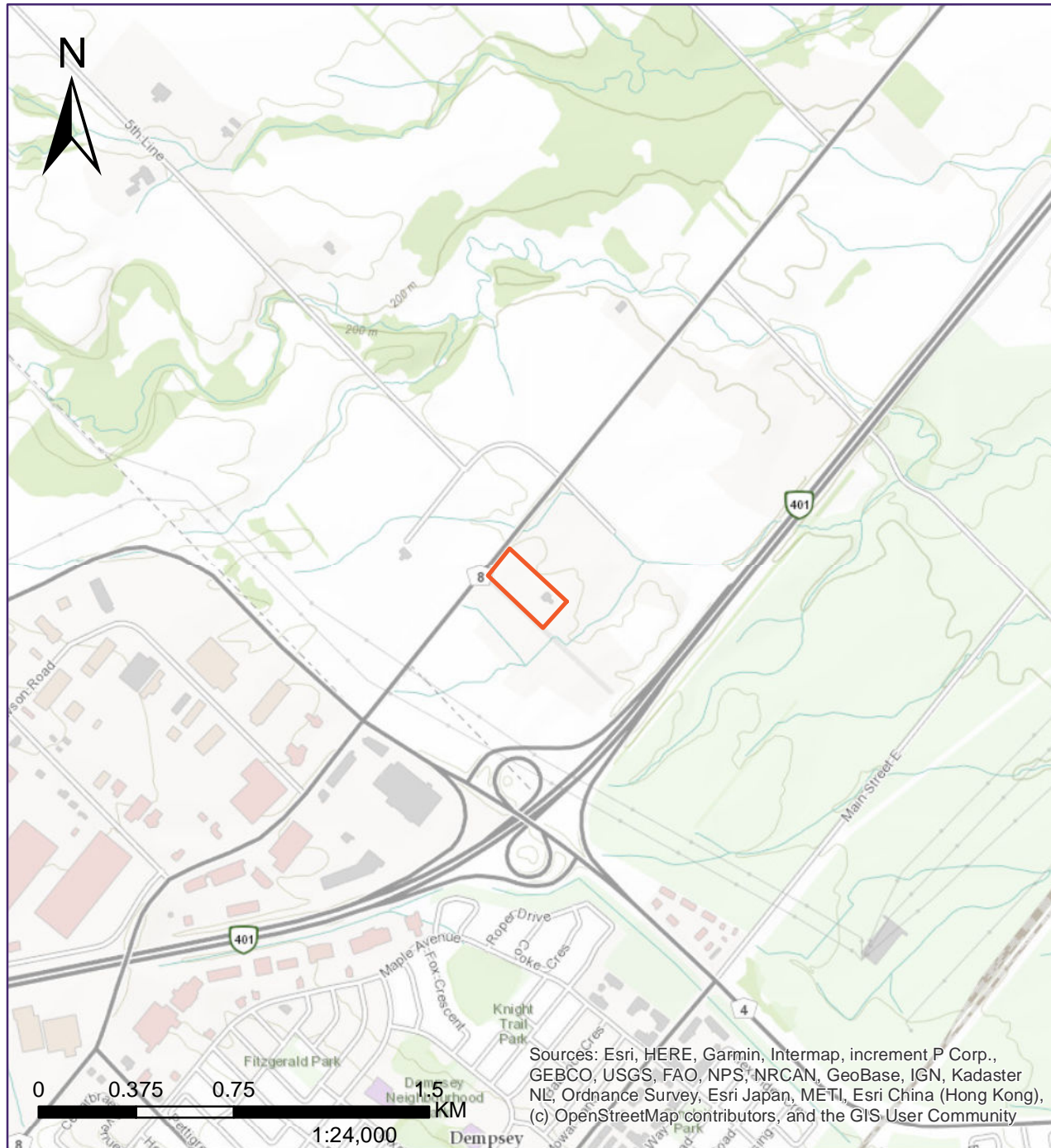
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This report has been prepared in accordance with the Town of Halton Hills Heritage Impact Assessment Terms of Reference (Town of Halton Hills, 2020)

A site visit was conducted on Tuesday November 3, 2020. The property inspection documented the extant structures and surrounding landscape.

Map 1 - Study Area on Topographic Map



Heritage Impact Assessment

10874 Steeles Avenue, Halton Hills, Ontario




Map 2 - Study Area on Aerial Image



Heritage Impact Assessment

10874 Steeles Avenue, Halton Hills, Ontario

Legend

 Study Area



4. Legislative and Policy Framework

The following assessment reviews Provincial and Municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in Halton Region.

4.1 Provincial Legislation and Policy

4.1.1 Ontario Heritage Act

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

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

Furthermore, Part V of the Ontario Heritage Act provides for the creation of Heritage Conservation Districts (HCD's). Properties located within HCD's are defined as "significant built heritage resources" and subject to Section 42 of the Ontario Heritage Act, which states:

42. (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so: 1) Alter, or permit the alteration of, any part of the property, other than the interior of any structure of building on the property. 2) Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure

4.1.2 Planning Act

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

Part I, Section 2

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

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

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

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

4.1.3 Provincial Policy Statement (2020)

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

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

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

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

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

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

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

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

4.2 Municipal Policy Framework

4.2.1 Halton Region Official Plan

The Official Plan of Halton Region (Halton, 2019:115-117) outlines the following when addressing cultural heritage resources:

165. The goal for Cultural Heritage Resources is to protect the material, cultural and built heritage of Halton for present and future generations.

166. The objectives of the Region are:

- 1. To promote awareness and appreciation of Halton's heritage.*
- 2. To promote and facilitate public and private stewardship of Halton's heritage.*

167. It is the policy of the Region to:

Maintain, in conjunction with the Local Municipalities, local historical organizations, and municipal heritage committees a list of documented Cultural Heritage Resources in Halton.

(1) Inform promptly the appropriate government agencies, First Nations and Municipal Heritage Committees of development proposals that may affect defined Cultural Heritage Resources and known archaeological sites.

(2.1) Establish and implement guidelines (protocol) for consulting with First Nations on relevant planning applications in accordance with Provincial legislation, regulations and guidelines.

(2) Require that development proposals on adjacent lands to protected Cultural Heritage Resources:

- a) study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;*
- b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and*
- c) express the Cultural Heritage Resources in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.*

(3) Prepare an Archaeological Management Plan to inventory, classify and map significant archaeological resources and areas of archaeological potential in Halton and to provide direction for their assessment and preservation, as

required, and update such a Plan as part of the statutory five-year review of this Plan.

- (4) Encourage the Local Municipalities to prepare, as part of any Area-Specific Plan or relevant Official Plan amendment, an inventory of heritage resources and provide guidelines for preservation, assessment and mitigative activities.*
- (5) Prior to development occurring in or near areas of archaeological potential, require assessment and mitigation activities in accordance with Provincial requirements and the Regional Archaeological Management Plan.*
- (6) Maintain and operate a Regional facility to, through collection management, research, exhibits and programming:*
 - a) preserve the material and cultural heritage of Halton,*
 - b) acquire and share knowledge of Halton's historical and natural world, and*
 - c) encourage discovery, appreciation and understanding of Halton's heritage.*
- (7) Develop a coordinated heritage signage and heritage promotion program in Halton.*
- (8) Ensure that the protection of Cultural Heritage Resources has regard for normal farm practices.*

4.2.2 Halton Hills Terms of Reference for Heritage Impact Assessments

According to the Town of Halton Hills Heritage Impact Assessment Terms of Reference:

An HIA must be prepared by a qualified heritage conservation professional and member of the Canadian Association of Heritage Professionals (CAHP) in good standing, retained by and at the expense of the proponent. The HIA will address properties identified in the Town of Halton Hills' Heritage Register (which includes both listed properties and properties designated under Part IV and Part V of the Ontario Heritage Act) as well as any yet unidentified cultural heritage resource(s) found as part of the site assessment. The HIA will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impacts the proposed development or site alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development or site alteration.

The HIA shall address the relevant cultural heritage policies contained in the Provincial Policy Statement (2020) and the Town of Halton Hills Official Plan. The HIA should also address appropriate conservation principles, including, but not limited to:

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2011);

Ontario Ministry of Culture's Eight Guiding Principles in the Conservation of Historic Properties (2007); and,

Ontario Ministry of Culture's Heritage Conservation Principle's for Land Use Planning (2007).

Historical Context

4.3 Regional Overview

The Subject Property is situated in the traditional lands of the Mississaugas, a sub-tribe of the Anishinaabe First Nations people. The Anishinaabe were a nomadic people of hunters and fishers, who also minimally farmed the lowlands at the mouth of the rivers and creeks feeding Lake Ontario.

At the end of the American Revolutionary War in 1783 soldiers and civilians loyal to the British Crown (United Empire Loyalists) left the United States to resettle in Canada. They were entitled to land grants, but this large influx of refugees put increasing pressure on the government of Upper Canada (southern Ontario) to purchase additional lands along Lake Ontario. In 1805-6 the Mississauga sold their lands to the Crown, from Toronto to present-day Hamilton, retaining lands at the mouth of the three major waterways emptying into the lake - the Credit River, the Sixteen Mile Creek, and the Twelve Mile Creek (The Twelve) for fishing rights (MCFN, 2017; Town of Oakville 2011).

In 1806 Samuel Wilmot surveyed this new territory into lots, dividing the land by Lines and Concessions running roughly east to west. From east to west, Wilmot created three townships, initially named Toronto, Alexander and Grant. However, after the news of Horatio Nelson's victory at the Battle of Trafalgar reached the colony, Alexander and Grant Townships became Trafalgar and Nelson (Oakville Historical Society, 2019).

4.3.1 Halton County

During the 1780s much of the land in the "Golden Horseshoe" around the western end of Lake Ontario were acquired by the British government for the settlement of United Empire Loyalist refugees, however Halton County remained in the hands of the Mississaugas until August 1805, when the lands were acquired as part of the Mississauga Purchase (Armstrong 1985).

Halton County was named in 1816 for Major William Mathew Halton, secretary to Francis Gore who served as Lieutenant-Governor of Upper Canada. Halton was awarded the position of Provincial Agent in England and sought compensation for the loyal citizens of Upper Canada that had served to defend the province against American forces during the War of 1812. Initially, the county was sparsely populated despite its rather large geographical size, and it was not until 1822 that the first settlers came to the area. Still, in 1824 the Town of Oakville consisted only of a single log cabin. During this time, it was said "roads were rather imaginary than real", and although the county lacked the larger towns, several small villages and many farms were scattered throughout its borders" (Weaver 1913).

4.3.2 Trafalgar Township

Following the Mississauga Purchase, Trafalgar was first surveyed in 1806 by Samuel S. Wilmot. Dundas Street was the baseline survey road, and the concessions on each side of Dundas were known as Old Survey. Following the purchase of additional lands from the Mississaugas in 1818 the borders of Trafalgar Township increased, and those portions became known as the New Survey. This survey had wider 200-acre lots compared to those of the Old Survey, and the current Subject Property is located within the New Survey area. Dundas Street was first surveyed in 1793 as a

military road that connected Lake Ontario, Lake Erie, Lake St. Clair, and Lake Huron, and was an important route for Loyalists settling the area.

Trafalgar Township was known as Township Number 2 in its infancy, and later renamed Alexander Township after Alexander Grant, who was the President and Administrator of the Province of Upper Canada. Following the victory of Lord Nelson in a battle at sea off the coast of Spain at Cape Trafalgar the names of two townships in the County of Halton were changed to Nelson and Trafalgar (Weaver 1913).

Settlement within Trafalgar Township began around 1807. During these early years land in the township was selling for seven shillings and sixteen pence per acre, and there was a relatively modest population of 548 in 1817 (Smith, 1846). The township contained numerous farms and orchards and was well fed by Twelve Mile Creek and Sixteen Mile Creek. The development of the township received a boost in the 1830s as it became a stagecoach stop on the route from Hamilton to York (Toronto) (Trafalgar Township Historical Society, 2020). By the middle of the 19th century the population of the township reached 4,513 and the township contained seven grist mills and twenty-three sawmills. The landscape was described as generally rolling with a mixture of a variety of hardwood and pine (Smith, 1850).

4.4 Subject Property

The Subject Property is situated on part of Lot 15, Concession 5 in the Geographic Township of Trafalgar, now Halton Hills, Regional Municipality of Halton, Ontario. The Subject Property is situated on the east side of Steeles Avenue between James Snow Parkway and 5th Line. The property enters the historic record in 1848 when the Crown Patent for 200 acres is issued to Elizabeth Forrest (Table 1). The Subject Property is comprised of 4.76 acres of the original 200-acre land grant. Following the initial land grant the property remained in the Forrest family until 1912, when the 100 acres containing the Subject Property was sold to Thomas A. King. The Subject Property was severed from its associated agricultural land when the current owner, Carlo and Albina Giangrande, purchased a five-acre plot in 1978. Following the 1978 transaction the property has been subject to several small land expropriations and right of way purchases resulting in the current 4.76-acre parcel.

The Subject Property is located between Steeles Avenue East to the west, Highway 401 to the east, 5th line to the north and James Snow Parkway to the south (Figure 1). Within the confines of these major roads resides a mix of commercial and industrial facilities. To the north is an industrial distribution warehouse and storage yard, to the east an industrial parking and transfer yard, to the south a two storey industrial plaza, and to the west an industrial warehouse.

Within this industrial development lies the 4.76-acre Subject Property which contains three distinct structures; two mid-to-late 20th century commercial buildings and one mid-19th century residential structure. The residential structure is located on the western quarter of the Subject Property and fronts directly onto Steeles Avenue East. The residence is set well back of the road and is surrounded by an expanse of manicured lawn (Image 10). The manicured lawn supports several mature trees; none of which are contemporary to the construction of the structure. The residential portion of the Subject Property is largely separated from the commercial portion of the property by way of a wooden fence (Image 11).

The commercial structures are located near the geographic center of the Subject Property, with one located along the northern edge and the other along the southern boundary. The structure locate on the northern boundary was initially constructed as a poultry processing facility in the late 1970s (Personal Communication, Nadia Giangrande). The use of the structure as a poultry processing facility ceased in the mid-1990s and has since been subdivided into industrial rental units. The former processing building is square in profile, constructed of concrete block and stands one storey tall (Image 29). The southern structure was constructed c. 2000 and replaced a previous agricultural barn that was destroyed by fire. The current structure is constructed of concrete block and red brick and houses a series of industrial rental spaces (Images 30, 31). The building is rectangular in plan and stands two storeys tall.

Table 1: Key land transactions related 10 10874 Steeles Avenue

Registration #	Instrument	Date	Grantor	Grantee	Comments
	Crown Patent	1 July 1848	Crown	Elizabeth Forrest	200 ac.
33	Barter & Sale	14 Apr 185	William & Elizabeth Forrest	Robert Forrest	100 ac. W½
3446	Barter & Sale	26 July 1883	Robert Forrest and Wife	William C. Forrest	50 ac. S½ of S½
99723	<i>illegible</i>	18 Feb 1910	Amelia Ann Forrest	William C. Forrest	50 ac. E½ of W½
10551 A	Barter & Sale	3 Jan 1912	William C. Forrest and Wife	Thomas A. King	W ½ 100ac.
2311	Ltr of Admin	25 Feb 1914	Est. of Thomas A. King	Mary Ann King	W ½ 100ac.
13350	Grant	8 Aug 1920	Samuel Vicker King and Wife	Graham M. McNair	W ½ 100ac.
14567 E	Grant	23 Nov 1922	Graham M. McNair and Wife	Samuel V. King	W ½ 100ac.
14571 E	Grant	6 April 1923	Samuel V. King	John E. Wilson	W ½ 100ac.
245902	Grant	2 April 1968	Estate of John Wilson	Roy Jewett Wilson	W ½ 100ac.
475358	Grant	21 Feb 1978	Roy J. Wilson etux.	Albina Giangrade	5 ac. Pt SW ½ lot

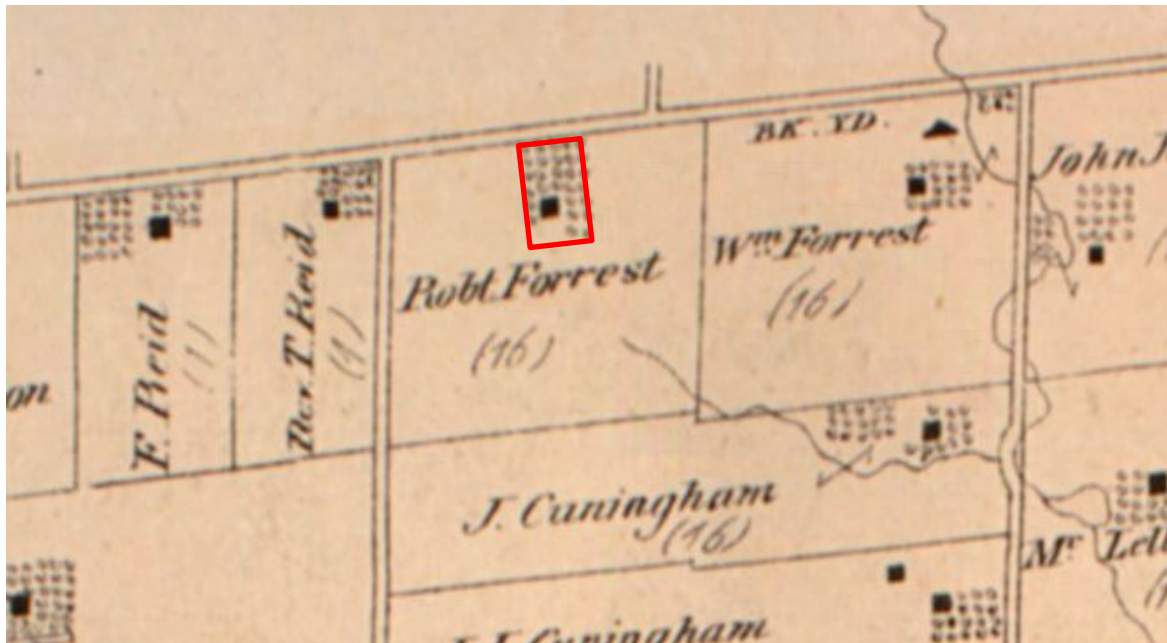


Figure 3: 1877 historic mapping of Trafalgar Township North. Red outline represents approximate location and extent of Subject Property.



Figure 4: Subject Property as shown on 1858 Tremaine's Map of Halton. Red outline represents approximate location and extent of Subject Property.

5. Existing Conditions

5.1 Architecture and Design

5.1.1 Residential Structure

The residential structure located on the property municipally known as 10874 Steeles Avenue East, Halton Hills, Ontario is constructed in the architectural style known as Gothic Revival (1830-1900) (Blumenson 1986). Vernacular adaptations of the Gothic Revival architectural style are common in the surrounding area and across southern Ontario. Overall, the basic design of the home, with its gable roof and steeply pitched central gable, is indicative of the Gothic Revival style. Image 1 illustrates the residence as it stood in 1976. Image 1 depicts the composition of 10874 Steeles Avenue East prior to alterations that commenced in 1978. The 1976 image depicts the decorative curvilinear vergeboards that were present on both the gable ends of the structure and the central gable dormer; the image further illustrates the original round headed window utilized in the central dormer and the original four pane sash windows utilized throughout the remainder of the home. The main entrance is also visible, clearly illustrating the curved transom window, decorative vergeboards are also clearly visible.

The original residence is two storeys in height with a steeply pitched gable roof. The structure originally presented a “T” shaped plan; subsequent modifications have resulted in the current square plan.

Since 1976 the exterior of 10874 Steeles Avenue has been extensively altered (Image 2); of the original details present in the 1976 image only the footprint of the structure and the curved transom window above the main entrance remain. Exterior alterations to the property began in 1978 following the acquisition of the property by Carlo and Albina Giangrande. According to Albina’s daughter Nadia the exterior alterations undertaken at the property include:

- ▶ Removal and replacement of all original windows;
- ▶ Removal and replacement of the front door;
- ▶ Replacement of the original wooden eaves and soffit with modern aluminum;
- ▶ Waterproofing of the stone foundation;
- ▶ Large additions to the north and south of the rear wing;
- ▶ Exterior stucco finish over ridged exterior insulation; and,
- ▶ Removal of symmetrical brick chimneys.

The exterior alterations that have been made to 10874 Steeles Avenue have impacted the original design and overall aesthetic intent of the structure.

The interior of the home has also been subjected to significant alterations including:

- ▶ Structural alterations to the rear wing to allow for modern additions;
- ▶ Installation of bracing and support posts in basement;
- ▶ Installation of ceramic tile throughout main floor;

- ▶ Installation of decorative “chalk mouldings” throughout; and,
- ▶ Installation of spray foam insulation in the basement and attic

While altered, the interior of the home maintains several original features including the main staircase and associated balustrade (Images 15 to 18), most interior doors and trim and some original door hardware (Images 13, 14, 19). Examination for the basement reveals that the floor joists of the first floor have been braced in several locations; bracing has been accomplished by way beams supported by metal jack posts (Image 27).

Overall, only minor alterations have been made the floor plan of the original portions of the residence. Alterations are apparent on the second floor where the rear wing and main body of the home intersect; this doorway had been enlarged as evidenced by the inclusion of non-original trim (Image 12). While the floor plan remains largely as built the second storey of the home has been modified to accommodate a combination washroom/laundry room and a full second floor kitchen.



Image 1: 10874 Steeles Avenue East, circa 1976 (photo courtesy of Trafalgar Historical Society).

Exterior Photos



Image 2: Current front façade, note cut stone foundation and attempt to disguise a modern square headed window in the center gable.



Image 3: Front and side view, note use of fake quoining at corner central belt containing key stone above main entrance.



Image 4: Rear of residence illustrating multiple additions added to original rear wing.



Image 5: North side of structure illustrating large c.1980 family room addition.



Image 6: South side of structure illustrating large c.1980 kitchen addition.



Image 7: Exposed cut stone threshold at front door.



Image 8: Example of bay window, note evidence of spray-on waterproofing membrane on foundation stones, lug sills have been coated in stucco.



Image 9: Typical example of modern aluminum fascia, soffit and frieze.



Image 10: Expansive yard fronting Steeles Avenue.



Image 11: View of commercial structures from rear second storey balcony.

Interior Photos



Image 12: Second storey living room located in original rear wing, note exaggerated entrance with non-original trim.



Image 13: Example of typical original baseboard and door trim on second floor.



Image 14: Typical example of original baseboard and door trim on first floor.



Image 15: Original staircase and balustrade, second floor.



Image 16: Closeup of detail on staircase.



Image 17: Overview of main entrance.



Image 18: Close up of original newel post, note non-original ceramic tile.



Image 19: Example of original millwork on first floor, note lack of door hardware.



Image 20: Overview of dining room located on first floor of original rear wing, note non-original “chalk mouldings” used as crown molding and ceiling ornamentation added c.1980



Image 21: c.1980 kitchen addition, note use of “chalk mouldings” same as those in other areas.



Image 22: Family room in c.1980 addition on north side of structure, note “chalk mouldings”.



Image 23: Example of bay construction, note non-original “chalk mouldings” on ceiling.



Image 24: Close up of c.1980 “chalk mouldings” used through the residence.



Image 25: Example of non-original c.1980 ceiling medallion.



Image 26: Example of field stone foundation.



Image 27: Example of floor bracing and support posts used to augment floor joists of first floor.

5.1.2 Former Poultry Plant

The former poultry processing plant is comprised of two sections. The earlier section is a square one storey building constructed of cement block supporting a flat roof. A later addition was added to the west face of the square building. The addition is clad in steel sheeting and capped with a gable roof (Images 28 and 29).

The structure no longer houses a poultry processing facility and has been converted into several rental units. Discussions about the property indicate the initial structure dates to c.1970, with the later addition dating to c.1990 (Personal communication, Nadia Giangrande).



Image 28: Western addition to former poultry processing plant.



Image 29: Original poultry processing plant.

5.1.3 Commercial Rental Structure

The third structure on the property is a large brick and cement block commercial structure that houses multiple rental units. Discussions about the property date the structure to c. 2000 (Personal communication, Nadia Giangrande). The building was erected to replace a previous structure that was destroyed by fire.



Image 30: North and east faces of commercial rental building.



Image 31: South and west faces of commercial rental building.

5.2 Surrounding Landscape

The Subject Property is 4.76 acres in size and is located between Steeles Avenue East to the west, Highway 401 to the East, 5th Line to the north and James Snow Parkway to the south. The area is comprised of a mix of commercial and industrial facilities. To the north is an industrial distribution warehouse and storage yard, to the east an industrial parking and transfer yard, to the south a two storey industrial plaza and to the west an industrial warehouse. The Subject Property is visually and physically isolated from the surrounding landscape by way of the commercial development that has occurred around it.

While the Subject Property was once part of a larger agricultural landscape, that landscape no longer exists. The rural agricultural landscape has been replaced by commercial development; this development has isolated the Subject Property and resulted in a parcel of land that currently does not reflect either the historic agricultural use of the area or the coterminous commercial industrial use. The Subject Property presents with both a residential and a commercial component and as such does not impart a defined intent of use.

Overall the property is non-descript and has minimal visual impact on the surrounding landscape. Images 34 to 39 illustrate how the Project Area is visually obscured from all directions and as such does not serve as a local landmark or provide any significant or meaningful cultural connection to the historic European occupation of the area.



Image 32: Composite image of Steeles Ave East, facing northwest, north to right, south to left.



Image 33: Composite image taken from front stoop of residence, facing northwest, north to right, south to left.



Image 34: Looking northeast along Steeles Avenue, Subject Property is to the right of image.



Image 35: Looking southwest along Steeles Avenue, Subject Property is to the left of image.



Image 36: Looking southeast towards Subject Property (red arrow) from 8039 Steeles Ave.



Image 37: Looking west towards Subject Property (red arrow) from Brownridge Road cul-de-sac.



Image 38: Looking east towards Subject Property (red arrow) from intersection of Cleve Court and Steeles Avenue.



Image 39: Looking east from 1285 Steeles Ave, towards Subject Property (red arrow).

6. Evaluation of Cultural Heritage Value and Interest

6.1 Description of the Property

The Subject Property is situated on part of Lot 15, Concession 5 in the Geographic Township of Trafalgar, now Halton Hills, Regional Municipality of Halton, Ontario. The property is 4.76 acres in size and currently contains three distinct structures: two mid-to-late 20th century commercial buildings and one mid-19th century residential structure. The Subject Property represents the only sparsely populated property in a commercially developed area.

The Subject Property is located between Steeles Avenue East to the west, Highway 401 to the east, 5th line to the north and James Snow Parkway to the south (Figure 1). Within the confines of these major roads resides a mix of commercial and industrial facilities. To the north is an industrial distribution warehouse and storage yard, to the east an industrial parking and transfer yard, to the south a two storey industrial plaza, and to the west an industrial warehouse.

Within this industrial development lies the 4.76-acre Subject Property which contains three distinct structures; two mid-to-late 20th century commercial buildings and one mid-19th century residential structure. The residential structure is located on the western quarter of the Subject Property and fronts directly onto Steeles Avenue East. The residence is set well back of the road and is surrounded by an expanse of manicured lawn (Image 10). The manicured lawn supports several mature trees; none of which are contemporary to the construction of the structure. The residential portion of the Subject Property is largely separated from the commercial portion of the property by way of a wooden fence (Image 11).

The commercial structures are located near the geographic center of the Subject Property, with one located along the northern edge and the other along the southern boundary. The structure located on the northern boundary was constructed as a poultry processing facility in the late 1970s (Personal Communication, Nadia Giangrande). The use of the structure as a poultry processing facility ceased in the mid-1990s and has since been subdivided into industrial rental units. The former processing building is square in profile, constructed of concrete block and stands one storey tall (Image 29). The southern structure was constructed c. 2000 and replaced a previous agricultural barn that was destroyed by fire. The current structure is constructed of concrete block and red brick and houses a series of industrial rental spaces (Images 30, 31). The building is rectangular in plan and stands two storeys tall.

Of the three structures located at 10874 Steeles Avenue only the residential structure presents with any heritage attributes.

6.2 Heritage Attributes

Exterior

- ▶ Center gable, original “T” shaped plan, cut stone threshold and transom window at front door, three bay design of front façade.

Interior

- ▶ Presence of intact period woodwork including baseboard, door trim, staircase and balustrade and some doors.

Property as a Whole

- Setback of residence from Steeles Avenue.

6.3 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06 prescribes the criteria for determining the Cultural Heritage Value or Interest (CHVI) of a property in a municipality. The regulation requires that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/ Associative Value and Contextual Value (MHSTCI 2006a). Table 2 lists these criteria and identifies if the criteria were met at 10874 Steeles Avenue; these criteria categories are expanded on below.

Table 2: Evaluation of Cultural Heritage Value and Interest

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	While constructed in the Gothic Revival style the residential structure is not indicative of a rare, unique style. The structure is also no longer representative of the Gothic Revival Style as it has been extensively modified and as such no longer retains sufficient stylistic attributes to consider it a representative example of the style.
II. displays a high degree of craftsmanship or artistic merit, or	N	The residential structure is highly typical of the construction practices of the 19 th century.
III. demonstrates a high degree of technical or scientific achievement.	N	The residence does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	The residence has direct association with the Forrest family, one of the early European families to settle in the area, but has no known associative significance to the community.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	The property and associated structures do not have the potential to yield information that could contribute to our understanding of a community or culture.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The property does not reflect the ideas or work of an architect, artist, builder, designer or theorist who is significant to the community.
The property has contextual value because it,		

I. is important in defining, maintaining or supporting the character of an area,	N	The residence and property are not important in defining, maintaining, or supporting the character of the area.
II. is physically, functionally, visually or historically linked to its surroundings, or	N	The residence is associated with the Forrest family, one of the early European families to settle in the area. There is no known contextual value remaining in association with this property
III. is a landmark.	N	The residence does not serve as a local landmark.

6.3.1 Physical or Design Value

The residential structure located at 10874 Steeles Avenue was constructed in the Gothic Revival Architectural style, a prevalent style throughout southern Ontario. Since construction the residence has been extensively modified (Image 1 vs Image 2). The modifications have resulted in significant losses to materials that were character defining. The structure no longer embodies the intent of its original construction and as such does not present with physical or design value.

6.3.2 Associative or Historic Value

10874 Steeles Avenue was constructed for the Forrest family. It is unknown if it was commissioned by William or Robert Forrest, but likely dates to Robert Forrest's occupation of the property following his purchase of the west half of Lot 15 Concession 5 from his brother William. While the property is associated with one of the early European families to settle in the former Trafalgar Township, historic research did not reveal any associative significance between the property and the community.

6.3.3 Contextual Value

The contextual value of 10874 Steeles Avenue has been removed due to the isolation of the Subject Property from the greater agricultural landscape of which it was a part. The commercial development of the surrounding landscape coupled with the partially commercial nature of the Subject Property has resulted in a property that is neither indicative of the historic Euro-Canadian agricultural use of the land or the contemporary commercial use of the area.

6.4 Statement of Significance

Based on the criteria set forth by Ontario Regulation 9/06, 10874 Steeles Avenue does not meet the criteria for cultural heritage value or interest based on its physical design, historic and associative value or its contextual value (Table 2).

While the residential structure does date to the early Euro-Canadian occupation of the area, the residence does not present with sufficient cultural heritage value or interest to justify Part IV protection under the Ontario Heritage Act.

7. Impact Assessment

Currently, there is no plan of proposed development. This HIA has been undertaken as a matter of due diligence in advance of the sale of 10874 Steeles Avenue. In consultation with the Town of Halton Hills (Personal communication, Laura Loney, Senior Heritage Planner), this report will not address:

- ▶ Description of the Proposed Development or Site Alterations;
- ▶ Measurement of Development or Site Alteration Impact; or,
- ▶ Consideration of Alternatives, Mitigation and Conservation Methods.

8. Summary Statement and Conservation Recommendations

The property municipality identified as 10874 Steeles Avenue, Halton Hills, Ontario does not exhibit cultural heritage value and interest, as determined by the criteria set forth by Ontario regulation 9/06, the PPS 2020, and the Town of Halton Hills Official Plan.

The storey-and-a-half residential structure, constructed in the Gothic Revival style, does not represent a rare, unique, representative or early example of a style, type, expression, material, or construction method. Residential structures constructed in the Gothic Revival style are common in southern Ontario. The home clearly pre-dates 1877 given its inclusion on the historic atlas map (Figure 2) and likely dates to c.1850. While the physical footprint and massing of the original structure remains, the architectural embellishments that contribute to the structure and represent the essence of the style, including millwork, windows, entrance doors and exterior finish, no longer exist and as such the building is no longer representative of the style as it was intended at construction. The extensive alterations and separation of the structure from its surrounding coalesce to negate the cultural heritage value or interest of the property as an architectural relic.

The Subject Property is historically associated with the Forrest family. Based on Census, marriage and birth records obtained through Ancestry.ca, the Forrest family emigrated from Ireland and establish themselves in North Trafalgar County where they made their living as farmers. While the Forrest family represents early Euro-Canadian settlement of the area, no direct evidence was found to indicate the Forrest family was involved in any events of note that would contribute to the property's cultural heritage value or interest to the local community.

Based on the criteria set forth by Ontario Regulation 9/06, 10874 Steeles Avenue does not meet the criteria for cultural heritage value or interest based on its physical design, historic and associative value or its contextual value (Table 2). No protection or conservation measures under Part IV of the Ontario Heritage Act are recommended for 10874 Steeles Avenue.

9. Bibliography

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10. Heritage Consultants Resume

CARLA PARSLOW PRINCIPAL ARCHAEOLOGIST



Bio

Dr. Carla Parslow has over 20 years of experience in the field of archaeology and 15 years of experience in the cultural science consulting industry in both Manitoba and Ontario. As the Principal Archaeologist at PHC Inc., Carla is responsible for the management of medium to large scale projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects. As a consultant archaeologist, Carla has lead/managed teams of 50+ archaeologists in both the field and office in multiple offices throughout the province of Ontario. As a professionally licensed archaeologist in Ontario (P243), Carla has been the principal archaeologist/licensee on over 385 archaeological assessments. Dr. Parslow is comfortable and experienced in leading teams on small scale projects (< \$20,000) as well as large complex linear infrastructure archaeology/heritage projects (> \$10,000,000).

Employment History

PARSLOW HERITAGE CONSULTANCY INC.

2018-Present, Principal Archaeologist

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

GOLDER ASSOCIATES LTD.

2009-2018, Associate, Senior Archaeologist

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

ONTARIO MINISTRY OF TRANSPORTATION

2007-2009, Regional Archaeologist

Key Responsibilities: Develop archaeological/heritage policy development and procedures, manage archaeological and cultural heritage consultants working on class environmental assessments on behalf of the ministry, Indigenous consultation on behalf of the Ministry (Crown).

ARCHAEOLOGICAL SERVICES INC.

2006-2007, Assistant Manager, Environmental Assessment Division

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

Education and qualifications

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

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

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

Ontario Professional Archaeological License – P243

Member of the Canadian Association of Heritage Professionals (CAHP)

PROJECT EXPERIENCE

CULTURAL HERITAGE

Public Works and Government Services Canada Michipicoten Island	Project Manager and writing assistant for a Heritage Impact Assessment of the Michipicoten Island Light Tower at the east end of Lake Superior. The purpose of the survey was to observe the condition of the structure's exterior parging, door and windows and to recommend materials that are sympathetic to the visual aesthetics of the Lighthouse and will not have a negative impact on the heritage property. PWGSC requires this HIA as a component of a lead abatement program that is being proposed for the Light Tower. (2018)
NextBridge East-West Tie Transmission Project Thunder Bay, ON	Senior writer for the CEAA effects assessment and senior technical reviewer/advisor for a Stage 1 archaeological assessment and heritage impact assessment of East-West Tie access roads, laydown yards, worker camps, Loon Lake reroute on behalf of NextBridge for the proposed new East-West Tie Transmission Project. The Preferred Route primarily parallels the existing East-West Tie and is approximately 450 km long and will consist of the installation of a double-circuit 230 kV transmission line generally paralleling the existing double-circuit 230 kV transmission corridor (the existing East-West Tie) connecting the Wawa TS to the Lakehead TS near Thunder Bay, with a connection approximately mid-way at the Marathon TS. (2016-2018)
Cultural Resource Study Brampton ON	Cultural Lead (archaeology and cultural heritage) on behalf of the City of Brampton to complete a desktop-level cultural resource (archaeological and heritage) survey for the Queen Street Rapid Transit Corridor Master Plan (RTCMP) for the City of Brampton, Ontario. The study area comprises 200m on either side (a 400m corridor) of the 14.4 km stretch of Queen Street East and West, between McLaughlin Road and Highway 50. Duties include the research and production of an information document detailing known archaeological and heritage resources within a 100m radius of Lakeshore Road and provide mapping and recommendations for culturally sensitive areas within the Study Area. (2016)
Cultural Resource Study Mississauga ON	Cultural Lead (archaeology and cultural heritage) on behalf of the City of Mississauga for the Transportation Management Plan (TMP) Class EA for future planning of Lakeshore Road. Study Area encompassed the entire length of Lakeshore Road, within the City of Mississauga limits. Duties include the research and production of an information document detailing known archaeological and heritage resources within a 100m radius of Lakeshore Road and provide mapping and recommendations for culturally sensitive areas within the Study Area. (2016)
Cultural Value and Heritage Impact Assessment Toronto, ON	Project Director and Senior Reviewer and main point of contact for a cultural heritage impact assessment for the TRCA as part of the East Don Trail Project. In February 2015 the Toronto and Region Conservation Authority (TRCA) completed the East Don Trail Environmental Assessment (East Don EA) for a proposed "East Don Trail" extension to link the existing East Don Trail with the Don Trail network located south of the Forks of the Don. Based on the findings of a TRCA Stage 1 Archaeological Assessment (2013), the Environmental Assessment recommended that a Heritage Impact Assessment (HIA) be undertaken of the proposed trail extension. (2015)

Cultural Heritage Impact Assessment Municipality of Chatham Kent, ON	Project Director and Senior Reviewer for a Heritage Impact Assessment (HIA) for the North Kent Wind 1 Project. The project is being proposed by North Kent Wind 1 LP, by its general partner, North Kent Wind 1 GP Inc. The HIA is a required component of the client's application for a Renewable Energy Approval, as outlined in Ontario Regulation 359/09 of the Environmental Protection Act. A total of 14 potential built heritage resources 40 years of age or older and six potential cultural heritage landscapes were documented and evaluated according to Ontario Regulation 09/06. (2015)
Heritage Impact Statement London, ON	Senior Reviewer for a Heritage Impact Statement (HIS) of the McCormicks Building at 1156 Dundas Street in the City of London at the request of The City of London. The McCormicks Building is designated by the City of London under the Ontario Heritage Act as a property of cultural heritage value or interest under By-law No. L.S.P.-3441-366. The City required this HIS to assist in preparing a Preliminary Design Concept for the property. (2015)
Heritage Impact Assessment Vaughan, ON	TransCanada PipeLines Limited (TransCanada) is planning the construction and operation of the King's North Connection Pipeline Project (the Project) to be located in the Cities of Brampton, Toronto, and Vaughan, Ontario. TransCanada retained Golder Associates Ltd. (Golder) to prepare the environmental and socio-economic assessment report and other approval applications, including a Heritage Impact Assessment, for the Project. (2014 - 2015)
Cultural Resource Vulnerability Study District of Thunder Bay, ON	Project manager and lead researcher for to undertake a study to determine if and how select cultural resources (archaeological and cultural heritage), on the Rainy River are being affected by the 2000 Rule Curves for the Rainy River International Dam. (2014 – 2015)
Heritage Impact Assessment and Archaeological Assessment Mississauga, ON	Project Director and senior reviewer for a heritage impact assessments and Stage 1-2 archaeological assessments for the proposed Lakeshore–Royal Windsor Hydro Corridor multi-use trail from North Service Road to Westfield Drive in the City of Mississauga, Ontario as part of a larger Class Environmental Assessment process. Served as reviewer for all documentation and data submitted to the client or the regulatory body, client contact, and senior advisor to the Golder team. (2013 - 2015)
Cultural Resource Assessments District of Kenora, ON	Senior Technical Reviewer/Advisor for background cultural heritage and archaeological study for the New Transmission Line to Pickle Lake Project (the Project), as part of a larger environmental assessment Retained by Wataynikaneyap Power, a partnership between Central Corridor Energy Group which represents 13 First Nation communities, and Goldcorp Canada Ltd. The Project includes the construction of a proposed 230 kilovolt (kV) High Voltage alternating current (HVac) electricity transmission system in a corridor extending approximately 300 km. (2012 – 2014)
Feasibility Study City of Toronto, ON	Cultural Heritage/Archaeology lead for a cultural heritage and archaeological review of the Yonge Street – Highway 401 Interchange Functional Planning Study (PT11-796) study area as part of a larger planning assessment study designed to inform planning decisions affecting the preferred configuration and alignment of the proposed interchange. (2013)

Cultural Resource Assessments Welland, East Durham, Huron, and Bruce County, ON	Project Manager for six major Wind Energy projects managing a combined budget of over \$3 million. Project Management involved delivery of Cultural Heritage Impact Assessments and an archaeological program for various Stage 1 through 4 assessments. Duties include scheduling and budgeting of projects; providing senior review for archaeological reports; client communications; liaison with MTCS. (2012-2013)
Cultural Resource Assessments Oshawa, ON	Golder was retained by AECOM through the Ministry of Transportation of Ontario (MTO) to undertake the cultural heritage and archaeological work for the Detail Design Study for rehabilitation of the Highway 401 Bloor Street underpass bridge in the City of Oshawa (GWP 2186-08-00). This will include repaving of Bloor Street over the structure. Duties include senior oversight of the heritage and archaeological component, client communications, and liaison with MTCS (2012)
Cultural Resource Assessments Various Locations, Central Region, ON	Lead for the Cultural Heritage and archaeological component as contracted by HDR to provided cultural heritage and archaeology reports for eight intersections in MTO's Central Region 2009-E-0078 (WO# 10- 20001). Responsibilities include senior oversight of heritage and archaeological component, primary contact for prime consultant and MTO, and management of scope and budgets. (2011)
Feasibility Study City of Toronto, ON	Cultural Heritage/Archaeological senior reviewer for a cultural heritage and archaeological review in support of the Downtown Rapid Transit Study (TTC Contract No. G85-275) study area as part of a larger planning assessment study (2012).
Heritage and Archaeological Feature Assessment City of Toronto, ON	Project Coordinator and main point of contact to Metrolinx for the Georgetown South Heritage and Archaeological Features Assessment. Heritage Impact Assessments were completed for 17 bridges, two residences as well as two cultural heritage landscapes. Duties include scheduling and budgeting of the project; client communications; and liaison with MTCS. (2010-2011)

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



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

Employment History

PARSLOW HERITAGE CONSULTANCY INC.

2020-Present, Built Heritage Specialist

Key Responsibilities: Built Heritage Assessments, Health and Safety protocols

GOLDER ASSOCIATES LTD.

2008-2018, Project Archaeologist

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

ARCHAEOLOGIX INC.

2006-2008, Field Director/Field technician

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

Education and qualifications

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

Certificate in Heritage Planning – Algonquin College (2019)

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

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

Ontario Research Archaeological License – R289

PROJECT EXPERIENCE

CULTURAL HERITAGE

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

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

Cultural Heritage Assessment, 48 John Street South Hamilton, Ontario 2017	Field investigation of mid-19th century commercial building. Investigation involved the documentation of the exterior of the structure in advance of a proposed infill that would obscure the currently exposed north wall. Documentation involved the creation of measured drawings of all exposed brick surfaces and photo documentation of the exterior of the property.
Cultural Heritage Evaluation, 522 Kingston Road West Ajax, Ontario 2017	Field investigation of mid-19th century commercial building. Investigation involved the documentation of the exterior of the structure in advance of a proposed infill. Documentation involved visual examination of the interior and exterior of the building as well as extensive photographic documentation. Measured drawings of the interior and exterior of the structure were also undertaken.
Heritage Impact Assessment, 8280 Heritage Road Mississauga, Ontario 2017	Primary field investigator of an octagonal residential structure. Project involved the recording of structural details as well as the production of measured drawings and extensive photographic record. The study was undertaken in advance of proposed redevelopment that would necessitate the relocation of the structure.
Cultural Heritage Evaluation Report, 3059 Burnhamthorp Road West Milton, Ontario 2017	Primary field investigator and report contributor for a mid-19th century red brick storey and a half residential structure. Study was undertaken as a fact-finding investigation at the request of a developer prior to draft submission of development plan. Investigation included the production of scaled drawings of the interior and exterior of the structure as well as photo documentation of the structure and surrounding landscape.
Heritage Assessment, Barton & Kenilworth Reservoirs Hamilton, Ontario 2016	Secondary investigator and report writer for a heritage evaluation of the Barton Reservoir and associated features, built between 1856 and 1860 as part of the Hamilton Waterworks National Historic Site of Canada, and the Kenilworth Reservoir (built 1958). Field investigations included landscape survey and mapping, determining the structural sequence, application of City of Hamilton heritage evaluation criteria to a large industrial site, and undertaking archival research.
Heritage Impact Assessment & Documentation Report, The Sawdon Building Whitby, ON 2016	Field documentation and contributing author of a heritage impact assessment and subsequent documentation report prior to commercial development of 244 Brock Street South in downtown Whitby. The heritage impact assessment required evaluation of a former early 20th century coal shed and an assessment of potential impact on two proposed heritage conservation districts. The documentation report included producing measured drawings of the property and exterior and interior of the structure, and contributing to a proposed interpretive panel documenting the past history of the property.

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

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