

**Cultural Heritage Resource Assessment
Built Heritage Resources and Cultural Heritage Landscapes**

Existing Conditions – Assessment of Impacts

**Midtown Oakville Transportation Network and
Municipal Storm Water**

**Former Township of Trafalgar, Halton County
Town of Oakville, Ontario**

Prepared for:

Cole Engineering Group Ltd
70 Valleywood Drive
Markham, Ontario L3R 9R6
Tel: 905-940-6161
Fax: 905-940-2064
<http://www.coleengineering.ca>

ASI File 11EA-134

February 28, 2014 (Revised April 2014, May 2014)



Archaeological Services Inc.

528 Bathurst St.
Toronto, Ontario
Canada, M5S 2P9

T 416-966-1069

F 416-966-9723

info@iASI.to/www.iASI.to

**Cultural Heritage Resource Assessment
Built Heritage Resources and Cultural Heritage Landscapes**

Existing Conditions – Assessment of Impacts

**Midtown Oakville Transportation Network and
Municipal Storm Water**

**Former Township of Trafalgar, Halton County
Town of Oakville, Ontario**

EXECUTIVE SUMMARY

Archaeological Services Inc (ASI) was contracted by Cole Engineering Group Ltd to conduct an assessment of impacts as part of the Cultural Heritage Resource Data Collection Study for the Midtown Oakville Transportation Network and Municipal Class Storm Water Environmental Assessment. This memo represents an update to the Cultural Heritage Resource Assessment Memos (June 6 2012 and June 11 2013) and incorporates new alternatives. The new refinements fall within the 2013 expanded stud, which ran north to White Oaks Boulevard and west to Roberts Road to include Oakville Place within the new boundaries. In addition to the new boundaries above the study area extends from Kerr Road (west of Sixteen Mile Creek) to the east Royal Windsor Drive (at the Queen Elizabeth Way) from Cornwall Road in the south to the Queen Elizabeth Way and White Oaks Boulevard in the north. The new refinements (February 2014) have reduced the study area to the right-of-ways and routes within that larger area:

- Royal Windsor Drive
- Queen Elizabeth Way / Highway 403
- Queen Elizabeth west of Ford Drive
- South and North Service Roads
- Cornwall Drive
- Iroquois Shore Drive

The following memorandum outlines the methodology and preliminary findings of the desktop data collection and provides a description of further work to be conducted as part of the Midtown Oakville Transportation Network and Municipal Storm Water project

The results of background historic research and a review of secondary source material, including historic mapping, revealed a study corridor with a rural land use history dating back to the early twentieth century. Based on the results of background data collection of Midtown Oakville Transportation Network and Municipal Class Storm Water area, the following recommendations have been developed:

The background research, data collection, and field review conducted for the study area determined that a single cultural heritage resource is located within the Midtown Oakville study area. Based on the results of the assessment, the following recommendations have been developed:



1. Further heritage work should be carried out by a qualified heritage consultant; this work should include a field visit and documentation of existing conditions of the built heritage resource and the cultural heritage landscape towards the completion of a cultural heritage evaluation report (CHER)) during the detailed design phase. This report should include an assessment of any potential impacts which arise out of the proposed work and should be used to develop appropriate mitigation measures;
2. CHR 6 may to be impacted through disruption and/or alteration to the landscape (III.2) which may alter visibility (III.3) and could result in isolation of the cultural heritage resource (III.4). All activities should be planned to avoid impacting the heritage structure that is part of CHR 6.
3. Given the proximity of the proposed work, there is potential for the heritage resource to be impacted via vibrations; this work should be monitored and a qualified heritage consultant should be consulted in order to develop appropriate mitigation measures.
4. Staging and construction activities should be suitably planned and undertaken to avoid impacts to identified cultural heritage resource. As above these impacts may include (but not limited to) alteration/destruction, altered visibility and isolation;
5. Mitigation measures may include (but not limited to) the construction of protective fencing and monitoring. Again, a qualified heritage consultant should be consulted in order to advise on appropriate mitigation strategies.
6. Should future work require a revision of the study area, then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential heritage resources.



**ARCHAEOLOGICAL SERVICES INC.
BUILT HERITAGE AND CULTURAL HERITAGE LANDSCAPE PLANNING DIVISION**

PROJECT PERSONNEL

<i>Corporate Responsibility:</i>	Robert Pihl, MA, CAHP <i>Partner and Senior Archaeologist Manager, Environmental Assessment Division</i>
<i>Project Manager:</i>	Mary-Cate Garden, PhD <i>Cultural Heritage Specialist</i>
<i>Cultural Heritage Specialists:</i>	Mary-Cate Garden
<i>Project Coordinator:</i>	Sarah Jagelewski, Hon. BA <i>Staff Archaeologist</i>
<i>Project Administrator:</i>	Carol Bella, Hon. BA <i>Research Archaeologist</i>
<i>Report Preparation:</i>	Mary-Cate Garden
<i>Graphics Preparation:</i>	Mary-Cate Garden Paul David Richie, MA <i>Staff Archaeologist</i>
<i>Report Reviewer:</i>	David Robertson, MA <i>Senior Archaeologist and Manager Special Projects, Planning Division</i>



TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
PROJECT PERSONNEL.....	iii
TABLE OF CONTENTS	iv
1.0 INTRODUCTION	1
2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT	2
2.1 Approach and Methodology.....	2
2.2 Data Collection.....	5
3.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT.....	8
3.1 Introduction	8
3.2 Township Survey and Settlement	8
3.3 Review of Historic Mapping	9
3.4 Desktop Data Collection Results	11
3.5 Screening for Potential Impacts	11
3.5.1 Potential Impacts of the Proposed Undertaking	12
4.0 CONCLUSIONS	13
5.0 RECOMMENDATIONS	14
6.0 REFERENCES	15
7.0 CULTURAL HERITAGE RESOURCE LOCATION MAPPING.....	17

LIST OF FIGURES

Figure 1: Location of the study area, Oakville Ontario	1
Figure 2: The study area overlaid on the 1858 map of the County of Halton	10
Figure 3: The study area overlaid on the 1877 of the Southern Part Township of Trafalgar	10
Figure 4: Location of Cultural Heritage Resource (CHR). Note: Blue outline marks designated structure	17

LIST OF TABLES

Table 1: Nineteenth-century property owner(s) and historical feature(s)	9
Table 2: Oakville Transportation Network – Previously Identified Cultural Heritage Resources (CHR)	11



1.0 INTRODUCTION

Archaeological Services Inc (ASI) was contracted by Cole Engineering Group Ltd to conduct an assessment of impacts as part of the Cultural Heritage Resource Data Collection Study for the Midtown Oakville Transportation Network and Municipal Class Storm Water Environmental Assessment. This memo represents an update to the Cultural Heritage Resource Assessment Memos (June 6 2012 and June 13 2013) and incorporates new alternatives. The new refinements fall within the 2013 expanded study area (c.f. Figure 1, June 11 2013) which ran north to White Oaks Boulevard and west to Roberts Road to include Oakville Place within the new boundaries. In addition to the new boundaries above the study area extends from Kerr Road (west of Sixteen Mile Creek) to the east Royal Windsor Drive (at the Queen Elizabeth Way) from Cornwall Road in the south to the Queen Elizabeth Way and White Oaks Boulevard in the north (Figure 1). The new refinements (February 2014) have reduced the study area to the right-of-ways and routes within that larger area (Figure 1). The refined alternatives are confined to portions of the following routes:

- Royal Windsor Drive
- Queen Elizabeth Way / Highway 403
- Queen Elizabeth west of Ford Drive
- South and North Service Roads
- Cornwall Drive
- Iroquois Shore Drive

This assessment was conducted under the project direction of David Robertson, Senior Archaeologist and Project Manager and Project Management of Mary-Cate Garden, Cultural Heritage Specialist, ASI.

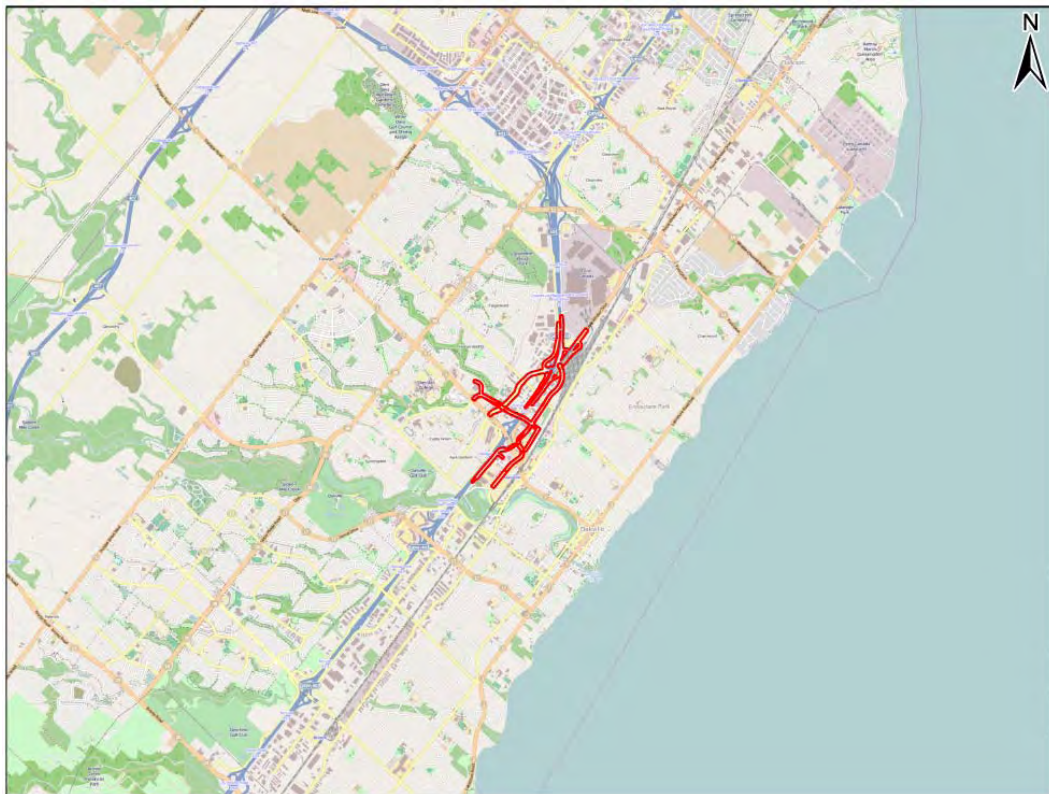


Figure 1: Location of the study area, Oakville Ontario

Base Map: ©Open Street Map and contributors,
Creative Commons-Share Alike License (CC-BY-SA)



2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT

2.1 Approach and Methodology

This cultural heritage assessment considers cultural heritage resources in the context of improvements to specified areas, pursuant to the *Environmental Assessment Act*. This assessment addresses above ground cultural heritage resources over 40 years old. Use of a 40 year old threshold is a guiding principle when conducting a preliminary identification of cultural heritage resources (Ministry of Transportation 2006; Ministry of Transportation 2007; Ontario Realty Corporation 2007). While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value.

For the purposes of this assessment, the term cultural heritage resources was used to describe both cultural landscapes and built heritage features. A cultural landscape is perceived as a collection of individual built heritage features and other related features that together form farm complexes, roadscape and nucleated settlements. Built heritage features are typically individual buildings or structures that may be associated with a variety of human activities, such as historical settlement and patterns of architectural development.

The analysis throughout the study process addresses cultural heritage resources under various pieces of legislation and their supporting guidelines. Under the *Environmental Assessment Act* (1990) environment is defined in Subsection 1(c) to include:

- cultural conditions that influence the life of man or a community, and;
- any building, structure, machine, or other device or thing made by man.

The Ministry of Culture is charged under Section 2 of the *Ontario Heritage Act* with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the heritage of Ontario and has published two guidelines to assist in assessing cultural heritage resources as part of an environmental assessment: *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992), and *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1981). Accordingly, both guidelines have been utilized in this assessment process.

The Guidelines on the Man-Made Heritage Component of Environmental Assessments (Section 1.0) states the following:

When speaking of man-made heritage we are concerned with the works of man and the effects of his activities in the environment rather than with movable human artifacts or those environments that are natural and completely undisturbed by man.

In addition, environment may be interpreted to include the combination and interrelationships of human artifacts with all other aspects of the physical environment, as well as with the social, economic and cultural conditions that influence the life of the people and communities in Ontario. The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* distinguish between two basic ways of visually experiencing this heritage in the environment, namely as cultural landscapes and as cultural features.

Within this document, cultural landscapes are defined as the following (Section 1.0):



The use and physical appearance of the land as we see it now is a result of man's activities over time in modifying pristine landscapes for his own purposes. A cultural landscape is perceived as a collection of individual man-made features into a whole. Urban cultural landscapes are sometimes given special names such as townscapes or streetscapes that describe various scales of perception from the general scene to the particular view. Cultural landscapes in the countryside are viewed in or adjacent to natural undisturbed landscapes, or waterscapes, and include such landuses as agriculture, mining, forestry, recreation, and transportation. Like urban cultural landscapes, they too may be perceived at various scales: as a large area of homogeneous character; or as an intermediate sized area of homogeneous character or a collection of settings such as a group of farms; or as a discrete example of specific landscape character such as a single farm, or an individual village or hamlet.

A cultural feature is defined as the following (Section 1.0):

...an individual part of a cultural landscape that may be focused upon as part of a broader scene, or viewed independently. The term refers to any man-made or modified object in or on the land or underwater, such as buildings of various types, street furniture, engineering works, plantings and landscaping, archaeological sites, or a collection of such objects seen as a group because of close physical or social relationships.

The Minister of Tourism and Culture has also published *Standards and Guidelines for Conservation of Provincial Heritage Properties* (April 2010; Standards and Guidelines hereafter). These Standards and Guidelines apply to properties the Government of Ontario owns or controls that have cultural heritage value or interest. They are mandatory for ministries and prescribed public bodies and have the authority of a Management Board or Cabinet directive. Prescribed public bodies include:

- Agricultural Research Institute of Ontario
- Hydro One Inc.
- Liquor Control Board of Ontario
- McMichael Canadian Art Collection
- Metrolinx
- The Niagara Parks Commission.
- Ontario Heritage Trust
- Ontario Infrastructure Projects Corporation
- Ontario Lottery and Gaming Corporation
- Ontario Power Generation Inc.
- Ontario Realty Corporation
- Royal Botanical Gardens
- Toronto Area Transit Operating Authority
- St. Lawrence Parks Commission

The Standards and Guidelines provide a series of definition considered during the course of the assessment:

A provincial heritage property is defined as the following (14):



Provincial heritage property means real property, including buildings and structures on the property, that has cultural heritage value or interest and that is owned by the Crown in right of Ontario or by a prescribed public body; or that is occupied by a ministry or a prescribed public body if the terms of the occupancy agreement are such that the ministry or public body is entitled to make the alterations to the property that may be required under these heritage standards and guidelines.

A provincial heritage property of provincial significance is defined as the following (14):

Provincial heritage property that has been evaluated using the criteria found in Ontario Heritage Act O.Reg. 10/06 and has been found to have cultural heritage value or interest of provincial significance.

A built heritage resource is defined as the following (13):

...one or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, earthworks, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community. For the purposes of these Standards and Guidelines, “structures” does not include roadways in the provincial highway network and in-use electrical or telecommunications transmission towers.

A cultural heritage landscape is defined as the following (13):

... a defined geographical area that human activity has modified and that has cultural heritage value. Such an area involves one or more groupings of individual heritage features, such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from that of its constituent elements or parts. Heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples.

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement (PPS)* make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

2.0 ...protecting cultural heritage and archaeological resources for their economic, environmental, and social benefits.

Part 4.5 of the *PPS* states that:

Comprehensive, integrated and long-term planning is best achieved through municipal official plans. Municipal official plans shall identify provincial interests and set out appropriate land use designations and policies. Municipal official plans should also



coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions.

Municipal official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of a municipal official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2-Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

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

A number of definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include built heritage resources and cultural heritage landscapes.

Built heritage resources mean one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.

Cultural heritage landscapes mean a defined geographical area of heritage significance that has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place. Examples include farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value (*PPS 2005*).

In addition, significance is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. With regard to cultural heritage and archaeology resources, resources of significance are those that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (*PPS 2005*).

Criteria for determining significance for the resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*PPS 2005*).

Accordingly, the foregoing guidelines and relevant policy statement were used to guide the scope and methodology of the cultural heritage assessment.

2.2 Data Collection

In the course of the cultural heritage assessment, all potentially affected cultural heritage resources within the study corridor are subject to inventory. Short form names are usually applied to each resource type, (e.g. barn, residence). Generally, when conducting a preliminary identification of cultural heritage resources, three stages of research and data collection are undertaken to appropriately establish the



potential for and existence of cultural heritage resources in a particular geographic area.

Background historic research, which includes consultation of primary and secondary source research and historic mapping, is undertaken to identify early settlement patterns and broad agents or themes of change in a study corridor. This stage in the data collection process enables the researcher to determine the presence of sensitive heritage areas that correspond to nineteenth and twentieth century settlement and development patterns. To augment data collected during this stage of the research process, federal, provincial, and municipal databases and/or agencies are consulted to obtain information about specific properties that have been previously identified and/or designated as retaining cultural heritage value. Typically, resources identified during these stages of the research process are reflective of particular architectural styles, associated with an important person, place, or event, and contribute to the contextual facets of a particular place, neighbourhood, or intersection.

A field review is then undertaken to confirm the location and condition of previously identified cultural heritage resources. The field review is also utilized to identify cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases.

Several investigative criteria are utilized during the field review to appropriately identify new cultural heritage resources. These investigative criteria are derived from provincial guidelines, definitions, and past experience. A built structure or landscape is identified as a cultural heritage resource that should be considered during the course of the environmental assessment. A resource will be considered if it is 40 years or older¹, and if the resource satisfies at least one of the one of the following criteria:

Design/Physical Value:

- It is a rare, unique, representative or early example of a style, type, expression, material or construction method
- It displays a high degree of craftsmanship or artistic merit
- It demonstrates a high degree of technical or scientific achievement
- The site and/or structure retains original stylistic features and has not been irreversibly altered so as to destroy its integrity

Historical/Associative Value:

- It has a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to: the Town of Oakville; the Province of Ontario; Canada; or the world heritage list
- It yields, or had the potential to yield, information that contributes to an understanding of: the Town of Oakville; the Province of Ontario, Canada; or the world heritage list
- It demonstrates or reflects the work or ideas of an architect, artist builder, designer, or theorist who is significant to: the Town of Oakville, the Province of Ontario; Canada; or the world heritage list

Contextual Value:

- It is important in defining, maintaining, or supporting the character of an area

¹ Use of a 40 year old threshold is a guiding principle when conducting a preliminary identification of cultural heritage resources (Ministry of Transportation 2006; Ministry of Transportation 2007; Ontario Realty Corporation 2007). While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value.



- It is physically, functionally, visually, or historically linked to its surroundings
- It is a landmark
- It illustrates a significant phase in the development of the community or a major change or turning point in the community's history
- The landscape contains a structure other than a building (fencing, culvert, public art, statue, etc.) that is associated with the history or daily life of that area or region
- There is evidence of previous historic and/or existing agricultural practices (e.g. terracing, deforestation, complex water canalization, apple orchards, vineyards, etc.)

If a resource meets one or more of the categories, it will be identified as a cultural heritage resource and is subject to further research where appropriate and when feasible. Typically, further historical research and consultation is required to determine the specific significance of the identified cultural heritage resource.

When identifying cultural heritage landscapes, the following categories are typically utilized for the purposes of the classification during the field review:

Farm complexes:	comprise two or more buildings, one of which must be a farmhouse or barn, and may include a tree-lined drive, tree windbreaks, fences, domestic gardens and small orchards.
Roadscapes:	generally two-lanes in width with absence of shoulders or narrow shoulders only, ditches, tree lines, bridges, culverts and other associated features.
Waterscapes:	waterway features that contribute to the overall character of the cultural heritage landscape, usually in relation to their influence on historic development and settlement patterns.
Railscapes:	active or inactive railway lines or railway rights of way and associated features.
Historical settlements:	groupings of two or more structures with a commonly applied name.
Streetscapes:	generally consists of a paved road found in a more urban setting, and may include a series of houses that would have been built in the same time period.
Historical agricultural landscapes:	generally comprises a historically rooted settlement and farming pattern that reflects a recognizable arrangement of fields within a lot and may have associated agricultural outbuildings, structures, and vegetative elements such as tree rows;
Cemeteries:	land used for the burial of human remains.

Results of data collection are contained in Section 3.0; while Sections 4.0 and 5.0 contain conclusions and recommend mitigation measures with respect to the undertaking.



3.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT

3.1 Introduction

This section provides a brief summary of historic research and a description of identified above ground cultural heritage resources that may be affected by the proposed work within the study corridors. A review of available primary and secondary source material was undertaken to produce a contextual overview of the study corridors, including a general description of Euro-Canadian settlement and land-use. Historically, the study corridors are located in the former Township of Trafalgar, County of Halton. This area is now part of the Town of Oakville, Ontario

3.2 Township Survey and Settlement

The study corridors fall within the present-day limits of the Town of Oakville. Historically, this area was located on the edge of the town and was also associated with the former Township of Trafalgar.

Township of Trafalgar

Historically, the study area is located in the Former Trafalgar Township, County of Halton in part of Lots 7-13, Concession 2 South of Dundas Street and in part of Lots 7-15, Concession 3 South of Dundas Street, and partially within the historic Town of Oakville. Details of nineteenth century property owners are provided in Tables 1 and 2. The 1858 Tremaine Map shows the study area located outside the Town of Oakville. By 1877, when the *Illustrated Historical Atlas of the Country of Halton* was published the town had expanded meaning that the study area overlapped the northern reaches of the Town of Oakville.

The study corridors largely fall within an area between the Grand Trunk Railway to the south and the third concession. The north-south study corridor extends north beyond this concession but it and all the other corridors are located within the former Township of Trafalgar South.

The 1877 historic map of the southern part of Trafalgar Township and of Oakville demonstrate that a number of historic features are located within the proposed project alignments. It also shows that Trafalgar Road, Chartwell Road/8th Line, and Royal Windsor Drive and the alignment of the Queen Elizabeth Way (formerly Lower Middle Road) are all historic transportation routes. Twentieth century mapping indicates that the study area remained a rural landscape until at least 1931 (Dept. of Militia and Defence 1909; Dept. of National Defence 1931).

The study area is located in the sprawling residential suburbs of Oakville, to the northeast of its downtown centre. North of Highway QEW is dominated by residential and commercial land use. South of the Highway QEW is dominated by industrial and commercial land use. The study area is situated adjacent to the prominent features of the Oakville GO Station and the Oakville GM plant. The project is largely confined to existing ROWs.

In sum the background research and historic mapping demonstrates that the study area includes a number of historic features. It also includes several historic routes including Trafalgar Road, Chartwell Road, and Royal Windsor Drive and the alignment of the Queen Elizabeth Way (formerly Lower Middle Road).



3.3 Review of Historic Mapping

The 1859 *Tremaine Map of the County of Halton* and the 1877 *Illustrated Historical Atlas of the Country of Halton* were reviewed to determine the potential for the presence of cultural heritage resources within the study corridor during the nineteenth century (Figures 2 and 3 & Table 1). It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference with regard to the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases.

Table 1: Nineteenth-century property owner(s) and historical feature(s)

Lot #	Con#	1858		1877	
		Property Owner(s)	Historical Feature(s)	Property Owner(s)	Historical Feature(s)
7	II*	Levi Lewis		Geo. Lewis (N.R.)	
8		Wm. Coot Chas. Coot		Wm. Cootes	
9		Edmond W. Odell		Wm. H. Spencer	Orchard
10		Rodk McNeil		R. McNeil	
11		Jas. Robertson		Mrs. Jas. Robertson	
12		J Mulholland		Jno. Cross Jun	Orchard; farmhouse
13		J.P. Anderson		Cyrus W. Anderson	
7	III*	Levi Lewis		Wm. Cootes	Farmhouse; orchard
		Richard Coats		Wm. Cootes	
8					
9		Owen Murphy		R. McNiel [sic]	
		J. Williams		J.W. Williams	
10		Robt. McNeil	Watercourse	R. McNeil	
			Watercourse		
11		John Foreman	Watercourse	T. Reynolds & C. Slattery	
		J.B. Anderson	House	OAKVILLE	
12			Watercourse		
13		John Chisholm	Watercourse	OAKVILLE	Farmhouse; orchard
		Robt. K. Chisholm			
14		Robt. K. Chisholm		OAKVILLE	
15		Robt. K. Chisholm		OAKVILLE	

* *Concession South of Dundas Street*



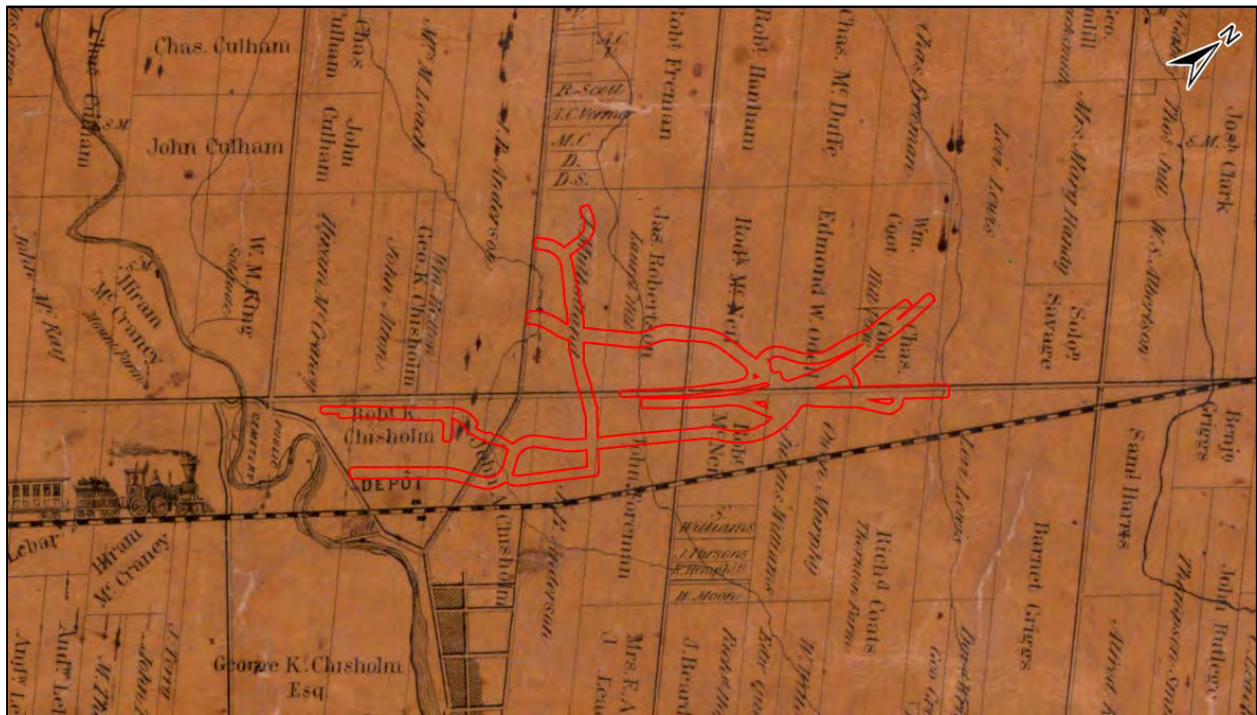


Figure 2: The study area overlaid on the 1858 map of the County of Halton
Base Map: Tremaine's Map of Halton County (Tremaine 1858)

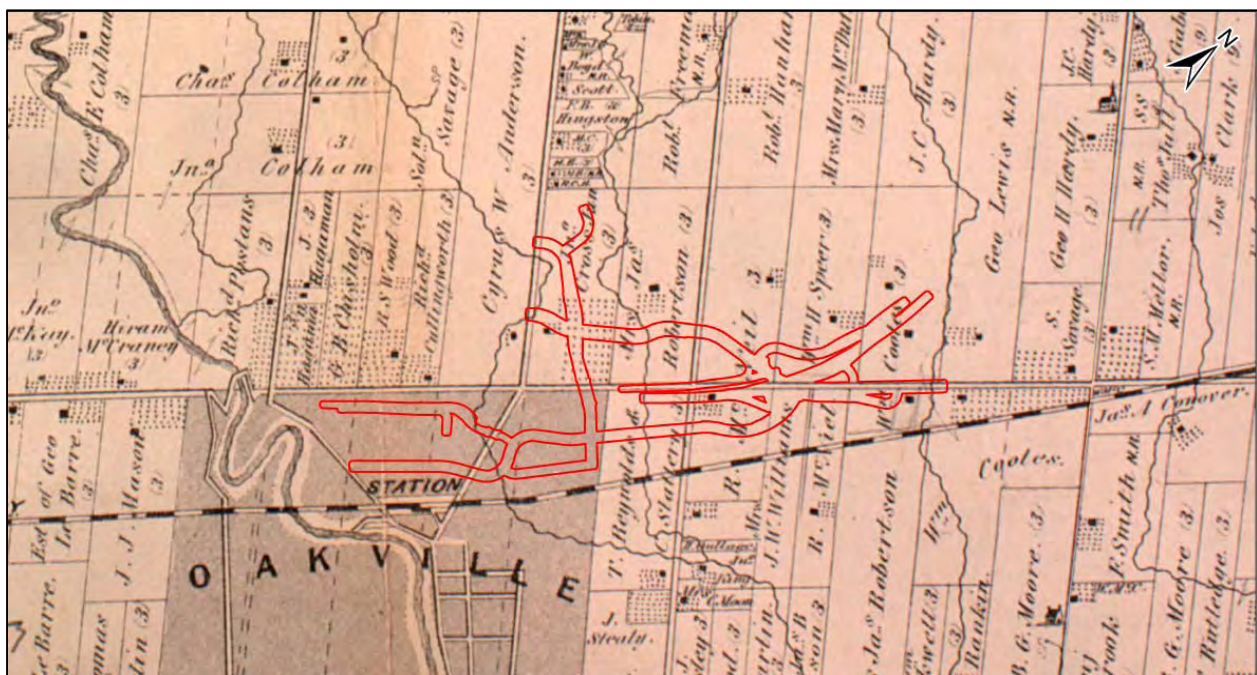


Figure 3: The study area overlaid on the 1877 of the Southern Part Township of Trafalgar
Base Map: Illustrated Historical Atlas of the County of Halton (Pope 1877)

A review of the nineteenth-century maps shows that the area was well-settled by time the 1858 map was drawn (Figure 2). Major routes, including the railroad have been established and most of the lots were settled if not developed. The town of Oakville had been established by 1858 and by the time the 1877 Atlas map, Figure 3) was drawn, Oakville had expanded considerably. A station had been constructed by 1877 and sat to the south of the study area. Many, if not most of the lots were in the same ownership as the earlier map and many of these had been developed. Orchards are shown on many of the lots in the surrounding area.

3.4 Desktop Data Collection Results

Data collection first focused on the previously-identified cultural heritage resources within a large study area (c.f. ASI June 2013). Six cultural heritage resources were identified within the larger study area. Since then, the study area has been refined to the current limits (see Figure 1) and only one of these resources (highlighted on the table below) remains within the revised study area. This screening was undertaken based on a review of the Ontario Heritage Properties Database and information from the Town of Oakville’s Heritage Register as well as other publically-available material found on the Town of Oakville’s municipal website (www.oakville.ca/business/heritage-planning.html). The following table includes the six previously-identified cultural heritage resources.

Table 2: Oakville Transportation Network – Previously Identified Cultural Heritage Resources (CHR)

Feature	Location	Description/Comments	Recognition
CHR 1	531-33 Kerr Street	Two residences (1911 and 1930). Rare example of building materials	Part IV, OHA+
CHR 2	623 Kerr Street	Residence c. 1912	Listed *
CHR 3	680 Lyons Lane	Oakville St Mary’s Cemetery c. 1858	Part IV, OHA+
CHR 4	451 Allen	Victorian architecture (n.d)	Listed *
CHR 5	Cornwall Road	Association with Basket Factory	Part IV, OHA+
CHR 6	420 South Service Road	Industrial. General Electric Plant Association with developing Oakville	Part IV, OHA+

**Neither of these two properties has retained their heritage status*

Of these six resources, only two are within or adjacent to the current study area. Two resources—CHR 2 and CHR 4 no longer have any heritage status (Town of Oakville, email correspondence 10th April 2014). Of the remaining four cultural heritage resources, three are now located outside the study area. St Mary’s Cemetery (CHR 3) as well as the two residences making up CHR 1 and the basket factory (CHR 5) are now outside the study area. At present, only CHR 6 a former General Electric Plant (hereafter GE Plant) lies within the study area. Impacts will be considered for CHR 6 alone.

3.5 Screening for Potential Impacts

To assess the potential impacts of the undertaking identified cultural heritage resources are considered against a range of possible impacts as outlined in the document entitled *Screening for Impacts to Built Heritage and Cultural Heritage Landscapes* (MTC September 2010) which include:

- Destruction of any, or part of any, significant heritage attribute or feature (III.1).
- Alteration which means a change in any manner and includes restoration, renovation, repair or disturbance (III.2).

- Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature of plantings, such as a garden (III.3).
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship (III.4).
- Direct or indirect obstruction of significant views or vistas from, within, or to a built and natural feature (III.5).
- 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 (III.6).
- Soil disturbance such as a change in grade, or an alteration of the drainage pattern or excavation (III.7)

A number of additional factors are also considered when evaluating potential impacts on identified cultural heritage resources. These are outlined in a document set out by the Ministry of Culture and Communications (now Ministry of Tourism, Culture and Sport) and the Ministry of the Environment entitled *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (October 1992) and include:

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

Where any above ground cultural heritage resources are identified, which may be affected by direct or indirect impacts, appropriate mitigation measures should be developed. This may include completing a heritage impact assessment or documentation report, or employing suitable measures such as landscaping, buffering or other forms of mitigation, where appropriate. In this regard, provincial guidelines should be consulted for advice and further heritage assessment work should be undertaken as necessary.

3.5.1 Potential Impacts of the Proposed Undertaking

The scheduled activities for the Oakville Transportation Management Plan study area may have potential to impact on the identified cultural heritage resource. In particular, the proposed overpass to the east of the General Electric (hereafter GE) plant may have the potential to impact upon the identified heritage resource. Figure 4 shows the lot outline (in green); the designated resource is located at the north end of the property adjacent to the South Service Road right-of-way. The mapping suggests that the resource will be impacted directly; however, information from Cole Engineering suggests that the overpass will be located to the east of the structure.

Based on information available at the time of writing it is anticipated that the identified cultural heritage resource (CHL 6) will be impacted in the following ways:

The construction activities will be in proximity to the GE Plant lot but based on current information does not appear to directly impact the structure itself. Based on this potential impacts will most likely derive from work taking place in proximity to the identified cultural heritage resource. These potential impacts could include the following:



- The proposed activities will be near the CHR 6 suggesting that there may be alteration through disturbance to the lot and/or near the resource itself. (III.2).
- The height of the proposed overpass has the potential to block views and/or create shadows and again, this may alter or change the visibility in or out of the site (III.3);
- CHR 6 is bounded on the north side by the Queen Elizabeth Way and more immediately by the South Service Road; access, at time of writing was from both east and west via South Service Road. The proposed overpass appears to follow the route of the east road and may impact the accessibility leading to isolation of a heritage attribute from its surrounding environment, (III.4).

4.0 CONCLUSIONS

The results of background historic research and a review of secondary source material, including historic mapping, revealed a study area with a rural land use history dating back to the early twentieth century. The field review confirmed that this area retains a number of nineteenth and twentieth-century cultural heritage resources. The following provides a summary of the assessment results:

Key Findings

- A total of 6 cultural heritage resources were initially identified within the larger study area. One resource, CHR 6 remains within the revised study area;
- CHR 6 is designated under Part IV of the *Ontario Heritage Act*. Specific, identified heritage attributes include (but are not limited to) the overall massing and form of the structure and all walls and also specific features on the east, west and north walls;
- CHR 6 is an industrial complex dating to the first half of the twentieth century and significant to the industrialization of the Town of Oakville;
- This cultural heritage resource is historically, architecturally, and contextually associated with twentieth century land use patterns in the Town of Oakville.

Impact Assessment

Based on information available at the time of writing potential impacts have been assessed as follows:

- The proposed work appears to take place largely within established rights-of-way but may be in close proximity to CHR 6;
- The proposed work is expected to result in alterations (III.2) to CHR 6 and may, therefore, impact on those features identified under by-law Town of Oakville 2011-096.



5.0 RECOMMENDATIONS

The background research, data collection, and field review conducted for the study area determined that a single cultural heritage resource is located within the Midtown Oakville study area. Based on the results of the assessment, the following recommendations have been developed:

1. Further heritage work should be carried out by a qualified heritage consultant; this work should include a field visit and documentation of existing conditions of the built heritage resource and the cultural heritage landscape towards the completion of a cultural heritage evaluation report (CHER) during the detailed design phase. This report should include an assessment of any potential impacts which arise out of the proposed work and should be used to develop appropriate mitigation measures;
2. CHR 6 may be impacted through disruption and/or alteration to the landscape (III.2) which may alter visibility (III.3) and could result in isolation of the cultural heritage resource (III.4). All activities should be planned to avoid impacting the heritage structure that is part of CHR 6.
3. Given the proximity of the proposed work, there is potential for the heritage resource to be impacted via vibrations; this work should be monitored and a qualified heritage consultant should be consulted in order to develop appropriate mitigation measures.
4. Staging and construction activities should be suitably planned and undertaken to avoid impacts to identified cultural heritage resource. As above these impacts may include (but not limited to) alteration/destruction, altered visibility and isolation;
5. Mitigation measures may include (but not limited to) the construction of protective fencing and monitoring. Again, a qualified heritage consultant should be consulted in order to advise on appropriate mitigation strategies.
6. Should future work require a revision of the study area, then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential heritage resources.



6.0 REFERENCES

Archaeological Services Inc. (ASI)

2013 *Cultural Heritage Resource Assessment for the Midtown Oakville Transportation Network and Municipal Class Storm Water Environmental Assessment (Desktop Data Collection Results)* Memo: MC Garden to R O'Sullivan 13 June 2013)

2012 *Cultural Heritage Resource Assessment for the Midtown Oakville Transportation Network and Municipal Class Storm Water Environmental Assessment (Desktop Data Collection Results)* Memo: MC Garden to R O'Sullivan 6 June 2012)

Armstrong, F.H.

1985 *Handbook of Upper Canadian Chronology*. Toronto: Dundurn Press.

Boulton, D'A.

1805 *Sketch of His Majesty's Province of Upper Canada*. London: C. Rickaby (reprinted in Toronto by the Baxter Publishing Company, 1961).

Mika N. and H. Mika

1977 *Places in Ontario. Part I, A-E*. Belleville: Mika Publishing Company.

Ministry of Culture, Ontario

1981 *Guidelines on the Man-Made Heritage Component of Environmental Assessments*

1992 *Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments*

2005 *Ontario Heritage Act*

Ministry of Tourism and Culture, Ontario

2005 *Ontario Heritage Act*.

2006 *Ontario Heritage Tool Kit*

2010 *Standards and Guidelines for the Conservation of Provincial Heritage Properties*.

2010 *Check Sheet for Environmental Assessments: Screening for Impacts to Built Heritage Resources and Cultural Heritage Landscapes*

Ministry of Environment, Ontario

2006 *Environmental Assessment Act*

Ministry of Municipal Affairs and Housing, Ontario

2005 *Ontario Planning Act*

2005 *Provincial Policy Statement*

Ministry of Transportation

2002 *Environmental Reference for Highway Design*

2006 *Cultural Heritage – Built Heritage and Cultural Heritage Landscapes: Technical Requirements for Environmental Impact Study and Environmental Protection/Mitigation*.

2007 *Environmental Guide for Built Heritage and Cultural Heritage Landscapes*



Ministry of Tourism, Culture and Sport
2005 *Ontario Heritage Act.*

Pope, J. H.
1877 *Illustrated historical atlas of the county of Halton, Ont.* Walker & Miles, Toronto.

Rayburn, A.
1997 *Place Names of Ontario.* Toronto: University of Toronto Press.

Smith, W.H.
1846 *Smith's Canadian Gazetteer.* Toronto: H. & W. Rowsell.

Tremaine, G.C.
1858 1: 31,680. *Tremaine's Map of County of Halton, Canada West.* Oakville: Geo. C. Tremaine.



7.0 CULTURAL HERITAGE RESOURCE LOCATION MAPPING



Figure 4: Location of Cultural Heritage Resource (CHR). Note: Blue outline marks designated structure